

Adopted Minutes
Spanish Fork City Development Review Committee
June 3, 2020

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; 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; Ariana Lapine, Community Development Intern.

Citizens Present: Joel, LeeAnn Miller, Jon Jensen, TJ Warner, Scott Peterson, Shelly Jamison, Andrew Spencer, Bert Bradford.

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

MINUTES

May 20, 2020

May 27, 2020

Kelly Peterson **moved** to approve the minutes from May 20 and May 27, 2020.

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

SITE PLAN

Canyon Creek Phase 8, Fashion Run North

Mike Clark had no Engineering issues to discuss.

Brandon Snyder explained that on the north side of the site there is one lot that is splitting in two to allow for retail and restaurant uses. Brandon also noted that the motion should include a condition that the Preliminary Plat and Final Plat be approved and recorded.

Kelly Peterson noted all concerns from Power are being dealt with already.

Brandon Snyder **moved** to approve the Canyon Creek Phase 8, Fashion Run North Site Plan, according to the findings and conditions in the staff report.

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

FINAL PLAT

Annie's Acres, Plat B

Mike Clark had no issues to discuss from Engineering.

Brandon Snyder noted that the amended development agreement was approved by the City Council last night. In that amendment, the phasing was adjusted and the agreement now includes references to the landscaping as well as the access off of South Lane. Those are conditions in the recommendation of approval. Brandon brought up Plat B on screen. He explained the phasing is contingent to improvements being made to South Lane. It will allow for them to have up to 50 units.

Chris Thompson asked whether Phase 2 will have an outlet to Bradford Lane. He feels it should because it would eliminate the need for a turnaround and give a second access into the development.

Brandon Snyder said that a connection to Bradford Lane will come in Phase 5.

Jered Johnson noted that there isn't a requirement for a turnaround with this proposal.

Mike Clark discussed possible turnarounds in the area.

Chris Thompson suggested the applicant finish 1220 South to Bradford Lane now, he noted that it'll have to be done anyway. Chris feels that is a better solution than a temporary turnaround.

Kelly Peterson said they're working through redlines on the electrical design on this, so there are not yet electrical fees or a final electrical design.

John Little stated he has not seen a landscaping phasing plan. In order to get Certificates of Occupancy, they'll have to landscape the entire development, or provide a landscaping phasing plan.

Scott Peterson said they do have a landscaping phasing plan in the development agreement, but he can put it in the plans if needed.

John Little stated that as long as it's in the development agreement, that's fine.

Chris Thompson restated that it would make sense to build 1220 South out to Bradford Lane and asked if we can put that in the motion for approval. He further suggested that the applicant run curb and gutter out to Bradford Lane, that he not build the radius, but extend the road to have an asphalt connection. This would eliminate the need for a temporary turnaround and give two accesses into the development. It shouldn't be a big expense.

Bert Bradford said he understands what Chris is suggesting.

There was further discussion on the matter.

Bert Bradford asked if they do what Chris is suggesting, can they be approved today and submit the design for it afterwards, or would he have to come back to DRC?

Chris Thompson asked Kelly Peterson if they can have the preconstruction meeting right away if they agree to do this road connection

Kelly Peterson said yes, if the electrical preconstruction meeting is done later, after the electrical design is done. It would have to be separate from the preconstruction meeting, thus there would be two preconstruction meetings.

Shelly Hendrickson said there would then be two bonds, one for Power and one for everything else.

Bert Bradford said he is okay with that.

Chris Thompson **moved** to approve the Annie's Acres Plat B, Final Plat, with the findings and conditions in the Staff Report, and subject to the applicant extending the roadway to connect to Bradford Lane, and subject to the applicant completing their power design.

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

PRELIMINARY PLAT

North Point Properties, Plat A

Mike Clark discussed the issue with the sewer and where it will go. The applicant has a couple of options. They can pump the sewer themselves, they can have their own lift station, or they can wait for the lift station to be completed. Mike said he recommends waiting for the lift station. Mike also noted that the applicant needs to dedicate additional right-of-way.

There was further discussion regarding sewer in the area.

Chris Thompson noticed that the plat does not show a utility plan, which is normally shown on a Preliminary Plat.

Jered Johnson feels we should table this until all the required plans and dedications are submitted.

Joel Warner explained the application is just to divide the land into 3 parcels.

