

Adopted Minutes
Spanish Fork City Development Review Committee
November 18, 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; 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: Krista Fuhrman, Scott Peterson, Brain Brown, Josh Anderson, Brain Gabler, Brad Morgan, Scott Dimmick, Sidney Allsop, Cody Winterton, Kevin Olson

Dave Anderson called the meeting to order at 10:00 a.m.

MINUTES

November 11, 2020

Jered Johnson **moved** to approve the minutes from November 11, 2020.

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

FINAL PLAT

Anela Townhomes, Plat B

Dave Anderson told Scott Peterson he's grateful that Visionary Homes has been communicating with the property owners to the south regarding improvements and the retaining wall that will be placed along their shared property line. Dave requested that whatever the two parties discuss be placed on the plans so the City is in the loop too.

John Little informed the applicant that if the retaining wall is over 4 feet it will need a building permit.

Mike Clark noted there will not be basements so land drains are no longer required.

Brandon Snyder reminded them of improvements that will need to be done.

Kelly Peterson said there are still outstanding redlines from power, and they need to get fees figured.

There were no other issues discussed.

Jered Johnson **moved** to approve the Anela Townhomes Plat B Final Plat with the recommendations of the findings and conditions in the staff report, and subject to any slope issues to the South be addressed, and subject to the retaining wall being approved by the Building Department if it is over 4 feet high.

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

MINOR PLAT AMENDMENT

East Meadows

Krista Fuhriman was present. Dave Anderson thanked her for the lot configuration.

Brandon Snyder noted there are a few redlines outstanding, and the east stem of the property needs to be addressed with the adjoining property owner.

Kris Fuhriman explained that the owners will install a masonry wall along the back of the property.

Mike Clark had some redlines on the water meters, but they have been worked out.

Dave Anderson asked about the flag lot to the East.

Kris Fuhriman explained that they're doing a land swap so that will be absorbed by the main parcel.

Kelly Peterson said they're concerned about supplying power to this lot and the applicants will have to work with Tom Cooper to get a design and power to this lot.

John Little asked about access restrictions off of 750 South. Jered Johnson said there will be a masonry wall and no gate allowed there. Brandon Snyder suggested that be a note on the plat.

There was discussion regarding the driveway and curbing on both sides. Dave Anderson said they'll just consider this a shared driveway.

Seth Perrins asked about the property owned by Greenfield Properties along the north side of East Meadows. That property line goes from 2000 East to the back end of this project and there is no curb and gutter along it. Seth Perrins asked how the City is going to get curb and gutter up to this development.

Jered Johnson said they're working on it. It could be several years, unless the property to the North develops sooner. Jered Johnson added that it shouldn't show Greenfield as the owner. There was further discussion.

Jered Johnson **moved** to approve the East Meadows Minor Plat Amendment with the recommendation that the findings and conditions in the staff report are met; subject to the applicant addressing Mike Clark's redlines regarding the north boundary line; subject to a masonry wall being constructed along the north boundary line of lot 2; subject to a note on the plat that no access is allowed to 750 South; subject to the applicant working with the Power Department to get the design of the electrical improvements completed.

Kelly Peterson **seconded**, and there was discussion on the motion.

Dave Anderson discussed the masonry wall and explained that this applicant is responsible to install the wall along only their property line. They'll just provide the wall along their property line.

Jered Johnson clarified that's what he meant in his motion.

The motion **passed** all in favor.

ZONE CHANGE

338 East Duplex

Dave Anderson discussed this property and explained that the Planning Commission has no concerns with a duplex being built here, especially since this project looks like a single-family home. Therefore, Dave Anderson said he is comfortable with this property being developed with a duplex, as long as it does look less like a duplex, and more like a large, single-family home. It should be designed a bit differently and should fit in with the existing homes around it.

Kevin Olson understood and added they'll look into that. Maybe do something so that they won't have two front garage doors facing the front.

Kelly Peterson discussed the concern of the power line on the east boundary of the lot. The applicant's plans show only a 12-foot clearance from the center of the poles, but it should be 19 feet. Also, if there's any secondary power above this lot, that will have to be re-routed.

Kevin Olson understood. He believes they will have the 19-foot clearance on the east side and they can shift the side setbacks and the house if needed.

Dave Anderson noted that the power issues will be dealt with at the building permit stage.

John Little asked about a masonry wall requirement, but Brandon Snyder noted that is not required here.

Kevin Olson's plan is to install a vinyl fence, and Dave Anderson feels that's appropriate.

Mike Clark had no issues from Engineering. All utilities are in the street.

John Little **moved** to recommend the 338 East Duplex Zone Change from R-1-6 to R3 with Infill Overlay, be approved, with the finding that the applicants do meet the Infill Overlay conditions; subject to the applicant working with the Planning Commission on the design of the home; and subject to the applicant designing the project so it maintains the 19-foot clearance from the power lines on the east side of the property.

