

Adopted Minutes
Spanish Fork City Development Review Committee
September 30, 2020

Staff Members Present: Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Kelly Peterson, Electric Superintendent; Jake Theurer, Electric Superintendent; Tom Cooper, Electric Utility Planner; Vaughn Pickell, City Attorney; Jason Sant, Assistant City Attorney; Michael Clark, Staff Engineering; 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: David Adams, Levi Gifford, Scott Peterson.

Dave Anderson called the meeting to order at 10:02 a.m.

MINUTES

August 5, 2020

August 19, 2020

Kelly Peterson **moved** to approve the minutes from August 5 and August 19, 2020, with the recommended changes.

John Little **seconded** and the motion **passed** all in favor.

MINOR PLAT AMENDMENT

River Point Plat C

Brandon Snyder explained that this project is an amendment of lots 6 and 7. For lot 6, they want to widen the lot for a bigger building footprint. For lot 7, they want to address the interior side setback and change it to a 5-foot setback.

Mike Clark had nothing to discuss from Engineering.

David Adams explained that, while selling Plat A, people wanted a larger lot for a larger home. The building envelope on lot 6 was quite small. He feels this will result in an upper end neighborhood.

Dave Anderson asked about the debris and material on the site and when the debris will be moved from the site. Dave felt the development should look different by now.

David Adams said they'll get it cleaned up but they've been short staffed because everyone is busy. They have 3-4 weeks in the remediation of the entire site. He added that instead of doing one plat at time, they're doing the whole thing. But they'll have it cleaned and leveled out before any house is completed, probably by the end of the year.

Mike Clark noted Plats C and B need to be recorded together to avoid any issues at the County.

Kelly Peterson stated that if the applicant is changing lot sizes, we need to be sure the utilities end up close to the property lines.

Scott Peterson said he'll look into it and make sure it's all okay.

Dave Anderson asked if utilities will have to be relocated with this amendment.

Kelly Peterson stated that he doesn't think so, but we just want to be sure.

John Little **moved** to approve the River Pointe Plat C Minor Plat Amendment subject to the applicant meeting the City's zoning requirements and Construction Standards and address any redlines.

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

FINAL PLAT

River Point, Plat B

Brandon Snyder noted this plat has a portion of the property in the floodplain, which they're amending, so this shouldn't be recorded until that's approved.

Mike Clark noted his redline regarding the sewer lateral. There will be a lateral that will need to be redone, between lots 15 and 16. Also, they need to bring that area out of the floodplain by importing fill before the plat can be recorded.

John Little asked if the 60-foot from top of the bank is identified on the plat and Scott Peterson said it is.

Mike Clark asked that the 60-foot line be added the entire way, for clarity.

Dave Anderson asked about the status of the Conditional Letter of Map Revision.

Dave Adams said their next step is to raise the site an additional 4 feet. He noted that they've already raised it 5 feet and compacted it, so now the elevation is at footing level. With additional remediations, they have four feet more to go, and then they can submit the formal data for the FEMA map amendment.

Dave Anderson said until they have that conditional approval from FEMA, the City has an ordinance that doesn't permit alterations in a floodplain. He asked Mike Clark what the process and procedure is for amending a FEMA map to take land out of a floodplain.

Mike Clark said the analysis is done and submitted to FEMA and they issue a conditional letter that gives a permission for work to commence and the floodplain be modified. They have rules that say the floodplain can't be modified until that box has been checked and we have that ready to go. Then it can be filled to the level that they've approved in the CLOMR-F, then it's surveyed, the study is finalized, FEMA then sends a letter. They take the C off and it's called a LOMR-F and they say yes, you're ready to go, we'll update our maps. Mike said we can't allow any fill to happen until that CLOMR-F is given.

Dave Adams said they followed that exact process and have the preliminary report and are clear to fill it.

Dave Anderson said we want a copy of that FEMA approval, the CLOMR-F. We need that before this can be recorded. Dave discussed the floodplain and the setbacks. Some potential builders or buyers will want to do sheds, gazebos, pools etc. But in our mind, those are structures that can't be permitted in that area. He asked whether we need to have more dialogue regarding restrictions between building envelopes and the river.

Dave Adams asked what's allowed in the 60-foot setback. He said that other cities have allowed pools in the 60-foot setback area, not in the floodplain, but within that setback. Mr. Adams said he is conducting research on this issue and he can present that to the City, probably offline.

Dave Anderson noted it could just be our City ordinance. We do want the properties along the river to be enjoyed, but he's not comfortable going much further without our Floodplain Manager being in on the conversation. Dave noted that Jered Johnson will return next week so maybe we can meet Monday or Tuesday next week and have this on an agenda next week when we have a better understanding.

Dave Adams agreed.

Kelly Peterson said he needs a copy of the lots and layouts to review, since they've changed.

Dave Adams would like to get asphalt in before the freeze and asked whether he can continue with development.

Seth Perrins said Mr. Adams can do all the development but the asphalt which he couldn't do by Oct. 15 anyway, the deadline for asphalt.

