

Adopted Minutes
Spanish Fork City Development Review Committee
November 27, 2019

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Kelly Peterson, Electric Superintendent; Tom Cooper, Electric Utility Planner; Junior Baker, City Attorney; Steve Adams, Chief of Police; Michael Clark, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Kimberly Brenneman, Community Development Secretary; Jessica Burdick, Building Inspection Division Secretary.

Citizens Present: Brant Tuttle, Scott Peterson, Joseph Earnest.

Chris Thompson called the meeting to order at 9:00 a.m.

ZONE CHANGE AND PRELIMINARY PLAT

Ridgeline Parkway Community

Joseph Earnest addressed the Committee. He gave them each a hard copy of a landscaping plan.

There was discussion regarding their shared parking with the commercial development next door and on street parking within the development. There was a suggestion that they City stripe the street for parking stalls.

Joseph Earnest said they studied the Outlook development in Springville to see what Springville City requires regarding parking. They require 2 parking stalls per unit. Also, the residents there are not parking on-street. They have no parking issues. Here in Spanish Fork, the City requires 2.5 stalls per unit, and the on-street parking availability. Mr. Earnest feels that if the City paints the street for parking, we'll just see empty stalls. He feels we should paint the radii and see what happens.

Chris Thompson agreed. If we paint them, it won't look like a neighborhood street, but he does feel that red curbing is a good idea.

Seth Perrins suggested that not all the bends be restricted and red curbed. He stated that Spanish Fork always has a need parking and he wants to be sure we have enough parking in this development, and so will the Planning Commission and City Council.

Joseph Earnest stated that they do have enough parking. He feels the 2.5 stalls per unit City standard is very conservative, and the City should feel good about that.

Seth Perrins stated he isn't sure why parking is always an issue in Spanish Fork, but it is. We realize our standard is intense, but we have more vehicles or something. Mr. Perrins added that he likes the garages and secure parking, that's a good amenity.

There was further discussion regarding parking and vehicles within the City.

Chris Thompson asked if the applicants can have a fence or something on the north west end, next to the wash. He would like to have some delineation between the two properties.

Joseph Earnest stated that they prefer to have grass and trees as that will cause a natural delineation at the slope.

Dave Anderson and Seth Perrins disagreed, but Junior Baker agreed with Mr. Earnest, the grass will spread.

Bart Morrill noted that a curb would be a good buffer.

Mike Clark asked whether the area that will be used for soccer is delineated for wetlands.

Joseph Earnest said it is, but only a small portion of the area is wetlands.

Mike Clark asked about the detention pond Chris Childs is going to use.

Joseph Earnest said it will be used mostly for detention. The bottom of the basin will be natural vegetation. They have worked it out with engineers.

Dave Anderson noted that most of the detention basin can be manicured and maintained.

Mike Clark had no other issues.

Seth Perrins asked about the density. Currently, the maximum density is 18 units to the acre, but they are asking for 19 units to the acre.

Dave Anderson explained that is correct, for now. So, he is requesting a Title 15 Text Amendment to increase the maximum density, per acre, from 18 to 20 units. He is also requesting a text amendment amending the number of garages and the height of buildings. Dave stated that the Planning Commission and City Council will decide whether to approve these text amendments.

Joseph Earnest explained he is requesting a Zone Change to R-4. He feels the City Code in the R-4 zone needs to be changed. The density needs to be increased because it is impossible to comply with all of it as it is now.

Seth Perrins said he's glad to hear there are Text Amendment applications but he is not sure if it'll get approved. Seth feels it is logical to change the text now, but what if the Planning Commission and City Council say no? What is Plan B?

Joseph Earnest said there's no plan B. He has just assumed the City would amend the R-4 Zone text. Mr. Earnest is aware that his project is the first of it's kind within the City, but the way the City wants it, with the parking and amenities requirement, the R-4, as written, is not practical.

Seth Perrins stated that for this project to be approved, the R-4 text has to change.

Junior Baker feels the the Text Amendment is attractive because of the layout and amenities of this project. But, the change to R-4 might not be approved if the Planning Commission and City Council don't see this project first. It should all be heard together.

Dave Anderson stated that he is comfortable with 20 units to the acre. Residents of Spanish Fork want this project to be a lower density community, and 20 units to the acre is low compared with what is permitted in other communities.

