

Adopted Minutes
Spanish Fork City Development Review Committee
June 12, 2019

Staff Members Present: Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Tom Cooper, Electric Utility Planner; Junior Baker, City Attorney; Jason Sant, Assistant City Attorney; Michael Clark, Staff Engineering; Bart Morrill, Parks Maintenance Supervisor; John Little, Chief Building Official; Brady Taylor, Lead Cable Technician; Jessica Burdick, Building Inspection Division Secretary.

Citizens Present: Scott Peterson, Dean Ingram.

Dave Anderson called the meeting to order at 10:01 a.m.

FINAL PLAT

Renaissance Place Amended Plat

Dave Anderson began by stating that he understands there is no longer a need for a sewer lift station for this project due to fill that Dean Ingram is now able to import to the site.

There was discussion regarding how high the development will be.

Scott Peterson said it will be brought up around 6 feet. He explained that lots are built up like this all over, partly so there can be a false walkout basements. It's been done in Lehi and in Spanish Fork.

Dave Anderson stated that there's really nothing further to discuss here on this Final Plat. They do need to make some changes to their landscaping plans.

Seth Perrins had no further concerns either, but did ask about the wall around the development becoming ineffective due to the height of the houses and future interchange.

Mike Clark feels that UDOT will probably install their own wall.

Seth Perrins stated that he would like to address it on the record today for the future. Something will need to be reconciled so we don't have a high road with a sight obstructing wall that does nothing.

Scott Peterson said UDOT will do an environmental study, and part of that will be a sound wall, so there will probably be a sound wall installed at some point.

Dave Anderson explained that the future road here will be a ramp, not the actual freeway. So, there may not be a sound wall.

There was further discussion regarding the changes that will occur with the future interchange, and the development's wall.

Seth Perrins wonders if we can work it out with UDOT so that they put in a retaining wall or something.

Dave Anderson feels that, since the interchange is so far in the future, having a wall along the south end of the development will be appreciated by residents. It's a good barrier. He feels that we might be getting ahead of ourselves discussing UDOT's interchange today.

Scott Peterson explained that they have tried to accommodate for the future interchange in their site plan.

Mike Clark stated that the detention basin within the development will need an access for City vehicles.

Scott Peterson said there is an access in the plans.

Mike Clark then brought up the planned vinyl fence to the north, along the church's property. He asked why that fence isn't required to be a masonry wall?

Dave Anderson explained that the purpose of the fence to the north is to have the back yards fenced, so there will be a backyard for each unit. It will be one consistent type of fence.

Dean Ingram said they'd put in the fences along the north side and the south side.

Dave Anderson noted that it should show up on the plat that there is limited common area, but it doesn't show it now.

Scott Peterson said he will add that to the plat.

There was further discussion regarding the fencing.

Dave Anderson **moved** to approve the Renaissance Place Amended Final Plat subject to the following conditions:

Conditions:

1. Subject to the applicant addressing any redlines from the Engineering Department.
2. Subject to the applicant submitting a modified Landscaping Plan.
3. Subject to the applicant either working with the LDS Church to remove the chain link fence and then putting in a vinyl fence on the property line, or installing a masonry wall next to the chain link fence.

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

Dave Anderson stated that their next step is getting the revised Landscaping Plan submitted.

Dean Ingram said all the dirt will be hauled in next week and will compacted as they go.

Dave Anderson said we can start reviewing building plans whenever they're ready.

Dean Ingram asked if they can put foundation in before the sidewalks because he feels it would be easier and better because the sidewalks get broken etc.

Tom Cooper said the Power department wants all the power framed in.

Dean Ingram understood. They do need power on the site.

There was further discussion regarding the challenges with putting sidewalks in later, as well as site completion and receiving Certificates of Occupancy.

Dave Anderson informed Dean Ingram that we are typically seeing landscaping around each building in these types of projects. Therefore, Dave would like Dean to phase their landscaping.

Dean Ingram said they'll finish each building, each unit at the same time. They can do landscaping in phases if the City wants.