Dave Anderson said, if we approve this next week, and the ground work is done, anyway we look at it, Mr. Adams should have a precon at the end of next week at the earliest anyway. Dave doesn't want to miss an opportunity to make sure we're on the same page on the setback issue. He suggests we continue this today with the idea that we'll do what we need to do to have this on agenda next week. Dave suggested they meet with Jered Johnson on Monday or Tuesday.

Seth Perrins **moved** to continue the River Point, Plat B, Final Plat.

John Little **seconded** and the motion **passed** all in favor.

Hall Industrial

Brandon Snyder noted this project is taking the existing Plat C and further subdividing it into two lots. The only comments are the completion of the existing improvements.

Mike Clark noted they just have some redline comments from Engineering.

Kelly Peterson noted there are just a few redlines from Power.

Scott Peterson said they have no questions.

Dave Anderson asked about the access to the lot and how that will work.

Scott Peterson said it'll be a common cross-access easement, paved drive, between lots 1 and 2 of Plat C.

Kelly Peterson **moved** to approve the Hall Industrial Final Plat subject to the applicant meeting the City's Construction standards and any redlines.

John Little **seconded** and the motion **passed** all in favor.

CONCEPT REVIEW

Ellis Rezone

Brandon Snyder discussed the property at 1025 East 400 North using the site on screen. He noted the property is zoned R-3 so there is an option for more units if the applicant uses the Infill Overlay. They are proposing 6 units. Brandon brought the plans up on screen and noted that he and Mike Clark discussed concerns with the parking spaces and access off of 1000 East, so close to the corner. Also, there is a need for the units to rotate so they align with the other units. Brandon also asked what the DRC wants to see along 400 North as far as enhanced architecture and fencing is concerned.

Levi Gifford said he has some questions about some comments he saw on Citizenserve regarding power. It is their intention to make this neighborhood feel updated, refreshed and nice, to add value. So, they'd like to take power underground if possible. Levi said, as to parking on 1000 East, they want to get some concepts redrawn and turn the units to have the parking all face north. He is aware of the issue on how to make it look appealing from 400 North, and he likes the look of multi-family with exteriors that look like one huge home. They'll hopefully give the appearance that it's not multi-family, but one or two huge nice homes.

Kelly Person noted the power deadheads overhead on 1000 East on the west side of the road. it feeds secondary into this area so he'll have to look at how that can be redone to fit.

There is also cable, tv, phone, and communication lines overhead along the front. The power will need to be redone to feed a multi-family development, but probably won't be anything major. Maybe rebuild some of the primary from other locations to get here, to support the load, but we can look at that. It's nothing that will be really expensive, just a few upgrades. Kelly suggested Levi Gifford meet with Jake Theurer and Tom Cooper on site to take a look and review what's there.

Mike Clark noted that utilities are there. The driveway is a concern, so he suggests turning the units in line with the others. The utilities would be run off of 400 North with services out in front, also the driveway widths need to be wide enough to meet our standards.

Dave Anderson asked about any dedications on 400 North or 1000 East. Mike said he doesn't think we'd need any, but on 1000 East we would need a sidewalk.

Dave Anderson appreciates the applicant trying to freshen up that corridor, that is sorely needed, so it's easy to support this type of townhome here.

Brandon Snyder noted the north property line will need a wall with no landscaping, but on the east side, we need to get some additional landscaping in there.

Seth Perrins thanked the applicant for their interest, that area does need some new work. He appreciates the concept plan, the details, architecture, and different materials. Having the power underground and the utilities cleaned up would be an enhancement. However, Seth is concerned that the unit count might be too high. He suggested maybe eliminating one unit. Also, more detail on the common landscaping area would be helpful. Seth also feels they need a few more parking spaces.

Levi Gifford thanked the DRC for the comments and time. They'll continue to modify their concept.

Dave Anderson said they should meet with the Power Department and then work with Brandon Snyder and Mike Clark on the design. Then the next step would be a Preliminary Plat and Zone Change whenever it's ready to go.

OTHER BUSINESS

Seth Perrins explained that he misses in person DRC Meetings and would like to meet in the High Chaparral, or in the Council Chambers. He asked for opinions and added that he agrees remote meetings for applicants are great, but he does miss meeting with staff.

Brandon Snyder feels we should identify the pros and cons for each forum.

Mike Clark likes the in-person meetings as they're more collaborative and more natural.

Kimberly Brenneman feels, for applicants, it's not too big of a request to come in person for approval.

John Little prefers in-person meetings too. He likes having the applicants come in and point and show what they're looking at in person.

Seth Perrins said he'll follow up with the City's IT guys. We're trying to get better mics and better speakers, but he'd like to have an in person meeting next week at the High Chaparral because masks would be required if we met in Council chambers.

Vaughn Pickell prefers the High Chaparral with no masks.

Seth Perrins **moved** to adjourn the meeting at 11:05 am. The motion **passed** all in favor.

Adopted: October 28, 2020

Jessica Burdick
Building Inspection Division Secretary