

Adopoted Minutes
Spanish Fork City Development Review Committee
January 23, 2019

Staff Members Present: Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Seth Perrins, City Manager; Kelly Peterson, Electric Superintendent; Junior Baker, City Attorney; Michael Clark, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; John Little, Chief Building Official; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Kimberly Brenneman, Community Development Department Secretary.

Citizens Present: Dylan Young, Nick Dart, Bert Bradford, Scott Peterson, Mark Warner, Becky Warner, Dean Ingram, Daniel Schmidt, Thomas Lehnardt.

Dave Anderson called the meeting to order at 10:02 a.m.

FINAL PLAT

Annie's Acres Plat A

There was discussion of the landscaping plan and if the applicant indicates how the landscaping will be phased.

The applicant indicated that they plan to submit a phasing plan for their landscaping.

Junior Baker **moved** to approve the Annie's Acres Plat A Final Plat based on the following conditions:

Conditions

1. Subject to the applicant meeting the City's current Construction Standards.
2. Subject to the applicant meeting any required landscape requirements, including submitting a phasing plan of the proposed landscaping within the development.

Kelly Peterson **seconded** and the motion **passed** all in favor.

Legacy Farms Plat C7

Michael Clark stated that there is a road named Freight Wagon Lane that needs to be the full road width, not half plus 10 feet.

Junior Baker **moved** to approve the Legacy Farms Plat C7 Final Plat based on the following conditions:

Conditions

1. Subject to the applicant making Freight Wagon Lane a full width street with curb, gutter and sidewalk.
2. Subject to the applicant addressing any pending redline comments.
3. Subject to the applicant meeting the City's current Construction Standards

Seth Perrins **seconded** and the motion **passed** all in favor.

Renaissance Place

Dave Anderson stated that the City has had discussions with the applicant regarding landscaping. He stated there currently is no landscape phasing proposed for the project. The lack of landscape phasing can create some challenges when it comes time for the issuance of Certificates of Occupancy for each unit. With a landscaped phasing plan, Certificates of Occupancy can be issued as the landscape phases are completed. Landscaping can be done in phases with buildings. The best thing to do is to show delineations between buildings or a group of buildings to identify landscaping that will be installed so that a Certificate of Occupancy is issued and not held until the full development is landscaped. Dave Anderson reiterated that the plat itself does not need to be broken up in phases, just the landscaping.

Dean Ingram stated they will phase the landscaping by buildings.

Michael Clark stated that the private sewer lift station is proposed to be constructed out near the street on the south end of the project. In looking at the properties to the north and potential development, Michael Clark stated that the back half of those undeveloped properties may not be able to sewer up to the manholes on 920 West. The question was raised that if the private sewer lift station for this development could serve as a regional sewer lift station. This would mean the sewer lift station would be fully reimbursable by impact fees. However, if it is to be used as a regional sewer lift station, the location may need to change. There was discussion of conducting a sewer lift station study to determine the best location if it were to be used as a regional sewer lift station as opposed to a private sewer lift station.

Scott Peterson stated he has done a quick survey of the area and those properties to the north. He has a good idea of where that sewer lift station should be located if it is to serve as a regional sewer lift station.

Dave Anderson asked the Engineering Department what the next step would be for the applicant if the DRC were to approve the Final Plat.

Jared Johnson stated the first thing the applicant needs to do is set up a meeting to discuss the regional sewer lift station location and then schedule a preconstruction meeting.

Tom Cooper asked how much larger a regional sewer lift station would be, to determine if it would require larger electrical service.

Dean Ingram asked if the development could be approved today or if it will have to wait until the sewer lift station location is determined.

Dave Anderson stated that he feels comfortable moving forward with the approval based on Dean Ingram working with the Engineering Department prior to setting up a preconstruction meeting.

Dave Anderson **moved** to approve the Renaissance Place Final Plat based on the following conditions:

Conditions

1. Subject to the applicant and the Engineering Department finding the most appropriate location for a regional sewer lift station.
2. Subject to the Engineering Department approving a design for the regional sewer lift station and the connected infrastructure to that regional sewer lift station.
3. Subject to the applicant providing a landscape phasing plan.

Junior Baker **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT

River Cove

Dave Anderson asked how the applicant sees the project moving forward.

Daniel Schmidt responded that they have Plat I left and believes it will be built in about 18 months.

Seth Perrins stated that he appreciates the CC&R's for the subdivision with regard to the river.

Michael Clark stated there are overhead SUVPS power lines on lots 66 and 67. He stated that the applicant needs to modify the building envelope on those lots to accurately show the easements associated with the SUVPS lines. Michael Clark stated that lots 66 and 67 don't seem like buildable lots based on the limited building envelope. Michael Clark stated that a soils report needs to be done to determine the viability of LID within the development.

Dave Anderson asked if there are items that need to be addressed now or if those items can be addressed at the Final Plat application.

Jered Johnson stated there is an issue with where the trail will tie into the existing trail that was constructed with the Quail Hollow Subdivision, but stated it may not need to be addressed at Preliminary Plat, maybe at Final Plat.

Dave Anderson stated that he feels the construction drawings would be addressed at Final Plat.

Michael Clark stated that the applicant does need to remove all bulbouts in the proposed development that are not already constructed.

