

**Adopted Minutes
Development Review Committee
August 27, 2003**

The meeting was called to order at 10:10 a.m. by Richard Heap.

Staff Members Present: Richard J. Heap, City Engineer/Public Works Director; Emil Pierson, Planning Director; David Oyler, City Manager; S. Junior Baker, City Attorney; Richard Nielson, Assistant Public Works Director; Marvin Banks, Public Works Superintendent; Keith Broadhead, Public Works Inspector; Ryan Baum, Public Works Inspector; Dee Rosenbaum, Public Safety Director; Shawn Beecher, GIS Specialist; and Connie Swain, Deputy Recorder.

Representatives Present: Victor Hansen, *Spanish Vista*, David Adams, *Spanish Vista*, Kent Jensen, *Spanish Fork Business Park*, Kent Sorensen, *Spanish Fork Business Park*, Bruce Hall, *Quail Hollow*, John Smiley, *Quail Hollow*.

Minutes

Mr. Baker made a **motion** to approve the July 30, 2003 minutes of the Development Review Committee meeting as presented. Mr. Banks **seconded**, and the motion **passed** with a unanimous vote.

Quail Hollow on the River - Arrowhead Trail Road and Del Monte Road

Mr. Pierson said the Quail Hollow on the River Subdivision is located at Arrowhead Trail Road and Del Monte Road and consists of 36 lots. The first 12 lots will contain townhomes and the remaining lots will be single family homes.

Mr. Baker said an easement will be required for the temporary emergency access to the east of the development with a stipulation indicating the easement will be abandoned when an additional access to the subdivision is completed.

Mr. Hall would prefer to show the emergency access with the recording of the plat.

Mr. Baker said the road will need to be dedicated to protect the temporary emergency access from foreclosure.

Mr. Nielson said a record of the stream alteration permit from the State will need to be provided to the city along with a letter stating the wetlands are non-jurisdictional.

Mr. Smiley said a representative of the State told him the permit was mailed on Friday.

Mr. Nielson said he understood the improvements along Arrowhead Trail will be completed with the last phase of the development.

Mr. Pierson said he understood the Arrowhead Trail curb contained in phase one would be installed now.

Mr. Pierson reviewed the minutes of previous City Council and Development Review Committee meetings. The minutes stated the masonry wall was to be installed now along Arrowhead Trail Road in front of the lots contained in phase one. The curb was not mentioned.

Mr. Oyler asked Mr. Smiley if there will be safety issues at the intersection of Arrowhead Trail and Del Monte Road.

Mr. Smiley and Mr. Hall said if safety issues arise at the intersection before the last phase of the development in started they will install the road improvements early.

Mr. Nielson said the right-of-way fencing should remain in place.

Mr. Smiley said UDOT have given them permission to remove the right-of-way fencing as the masonry wall is installed.

Mr. Nielson made a **motion** to approve the Quail Hollow on the River Subdivision on the following condition(s):

1. Provide proof of the stream alteration permit from the State;
2. Provide a letter stating the wetlands are non-jurisdictional, and
3. Provide an easement for the temporary emergency access to the East of the property.

Mr. Pierson **seconded**, and the motion **passed** unanimously.

Spanish Fork Business Center Lot 4 - 1950 North Chappel Dr.

Mr. Pierson said this is a request to amend the site plans to allow access and to bring in utilities. Mr. Pierson said the building, parking lot, and landscaping are complete and meet the Development Standards.

Mr. Sorensen said there is not enough room to install asphalt behind the building and asked if gravel would suffice.

Mr. Pierson said gravel with sterilization could be used as long as the weeds are kept down and water is to be contained on the property.

Mr. Pierson made a **motion** to approve the Spanish Fork Business Center Design Review Site Plan as shown. Mr. Nielson **seconded**, and the motion **passed** unanimously.

10:30 - Dee Rosenbaum arrived

Spanish Vista Rezone and Subdivision

Mr. Adams said the Spanish Vista Subdivision consists of 366 units and is located from 1700 East to 1200 East and from Canyon Road to 1400 South. He reviewed the proposed layout and the appearance of the property containing single family homes, condominiums, and 12 unit apartment complexes. Mr. Adams said they would like to donate a portion of the property containing an existing structure to the city. He has been involved with the Esther Ridge Subdivision which is nearing completion and would like to start building in Spanish Vista in

April 2004. Mr. Adams also said they are prepared to complete the offsite storm drain system to the river. There will also be a storm drain basin located on the portion of the property to be purchased by the LDS church.

Mr. Nielson said the church has agreed to maintain the surface of the drainage area and the city will maintain the underground piping.

Mr. Oyler asked concerning the location of city storm drain on private property.

Mr. Heap said it can and has been done in the past, however, an easement is required.

Mr. Baker said the storm drain area is large and will be expensive to water.

Mr. Adams suggested converting the storm drain area to an additional parking lot. The area would be accessed by a descending ramp and would be paved.

Mr. Nielson said a sump would be required.

Mr. Oyler said a storm drain should not be considered an amenity. It is required as part of the development standards.

Mr. Adams said it should be considered since they are spending \$350,000 to comply with the requirement by extending the storm drain to the river.