Seth Perrins said it will be interesting to see, in a few years, how much the shared parking is actually needed or used.

Dave Anderson stated that he isn't comfortable in dropping the 2.5 parking stalls per unit.

The suggested Text Amendments were brought up on the screen.

Dave Anderson **moved** to recommend the proposed changes to the R-4 Zone Text be approved.

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

Dave Anderson **moved** to recommend the Ridgeline Parkway Community proposed Preliminary Plat and Zone Change to R-4 be approved subject to the following conditions:

Conditions:

1. Subject to the proposed R-4 Zone Text Amendment being approved by the City Council.
2. Subject to the applicant addressing any redlines.
3. Subject to the applicant entering into a Development Agreement.
4. Subject to the applicant's exhibit regarding red curbing be executed and they provide the necessary signage and mark places that disallow parking.

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

River Run Townhomes

Scott Peterson was present and had his phone on speaker with Sam Drown.

Mike Clark noted that the redlines are still open on this project.

Scott Peterson said they uploaded the changes yesterday.

Mike Clark asked about the water connection and moved the property line.

Scott Peterson said they are working on the property line, but they did move the water line and the preliminary power plan is complete.

Junior Baker asked about the property owned by the City to the northwest. The City plans to build a building on the south corner, and he wants to be sure the building will fit with the road connection that will be made. He does not want the City to end up with a small triangle of land in no man's land.

There was discussion regarding Volunteer Drive, it's width, and the future connection as a public street.

Scott Peterson said Trent has met with them and he's on the same page, they're planning on that connection.

Chris Thompson said from a public safety standpoint, having Volunteer Drive within this development might cause confusion so he feels the addresses shouldn't have an address with Volunteer Drive. They all need to be addressed the same, using Street 1.

Kelly Peterson discussed permitting for right of way for the bureau.

Chris Thompson asked if Sam Drown has any angst on current redlines.

Scott Peterson said no. He is aware there is a restriction on development past phase 1 due to access. Scott added that water and access is shown on the plans.

Dave Anderson discussed a wall along the west property line. That property is zoned commercial. We've talked about a wall there, as well as a wall on the east side. Dave noted that whoever builds the wall first will get a connectors agreement. Dave added that he likes the landscaping plan and design and feels the project will fit in with everything that's planned to happen in the area.

Kelly Peterson noted that this project affects his family property to the east, so there is a potential conflict.

Dave Anderson **moved** to recommend the proposed River Run Townhomes Preliminary Plat and Zone Change, to R-3, be approved subject to the applicant addressing any redlines and subject to the applicant entering into a development agreement.

Seth Perrins **seconded** and the motion **passed** all in favor. Kelly Peterson abstained from voting.

Title 15 amendments

Dave Anderson discussed the Title 15 Amendments he is proposing.

The proposed Title 15 Amendments include: doing away with hours of operation in the C-1 zone; requiring drive-thrus to obtain a Conditional Use Permit; the addition of a definition for a travel

center, allowing travel centers in only I-1 zones, and requiring any travel center to obtain a Conditional Use Permit. Travel centers also will now have to be on at least 20 acres. The final amendment is a definition of Pending Ordinance which is proposed to be added to be consistent with State Law.

Seth Perrins **moved** to recommend approval of the proposed Title 15 Amendments

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

CDL Commercial Subdivision

Brant Tuttle noted that, on their plans, they have moved the right of way back along 2700 North, as they did on Main Street.

There was discussion regarding what the issues were from the last DRC meeting. Also, some of the suggestions aren't on the new plans that were recently uploaded. They did add the cross access and parking easement to the plans.

Dave Anderson said we could have this on a DRC agenda next week, as well as the Planning Commission's agenda in December.

Junior Baker feels it's pretty straightforward.

Dave Anderson asked if the City has given public comments on the proposed new interchange because the public comments on the project are due on the 30th.

Seth Perrins said we should submit our support.

Chris agreed and feels we should address the widening of 2700 North.

Jered Johnson said they need to build a bridge over the railroad with the new interchange project.

There was discussion regarding widening 2700 North at the time of the new interchange.

Jered Johnson said he will make a draft of public comments from Spanish Fork and share it with everyone and have the mayor submit it.

Seth Perrins moved to adjourn the meeting at 10:21 a.m.

Adopted: February 19, 2020

Jessica Burdick
Building Inspection Division Secretary