

Adopted Minutes
Spanish Fork City Development Review Committee
May 20, 2020

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; Vaughn Pickell, City Attorney; 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; Kimberly Brenneman, Community Development Secretary; Jessica Burdick, Building Inspection Division Secretary.

Citizens Present: Ryan McDougal, Roger Olsen, Bruce, David Herring, Ken Berg.

Chris Thompson called the meeting to order at 10:00 a.m.

MINUTES

May 6, 2020

May 13, 2020

Dave Anderson **moved** to approve the minutes from May 6, 2020 and May 13, 2020.
Jered Johnson **seconded** and the motion **passed** all in favor.

SITE PLAN

Humphries

Michael Clark explained that everything is the same from the last approval. There are no significant changes.

Dave Anderson had no issues from Planning.

Seth Perrins had a concern that the building hadn't been used for a while and asked if anything needed to happen to bring it up to code.

Dave Anderson said yes, a lot would have to happen to bring it up to code. The building needs to be modified.

John Little said there is a Building Permit application for the required work.

Dave Anderson said the building will be brought up to code and have a very different look than it does today. It will be a wedding supply company.

Chris Thompson felt this could be done incorrectly and therefore has the potential to look really bad as far as elevations are concerned.

Dave Anderson said it will be reskinned with new steel, it's going to be a night and day improvement from what's there now. These applicants have been working on this for several years. We had a lot of project ideas for this site, but this use will be a great fit.

Kelly Peterson noted that we had a budgeted project to get rid of the overhead power lines. It's a single-phase overhead line that needs to go away. We've been working with them in the past on that issue. We were originally going to do improvements and clean the whole area up. We have to get it back in the CIP. We have to get conduit across their frontage. they need to give us easement and rights of way for the power line.

Seth Perrins feels that's a great plan and they will probably be willing to participate.

Kelly Peterson said they are in favor of it, we just need to make sure that's still the process they'll follow. We'll either participate in the installation of the conduit and have them do it, or add it to a budget revision to get the conduit across the project, or we can require them to do it and reimbursed them when we finish the project along the other properties. He prefers we get a budget revision and have them put the conduit in and we'll pay for what it costs to get it across the front.

Chris Thompson asked if that's in their plans right now. We usually do the conduction design with the site plan.

Kelly Peterson said he hasn't seen those in the drawings. We will work on the conduit design to get it installed. We'll work with them to get it in their plan sets and drawings.

Dave Anderson noted this is a re-approval and this was probably done before.

Kelly Peterson said it should've been but he's not sure if it was.

Tom said they were going to change a couple of things, everything was tentative and now we have a hard design, we can proceed with the conduit design.

Kelly Peterson moved to approve the with the electrical improvements begin designed by sf power and conduits being installed and providing the easement for the installation of the conduit.

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

ZONE CHANGE

430 North Duplex

Michael Clark had no issues on this from Engineering.

Dave Anderson had nothing from Planning.

Dave Anderson **moved** to recommend approval of the Zone Change from an R-16 zone to an R-3 zone with the Infill Overlay subject to the following condition:

Condition:

1. That the applicant modifies the landscaping plan based on comments from the Community Development Department.

Vaughn **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT

Legacy Estates

Ryan McDougal said they purchased this property from the previous owner and they're not sure if they'll build the homes or sell the property that's where they're at. He doesn't know if he'll sell individual lots or the entire thing.

Michael Clark discussed the cul-de-sac and connection to the park on the East. They propose a parking area with four or five stalls that could lead into a trail connection or sidewalk into the park. That is Michael Clark's thought.

The other issue Michael Clark talked about is the bulb out at the intersection, a curve, which we don't typically do.

Chris Thompson said bulb outs don't work on a curve like that. Lot 7 might want a north driveway and lot 16 will want a south driveway.

Seth Perrins agrees.

Jered Johnson agreed, removing the bulb out on the cul-de-sac.

Chris Thompson is concerned with lots 3 and 4 as shown. They could have no parking in front of them.

Seth Perrins said the future alignment image, Haywain and connection to Rees subdivision, we'll need traffic mitigation especially with the school located there. Traffic calming will be important. He is sensitive to lots 3 and 4, but that road will be long and have complaints.

There was discussion regarding Haywain Drive and its length and straightness.

Dave Anderson agreed it could be an issue and worth talking about. Also, Legacy Farms isn't platted all the way to this project from the north, there is a gap.

There was discussion as to whether Haywain Drive turns on the Preliminary Plat.

Dave Anderson likes the idea of traffic calming at intersections.

Chris Thompson asked if Dave Anderson wants to keep the neck down on Haywain, but take it out of the cul-de-sac.

Dave Anderson said the neck down will be disliked by homeowners. The best thing we've done for traffic calming is to have 29-foot asphalt width.

Chris Thompson said we can make it a harder left and harder right.

Dave Anderson said there could be more options than what we have here. The road is where it is here is the result of a sewer line that they are trying to keep the road on top of.

Michael Clark asked if we remove bulb outs here because it extends across the bulk of two lots, what's the future outlook for bulb outs in other plats?

