

Adopted Minutes
Spanish Fork City Planning Commission
40 South Main Street
Spanish Fork, UT
October 5, 2022

Commission Members Present: Chairman Jesse Cardon, Commissioners John Mendenhall, Michell Carroll, Todd Mitchell. Absent: Shauna Warnick, Joseph Earnest

Staff Members Present: Brandon Snyder Snyder, City Planner; Michael Clark, Staff Engineering; Ana Burgi, Assistant City Attorney; Jackson Dille, Planning Intern.

Citizens Present: Sid Allsop, Ryan Barker, Austin Pritchett, Shane Williams, Alisa Kirkham, Tyler Voorhees, Cory Anderson

WORK SESSION

Chairman Cardon called the meeting to order at 6:03 P.M.

PRELIMINARY ACTIVITIES

Pledge of Allegiance
Commissioner Mitchell led the pledge.

MINUTES

September 7, 2022

Commissioner Mendenhall moved to approve the minutes from September 7, 2022.

Commissioner Carroll seconded and the motion passed all in favor.

**PRELIMINARY PLAT ESCALANTE
TOWNHOMES**

Brandon Snyder gave a brief history of the site and detailed its location in the City. The Development Review Committee did a thorough review of the project and gave very specific conditions for its approval.

Commissioner Mitchell asked where the trail is located.

Brandon Snyder showed the trail on a map, it is located entirely off the subject property.

Discussion ensued regarding fencing and lighting along the trail.

Commissioner Mendenhall mentioned that this is an area with a high groundwater table and asked about mitigation.

Brandon Snyder said there is a proposed drainage system and collection box system that the applicant can go into greater detail on.

Applicant Sid Allsop rose to speak in greater detail about their water mitigation system. They are accounting for the issue. Discussion ensued regarding the groundwater table and their ditch plan. There are no basements planned for the development.

Sid Allsop then spoke about the floor plans. They are designed to accommodate families.

Chairman Cardon asked how many parking spots will be provided with the development. Sid Allsop said 92 parking spots will be provided.

Commissioner Mendenhall asked if they had considered putting a half bathroom on the second floor. He believes it would be inconvenient to not have a half bath option near the dining room.

Sid Allsop said they want a spacious second floor, so they are not planning on including a half bath on that floor.

Michael Clark asked how the HOA will manage the cul de sac in the back. Will they make it red curbed?

Sid Allsop said they can red curb it if they want. He said it will be a city street so ultimately the police will need to take care of it.

Brandon Snyder said he was of the understanding that all the streets were private.

Sid Allsop said Brandon Snyder is actually correct and because the road is private they will tow any vehicles parked where they shouldn't be.

Commissioner Carroll moved to recommend approval of the Escalante Townhomes to the City Council based on the following findings and subject to the following conditions.

Findings:

1. That the application conforms to the City's Zoning Map

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That all of the parking areas be concrete.
4. That a grading plan for the southwest open space area be provided.
5. That a detail of the wood two rail fence with an 18-inch mow strip along the trail be provided.

6. That the south off-street parking stall on the west Sid Allsop of the development be removed and the curb moved north.
7. That the auto turn conflict with the parking of unit 14 with regard to the fire truck be resolved.
8. That the cobblestone ditch be shown on the landscape plan and have a slight meander.
9. That a manhole be installed on the intersection on the ground storm water drain just north of unit 10.

Commissioner Mitchell seconded and the motion passed all in favor.

DISCUSSION ITEMS

VOORHEES INFILL

Brandon Snyder described the nature and history of this site. The proposed layout of the site was shown. There is not enough frontage for a traditional subdivision lot. Brandon Snyder mentioned that this overlay is normally granted for projects that will improve the area.

Tyler Voorhees rose to speak to the project. He saw the requirement in the code for infill overlay to match the surrounding area. He found that of the 50 surrounding homes, brick and vinyl siding were by far the most popular style.

Commissioner Mitchell asked if it would be a deal breaker to have to upgrade the vinyl siding to something nicer.

Tyler Voorhees said not necessarily, but it would make things harder. He wants to match the surrounding area and many homes around have vinyl siding.

Commissioner Mendenhall said the infill overlay normally involves an upgrade. Anything beyond vinyl siding would make the neighborhood a little nicer. Commissioner Mendenhall said he is for these projects on deep lots. He likes the project and the design. He said he would like the new home to not be vinyl. Brick holds up well and he doesn't have a good opinion on the durability of vinyl.

Commissioner Mitchell said he also likes the project. His only concern is the exterior elevation with the vinyl siding.

Tyler Voorhees asked if it would be ok to have the new home not have vinyl siding, but to keep the existing structure with vinyl siding as it is today.

Commissioner Mitchell said he would prefer both homes not have vinyl siding.

Commissioner Mendenhall said he is concerned about a lack of landscaping in the proposal.

Tyler Voorhees clarified that he would be adding trees and that the majority of the site would have grass.

Commissioner Mendenhall liked those plans for landscaping.

Commissioner Carroll said she agrees with what's been said regarding the need for an improvement to the area with the proposal.

Chairman Cardon said Tyler Voorhees gets the benefit of selling two more homes under this proposal. He wants to ensure the community benefits from this proposal as well.

Brandon Snyder asked if the commission is ok with the proposed vinyl fencing on the property lines.

Discussion ensued regarding the fencing plan. The Commission is okay with uniform vinyl fencing.

ALLIANCE DEVELOPMENT

Brandon Snyder gave the context of the site. It is near the hospital and there are other developments planned for the area. Potentially thirty-one of the thirty-seven acres on this property are usable. The remainder may potentially be wetlands.

Brandon Snyder said an issue is the proposed density and how the proposal exceeds the currently allowed density in the R-4 zone. Brandon Snyder mentioned that the applicant has also requested a lower parking requirement of 1.6 stalls per unit as well as a lower requirement of provided garage spaces and a lower unit square footage requirement.

