

Adopted Minutes
Spanish Fork City Development Review Committee
January 6, 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; Tom Cooper, Electric Utility Planner; Vaughn Pickell, 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: Dean Ingram, Scott Peterson.

Chris Thompson called the meeting to order at 10:05 a.m.

MINUTES

October 14, 2020

October 28, 2020

November 18, 2020

Kelly Peterson **moved** to approve the minutes from October 14, October 28 and November 18, 2020.

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

FINAL PLAT

The Ridge, Phase 6

Mike Clark had no issues from Engineering.

There was discussion regarding hydroseed vs. sod, to which Jesse Brimhall responded stating they are installing sod only so he's not sure where the idea of hydroseed came from.

Kelly Peterson noted they have the electrical designs and have been working with them, but the fees are not in yet because of the holidays. It'll be a week or so before it's ready for a precon meeting.

Vaughn Pickell **moved** to approve The Ridge, Phase 6, Final Plat subject to the conditions and findings in the staff reporter and subject to all the landscaping being sod.

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

The Ridge, Phase 7

Brandon Snyder addressed the phasing plan. It shows a driveway or two being done in a different phase. Brandon feels the phasing plan should be adjusted to show that the entire driveways will be done with each phase.

Jesse Brimhall said the end units of these buildings are the same as in phase 2, but the middle units are different. There is a width difference.

Chris Thompson agreed with Brandon that phase 7 needs to show that the entire driveways will be done in those phases. Chris also feels that we need to soften edges on the parking, otherwise people will drive over the corners. He suggested Jesse give a good radius in and out and mimic that with the sidewalk. He feels that will be easier to manipulate with parallel parking.

Mike Clark had nothing to discuss from Engineering.

Dave Anderson asked about the sports park and fencing and Jesse Brimhall said there will be no fencing, it will be open.

Kelly Peterson discussed the same issues as with Phase 6. The fees need to be done before precon.

Kelly Peterson **moved** to approve The Ridge, Phase 7, Final Plat, subject to the applicant meeting all the conditions in the staff report, subject to the applicant working with the power department on the final drawings and fees, subject to the applicant installing sod as landscaping and subject to the applicant softening the edges on parallel parking.

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

Arive Del Monte Townhomes

Brandon Snyder had no comments from Planning.

Dave Anderson asked about the CC&R's and whether unit owners will be allowed to rent out their units.

Dean Ingram explained that a certain percentage of rentals is allowed. It's a difficult situation. You have to be careful because someone might have to move and not be able to sell, so they'll have to rent out their unit.

Dave Anderson asked what that percentage is, but Dean Ingram said he's not sure, maybe 10%. However, that could change in the future, so maybe 20%. Dean discussed another development similar to this and there is a 20% rental percentage, and there are no issues there.

Seth Perrins noted that HOAs can adjust their rules so we should set a standard today, and if it needs to be adjusted, there's an HOA legal process they can follow to adjust that. Seth explained that local residents want more owner-occupied units, rather than rentals.

Dean Ingram agreed.

Dave Anderson agreed and feels that the rental issue is a second-generation issue. It won't be an issue for a number of years. He further stated that he understands all the reasons someone would rent. He just wonders if there was a financial issue as there is for condos. But there is not. He asked for opinions.

Seth Perrins suggested we start high and let the HOA adjust it later. We could say that the owner rate is 80%. Seth said he could reach out to an acquaintance who is the president of an HOA and ask her what their percentage is of owner occupied. Seth reiterated that local residents don't want a lot of rentals, if there are not financial incentives.

Dean Ingram said there will be people who will want to rent their units out because it can be a good thing, financially, for the owners.

There was further discussion.

Seth Perrins feels the CC&Rs should say there's a limit and it is what it is. Maybe owners can't have a rental there.

Dave Anderson feels that 50% is the bottom threshold, but he likes Seth's suggestion of asking the HOA president how many they have that are rentals. Seth Perrins said he'd ask her.

Dave stated he'd like to see it 75-80% be owner occupied. Seth agreed. It will create an economy within the HOA, but it preserves some of their issues of the neighboring residences. Seth said he is comfortable suggesting 80%/20% but he'd like to do a little research.

Dean Ingram asked whether we can approve this with the minimum 80/20%. He wasn't going to ask for any more than 75% anyway. He agrees HOAs end up running themselves.

Vaughn Pickell said this would be just a rule in the CC&Rs, it's not a city's standard. If the HOA wants to change it in the future, they may.

Mike Clark had nothing form Engineering, other than Del Monte Road needs to be widened and striped. They'll red curb Del Monte on the west side too.

Chris Thompson feels we should red curb the east side too.

Mike Clark noted that there isn't room to park there anyway, but we can red curb it.

Kelly Peterson explained that the electrical drawings were submitted at the end of December and because of the holidays they're still reviewing it and getting the fees together.

Seth Perrins stated he is excited for what's coming with this project. This will be an upgrade to the site from what it is today. The road width, sidewalks, trail, these amenities that will be added are needed on this road. He's excited and recognizes the concerns by the neighboring property owners, but the quality looks like it'll be a great project.

Dean Ingram agreed that it will be an upgrade for the whole area. He added that safety will be upgraded by this project too.

Kelly Peterson **moved** to approve the Del Monte townhomes with the conditions in the staff report, and subject to the applicant working with the electrical department to finish their final drawings and fees.

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

CONCEPT REVIEW

Mill Road Roundabout

Byron Haslam explained we have just 30% plans for initial comments. He discussed the plans on screen and noted that the landscaping will match 400 North, with a water wheel at the center.

Mike Clark said the turning radius north onto Mill Road looks tight. Also, the owner at 974 West is concerned about being able to back in trailers and people parking in front of his house, so we'll want to remove the median to his east property line.

Byron Haslam said they'll do an auto turn on Mill Road to see if it will work.

There was further discussion using the stie on screen. Byron Haslam said they'll be meeting with the neighboring property owners soon.

Seth Perrins asked about the dedicated right lane off of 1100 South. He feels that consumes a lot of property from ALA and wonders if traffic counts dictate that dedicated right lane.

Byron Haslam said the study has shown the dedicated right lane is required.

Seth Perrins feels there's too much room from the dedicated right for someone to decide to just join the roundabout. To which Mike Clark suggested we extend the island there.

Chris Thompson stated there will be a yield sign there and striping to the dedicated right. But he added that maybe we're adding complexity that doesn't need to be there.

Seth Perrins agreed and suggested we look into it a little more. Byron said he'll re-read the traffic study.

Dave Anderson stated that the neighbors don't want people to feel this is a congested area so he sees value in separating traffic that's trying to go south on Mill Road, and traffic that wants to go north bound and making it easy for them.

Chris Thompson suggested that if it doesn't work, we'd have to remove the dedicated right turn.

There was brief discussion regarding the water feature of a water wheel in the center.

Kelly Peterson noted there is an overhead power line in the path of this roundabout. It is a 600-amp primary circuit. He asked what should be done with it.

Tom Cooper discussed the location of the line using the site on screen. He feels we should build it once, put it underground now, do it right the first time. Chris Thompson told Byron to proceed that way.

Kelly Peterson stated we'd need an auto turn for this then, so they can design it. There was further discussion regarding budget and timeline.

Vaughn Pickell **moved** to adjourn the meeting at 10:50 a.m. All in favor.

Adopted: March 3, 2021

Jessica Burdick
Building Inspection Division Secretary