There was discussion of the calming bulbouts being in front of lots, sometimes running the full width of the lot, that would eliminate any off-street parking for those future homes.

Junior Baker asked why making sure there is off-street parking for each lot is such a large topic, when in theory, parked cars along the curb create a calming effect like the bulbouts are supposed to do.

Dave Anderson stated the applicant will need to address the building envelopes for lots 66 and 67 and submit a revised plan, prior to the project going before the Planning Commission on February 6th.

Jared Johnson stated that there needs to be discussion of the design of the trail connecting with the Quail Hollow Subdivision.

There was discussion of how the trail could tie in with the elevation change between the proposed trail in this project and the existing trail.

Jered Johnson stated it needs to be clear that the developer will build the trail and tie the trail into the existing trail. He stated it is something that needs to be a condition with the approval of the Preliminary Plat.

Dave Anderson **moved** to recommend approval of the River Cove Preliminary Plat to City Council based on the following conditions:

Conditions

1. Subject to the applicant resubmitting the plat showing only the portions of the project that have not been platted and recorded with Utah County.
2. Subject to the applicant modifying the building envelopes on lots 66 and 67 to show the easements associated with the SUVPS overhead power lines.
3. Subject to the applicant modifying any construction drawings to conform to the City's current Construction Standards for approval by the City's Engineering Department.
4. Subject to the applicant constructing the trail along lots 62-67 except for the part that is due east of lot 67, with the understanding the City will fund the construction of the trail from lot 67 to the bridge.

Jared Johnson **seconded** and the motion **passed** all in favor.

OTHER BUSINESS

Aneala Townhomes

Michael Clark stated that the applicant for the Aneala Townhomes would like to build a hammerhead turnaround on the far east of the proposed development, next to the tot lot. He told the applicant he would bring the question before the DRC and see if there is a preference among the staff.

Dave Anderson stated that he does not like what the applicant is proposing. The street needs to be redesigned, which the applicant still has not provided designs for review. He thinks the access needs to be rotated 90 degrees to the south. Dave Anderson stated he thinks the applicant is being very aggressive about making the hammerhead as small as possible. There is additional shuffling of the development that needs to be done, including removing a building. Dave Anderson stated the City has been very willing to work with the applicant but feels the applicant is really pushing items that are relatively minor.

Michael Clark stated that depending on how this is viewed and what the DRC determines, this decision will affect how a similar situation in Meadow Creek Ridge will be viewed.

Dave Anderson raised the concern of 1150 East (Market Place Drive) and the ditch on the west side of the road. There is a very large open ditch from Expressway Lane to 800 North. He asked if now is the time this should be addressed, or wait for it to be addressed as the property along the west side of the road develops.

The applicants had indicated to the Engineering Department that they will be working with the property owner, Mark Wilson, to complete the road improvements to the property west of their parcel and development.

60 East 800 North

Nick Dart would like to discuss some items regarding his development on 800 North, next to Carl's Junior. He is looking to build a commercial office building for his title insurance business. When he was going through the purchasing process for the property, he had discussions with Dave Anderson regarding building setbacks. One thing he missed in his due diligence is the power lines on the west portion of the property. With the power lines and easements, he is proposing to position the building as far east as he can, but needs to accommodate ingress and egress and a 10 foot landscape buffer. Nick Dart stated that because the property to the east has a residential unit in the basement of the business building he is required to have that 10 foot landscape buffer. He cannot shift the building any farther to the west because of the power lines and it encroaches on the easements. Through revisions to his site he has reduced the building size. His concern of moving the building south on the property is he will lose 4-5 parking stalls. Nick Dart stated he has tried to work with the site with regard to building orientation as well as ingress and egress. He feels that he is close to the standard, but cannot meet it completely and is looking for some direction.

Tom Cooper stated that if any exterior work is done on the 2-story building with a scissor lift, it puts the maintenance worker within about 7 feet of the line. To place the line underground would be very expensive and the costs are not reimbursable.

Nick Dart feels the requirement of the 10 foot landscape along the east of his property is making his development impossible.

Dave Anderson stated there may be value in looking at the access to the east as a potential shared drive. This is similar to some other sites in town, but also change is not as imminent in this area as those other sites in town.

Nick Dart stated that every inch counts with regard to power line easements and the landscape buffer.

Seth Perrins asked if Nick Dart had considered buying about 5 feet from the property owner to the east.

There was discussion regarding the access being on the property line with the idea of having shared access down the road.

Nick Dart asked if his site would qualify for the Development Enhancement Overlay Zone.

Seth Perrins stated that he understands the Development Enhancement Overlay requires something to be enhanced.

Nick Dart stated the masonry wall would be an addition and the landscaping will be 7-10% more than the required standard.

Seth Perrins stated that masonry wall cannot be considered an enhancement as it is a required improvement per the code.

Dave Anderson stated that the Development Enhancement Overlay was created for sites with existing buildings.

Brandon Snyder stated he feels the Residential Office zone and/or use is different from the single-family or multi-family residential zone. Brandon Snyder feels that as soon as the building is used for both residential and office, the resident has given up some of the typical privacies that come with residential uses and that should be considered.

There was discussion of Nick Dart applying for a text amendment.

Dave Anderson moved to adjourn the meeting at 11:46 am

Adopted: March 20, 2019

Kimberly Brenneman
Department Secretary