Commissioner Mitchell asked about the requested lower unit square footage requirement.

Brandon Snyder gave the City requirements and stated that the applicant is requesting a decrease in the requirement.

Austin Pritchett from Elevate Development rose to speak about how they are expecting the enactment of TDR's to allow them higher densities here. He said Alliance has data that one car per bedroom is normally sufficient.

Commissioner Mendenhall asked how similar the amenities of the proposed development would be to the amenities shown in the example development in Colorado.

Ryan Barker with Alliance Residential rose to answer the question. They always seek to provide nice amenities such as a nice pool and public spaces. This will be the flagship project for the company in Utah County. They are open to thoughts on feedback regarding the parking requirements and square footage.

Commissioner Mitchell asked why they are under the City's minimums.

Ryan Barker said floorplans have been refined by their architects over the years to maximize value provided in a way that provides an affordable gross rent for people.

Commissioner Mendenhall asked about the one car per bedroom idea. He thinks that most people living in a one-bedroom apartment have more than one car.

Ryan Barker mentioned that they can never be under parked because they will lose people. They also don't want to be overparked in order to have space for amenities. The amount of parking provided balances out with the increased amount allotted for two- and three-bedroom units.

Commissioner Mendenhall mentioned an example of Park City developments having one stall per bedroom and being under-parked.

Austin Pritchett said they are working with UTA at having a bus rapid transit system loop through here.

Commissioner Carroll said the complete transit system is roughly two decades out.

Chairman Cardon said he is uncomfortable with parking under two spots and said the Commission has never heard complaints about overparked areas.

Discussion ensued regarding the concept of high-density housing near transit. The commission feels more comfortable with allowing the development with the addition of another parking lot.

Commissioner Mendenhall likes the concept and the example development shown. He thinks it will be great for the community. He hopes it can become a standard for the community. His biggest hurdle is the parking.

Commissioner Mitchell agrees and wants the acreage of the development clearly defined.

Commissioner Mendenhall said that anything below code would have to have special allowance.

Chairman Cardon said he would prefer to stick with what the code is prescribing.

Commissioner Mendenhall said he hears both sides and understands that there is a market for smaller units as well. He is concerned about everyone following the newly lowered requirements if the Commission allows them.

Austin Pritchett said lowering unit square footage requirements helps maintain quality while also lowering rent.

Commissioner Mendenhall said tastes are changing regarding living space size. It should be an individual choice how much space someone needs.

Chairman Cardon said seeing floor plans would help them feel comfortable with potentially lowering square footage.

Austin Pritchett asked how the Commission feels about changing parking requirements for this development.

Chairman Cardon emphasized that 2.5 stalls per unit is the current requirement. He can see a case for 2 stalls per unit in this area but can't stomach anything under 2.

Ryan Barker said that they are fine with adding an extra parking lot to the development now with the expectation that if a bus rapid transit line is added to the area they might want to explore developing that additional parking lot as part of another phase of development.

Commissioner Carroll said the proposal is a very nice product.

Austin Pritchett reminded the Commission that the nice amenities in the product are only possible because of the efficient floor plan with a lower unit square footage.

CANYON COURT

Brandon Snyder gave background to the site and proposal. The R-4 zone was created to avoid apartments accessed by parking lots like these ones. Another issue was the building elevations.

Discussion ensued regarding lot layout.

Cory Anderson rose to speak about phasing.

Discussion ensued regarding access and site layout

Cory Anderson mentioned the product would be condos that are sold to families. An HOA will maintain the open areas. He said 2.5 stalls per unit is a lot for their product. They have rules and regulations to limit two adults and two cars for each unit. None of their products are under-parked. These are designed to be like a starter home.

Commissioner Mendenhall said he does not like the elevations. He understands this is a personal preference, but he wants something that will attract business and development by having products that look a little different. He wants to know if they are married to this style.

Cory Anderson said he is open to suggestions. That being said, this layout works best for them.

Commissioner Mendenhall said the buildings look institutional.

Commissioner Mitchell mentioned that Modera went through this style iteration process.

Chairman Cardon mentioned that this area is a gateway from Mapleton and should look nice.

Commissioner Mendenhall said he is not opposed to the high density, but thinks this product looks like student housing.

Commissioner Carroll said balconies would be nice because this is a beautiful area.

Commissioner Mitchell said he is concerned about the density if they are over what is allowed in the Urban Village (UV-C) zone.

Shane Williams with W2 Design said that the building layout is standardized, but the exterior style will change. He mentioned that closed staircases add cost and generally add more crime.

Michael Clark asked about the risk of ice on the exposed staircases.

Shane Williams said it can certainly be an issue.

Commissioner Mendenhall said his kids at BYU liked to live in nice apartments.

Shane Williams pulled up the elevations and mentioned the importance of architectural diversity within a City.

Commissioner Mendenhall and Commissioner Carroll said they like the 3D renderings much more than the elevations.

Cory Anderson said they don't like balconies because they become cluttered.

Commissioner Mendenhall said he disagrees, the balconies he's seen are not too cluttered.

Commissioner Mitchell reiterated that he is concerned about density here.

Chairman Cardon said the rear elevation is important to him because this site backs up to a busy road. They need to figure out zoning because this density and product does not work in an Urban Village (UV-C) zone and the R-4 zone would require more amenity space.

Cory Anderson said a lower density may not allow the financing of the grocery store.

Chairman Cardon said the urban village presents an opportunity. The next step is finding out what zone is needed for the area and working with staff.

Commissioner Mendenhall moved to adjourn the meeting at 8:03 P.M.

Commissioner Mitchell seconded the motion and all were in favor.

Adopted:

