

**Adopted Minutes  
Development Review Committee  
June 7, 2006**

The meeting was called to order at 10:05 a.m. by Richard Heap

Staff Members Present: Shawn Jorgensen, Chris Thompson, Dave Oyler, Junior Baker, Ryan Bagley, Dave Anderson, Richard Heap, Public Works Director; Kimberly Robinson, Deputy Recorder

Citizens Present: Brad Mackay, Ernie Thornton

**Preliminary Plats**

**Spanish Fields West**

Mr. Anderson said a neighborhood meeting had been held to discuss this proposed project.

Mr. Thornton stated the biggest concern was traffic. They explained the reasons for the roads and traffic, they explained the building plans they expect approximately 15 homes a month. They have three adjacent property owners who attended the neighborhood meeting.

Mr. Christensen had concern over the industrial use and proposed residential use of the neighboring properties. He would like as tall of a wall on the property line.

Mr. Thornton explained they plan to build a berm and install a 6 ft fence. They would like to see something more solid that cannot be climbed or broken.

Mr. Thornton stated they might even build something on 450 that can be taken out at a later date.

Mr. Neilson asked that a gate be installed for fire safety reasons to access the industrial property.

Mr. Thornton said Mr. Christensen would like something tall and cannot burn or be damaged and possibly sound proof.

Mr. Jorgensen explained that there had been issues with no fire protection and pallets being stacked on the property.

Mr. Oyler explained that the code does not require the developer to put the fence up. It will be up to them to work with them.

Mr. Thornton stated they have planned and budgeted for the type of fencing he described and not something that Mr. Christensen is requesting.

Mr. Baker explained that this is something the City cannot force them to do but it shows that they are aware of the situation.

Mr. Thornton stated that Mr. Christensen said he would have no problem with them having the berm partially on his property.

Mr. Oyler stated that they will have to work with Mr. Christensen on the fencing design.

Mr. Thornton stated that they can use the railroad crossing for the access to install the infrastructure. They would then move the access for construction of the buildings.

Mr. Oyler stated that they would need to be sure to sign the crossing with stop signs on both sides.

Mr. Thornton stated they can make that work for the installation of the infrastructure.

Mr. Oyler stated that the minutes need to be made available for the Planning Commission meeting tonight.

Mr. Thornton stated that they asked some questions regarding where the utilities will be hooked onto and what the plans were for the park.

Mr. Oyler stated that the Recreation Committee met Monday night and discussed the area he advised that they speak with the Recreation Department.

Mr. Thornton stated at the meeting that they explained the trails system and there was positive feedback.

Mr. Oyler explained that the Recreation Committee can recommend the use of the property but in the future the Council could change what they decide to do with the area. He suggests the comments of the Recreation Committee be read to the Planning Commission tonight.

Mr. Thornton explained a woman asked the difference in the R-1-12 zoning and asked if there would be multi-family housing in the area. Of course, they do not plan to have any multi-family. Church and school sites were also discussed for the area.

Mr. Oyler explained that many residents do not understand how the Master Planned Development option works. This subject came up last night. Residents want to know what can go on this property.

Mr. Baker explained that with a Master Plan Development they can have multi-family housing but they cannot exceed the density allowed.

Mr. Oyler reflected on last night’s discussion where the people wanted to know what they plan to do on the property.

Mr. Baker made a **motion** to approve Spanish Fields West Preliminary Plat located at 300 South 1400 West subject to the following condition(s):

1. That it meet the conditions previously imposed.
2. That the infrastructure construction access will go across the railroad access. This is subject to resolving any potential access problems with the existing railroad crossing.

**Project Name:** Spanish Fields West, Master Planned Development  
**Total Acres** 48.4  
**R-1-12 Zoning Base Density** 2.69 U/A 130.01 Units

	Percent Allowed	Actual Given	Units	Running Total	Items provided
<b>Density Bonus</b>					
Active recreation	10%	5%	6.50	136.5	installation of pedestrian / equestrian trail along river
Common buildings	10%	0%	0.00	136.5	
Fencing	5%	2%	2.73	139.2	fencing along west boundary
Front setback variation	3%	3%	4.18	143.4	setback variation in 5' increments
Garage - three car	3%	0%	0.00	143.4	
Garage - setback	3%	0%	0.00	143.4	
Open space	5%	5%	7.17	150.6	park dedication of 4.31 Acres
Landscaping	7%	0%	0.00	150.6	
Lot size variation	3%	0%	0.00	150.6	
Materials on front façade	5%	0%	0.00	150.6	
Mixture of housing types	5%	0%	0.00	150.6	
Off-setting lots	3%	0%	0.00	150.6	
Roof pitch start 6/12	3%	1%	1.51	152.1	homes to have a minimum of 6:12 roof pitch
Home sizes	7%	4%	6.08	158.2	1920 s.f. for rambler and 1440 s.f. for main floor of 2 story
			<b>Total Units</b>	<b>158</b>	
<b>Total Acres</b>	<b>48.4</b>				
<b>Development in ROW (Acres)</b>	<b>12.584</b>		<b>26%</b>		
<b>Total Developable Acres</b>	<b>35.816</b>				
<b>Zoning (R-1-12) (square feet)</b>	<b>12,000</b>				(sq. ft. based on proposed zone)
<b>Total Lots/Units - straight zoning</b>			<b>130.01</b>	<b>Units</b>	
<b>U/A - straight zoning</b>			<b>2.69</b>		

Mr. Neilson **seconded** the motion **passed** all in favor.