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

ZONE CHANGE AND PRELIMINARY PLAT

Vista View

Dave Anderson noted the properties here were part of a General Plan Amendment approved by the Planning Commission and City Council this year in anticipation for a project like this one being brought forward.

Brad Morgan said they reworked the project and are now ready for approval. He explained they have a very thorough packet with 3D renderings. These units are for sale products. There are two-bedroom and three-bedroom units. Regarding the ditch, the applicant explained he met with the ditch company on site and the ditch layout will change a bit from what's shown on the plans, but they feel like this is pretty dialed in.

There were no questions from City staff.

Dave Anderson feels, from a Community Development standpoint, and from the redlines provided, we're comfortable with this moving forward.

Mike Clark said he does have a lot of redlines, but we're looking good for a Preliminary Plat. The traffic study is a big issue and a signal also but they'll work through those issues.

Dave Anderson said Canyon Gate is going to make adjustments to their Site Plan in the future. He feels it would make things easier for everyone if Brad Morgan would work with the Canyon Gate owner to work out where the road connection will tie into their project.

Brad Morgan said he will do so.

Seth Perrins stated that the Canyon Gate developer wanted only one connection, but this plan shows two connections.

Brad Morgan said it's more of an alleyway than a street. They can do away with it and do just landscaping if Canyon Gate isn't happy with it.

Seth Perrins feels cross access is great and it would benefit both owners so hopefully it does work for everyone.

Brad Morgan then described the phasing of the project. The amenities like the club house and tot lots are planned for Phase 4, but they can move it up to the 3rd phase if needed. They're not a part of Phase 1 because it's just so expensive. Phase 3 or 4 allows them to get

residents in and get enough residents to offset the cost the amenities bring, also the residents HOA fees remain low at first.

Dave Anderson feels moving the splash pad and the clubhouse to Phase 3 would be best.

Seth Perrins asked about the road work and how much of it is MAG related.

Jered Johnson explained the north side of the roundabout is development funded, the roundabout, south side of 920 South and the connection between the roundabout and Canyon Road are MAG funded. Jered Johnson added that the MAG funds aren't available until 2023, so MAG will pay us back according to an agreement we have. Also, UDOT has ordered a study for the signal on Canyon Road. If it's not warranted now, the City might have to put it in, but we don't have funds for that. With the development, it would be warranted, but right now Jered Johnson isn't sure.

Seth Perrins noted this is complex and the heavy upfront financial burden infrastructure is accurate. Seth Perrins would normally want the amenities in the first phase, but he completely understands the issues and he is supportive as proposed. He would like a development agreement to show the amenities won't get pushed out further and further. Seth Perrins wants to be sure those amenities are put in.

Dave Anderson said the Phasing Plan becomes the bible for the development. So, before we give a Certificate of Occupancy to any unit in Phase 3, the club house and splash pad must be built. The phasing plan is our tool to make sure things get done when they need to get done.

Brad Morgan said they could do a cash bond for the amenities package for Phase 3.

Dave Anderson agreed. We would address that with the actual Phase 3 Final Plat.

Jered Johnson suggested that we enter into a Development Agreement on 920 South 2300 East and the roundabout.

Seth Perrins agreed that would be appropriate.

Vaughn Pickell agreed.

Dave Anderson agreed and he summarized the issues discussed. There are outstanding redlines, but they're seeking approval for a Zone Change for the east portion from C2 to R4

and that the remaining portion, to the north, go from UVC to C2. Dave Anderson stated he likes how the buildings are set back and being able to connect this project to the commercial uses next door. We're fortunate that this is set up so well for multi-family use here. Dave Anderson thinks it'll be easy to navigate and he hopes it comes together as described. It will be good for the community.

Seth Perrins noted this is a change to the zone but not the General Plan. Seth Perrins appreciates that. This area was zoned Urban Village for a decade, so it's a good time to consider a different zone. The applicants have spent a lot of time with a lot of back and forth on this.

Seth Perrins **moved** to recommend the Zone Change for Vista View from UVC and R3 to the R4 zone and that we recommend approval of the Preliminary Plat with 176 residential units.

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

Jered Johnson **moved** to recommend approval of the Zone Change for the Vista View from UVC and R3 to the C2 and R4 zones and that we recommend approval of the Preliminary Plat and its 176 residential units; subject to the applicant entering into a development agreement for the improvements for the roads; subject that, if the UDOT study doesn't warrant a signal at 2300 east now, the applicant provides a traffic study defining when the signal will be warranted; subject to the applicant adjusting the access or work with the developer to the East to make sure the accesses work.

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

ANNEXATION

Rindlisbacher Annexation

Dave Anderson noted there's no development proposal on this, we'll just be annexing the property and zoning it RR.

Kelly Peterson said this property has no SESD customers as proposed, but there are SESD facilities along the east property line. With our current lawsuit, Kelly Peterson isn't sure how we'll deal with that.

Seth Perrins suggested the City get all the land owners in this area in a meeting and talk with them about annexing now. With discussions currently happening now with SEDS, there's a possibility any SEDS issues will be taken care of with one or two giant steps made by both sides, this includes current residents. Seth Perrins feels we should annex the entire area now. We can study this now, but really, we need to look at the greater area.

Vaughn Pickell stated the other residents would have to join in the petition.

Dave Anderson agreed and explained that this annexation is already under study, this is the tail end of the annexation. However, Dave Anderson agrees with Seth Perrins. The City does need to meet with all the residents in the area. Dave Anderson said he will talk with a member of the City Council to see if he can facilitate the group meeting.

Kelly Peterson agreed.

Seth Perrins moved to recommend the proposed Rindlisbacher Annexation be approved with the Rural Residential zoning designation, based on the findings identified in the staff report.

Vaughn Pickell seconded and the motion passed all in favor.

Seth Perrins added he feels having the entire area annex is an important next step for the City.

TITLE 15 AMENDMENTS

Title 15 Amendments

Dave Anderson explained that the Planning Commission and City Council are concerned with density in our Master Planned Developments. The Planning Commission has looked at some developments and found that a tool within Master Planned Developments allows developers to have lot configurations that allows for the average lot size to be just shy or under the average required in the relative zone. The Planning Commission feels comfortable making some changes to the density parameters to the Master Planned Development ordinance. First, the base density has decreased, as has the homes per 100 acres table. The other proposed change is simply to use those units per acre, that density number for purposes of calculation what the maximum could be and clarifying that the applicant can't have an average lot size less than the lot size required in a particular zoning

district. Dave Anderson continued discussing the Title 15 Amendments using the document on screen.

Seth Perrins feels these adjustments fit the tone and desire expressed by our City Council. This is a good direction.

John Little **moved** to recommend approval of the Title 15 Amendments.

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

GENERAL PLAN AMENDMENTS

Land Use element and Del Monte Road Area

Using the document on screen, Dave Anderson went over some proposed changes to the text of the General Plan regarding density.

There was discussion regarding the designation Estate Density. Seth Perrins feels that term implies something more than what is meant.

Dave Anderson explained that typically cities use the term, “very low density residential.” He welcomes any input on that.

Dave Anderson continued discussing the document on screen. He discussed several options for the General Plan designation of the Del Monte area.

Seth Perrins said the City Council’s direction on this isn’t to change the General Plan now, but to study it and consider it for possible change. Dave Anderson agreed.

CONCEPT REVIEW

Lennar

Dave Anderson noted there are concerns about multi-family housing on this property, mostly related to traffic. Dave Anderson feels it’s important that we get a connection between Old Mill Estates and this project. We want connectivity for inner neighborhood traffic. But, we don't want people cutting through to get from Del Monte to Old Mill or vice

versa. So, Dave Anderson suggested a median to narrow the roads. Dave Anderson noted he feels there are areas within the development that need to lose a few units.

Jered Johnson noted he lives in the area.

Seth Perrins feels we might be getting ahead of ourselves with this project. The General Plan Amendment is underway, the Council will consider that. Seth Perrins feels Dave Anderson's suggestion of the median in the road is a good suggestion. But the neighbors in Old Mill are concerned about traffic coming in. But that last single-family lot, with the median in place could have a problem. Seth Perrins also discussed the canal and asked how that will get treated. Will flooding be a problem? Should it be placed in a road?

Jered Johnson discussed road crossing and safety for children. He asked about sidewalks and safe walking routes.

There was discussion regarding road improvements on screen.

Mike Clark discussed some driveways and angles that are concerning and the connectivity to neighborhoods.

Jered Johnson feels the canal is a concern and we'd need to look into the potential of this flooding like it did years ago.

Vaughn Pickell pointed out there are some units within the canal easement, and he agrees with Seth that the canal be put within a road.

Seth Perrins feels the overall unit count might be too high to get things to fit and fit driveways.

Brandon Snyder said it would be helpful to see the elevations of the buildings and any open space and amenities.

Seth Perrins feels the General Plan discussion needs to be resolved with the Planning Commission and City Council before this project goes forward.

Jered Johnson agreed. Also, the canal issues and the north east corner density needs to be addressed.

The applicant thanked the DRC for the input. He stated that he's had positive meetings with the neighborhood. The neighbors shared their concerns and they designed this plan to address those. The residents want a buffer zone between their neighborhood and this higher density project.

Vaughn Pickell **moved** to adjourn the meeting at 12:02 pm. The motion **passed** all in favor.

Adopted: January 6, 2021

Jessica Burdick
Building Inspection Division Secretary