

Adopted Minutes
Spanish Fork City Development Review Committee
July 31, 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; Jason Sant, Assistant City Attorney; Michael Clark, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; Dale Robinson, Parks and Recreation Director; John Little, Chief Building Official; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Jessica Burdick, Building Inspection Division Secretary.

Citizens Present: Scott Peterson, Gregory Hunt, Andrade Christensen, Brian Haskell, Vickie Bradford.

Chris Thompson called the meeting to order at 10:04 a.m.

ZONE CHANGE and PRELIMINARY PLAT

Anela Townhomes

The applicants were present and presented their project to the Committee. They provided a hard copy of their project plan. Discussion ensued using the renditions on screen.

Seth Perrins asked if the applicants will build the units, and also be the seller.

The applicants said yes.

Seth Perrins noted that he feels the project is beautiful and they've overcome a lot of challenges.

There was discussion regarding the property lines and walls around the development, as well as the frontage improvements the applicants will complete. The south boundary line will have a masonry wall, the north end will remain open. The applicants will develop the frontage of their property and all the way north to Expressway Lane.

Dave Anderson feels that all in all, this is consistent with what we've looked at before, as well as what the City Council saw when the General Plan was amended. The southern part of the property is available for residential zoning.

There was discussion regarding the dead end and the wetlands pavilion area. The HOA will have to enforce parking limits in that area so no one parks a trailer or something at the dead end.

Seth Perrins asked if that can be added into the hoa contract.

The applicants said it would be.

There was discussion regarding the termination of the middle road. The applicants plan to fence it with a masonry wall.

Scott Peterson said we'll address the termination of the middle road at Final Plat.

Dave Anderson **moved** to recommend approval of the Zone Change and Preliminary Plat for the Anela Ridge Townhomes subject to the following conditions:

Conditions:

1. Subject to the applicant providing detailed Covenants, Conditions and Restrictions and HOA Bylaws that outline parking restrictions with the Final Plat submittal.
2. Subject to the applicant addressing any additional red lines provided by staff.

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

High Sky Estates

Mike Clark stated that the geotechs are working some issues out, but that won't hold anything up. Also, Fred Vincent has a ditch or pipe going throughout his property and right now he's stating he'll be going to pressurized irrigation.

Scott Peterson said it would be a great thing to move to PI, but we'll see. They do have a plan B in the Preliminary Plat.

Brandon Snyder asked if we need the side Public Utility Easements. The applicants are requesting 10-foot PUEs.

Jered Johnson said the City is currently revising standards to take the PUEs out of the standards, and add them only when we need them. We don't need them here for the side yards.

Brandon Snyder said they've requested to reduce their side setbacks. This is a Master Planned Development, so they can potentially do that. They'd like to go down to 5 feet.

Seth Perrins feels 5 feet is too close.

Scott Peterson noted that we have allowed this in Vincent Ridge and in Anthem Park.

Dave Anderson stated that it is common for us to do 5 and 10-foot side setbacks. Many of these lots are wide and shallow, so with 10 and 10 setbacks, they could fit a lot within that buildable area.

Scott Peterson said he wants to maximize the buildable areas.

John Little said he agrees with Seth that 5-foot setbacks are tight.

Brandon Snyder stated that the applicants want to keep the rear setbacks at 25 feet. Dave Anderson feels we could reduce the rear setbacks, but the sides setbacks will remain at 10 feet. Dave noted that he would reduce the rear setbacks down to 20 feet.

There was discussion regarding the hillside changes and the slope.

Chris Thompson was pleased and feels this will make the hillside better. He did ask that they show the existing and proposed slope on the plat.

Scott Peterson agreed and said he would do so.

Chris noted that the fill they are removing will be good fill. They could sell it.

Mike Clark asked about the parcel dedicated to the City at the southwest end of the property.

Seth Perrins said it doesn't need to be landscaped, natural seed will be fine.

Tom Cooper stated that he knows there's probably a ton of asbestos and other unsafe materials in the ground in this area. Things like concrete, housing materials, asbestos, all buried there. It is an old dumping ground. There was some discussion.

Dave Anderson asked Scott Peterson to talk with the developer regarding revegetation where there is a space between property lines and River Bottoms Road. Dave also asked that they do limited disturbance to keep the oak and grass in the area.

There was further discussion regarding slope.

Dave Anderson **moved** to recommend that the Zone Change to R-1-15, and the Preliminary Plat for High Sky Estates be approved with the typical 10-foot side yard setbacks and with the recommendation that the rear setbacks go down to 20 feet. Also, subject to the condition that the City's Hillside Development Standards are amended, removing the PUEs.

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

PRELIMINARY PLAT

Park Side Estates

Chris Thompson said we already have a Park Side Estates in Spanish Fork

Dave Anderson said the name will need to be changed. He then asked about the ditch. There was a project previously approved for this property but those applicants lost their approval. The property is zoned R-1-15, so the applicants just need to meet our standards. From a planning perspective, we're comfortable.

Mike Clark said every corner of the property, and through the middle, contains a ditch. The question is, do we pipe the ditches, and/or wall them off? The standards require the developer to pipe ditches. That's where we're at. The City could pipe the one ditch that is to the east of 2800 East, and get it under the road.

There was discussion regarding the ditches within the project. Jered Johnson agrees with Mike that the City could to pipe the one under the road.

Tom Cooper noted that there are large power poles in the area, so raising the road level might damage the power poles over time.

There was further discussion.

Dave Anderson said the elevation of the road is a concern. He feels the question as to whether a ditch is relocated to the street and piping ditches adjacent to the property, or requiring a wall if they don't want to pipe them in, are questions for Junior Baker. Do we make someone pipe a ditch when it's not on their property? He feels we need to meet with Junior Baker to see what we can require.

Dave Anderson **moved** to continue the Parkside Estates Preliminary Plat.

Seth Perrins **seconded**. There was discussion on the motion.

Chris Thompson said we're not asking them to pipe the ditches that are not on their property. We just want them to wall it off. If they want to pipe them and they get permission, that doesn't matter to us.

Dave Anderson said this is a Master Planned Development so we can require the wall, but without that, we don't have a strong argument, other than public safety. If a Zone Change was necessary, the City Council could say, build a wall or no Zone Change. But there's no Zone Change here so the City Council doesn't have the discretion to require that.

Chris Thompson discussed the power corridor that will eventually become a park. That ditch will need to be piped. That is a safety issue. If it's required by the Irrigation Co, or they want a ditch piped, the property owner can't stop them.

Jered Johnson said if we don't require them to pipe it, the City will have to pay for it. It should be split between the property owners.

Chris Thompson feels the City should build the wall and the applicants pipe the ditch.

The motion **passed** all in favor.

AMENDED PRELIMINARY PLAT

Hall Industrial Amended Preliminary Plat

Dave Anderson explained this amended Preliminary Plat is going from 3 lots, to 4.

Mike Clark noted that there needed to be a fire truck turnaround with compacted material, and that's been addressed now.

The applicant stated he has run into a problem with running pressurized irrigation under the railroad tracks. They did have everything in place, UTA owns the railroad tracks and had given approval. But Union Pacific uses the line and they want to review the plans. So now it'll be 3-4 months for UP to review the plans and approve. The applicant stated that he doesn't want to hold up his project just to wait for UP.

Chris Thompson explained that currently we don't supply pressurized irrigation to the west side of I-15. It needs to come up from the south, up 300 West, down to 1000 North. Half of this project would be paid by the City, and the other half would be paid by the developer, with a connector's agreement. The applicant is asking who pays to bring the pressurized irrigation up 300 West. Chris feels the City could pay 100% upfront.

The applicant said his main concern is timing and getting PI under the tracks. He asked, where the City is paying the majority of the connection to his project, could the City pay for the whole thing rather than holding up his project?

Chris Thompson said it doesn't need to hold up the development. We won't hold it up.

Jered Johnson said the City just doesn't want to have to tear up the road. The City will put the PI in to 300 West, and when UP gives its approval we'll pay for the cost for the 300 West run.

Chris Thompson asked for some numbers and the applicant said he'd get some to him.

Brandon Snyder noted that the trail needs to be on the south side of 1000 North, but the plans just show a sidewalk.

The applicant said he understands.

Dave Anderson **moved** to recommend the Hall Industrial Amended Preliminary Plat be approved, subject to the conditions imposed with original Preliminary Plat; and subject to the applicant adding the trail to the Plat.

Jason Sant **seconded**, and the motion **passed** all in favor.

ZONE CHANGE

Arrowhead Trail

Dave Anderson explained that this is the Zone Change for the Hideout Storage site. They have resubmitted and there are no changes from their previous submittal

Seth Perrins **moved** to recommend the Arrowhead Trail Zone Change be approved.

