

**Adopted Minutes  
Development Review Committee  
May 17, 2006**

The meeting was called to order at 10:07 a.m. by Richard Heap

Staff Members Present: Dave Oyler, City Manager; Richard Heap, Public Works Director; Dave Anderson, City Planner; Richard Nielson, Assistant Public Works Director; Jeff Foster, Electric Superintendent; Shawn Beecher, GIS Specialist, Kimberly Robinson, Deputy Recorder; Dee Rosenbaum, Public Safety Director; Ryan Baum, Shawn Jorgensen, Bart Morrill, Parks and Recreation

Citizens Present: Scott Wood, RMC; John Anderson, RMC; Gil Rand, Steve Maddox, Ernie Thornton, Lynn Rindlisbacher

**Minutes:**

Mr. Anderson made a **motion** to approve the minutes of May 10, 2006 with the changes. Mr. Nielson **seconded** and the motion **passed** all in favor.

**Zone Changes**

**Spanish Fields West (Fieldstone Rezone)**

Mr. Anderson said the R-1-9 zone is consistent with the General plan and the other phases of Spanish Fields West.

Mr. Oyler clarified that the trail between phases will not add any bonus density to this section of the development. Discussion was made regarding the type of trails built and where.

Mr. Oyler asked how we know the berm is adequate for flood control. Mr. Heap would like a report from IGES to know the requirements. Mr. Oyler is concerned about the level of the ground and the river seeping into the backyards. Mr. Nielson said they would like written documentation of what the developer will do to prevent flooding.

Mr. Anderson reviewed the bonus density chart and explained the bonus density award calculations. Discussion was made on the point qualifications and what the committee will grant.

Mr. Heap said if the trails are over and above what the subdivision needs, they get the extra bonus density according to the changes.

Mr. Anderson stated given the numbers they will be awarded it will exceed the requested amount of density.

Mr. Oyler asked why the zoning is being changed when the adjacent property to the west is zoned R-1-12, and they can satisfy the density for the R-1-12.

Mr. Thornton said as long as they can meet the density required the zoning wouldn't matter.

Mr. Oyler stated he would rather keep it consistent with the adjacent zoning as long as it meets what they need to do.

Mr. Oyler stated 6-8 months ago they had discussion and agreed to issue permits if they saw substantial pavilion completion he then asked where they were at this point.

Mr. Morrill stated they are at about 90% completion.

Mr. Oyler understood this would be done in the winter months and would be ready for use this spring and summer.

Mr. Thornton discussed the items needed to finish the project, there is some painting to be done it will be finished by the end of the weekend, then finish plumbing by the end of the weekend, and FRP in restrooms, they should be getting the partitions early next week.

Mr. Heap asked if the natural gas had been installed. Mr. Morrill stated they are working on it.

Mr. Oyler asked if the restrooms will be functioning at the end of next week for the holiday use. Mr. Thornton stated the restrooms should be usable by the end of next week.

Mr. Oyler stressed that they want the pavilion completed. Mr. Thornton committed that the restrooms will be completed by next week for Memorial Day. Mr. Thornton said they will have it functioning. His concern is the partitions may take another week or so to be delivered and installed.

Mr. Anderson said the plats should not be recorded until the work is completed.

Mr. Foster stated the electric service distribution line will need to be underground. They will need to work with the Electric Department on getting that installed.

Mr. Thornton clarified they will work with the South Utah Valley Electric Service District to get the section underground. Mr. Foster stated they should meet together with SESD to get it set up.

Mr. Anderson asked for a landscaping plan for the trail system. Mr. Thornton said he would meet with Mr. Anderson to work out the proposal.

Mr. Anderson also asked for a limit of disturbance plan to show where the trees will not be harmed. Mr. Thornton stated he will have some fencing up to avoid the areas that are not to be disturbed.

Mr. Nielson asked regarding the property next to the railroad. Mr. Thornton said they will talk with the railroad or will deed it to Mr. Christianson to deal with the area.

Mr. Oyler asked for fencing along the railroad lots. Mr. Thornton said they had planned to fence that area with the same fencing as in the rest of the development.

Mr. Nielson asked regarding the Westfield ditch and if there have been any communication regarding that area. Mr. Thornton stated he had not met with them yet and will work on getting an agreement for the ditch to be piped. Mr. Nielson said he needs something in writing from the irrigation company allowing the ditch to be piped.

Mr. Anderson made a **motion** to recommend the zone change be approved as an R-1-12 zone subject to the following findings:

1. The property to the east is zoned R-1-12.
2. The zone is consistent with the General Plan and would accommodate the proposed development.

Mr. Oyler **seconded** and the motion **passed** all in favor.

Mr. Nielson made a **motion** to recommend Spanish Fields West Preliminary Plat subject to the following findings and conditions:

1. The trail along the west boundary of the open space and the river be built.
2. The area on the south be dedicated to the City.
3. Written approval from Westfield irrigation be submitted allowing the piping of the ditch.
4. That the east boundary trail be constructed as approved in the original preliminary plat.
5. That they work with SESD for the construction and relocation of the powerline.
6. That they do the study on the river for the armory of the river.

Mr. Foster **seconded** and the motion **passed** all in favor.

### **Preliminary Plats**

#### **North Springs Business Park**

Mr. Anderson explained the eight lot industrial subdivision to be zoned I-1. Concern regarding the length of the cul-de-sac was brought up. The code states they can be no longer than 400 ft. and this proposal shows 600 ft.

