

Draft Minutes
Spanish Fork City Development Review Committee
February 20, 2019

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Kelly Peterson, Electric Superintendent; Tom Cooper, Electric Utility Planner; Junior Baker, City Attorney; Jason Sant, Assistant 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; Jessica Burdick, Building Inspection Division Secretary.

Citizens Present: John Smiley, Nick Dart, Matt Brown, Greg Bird.

Seth Perrins called the meeting to order at 10:02 a.m.

ZONE CHANGE AND PRELIMINARY PLAT

Cottages on 4th

Brandon Snyder began by discussing the Preliminary Plat and Zone Change request. The request is to change the zoning to R-3, with the Infill Overlay Zone. The project is a 10-unit townhome development. The existing two houses will be demolished. The new plans have been routed out to City staff. Some of the issues to think through include how it meets the City's requirements. The recommendation is that it be approved with a condition that any outstanding redlines be addressed.

Mike Clark briefly discussed the hammerhead turn for fire trucks and storm drain. Other than those, there are really no other concerns from Engineering.

Chris Thompson asked if the units have two car garages, and Brandon Snyder said yes.

Seth Perrins asked to see an updated landscaping plan, and it was brought up on screen. Seth asked how much space is dedicated to green space.

Brandon Snyder explained that 30% of the property is dedicated to green space, so .25 acres.

Chris Thompson asked about any amenities, like a picnic table and Brandon Snyder explained that none are planned.

The elevations were brought up on screen.

Junior Baker and Dave Anderson entered the meeting at 10:06 a.m.

Seth Perrins asked about driveways on which the owners can park.

John Smiley explained that the owners will be able to park only in their garages or in the designated parking stalls. That is in the CC&R's. And really, the extra parking is for visitors. The streets will not be big enough for people to park on them.

Chris Thompson feels Mr. Smiley needs to put up a sign stating such, so people don't park there.

John Smiley said they can put that stipulation into the CC&R's, that there is to be no parking on the private streets.

Chris Thompson stated that he likes the design of the units.

There was discussion regarding the hammerhead turnaround. It has been redesigned for a better radius.

Chris Thompson asked Dave Anderson if there should be any amenities in the green space, like a picnic table or something.

Dave Anderson feels it would be valuable to have it open.

John Smiley said they used the money for they could've used for a pavilion to gussy up the elevations.

Kelly Peterson explained that he has met with John Smiley on this project. Currently there is an overhead line that had clearance issues. They'll dead end that and re-route it around the project with guys at the sidewalks. John Smiley has agreed to give us access to work on it.

Brady Taylor said SFCN will be following the Power Department's plan.

There was further discussion regarding the power lines and the Power Department's plan of rerouting using the site on screen.

John Little asked about a landscaping phasing plan.

John Smiley said he hasn't thought that far ahead.

John Little informed him that we will not issue a Certificate of Occupancy until the landscaping is complete, unless we have a phasing plan.

John Smiley said he'll get one put together. The 6-plex will be completed before the 4-plex. He said he'll submit a landscaping plan showing phases.

Dave Anderson moved to recommend that the Cottages on 4th Zone Change proposal to R-3, with the Infill Overlay Zone, be approved.

Kelly Peterson seconded. The motion passed all in favor.

Dave Anderson moved to recommend the proposed Cottages on 4th Preliminary Plat be approved, subject to the applicant addressing any comments provided on a landscaping plan relative to phasing, and subject to the applicant addressing any outstanding redlines.

Jered Johnson seconded, and the motion passed all in favor.

ZONE CHANGE

Nick Dart

Dave Anderson began by stating that this is really easy, and is at the direction of the Planning Commission.

Dave Anderson moved to recommend approval of the proposed Nick Dart Zone Change, from C-2 to C-O.

Seth Perrins asked about the Zone Change.

Dave Anderson explained that it will create an opportunity for reduced setbacks.

Kelly Peterson said this will give the applicant the proper clearance from the power line.

Nick Dart explained that they have moved to the east.

Kelly Peterson feels this is a good fix.

Junior Baker seconded the motion. There was discussion on the motion.

Nick Dart said he sent over a site plan and it might be helpful if he were to go over it.

Dave Anderson said it is what he would have envisioned.

The motion passed all in favor.

The site plan was brought up on screen.

Dave Anderson explained that we have time to work out any issues with the site plan.

GENERAL PLAN

Greg Bird

Dave Anderson explained that this property is southeast of Maple Mountain High School. The applicants are requesting a General Plan amendment from Estate Density to Medium Density Residential, and they would do a Zone Amendment later. Dave explained that we have seen worse land use proposals, but this is a tough change for him to support. Also, the Planning Commission has said they don't want to see this change made.

Seth Perrins said the Council feels the same way. They don't want to go below the R-1-15.

Dave Anderson stated that he struggles to be supportive of the change now, but if the Planning Commission okay's it, then his only thought is that it makes sense to look at more than just this property when considering changing General Plan and Zoning. If the Planning Commission is interested in that, staff can put proposals together.

Seth Perrins asked to see the proposal.