10:55 - Jeff Foster arrived

Mr. Oyler advised Mr. Adams that available parking in the development may become an issue.

Mr. Foster said utility easements are too narrow. He would like to have a clear 10-foot easement on one side of each property line. A discussion took place. It was determined the setbacks for each detached building side yards are to be 10 feet on one side and 6 feet on the other side allowing for one 10 foot utility easement.

Mr. Oyler asked Mr. Foster if he had a location for the future distribution substation.

Mr. Foster said discussions have taken place concerning the location of the future distribution substation, however, no decision has been made.

Mr. Oyler suggested a site be determined before more properties in the area develop.

11:40 - Mr. Heap excused himself

Mr. Pierson reviewed the density calculations and made several adjustments. With the adjustments the development can still be approved for 368 units.

Mr. Oyler opened a discussion concerning the time frame for lifting the utility restriction. A bond for the storm drain will need to be posted. The storm drain design will need to be approved and right-of-ways will need to be acquired.

Mr. Pierson said the storm drain will need to be completed within 120 days of the posting of the bond.

Mr. Oyler said the time limit could be negotiated when the bond is posted with a stipulation if the storm drain is not complete and functional within the time limit the bond will be exercised.

Mr. Pierson said he would prefer townhomes over the condo complex. He asked for opinions from the committee.

Chief Rosenbaum said in other apartment complexes in the city there are many complaints and problems received by the police department. However, in the townhome areas there are fewer problems. If the condos are owner occupied there may not be problems.

Mr. Oyler said the covenants, codes, and restrictions for the condos could restrict the number of units which could be rented out.

Mr. Adams asked if plats from other developers could be required to receive approval from Hubble Homes.

Mr. Baker said the city could not require plats to receive approval from Hubble Homes.

Mr. Heap said the city can restrict plats until the storm drain bond is posted.

Mr. Baker said prorated storm drain fees could be required before approval of any new plats. The discussion continued and no decision was made concerning the approval of additional plats.

Mr. Nielson said the road width in the development is shown as 60 feet, however, the roadway passing through the development will need to be 66 feet.

Mr. Oyler said the area designated to be donated to the city cannot be shown as “public space” since the city has not determined the use and it may not be a public area.

Mr. Pierson asked for a concrete floor in the existing structure on the area to be donated to the city.

Mr. Adams said it would be costly to put concrete in the structure. It was determined concrete should not be required.

Mr. Pierson made a **motion** to approve the ESAD Investment’s rezone request for the Spanish Vista property located from 1700 East to 2300 East and Canyon Road to 1400 South. The property is to be rezoned from Rural Residential (R-R) to Standard Urban Residential (R-1-9) and Medium Urban Residential (R-1-8) as reflected in the City General Plan on the following condition(s):

1. The utility restriction is to be lifted when the storm drain line is;
 - a. bonded with a completion time frame of 120 days,
 - b. the right-of-ways are acquired and deeded to the city,
 - c. designed and approved by the city, and
 - d. installed and functional prior to the issuance of any building permits and the

paving of roads.

Mr. Nielson **seconded**, and the motion **passed** unanimously.

Mr. Banks asked why the side yards set backs are being adjusted.

Mr. Pierson said as part of a Master Plan Development adjustments in the standard requirements can be made.

Mr. Pierson made a **motion** to approve the Spanish Vista Preliminary Plat located from 1700 East to 2300 East and Canyon Road to 1400 South on the following condition(s):

1. The utility restriction is to be lifted when the storm drain line is;
 - a. bonded with a completion time frame of 120 days,
 - b. the right-of-ways are acquired and deeded to the city,
 - c. designed and approved by the city, and
 - d. installed and functional prior to the issuance of any building permits and the paving of roads.
2. Install a masonry wall along Canyon Road matching the wall on 2300 East with 2" caliper trees every 30 feet with additional landscaping approved by the city planner,
3. Submit the development's covenants, codes, and restrictions to the city,
4. The developer is to sign off on all house/townhome plans in the subdivision,
5. Provide to the city with a title report for all properties included in the development,
6. The 12-plexes in the development are to be condos and the exteriors are to be constructed with three materials, excluding siding,
7. Construct all homes with 100 percent masonry fronts with stone and brick accents,
8. Construct all homes located on corners with 100 percent masonry on street facing sides and fronts with stone and brick accents,
9. Install front and side yard landscaping with two 2-inch caliper trees on each single family home,
10. Install all landscaping and fencing for condos and townhomes,
11. Construct a 66-foot roadway through the development,
12. Allow for the needed transition from the private road to the public road,
13. Receive approval of the density as shown on the attached spread sheet,
14. Setbacks for each detached building side yards are to be 10 feet on one side and 6 feet on the other side allowing for one 10 foot utility easement,
15. Receive approval of the electrical design for the development from Jeff Foster of the Electric Department, and
16. The lot with the existing building is to be donated to the city with a road and utilities to the site.

Mr. Baker **seconded**, and the motion **passed** unanimously.

Adjournment

Mr. Baker made a **motion** to adjourn, Mr. Nielson **seconded** the motion, the motion **passed** with a unanimous vote, and the meeting adjourned at 1:00 p.m..