

**Adopted Minutes
Development Review Committee
September 22, 2004**

The meeting was called to order at 10:10 a.m. by Richard Heap.

Staff Members Present: Richard Heap, Engineering/Public Works Director; Emil Pierson, Planning Director; S. Junior Baker, City Attorney; Ryan Bagley, Electric Department; Richard Nielson, Assistant Public Works Director; Ryan Baum, Public Works Inspector; Keith Broadhead, Public Works Inspector; Marvin Banks, Public Works Superintendent; Doug Shorts, Building Inspector; Shawn Beecher, GIS Specialists; Connie Swain, Deputy Recorder.

Citizens Present: Robert White, *KMA Architects*; Kevin Madson, *KMA Architects*; Craig Stat, *Klune Inc.*; Kevin Sorensen, *LTM Construction*.

Klune Industries - Accessory Building

Mr. Pierson said Klune Industries would like to build an accessory building north of the existing building. The proposed accessory building meets all of the setback requirements.

Mr. Madson said the new 50 x 100 metal building will mainly be used for storage of items delivered and items to be picked up. A customer has requested delivery crates to be stored in an area protected from the weather. They will use a forklift to transport the items to and from the main building.

Mr. Heap asked if curb and gutter are installed along 1900 North.

Mr. Nielson said curb and gutter runs along 300 West but not 1900 North.

Mr. Baker asked if we require improvements with accessory buildings.

Mr. Pierson said we only require improvements for buildings other than accessory buildings.

Mr. Madson said the only service needed to the building is electricity for lights.

Mr. Baker made a **motion** to approve the Klune Industries Accessory Building as presented. Mr. Banks **seconded** and the motion **passed** unanimously.

Mr. Pierson requested the property be re-surveyed and recorded with Utah County to clean up the property lines.

Other Business - Spanish Fields Road Design & Forest Area

Mr. Pierson said the Spanish Fields Subdivision road design has been changed. He met with

Fieldstone to propose retaining as many trees as possible in the area by the river. The street shown as 590 South will now dead-end with a parking lot and a T-turnaround.

Mr. Broadhead said there is a sewer lift station in the area and he asked where the manhole will be located for maintenance.

Mr. Nielson said there will be a corridor through the area for the utilities.

Mr. Pierson said he and David Oyler walked through the area last week and determined they would like to see the trees and the area preserved as an urban forest.

Mr. Nielson said the sewer lift station cannot be relocated since it is already under construction.

Mr. Pierson said Fieldstone did not lose any lots. They are going to deed the entire area of concern to the city.

Mr. Perrins said he and Mr. Oyler walked through the area last week.

Mr. Heap said 84 feet is needed for a cul-de-sac.

Mr. Broadhead asked why not construct a cul-de-sac like the one in Hunters Crossing.

Mr. Pierson said it is unsafe.

Mr. Heap said the snow plows cannot back up.

Mr. Pierson said the snow plows will not be accessing a minor street.

Mr. Nielson disagreed. He said a cul-de-sac is needed. Mr. Nielson said there will be two storm basins in the area.

Mr. Broadhead said the trail should follow the utility corridor.

Mr. Pierson said we have met with the developer and have come to an agreement. He does not want to lose the area or to go back to the developer and tell them to return to the original plans. He said it is easy to redesign the trail and have the engineering department redesign the parking lot.

Mr. Nielson said Fieldstone can redesign the parking lot. The city should not go into the change of plans blind to keep the trees. We need to make sure it is done right.

10:25 am - David Oyler arrived

Mr. Pierson said we need a place to turn around the fire trucks and garbage trucks.

Mr. Oyler said the area already cleared for a lift station can be used for the parking and access.

Mr. Pierson said some areas still need to be cleared for the sewer lines. He reviewed the areas still to be cleared.

Mr. Oyler said the trail can follow the utility corridors.

Mr. Nielson reviewed the current utility design and said this will only allow for a small park.

Mr. Pierson concurred.

Mr. Oyler asked to review the project. He said the city should try to retain an urban forest area for the community. This area would make a beautiful park. If Fieldstone acquires the adjacent property they may remove more trees.

Mr. Nielson said the road design needs to be adequate for trucks to turn around.

Mr. Oyler said the cleared area can be used as the parking lot and turn around area.

Mr. Nielson said this is a major change to the preliminary plat.

Mr. Pierson said this is a minor change to the preliminary plat.

Mr. Nielson said additional vegetation removal is needed for the berm and piping.

Mr. Pierson will again meet with Fieldstone. The city councilmembers expressed appreciation for trying to preserve the area.

Mr. Oyler asked why we are not requiring one large retention basin.

Mr. Nielson said the future retention basin can be in the flood plain. This covers the Hill and Christensen properties also. He understood if a property develops the developer will build a retention basin for their specific development.

Mr. Oyler said it may be more costly for the city to maintain many little retention basins rather than one large basin. On the east bench the large retention basins are shown for future development and they are ideal.

Mr. Nielson reviewed the storm drain plans on the west side of town.

Other Business - Rees School Storm Water Problem

Mr. Shorts said the old Rees School area is experiencing storm water problems. The parking lot drains into the adjacent properties. He asked if a retaining wall should have been required. He has received calls from residents.

Mr. Oyler said it is an issue between the homeowners and the original developer. Glenn Way developed the property and sold the lots to the residents. He asked if it is a civil issue.

Mr. Baker said it is a civil issue. They may raise the question of why the city approved the development.

Mr. Oyler said when the city approved the lots there was one owner.

Mr. Baker said to refer the residents to the original property owner and developer, Glenn Way.

Mr. Oyler asked if the old Rees School building was upgraded to meet the earthquake code

Mr. Pierson said they meet the requirements as long as the building is used only as a school or for instructional use.

Mr. Shorts said the fire sprinkler system has been upgraded.

Mr. Pierson said he has also received calls and advised the callers it was a civil matter.

Mr. Shorts asked if the city should send a letter to Mr. Way.

Mr. Baker said the city could send a letter to Mr. Way and advise him the city has received complaints. An offer could be made to allow him to tie into the city storm drain to resolve the issue.

Mr. Shorts said he has been telling people that if a parking lot is built the drainage situation is worsened and that the developer installed a parking lot. He has advised them to contact the property owner.

Mr. Baker said the city should only advise the residents that it is a civil matter and to contact the developer.

Adjournment

Mr. Heap made a **motion** to adjourn. Mr. Banks **seconded**, the motion **passed** unanimously, and the meeting adjourned at 10:55 a.m.