Dave Anderson said the community over the years will appreciate bulb outs for traffic calming.

Chris Thompson asked if we do want to remove the bulb out from the cul-de-sac curve.

Michael Clark suggested having the bulb out on the radii or the opposite, creating a meandering feel, but no yard is taken out.

Dave Anderson suggested taking neck downs on the east side of the street.

Michael Clark agreed.

Jered Johnson asked if the sewer line through lots one and two will be relocated.

Dave Anderson moved to recommend approval of the Preliminary Plat.

Jered Johnson seconded.

Dave Anderson said there is an old farm access or railroad on the north west corner of this site that will probably go away. Having a pedestrian crossing here would be good. Could lot 1 be modified so we can have space for a pedestrian walkway to get to Haywain Drive.

Jered Johnson said there will be an access there with Legacy Farms.

Seth Perrins asked what will happen to that Legacy side property. Will it be turned over to the City?

Dave Anderson said there will be 2 lots there.

Jered Johnson said the road will be an access road. The railroad has a signal they have to be able to maintain. That access will remain.

Brian Gabler is aware of this, said Jered Johnson.
Everyone voted in favor.

SITE PLAN

Dave's Off-Site Sewer

Michael Clark had no issues but summarized the project. Dave wants to decommission the sewer near his location. He will need to bond for that and it will be right in front of the townhome driveway, so he might need to work at night, or work quickly during the day.

Chris Thompson said we could close the road during the day between 10 and 4.

Seth Perrins suggested putting this off for the applicant to join the meeting. He needs to work with the neighbors of the townhomes because they need 72 hours' notice of any road closures.

Dave Herring said he understood.

Chris Thompson **moved** to approve the Site Plan with the condition that construction in front of townhomes may only occur between 10 am and 4 pm between and that 72 hours' notice be given to the affected parties in the area.

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

TITLE 15 AMENDMENTS

Vaughn Pickell discussed whether FEMA has required that we appeal and replace our flood damage ordinance to continue to participate in flood insurance program. We'll be adding the definitions sections. We also added the standards and procedure to follow. Standards were added for erosion and floodway itself. He recommended the council adopts this ordinance so we can continue to participate in the flood insurance program.

Dave Anderson seconded.

Dave Anderson said we might want to add limits on modifications people can make to the floodplain. That's what we're trying to do, to come up with ways to keep the floodplain intact, unaltered and keep development out of the floodplain. It makes sense to work on that. But this should go forward now.

Chris Thompson agreed.

All in favor.

Dave Anderson discussed the ordinance to allow Accessory Apartments in all residential zones, as some were left out. We do have someone now applying for Accessory Apartments in Accessory Structures, and her zone was not allowed to have any Accessory Apartments.

The other amendment is how the community is engaged when certain developments are proposed. Right now, a developer must meet with the neighbors so we've stricken that requirement from Title 15 so developers are no longer required to hold those meetings.

Seth Perrins said there have been success and failures that have come from neighborhood meetings.

Jered Johnson left at 11:00 am, well before the meeting ended.

Dave Anderson said yes, that's what we're doing.

Seth Perrins asked if we can channel the successes? The Rees Apartments meeting was great and productive.

Dave Anderson said he's not all in on this amendment, but the reality is that we've had a consistent string of bad experiences. It's an alarming thing for a neighborhood to hear about what might happen and it's hard to get correct information to them at the right times so they can engage the way the process is intended. This wouldn't stop someone from having a meeting like the applicant on Rees Apartments did.

Seth Perrins feels that some bad experiences are from when the developer provide inaccurate information.

Dave Anderson agreed.

Seth Perrins said neighbors would have come to Planning Commission meetings unless this process is continued. He understands where this proposal is coming from but wonders if there is a better way. A different way.

Dave Anderson suggested there is value in getting info to the community, the correct info in the right way, is going to require the City staff to be involved. So, if we want to make it part of our normal business to have a neighborhood meeting to learn more about coming projects, we absolutely can do that. It's worth exploring. we can do that if this language goes away. Taking the developer out of the equation would solve a lot of problems. we can adapt to it.

Seth Perrins agrees that the public thinks that we are the ones driving it, but that's not the case. We've had some real dogs from these meetings.

Dave Anderson asked if the City should just assume that responsibility.

Seth Perrins likes that. We're an objective third party and administrator of the land use regulations. It would put an extra load on us but the neighbors would benefit from it.

Dave Anderson feels they need to discuss this further. It should appear in those meetings that the City is an unbiased third party.

Chris Thompson suggested we just change the language so that the City will facilitate the meetings.

Dave Anderson prefers not having it be part of Title 15, but more the City's effort to engage with the community. There could be procedures provided within the Community Development Department procedures. Developers need to be removed from the situation. The developer wouldn't have to be at the meeting.

Seth Perrins said having something in the works is important.

Dave Anderson **moved** to recommend the City Council adopt the proposed Amendments to Title 15.

Vaughn Pickell **seconded** and the motion **passed** all in favor.

Kelly Peterson **moved** to adjourn the meeting at 11:11 a.m.

Adopted: July 1, 2020

Jessica Burdick
Building Inspection Division Secretary