Dave Anderson explained that the phasing should be designed according to how they want Certificates of Occupancy. It needs to be clearly defined on the Landscaping Plan. Sidewalks are different though. We don't want people moving into buildings before work around the building is done, especially living in buildings where there's not the necessary public utilities in place.

There was further discussion regarding the UDOT ground and how it will be landscaped.

Bart Morrill feels that ground should probably be treated with native seed and we'll go in and mow it a few times a year.

Scott Peterson added that there will be a mow strip along that south boundary line.

Dave Anderson explained that we took mow strips out of our standards.

Scott Peterson said he'll take that out.

Mike Clark added that the south boundary will have a masonry wall.

Bart Morrill feels that whoever maintains the manicured grass on the north side of the south masonry wall would want a mow strip.

ZONE CHANGE

Del Monte Area Zone Changes

Dave Anderson began by reporting on the zoning in several areas that no longer makes sense. He explained that they discussed these areas with the Planning Commission last week. Fri IFA, the Planning Commission feels that is an icon in the community and they don't want to change the zoning to anything that would make IFA non-conforming. Dave stated that he feels that we could amend our C-2 zoning language to make it clear that some things IFA is doing on that property are allowed. Therefore, keeping IFA a conforming use when the zoning could be changed to C-2.

Junior Baker said he likes that idea. He added that in his opinion, the Fritz location has two halves to it. In his opinion, the building needs to come down, but we need to be

sensitive to the current tenants. Ultimately if we'd like that area to develop, that property should be zoned RR.

Dave Anderson stated that is his recommendation. As to the corner of Arrowhead and Del Monte, the property owner had a project approved, but the project fell through. The current I-2 zone worries the City the most. I-2 at that corner causes some discomfort for residents. If the City Council changes the zoning to RR, a developer could come in later and apply for a zone change that fits in the Mixed Use General Plan designation. They could do offices, or retail, or residential uses. That gives the City, and the neighborhood, a security blanket. Dave added that the Planning Commission is comfortable with this.

Regarding the Arive Homes zone change application, near ALA, Dave Anderson stated that is consistent with our General Plan designation. The current zonings around ALA are I-2, R-1-30 and R-1-15. The request is that Arive Homes property be changed to R-3. Also, the City wants to zone the whole school site as Public Facility. The school shouldn't have concerns with that.

Scott Peterson said he'll give Dave the phone number of ALA's director so he can talk with him.

Dave Anderson continued and discussed the Leland Mill zoning. The proposal is to change the zoning here to Agriculture, after changing some text in the Agricultural Zone. In Dave's opinion, though, the corner of Arrowhead and Del Monte, and the ALA Zone Changes are the most important to do now.

Seth Perrins said the R-1-12 area at Fritz's is acting as industrial. As is the business in the Leland Mills area. But the Fritz area acts like a business park. Currently the corner of Arrowhead and Del Monte, as well as the Del Monte corridor areas are vacant. Seth feels this is a long overdue action. We should have been faster at this. This is our job, to be proactive. It's good to start the discussion now.

Junior Baker agrees. He feels the Leland Mill area should be zoned Agricultural and that we should tweak the allowed uses in that zone. There is a landscaping business there that might become non-conforming, but that doesn't bother him. The other areas discussed today changing to commercial are good too. As for the old Del Monte plant, Junior feels that the south part of the property should be zone RR. But, the building itself, there is a business there, and we don't want to make them non-conforming so we could zone that part Commercial-2.

Dave Anderson discussed Sunroc and said that eventually they'll find it hard to do business there and the use will change. The same would happen with the Fritz property. If we can no longer issue business licenses for a use, that's what compels someone to change the overall use. We should use the General Plan for our guide, but the City Council gets to make the decision. If we can move forward, that makes sense, we should talk with City Council next week and explore it.

Junior Baker agreed.

Dave Anderson asked whether we need to take any action today.

Seth Perrins feels that would just be symbolic at this point. It would be good to invite the Mill Road people to discuss this and talk about what they are doing, so we can be deliberate about it.

Seth Perrins **moved** to adjourn the meeting at 10:50 a.m.

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

Adopted: August 7, 2019

Jessica Burdick
Building Inspection Division Secretary