Mr. Heap stated they cannot allow longer than 400 ft for a dead end street, the water drainage was also discussed.

Mr. Nielson stated they do have a sewer lift station and the water drainage issues have been discussed.

Cul-de-sac requirements were discussed.

Mr. Rosenbaum stated that public safety does not like cul-de-sacs because they cause problems with getting the emergency equipment in and out they would rather have the road continue through.

Hydrant placement, firelines, and the length of the driveways were discussed.

Potential wetlands on the property were discussed, and the irrigation to the next parcel.

Mr. Heap said with this development there will need to be something in writing stating what the owner plans to do with the ditch.

Mr. Nielson stated the City may notify the applicant it is within wetlands areas, but that the city is not obligated to enforce the wetlands, they just must inform the owner it is a wetland area.

Mr. Anderson said he feels the sidewalks are important to install.

Mr. Nielson clarified the sewer within the subdivision and the storm drainage will be private. Also the private road will be dedicated as a public utility easement.

Mr. Baum stated there will have to be curb and gutter built to help with the storm drainage issues.

Mr. Heap said the CC&R's will need to be submitted.

Mr. Nielson made a **motion** to recommend approval of the North Springs Business Park Preliminary Plat subject to the following conditions:

1. That the private road be stubbed to the south property line.
2. That the access road be in the middle of the project between lots 2 and 3.
3. That the sewer onsite and lift system are privately owned and maintained.
4. That the storm drainage is privately owned and maintained.
5. That the private roads be dedicated as public utility easements, plus the standard 10 ft. easement.
6. That the private roads be dedicated as emergency access to the south.
7. That the applicant contact the army Core of Engineers to work out any wetlands issues.

Mr. Foster **seconded** and the motion **passed**. Mr. Anderson voted Nay.

Mr. Oyler explained the Development Review Committee is an advisory board to the Planning Commission and the Planning Commission is an advisory board to the City Council so at this point nothing is approved only recommended.

Mr. Anderson explained why he voted Nay. He feels the streets should be accessible by the public and for emergency access, and that sidewalks need to be included.

### **Site Plans**

#### **Spectrum Certification Building**

Mr. Anderson said this project has approximately 70,000 square feet of floor space proposed. He also said the staff has only had a few hours to look at the project.

The standard for industrial area was discussed and found to require 5% landscaping.

Mr. J. Anderson invited the committee to a current facility to observe the landscaping.

Mr. D. Anderson discussed the need for perpetual access guaranteed to the property.

Mr. Heap said they will own the building but lease the land which creates a different situation than most.

Mr. Oyler explained why there is no need for a subdivision to be created.

Mr. Heap stated the right-of-way will have to be dedicated to the City.

Mr. Oyler stated that the city has no problem issuing the building permit on the cross easement, but that the FAA will have the final say in whether or not the project can be constructed.

Mr. J. Anderson asked they be allowed to build with the understanding that the F.A.A. will have the final approval whether or not they can proceed.

Fire Hydrant placement was discussed. Mr. Baum stated they need to look at looping the system so the hydrants will be up to use in case of a fire because the building is so large. Mr. Oyler said whatever the fire code requirements are the applicant will have to meet them.

Mr. Nielson wants the meter in the landscape and not in the middle of the parking lot. He also requested the sewer line be installed without interfering with the hydrants. He recommended a manhole in the parking lot to keep it 8 feet down and then drop the line to 6 feet once it's on the property. They also need a storm drain and retention basin designed on the site plan.

Mr. Foster requested the power be underground and extended to the end of the property.

Mr. Nielson said he wants the power, sewer, and storm drainage to be included within the easement. The applicant must also install an 8 inch sewer line.

Mr. Oyler made a **motion** to recommend the approval of the site plan for the Spectrum Certification Building located at approximately 301 West 3000 North subject to the following conditions:

1. That they provide all drawings necessary to reflect the location of utilities as discussed today.
2. That they provide storm drainage calculations on the plans.
3. That they meet all existing Construction and Development Standards of the City including the Fire Code.

Mr. Nielson **seconded** and the motion **passed** all in favor.

## **Annexations**

### **Thompson Annexation**

Mr. Anderson stated the Council has not yet accepted this annexation, it is here to give the Committee notice of any issues needed to be raised before the Council meeting in June.

Mr. Anderson stated the property is contiguous to the city growth boundary, and there is only one parcel involved with the annexation.

Mr. Heap feels it fills in an area that needs to be filled in within the City boundaries.

Mr. Nielson pointed out the areas of existing easements through the property.

Mr. Maddox stated there will be about six acres of open space and it will have white vinyl fencing and have pasture. He feels it should be a nice subdivision. They have also received the ok with the Army Corps of Engineers to perfect the wetlands.

## **Other Business**

### **Kids Count Day Care, Question on overhead power lines.**

Mr. Rand the Architect for the project stated at a prior meeting they were required to move the two power lines underground. It was not budgeted in the project and the bids came back at approximately \$16,000. They are asking if they can do something to not have to put the power underground at this time.

Mr. Foster said in the future they are moving forward to install all power lines underground in the downtown area. He still feels the lines need to be moved underground and directed Mr. Rand to get some different bids for the project.

Mr. Foster stated along Main Street every new construction building has had underground power installed.

## **Adjourn**

Mr. Foster made a **motion** to adjourn at 12:00 p.m. Mr. Nielson **seconded** and the motion **passed** all in favor.