Greg Bird addressed the DRC. He explained that they want to propose a 55 and older community here. There is a lack of these types of developments on the East side of the City. These people are getting older and want to downsize, but also want to stay on the same side of town they've always lived in. Mr. Bird added that this would be 5 units to the acre. It is an upscale 55 and up community. Mr. Bird has owned the property for 9 years now and it is close to some townhomes and this project would add to the area. It is an ideal location for this type of project. Mr. Bird noted that 6 years ago the City Council was looking at 55 and up communities in Springville. These communities should be in desirable areas. It makes complete sense as there is a need for this type of development.

Seth Perrins asked whether the units would be stand alone or attached.

A rendition of the buildings was brought up on screen.

Junior Baker feels the units themselves look good. There are four units per building, but they just look like large houses.

Greg Bird stated that the area is a beautiful part of town and it would be a great place for a 55 and up community.

Seth Perrins asked about amenities.

Greg Bird said there is a preliminary idea of getting a hot tub area that would be open year-round. He then added that their design has no stucco, but all hardy, stone or brick. They will be nice.

Seth Perrins asked how many units total?

Greg Bird said it will be 48-60 units, depending on other parcel purchases.

Greg Bird said it would be well received by the City.

Junior Baker stated that Council has expressed the desire for this area to have 15,000 square foot lots. He asked whether Mr. Bird could just do fewer units, with more open space and more amenities. It might make it more attractive, and the council might like that.

Chris Thompson asked whether a General Plan Amendment, Zone Amendment and Site Plan should be brought in together.

Dave Anderson said if the zoning is changed here, it may lead to changing the zoning of surrounding properties, it would add pressure to change zoning in the vicinity. If the Planning Commission wants to move in that direction, then he thinks that's appropriate for them to decide. If they have other thoughts, they can give us direction.

Junior Baker explained that he likes the project and the quality, but changing the General Plan will mean changing the zoning in the whole area, eventually.

Dave Anderson said this is on for public hearing next week at Planning Commission.

Dave Anderson moved to recommend the General Plan Amendment be denied based on previous direction provided by the Planning Commission. However, if the Planning Commission would like to amend the General Plan, and change the zoning in the area, they can give staff direction to get that process in motion in order to accommodate this project and any other General Plan changes they find appropriate in this area.

Dave Anderson stated that is the best recommendation we can make given the past Planning Commission direction. This project could be a great addition to the area and we have zoning throughout the City that could accommodate this project.

Kelly Peterson seconded and there was discussion about the motion.

Seth Perrins stated that he is intrigued by this concept if it is done right. However, Seth said he is not excited about downstream effects of zone changing. He's not opposed to the idea, he's just worried about the unintended consequences. If the Planning Commission and City Council approve, then we go into with our eyes open.

The motion passed all in favor.

TITLE 15 AMENDMENT

Title 15 Amendment

Mike Clark explained the Title 15 Amendment of the commencement/completion time frame of the one-year warranty.

Junior Baker told Mike that we can't have a one-year warranty continue, so it should say that it begins at one year.

There was discussion regarding the one-year warranty.

Seth Perrins said the issue is that, within new developments, things die or sprinkler systems break, etc., within that year. Then the City ends up fixing it. He further stated that with landscaping, walls, and other non-essential development requirements, we're viewed as weaponizing Certificates of Occupancy or warranties. What are we requiring the developer to maintain the landscaping for a year bring? Seth said he supports where we're trying to go, but he's worried this will blow up into something greater against us. The developers aren't budgeting for it, so they'll push back because of the costs of maintaining landscaping for a year.

Chris Thompson suggests we check with cities to see what their procedure is.

Mike Clark said he agrees with Seth, it is his concern too. But we have developments that are horrible, with trees dying, etc.

Junior Baker said that landscapers usually guarantee trees and plants for a year.

Seth Perrins said a warranty isn't all that useful.

Dave Anderson said he doesn't disagree with this approach, but it's worth waiting until March to talk about it. It's on him for not moving forward more quickly, but when it comes to trees, there's value in us ordering and planting them. That would take this issue off the table. That's just another thought, but we could check with other cities. Or, is there way to rely on the guarantee that whomever is buying and planting receives from suppliers, can we tap into that?

Mike Clark agrees with Dave, but if we plant them it would be a matter of timing with the other landscapers. We would be sure to plant them correctly.

Junior Baker said maybe we need to word this that they need to guarantee landscaping for a year.

Chris Thompson agrees.

Junior Baker asked if landscaping is in the bond?

Mike Clark said yes.

Shelly Hendrickson explained that the problem is that we release the bond when the landscaping is done and warranty doesn't go into effect in the winter.

There was further discussion regarding landscaping issues in developments and how the City should proceed.

Bart Morrill said we expect them to maintain the landscaping until we approve it. But sometimes it is passed off before we have a walkthrough.

Seth Perrins asked if our standards state that any landscaping that dies during the warranty period shall be replaced by developer.

Shelly Hendrickson said it doesn't.

Seth Perrins asked whether it should say that.

Chris Thompson moved to continue the Title 15 Amendments until some research is done on how other cities handle this.

Chris added that he feels Seth makes a good point that maybe we don't want to be the pioneer on this.

Kelly Peterson likes the idea of changing the language to say that the developers have to replace landscaping while under warranty.

Bart Morrill said that is pretty common.

Dave Anderson seconded and the motion passed all in favor.

Seth Perrins moved to adjourn the meeting at 10:57 a.m. The motion passed all in favor.

Adopted:

Jessica Burdick
Building Inspection Division Secretary