



1 Chevron. A couple of things that may want to be looked at are the intercom device  
2 for the drive thru and the noise it might project to the neighbors to the north, as well  
3 as the lighting. Iceberg will be open Monday through Saturday 7am to 10pm with  
4 approximately ten employees.

5

6 Jennifer Tucker opened the public hearing.

7

8 Chris Dalley asked for clarification regarding what Carly LeDuc said about the area  
9 not being zoned for a drive thru.

10

11 Jennifer Tucker explained that the area is zoned for the use, but drive-thrus require a  
12 conditional use permit.

13

14 Stewart Schow, resident, asked how the drive thru traffic will flow.

15

16 Stenson Freestone, from Iceberg, used the overhead projector to explain the traffic  
17 flow and layout of the drive thru. He explained they will be getting a state of the art  
18 menu/order board so it will not project a lot of noise very far away. They will also  
19 be getting high quality headsets that drowned out any background noise.

20

21 Barry Edwards asked if they will be tearing down the old car wash.

22

23 Stenson Freestone said no.

24

25 Brent Wallace asked if there will be any sort of stop sign or warning sign as patrons  
26 exit the drive thru.

27

28 Stenson Freestone said they would be happy to put up a stop sign there to address  
29 the concern.

30

31 Barry Edwards stated a concern staff has is that Kountry Korner was entitled  
32 landscaping when they came in and he is hoping that Iceberg will not be taking out  
33 any landscaping as it may drop the landscaping percentage below what is required  
34 for the C1 Zone. They need to be in compliance with the ordinance.

35

1 Barry Edwards expressed a concern about the narrow driveway on the north side of  
2 the building.

3

4 Brent Wallace said if it is one way directional flow that it would be okay.

5

6 Discussion ensued about the drive thru lane.

7

8 Jennifer Tucker asked if the owner would consider tearing down the old car wash.

9

10 Mike Penn, from Iceberg, said the owner is not willing to do that because of the cost  
11 to tear it down as well as he uses it for storage purposes.

12

13 Jennifer Tucker closed the public hearing.

14

15 Jennifer Tucker asked how the parking is going to work.

16

17 Mike Penn referenced the Iceberg in Orem and said this site has a little bit more  
18 parking than Orem. The Orem location never has a problem with too few parking  
19 stalls other than on priesthood night; it seems to be a popular location on those  
20 evenings.

21

22 Jennifer Tucker asked if parking is an important concern.

23

24 Carly LeDuc said it is important.

25

26 Melissa Wright asked if there is a place to sit down inside.

27

28 Mike Penn explained there is a small dining area. They anticipate most people will  
29 use the drive thru or get their food to go.

30

31 Lonnie Crowell stated that concerning parking the only place he can compare this  
32 site to is the Iceberg Drive Inn located inside the Chevron at the SR 92 exit of  
33 Interstate 15. He said that location never seems to have a problem with parking and  
34 they have less parking than this site.

35

1 Abe Day asked about light pollution on the north side of the site and how tall the  
2 menu board will be.

3  
4 Mike Penn explained there is the tall fence on the north side which will help filter the  
5 light pollution. The only lights will come from the drive thru menu board; there will  
6 be no additional lighting. The menu board is approximately 7 feet tall.

7  
8 Jennifer Tucker asked how the menu board is lit.

9  
10 Mike Penn explained it is lit with ambient fluorescent lights.

11  
12 Discussion ensued regarding the direction of the traffic flow for the Iceberg drive thru  
13 with the car wash traffic taken into consideration.

14  
15 Abe Day asked if the portion of landscaping that will be taken out will be greater or  
16 less than the amount left.

17  
18 Mike Penn stated he thought that the amount that will be left will be slightly wider  
19 than the amount being removed. It will be more of a v-shape.

20  
21 **Motion by Roger Dixon, Planning Commission to recommend that City Council**  
22 **grant approval of the Iceberg Drive Inn Conditional Use Permit as per the**  
23 **recommendations of staff and Planning Commission as follows:**

- 24  
25 **1. That any intercom device used to order food be constructed so that it is as far**  
26 **away from the home to the north as possible (as far west or as far south); and**  
27 **2. That any lighting associated with the drive thru be very minimal and directed**  
28 **toward the building and ground and not directed horizontally or in any fashion**  
29 **toward the property to the north.**  
30 **3. That the applicant indicate how many employees will be working at the**  
31 **location (applicant has indicated that 10 employees will be available); and**  
32 **4. The applicant is required to strictly adhere to the sign ordinance and any**  
33 **exterior signage be approved as required by ordinance prior to construction; and**  
34 **5. Hours of operation may not be conducted between the hours of 12:00 a.m.**  
35 **(midnight) and 6:00 a.m.; and**  
36 **6. Business may not operate on Sunday; and (Municipal Code does allow**  
37 **restaurants and unattended gasoline pumps to operate on Sunday however this has**  
38 **been historically a typical condition)**  
39 **7. That a business license be required prior to operation; and**

- 1 **8. That two lanes be painted on north side of building; one for the drive thru and**
- 2 **the other for pass thru traffic to turn north onto SR 74; and**
- 3 **9. That the landscape requirements for the site be met as well as slightly more**
- 4 **landscaping be added on the northwest side so that it will not be accessible for**
- 5 **cars to enter into; and**
- 6 **10. That a stop sign be placed at the south side of the drive thru exit lane; and**
- 7 **11. That a do not enter sign be placed on the northwest corner of the site.**

8  
9 **Seconded by Melissa Wright.**

10  
11 Melissa Wright asked if there can be a direction specified that vehicles must go when  
12 they come to the stop sign as they exit the drive thru.

13  
14 Mike Penn said there should be plenty of room for them to maneuver within the  
15 parking lot and does not see this as a concern.

16  
17 Brent Wallace stated that as long as the vehicles stop and look that is what we want  
18 to accomplish.

19  
20 **Unanimous vote, motion carried.**

21  
22  
23 **Item 3: IceBerg Drive Inn Sign Application ~ Sign Permit Approval**

24  
25 Carly LeDuc explained that Iceberg is requesting a sign on the west side of the  
26 building. They are allowed to have up to 5% of the façade; right now they are at  
27 3.5%. They are also requesting a directional sign on south side of the building for the  
28 drive thru. This is allowed by ordinance.

29  
30 Brent Wallace asked if the directional sign counts as part of their signage.

31  
32 Carly LeDuc said no, the ordinance allows a directional sign for this zone. She  
33 explained there will be a menu board on the north side of the building, we do not  
34 have an ordinance for menu boards, but it is 2.1% of the façade. The signs meet the  
35 requirements of the C-1 zone.

36  
37 **Motion by Brent Wallace, Planning Commission to grant approval of the Iceberg**  
38 **Drive Inn Sign Application as per the recommendations of staff and Planning**  
39 **Commission as follows:**

- 40
- 41 **1. That the applicant construct a sign consistent with plans approved by Planning**
- 42 **Commission; and**
- 43 **2. That the wall sign does not exceed 5% of the facade area or 100 sq ft; and**
- 44 **3. That the wall sign operational hours be between 6:00 am and 12:00 am.**

1

2 **Seconded by Elizabeth Macfarlane.**

3 **Unanimous vote, motion carried.**

4

5

6 Meeting adjourned at 7:43pm

7