

**Adopted Minutes
Development Review Committee
September 24, 2003**

The meeting was called to order at 10:10 a.m. by Emil Pierson.

Staff Members Present: Emil Pierson, Planning Director; David A. Oyler, City Manager; S. Junior Baker, City Attorney; Richard Nielson, Assistant Public Works Director; Kelly Peterson, Electric Journey Lineworker; Marvin Banks, Public Works Superintendent; Keith Broadhead, Public Works Inspector; Carl Johnston, Public Safety Lieutenant; Bart Morrill, Parks and Recreation Maintenance Supervisor; Shawn Beecher, GIS Specialist; and Connie Swain, Deputy Recorder.

Citizens Present: Greg Magleby, *LEI Consulting Engineers*, Mike Stewart, *Fieldstone Homes*, Steven Maddox, *Davencourt*.

Davencourt

Mr. Pierson said Davencourt Plat C was approved on May 7, 2003 but has since expired.

Mr. Maddox said there were several delays and they will start laying asphalt this Friday.

Mr. Baker made a **motion** to approve Davencourt Plat C. Mr. Nielson **seconded**, and the motion **passed** with a unanimous vote.

10:20 am - David Oyler Arrived

Fieldstone Partners Annexation & General Plan Map Amendment Request

Mr. Stewart presented an annexation and proposed use package to the Development Review Committee members prepared by Fieldstone Partners, LLC.

Mr. Pierson said Dick Devano, owner of the property to the northeast of the annexation, will sign the petition if his property is zoned R-R.

Mr. Stewart reviewed the annexation packet and the list of petitioners who have signed. He said Bradfords live out of State and were sent a certified notice and he has received no contact from them. At this point the petitioners who have signed represent 84% of the property. Mr. Stewart also reviewed Fieldstone Partners request for the General Plan Amendment.

Mr. Pierson reviewed the density bonus plan for the development.

Mr. Stewart continued to review the annexation packet concerning building design, zoning, trail head and park design.

Mr. Oyler asked if the park area is part of the density calculations.

Mr. Stewart said yes the park is part of the density calculations. He is working with Dale Robinson to determine the best use of the park area.

Mr. Pierson said the developer is allowed density bonuses in several areas. There can be multiple miscellaneous calculations.

Mr. Oyler asked for the areas used in calculating bonuses and what the ordinance allows.

Mr. Pierson said the trail along the river, dedicating the land, and offering to build a pavilion should receive a substantial density bonus.

10:25 am - Marvin Banks Arrived

Mr. Nielson reviewed the future roadway and bridge across the river.

Mr. Baker said since the Planning Commission and the City Council will review the density bonuses, the Development Review Committee should also review the calculations.

Mr. Oyler asked Mr. Baker if the density bonus requirements should be tied to the annexation.

Mr. Baker said he had anticipated the density bonuses would be tied to the annexation.

Mr. Pierson agreed with Mr. Baker.

Mr. Oyler said before beginning the density bonus calculation discussion the committee should review the proposed zoning text amendments.

Zoning Text Amendment

Density Calculations for Schools, Churches, and Roads

Mr. Pierson reviewed the recent Master Development Plans and the density bonuses allowed. He covered the reduction in the units allowed if you remove the calculations for roads, churches, and schools.

A discussion took place concerning the concept of removing roads from the calculations.

Mr. Magleby said removing roads from the density calculations encourages developers to have fewer roads, odd shaped lots, and narrow frontages on lots.

Mr. Stewart said if a developer sales a portion of the property to a church or school they should not get a density bonus for that area unless the developer donates the land to a church or school.

10:55 - Marvin Banks left the meeting

The recommended change states “Churches, schools, and similar uses may not be counted in the total acreage and the density calculations.”

Performance Standard for Parking

Mr. Pierson reviewed the proposed changes to the zoning text to require garages with apartments in place of covered parking.

Mr. Nielson said residents will use the garage as storage and there will be more cars parked on the street.

Lt. Johnson asked for the increase in rent for apartments with garages.

Mr. Magleby said rents will increase approximately \$30-50 per month.