Dave Anderson **seconded** and the motion **passed** all in favor.

Fire Station 62

Dave Anderson explained that this is changing the zoning of that site to Public Facilities.

Dave Anderson **moved** to recommend the Fire Station 62 Zone Change be approved.

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

TITLE 15

Title 15 General Amendments

Dave explained that he deleted the appendices portion on the Hillside Title 15 Amendments.

Mike Clark said that's fine, the main thing was deciding on what the backyards need to look like on hillsides. On the east side of High Sky Estates, for example, there is no backyard.

Dave Anderson stated that this amendment changes the backyard setback on hillsides to 20 feet where no structure can be located within 20 feet of a slope.

Dave Anderson then noted the other amendments are Junior Baker's. There is a new State law that states we need to zone for cannabis production. The proposal here is to allow it in

Agriculture and I-3 Zones. We have to allow it in someplace in the City. This also allows for cannabis synthesizing.

Jason Sant **moved** to recommend approval of the Title 15 Amendments.

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

CONDITIONAL USE PERMIT

700 North 2019 T-Mobile Cell Tower

Brandon Snyder stated that the applicants will just be swapping out antennas. Brandon recommended that if they damage any landscaping, they replace it.

Kelly Peterson **moved** to recommend the 700 North 2019 T-Mobile Cell Tower Conditional Use Permit be approved with the condition that the applicants restore any damaged landscaping.

Dave Anderson **seconded**, and the motion **passed** all in favor.

AMENDED PRELIMINARY PLAT

Annie's Acres Amended Preliminary Plat

There was discussion regarding the public meeting that was held last night regarding this development. Jered Johnson, who was present at the meeting, discussed what occurred. He noted that the residents are concerned about the roads within the development. He said he told them he'd look into it. Also, the homeowner across the street wants the road pushed further to the east so car headlights don't hit her property.

There was discussion regarding streets in the area.

Scott Peterson said they did move the access to the east, and it is now right against the east property line and cannot go further east.

Jered Johnson feels what is designed now will be fine. That was the only issue discussed with this development. The neighbors present discussed the River Bottoms most of the

meeting. Jered explained that he told those present that the road connection to Volunteer Drive won't be made until 100 units have been built in this development, and that it will be a local connection.

Dave Anderson noted that, on the east side, the homes now face the street.

There was discussion using the site onscreen regarding the location of fireflies are located in the area. They are located further to the north east. Also, Seth Perrins said, the owner, Ms. Garcia, has agreed to plant trees along 300 East.

Vickie Bradford entered the meeting at 11:25 a.m.

Vickie Bradford stated that Ms. Garcia has figured out what trees she needs and Vickie will help pay for those. Vickie then asked where she needs to plant trees within her development.

Dave Anderson told her every 30 feet in the park strips all along her development, and they'll have to be shade trees.

Dave Anderson said we hope to get this pushed forward as fast as we can. We want to know exactly what's happening with the design of the homes since this is something new and he is nervous about going to the Planning Commission next week. Also, we haven't seen a new Landscaping Plan. Fencing, is usually part of the Landscaping Plan and we're a little nervous about the fencing plan for this project.

Vickie Bradford said they are going to do wrought iron and they'll make that change in the plans to show wrought iron.

Dave Anderson stated that he likes the street design and layout as well as the homesites. He is comfortable recommending this be approved with the condition that we take the elevations and Landscaping Plan, after we have reviewed it, to the Planning Commission for approval.

Dave Anderson said we'll want to see landscaping and elevations next week.

There was discussion regarding parking and trails within the project, using the site on screen.

Dave Anderson **moved** to recommend approval of the Annie's Acres Amended Preliminary Plat, as proposed, subject to the following conditions:

Conditions:

1. Subject to the applicant providing building elevations for all the homes to be built within the development.
2. Subject to the applicant submitting a revised Landscaping Plan for the development for the Planning Commission and City Council to review.
3. Subject to the applicant addressing any redlines provided by any City Department before the development is presented to the City Council for approval.

Jason Sant **seconded** and the motion **passed** all in favor.

There was discussion regarding off-site easements. Jered Johnson stated he is meeting with Kent next week and that Kent is aware it is needed. All we need is a regional detention storm drain.

Jason Sant **moved** to adjourn the meeting at 11:44 a.m. The motion **passed** all in favor.

Adopted: August 21, 2019

Jessica Burdick
Building Inspection Division Secretary