Chris Thompson explained that Preliminary Plats normally come with all the utility layouts, and Final Plats have to have full construction drawings. This has neither.

Chris Thompson **moved** to continue the North Point Properties, Plat A, Preliminary Plat until a complete preliminary plat is submitted, according to our ordinance.

Jered Johnson **seconded** and there was discussion on the motion.

Jered Johnson explained that we need to see the sewer, right-of-way, water needs, laterals, meters, all of that on the Preliminary Plat.

Kelly Peterson said all the electrical needs to be shown as well.

Joel Warner said he'll get with Scott Peterson.

The motion **passed** all in favor.

TITLE 15 AMENDMENTS

Vaughn Pickell discussed the changes to the Title 15 Amendments regarding water transfers, flood damage, and the relocation of the definition section.

Seth Perrins asked Vaughn to highlight more of the changes.

Vaughn Pickell explained that, with the water transfer section, basically we're going to require the water dedication at the time of Preliminary Plat. By making it explicit in our ordinance, we give the developers an expectation when they're vested, that the question of water transfer is yet to be decided. That will be decided when they get to a Final Plat, Site Plan, or Building Permit. We're being clear upfront when they make their applications for a preliminary plat that that decision is in the future.

Seth Perrins said that is basically what we do today. The only real question as far as vesting goes, is you're not necessarily vested with Preliminary Plat?

Vaughn Pickell said you're vested in the rules, and this is one of the rules. And so, you don't know what that amount will be, at the moment, you apply for your preliminary plat.

Seth Perrins summarized, you're vested in the rules, not the price.

There was further discussion.

Vaughn Pickell **moved** to recommend approval to the Planning Commission and City Council the Title 15 Amendments, as presented, with the miscellaneous amendments and the flood damage prevention amendments.

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

CONCEPT REVIEW

Perez Townhomes

Jon Jensen from Davies Design Build is the applicant and was present at the meeting.

Mike Clark discussed the turnaround at lots 17 and 18. The current plan shows the turnaround going up and ending as a hammerhead on the south of unit 25. Also, the current plan has more units than there were before, there is not yet a utility plan, and ground water is an issue. There is a large pond or creek along units 12-18 and the water there is significant. So, to summarize, the issues from Engineering are groundwater and the hammerhead turnaround.

Chris Thompson asked if there will be basements with these units and Jon Jensen said no.

Mike Clark noted that the previous plans showed garages at the bottom, with a sump or pump, and then two stories from there.

Chris Thompson explained that it appears they'll need a sizable retaining wall south of lot 18.

Dave Anderson discussed his concerns from Planning. They must meet the 25' setback along the south and west property lines. Also, Dave does not like the idea that there will be front doors opening up to a masonry wall. That is not appealing. And, parking appears to be an issue. Those three things: setbacks, building orientation and parking, need additional thought.

Brandon Snyder said he'd also add that the need for dumpster enclosures. Also, this project is over 2 acres, so it doesn't meet the Infill Overlay standards. Therefore, they'd have to have a master planned development. The R-3 Zone doesn't allow this many units. Also, John Little has noted in his comments to make sure the fire turnaround is functional for fire trucks.

Seth Perrins asked to see the previously approved plans. The plans were brought up on screen.

John Little asked about parking within the development.

Brandon Snyder said, on the current concept, they have six additional guest parking spaces and then all the units have private driveways.

Seth Perrins said they purchased additional property, the triangle remnant we were concerned with before, and that's great. However, we've lost a lot of open space with this new proposal, and that isn't something we want to consider. Seth asked why we would want to go to this density and whether they are asking for a Zone Change.

Brandon Snyder said 26 units are allowed in the R-3 Zone, with a Master Planned Development.

There was further discussion regarding open space using the site on screen.

Seth Perrins asked for some feedback from Jon Jensen.

Jon Jensen thanked the DRC for the input. He wants to follow the zoning and other details so they'll reduce the number of units, give more open space, and create more parking. He added that his biggest stress is the hammerhead. Jon said they'll come up with some renderings to address the unit's elevations, and how you enter them. Jon appreciates the comments and has received good feedback.

Kelly Peterson added from Power that there are challenges in getting power to this project. The applicant has redlines, but they can get with Tom Cooper if needed.

Kelly Peterson **moved** to adjourn the meeting at 10:51 a.m. The motion **passed** all in favor

Adopted: June 15, 2020

Jessica Burdick
Building Inspection Division Secretary