Mr. Baker said we should try requiring a minimum of one garage per unit and reconsider the change if problems arise.

Mr. Oyler said requiring an attached garage may be too restrictive.

Minimum Lot Width Size

Mr. Baker said the width size should be at least 60 feet.

Mr. Peterson and Mr. Nielson agreed.

Mr. Pierson said a 50-foot lot width size with 5-foot sideyard can accommodate a full size home.

Mr. Stewart and Mr. Magleby agreed with Mr. Pierson. A minimum 50 foot lot width size is needed to encourage a variety of lot sizes.

Mr. Nielson said he would not buy a home with a 5-foot sideyard.

11:15 am - David Oyler left the meeting

Mr. Baker made a **motion** to recommend changes to the Zoning Text as presented. Mr. Johnston **seconded**, and the motion **passed** with a unanimous vote.

Return to - Fieldstone Partners Annexation & General Plan Map Amendment Request

Mr. Stewart began reviewing the density bonus plan for the Fieldstone Property including trails

according to the trail standards, in phase one build a park pavilion in the new sports park matching the veteran's pavilion, a parking lot near the trail head in the sports park, and a trail head with a parking lot within the development.

Mr. Oyler asked if we need two trail heads within two blocks of each other.

Mr. Nielson said the road to the future bridge will be built when there is a need and funds are available.

Mr. Stewart said funds are available from Fieldstone Partners, LLC for improvements and they need guidance from the city concerning the best use of the funds.

Mr. Oyler said the road is more critical than the parking lot. Installation of water and pressurized irrigation utilities, design of the power, and dealing with the irrigation ditch must be completed along with the construction of the road to the future bridge.

Mr. Stewart determined the costs of paving the road with curb and gutter on one side will be similar to the cost of the parking lot. He continued reviewing the density bonus plan including open space, roof pitch, and bridge participation.

Mr. Oyler said the bonuses need to be supported by equity.

Mr. Baker said the value to the city for an improvement may not be based solely on cost to the developer. He said the bridge will be of great value to the city.

Mr. Oyler said the bridge will be of value when it goes somewhere.

Mr. Baker said in the future the bridge will go somewhere.

Mr. Stewart said the bonus received needs to be high enough to justify the money spent. The trail head will consist of parking, a restroom, and horse access to the trail.

Mr. Baker made a **motion** to recommend to the Planning Commission to proceed with the Fieldstone Annexation request subject to the following conditions:

1. The Development Review Committee review any conditions recommended with the annexation and,
2. The density bonuses are approved as presented with the exception of phase 1 and 2 parking lots in exchange for the roadway from Volunteer Dr. to the river.

Mr. Johnston **seconded**, and the motion **passed** with a unanimous vote.

Mr. Baker made a **motion** to recommend the General Plan amendment as presented. Mr. Johnston **seconded**, and the motion **passed** with a unanimous vote.

Findings: Mr. Baker finds the mixed use development is consistent with the General Plan and the adjustments to the General Plan extend to the areas as shown on Fieldstone Homes General Plan

Amendment map in the packet. Also, that when the area is developed there is a concept plan allowing for utilities to be extended.

General Plan Map Amendments - Ted Livingston - Trail System

Mr. Pierson said he studied trails in other cities. He had examples from Draper City, Sandy City, Lehi City, Lindon City, and Mapleton. Lindon City has trails on one side of the road and a sidewalk on the other side of the road. Draper City has dirt or mulch trails along the roadways. Sandy City has trails within 30 feet of adjacent homes with no problems (flies or smell).

Mr. Pierson recommended having the engineering department stripe a bike lane and deny the request for additional trails including horse trails.

Mr. Johnston made a **motion** that a horse trail would be improper use of funds. Mr. Peterson **seconded**, and the motion **passed** with a unanimous vote.

Mr. Oyler said either stripe the bike trail lanes or remove them from the trail plan.

Adjournment

Mr. Nielson made a **motion** to adjourn. Mr. Banks **seconded**, and the motion **passed** with a unanimous vote. The meeting adjourned at 12:42 pm.