### Spanish Highlands

Mr. Anderson stated he had not received the minutes of the neighborhood meeting.

Mr. Mackay explained the concerns from the meeting were where the utilities and the collector streets. The biggest concern was the collector street on 100 south. Mr. Pierce and his wife were concerned that R-1-12 can go to a Master Planned Development. They also do not want this to be a collector street. He does not like the look of the wall.

Mr. Thompson explained there will be 14-foot planter, 10-foot trail and then the wall, he feels it will not be bad to look at and that it will address Mr. Pierce’s concerns.

Mr. Baker made a **motion** to approve Spanish Highlands Preliminary Plat located at 2000 East Center Street subject to the following conditions:

1. That it be zoned R-1-12.
2. That the electrical be brought to the project from the west along 100 south.
3. That it meet the construction and development standards.
4. That the major collector be constructed according to City Standards.
5. That the trail be installed and allow for the bonus density as shown previously in the matrix.

<b>Project Name:</b>	<b>Spanish Highlands, Master Planned Development</b>			
<b>Total Acres</b>	<b>23.25</b>			
<b>Low End Density</b>	<b>2.5</b>	<b>U/A</b>	<b>62.45</b>	<b>Units</b>
<b>High End Density</b>	<b>3.5</b>	<b>U/A</b>	<b>0.0</b>	<b>Units</b>

<b>Density Bonus</b>	<b>Percent Allowed</b>	<b>Actual Given</b>	<b>Units</b>	<b>Running Total</b>	<b>Items Provided</b>
Active recreation	<b>10%</b>	<b>5%</b>	3.12	65.6	installation of pedestrian trail along Railroad
Common buildings	<b>10%</b>	<b>0%</b>	0.00	65.6	
Fencing	<b>5%</b>	<b>0%</b>	0.00	65.6	
Front setback variation	<b>3%</b>	<b>2%</b>	1.31	66.9	setback variation in 5' increments
Garage - three car	<b>3%</b>	<b>0%</b>	0.00	66.9	
Garage - setback	<b>3%</b>	<b>0%</b>	0.00	66.9	
Open space	<b>5%</b>	<b>5%</b>	3.34	70.2	\$60,000 payment in lieu
Landscaping	<b>7%</b>	<b>1%</b>	0.70	70.9	Allowance for front yard landscaping
Lot size variation	<b>3%</b>	<b>0%</b>	0.00	70.9	
Materials on front façade	<b>5%</b>	<b>3%</b>	2.13	73.1	brick and stone as major material on front elevation
Mixture of housing types	<b>5%</b>	<b>0%</b>	0.00	73.1	
Off-setting lots	<b>3%</b>	<b>2%</b>	1.46	74.5	majority of lots are offsetting
Roof pitch start 6/12	<b>3%</b>	<b>1%</b>	0.75	75.3	minimum roof pitch of 6/12 throughout the development
Home sizes	<b>7%</b>	<b>0%</b>	0.00	75.3	minimum of 1,800 Rambler, 1,320 Main 2 story
Miscellaneous	<b>7%</b>	<b>7%</b>	5.27	80.5	100 South masonry wall, street trees throughout the development, upgraded side and rear materials
		<b>Total Units</b>		<b>81</b>	
<b>Without MPD</b>					
<b>Total Acres</b>	<b>23.25</b>				
<b>Development in ROW (Acres)</b>	<b>6.045</b>		<b>26%</b>		
<b>Total Developable Acres</b>	<b>17.205</b>				
<b>Zoning (R-1) (square feet)</b>	<b>12,000</b>				(sq. ft. based on proposed zone)
<b>Total Lots/Units - straight zoning</b>		<b>62.45</b>	<b>Units</b>		

Mr. Anderson **seconded** and the motion **passed** all in favor.

### **Other Business**

#### **Cornaby Realty on 200 East**

They stated they are still working on the power issues. Mr. Anderson stated that they are also still working on the redlines for the proposal.

Mr. Bagley stated there were some questions and concerns on the proposed electric pole line. They discussed adding an additional pole and spanning the distances better for the lines.

Discussion was made regarding the placement of the easements on the property.

Mr. Heap stated they would like the redlines back and then they will discuss the issues further.

#### **River Bottoms**

Mr. Heap asked for a general discussion on the River Bottoms area. The question has been what the County has let them do and what the City will allow them to do.

Mr. Oyler stated that they have to look at the whole area.

Mr. Heap asked if they need to go back and address the General Plan.

Mr. Anderson has received calls and his response has been that before the City may consider changing the Growth Boundary someone will have to submit plans for infrastructure, describing how the basic services would be provided to the area. Until that happens, he feels that it would be premature for the City to spend a great deal of time reviewing individual proposals.

Mr. Baker stated that one issue is that currently some homes are very close to the existing road, making it very difficult and expensive to widen.

Mr. Oyler stated there would be some expense plan on how to widen the road before they would even consider an annexation. They would need to get a large enough group to show the infrastructure can work financially and do the necessary design work for upgrades to bring it to standard.

Mr. Baker stated that another challenge would be that the whole area would need to be annexed and there cannot be peninsulas created.

Mr. Oyler explained there is a possibility that it would not be accepted and they will have to make their own business decisions.

**Adjourn**

Mr. Baker made a **motion** to adjourn at 11:07 a.m. Mr. Neilson **seconded** the motion **passed** all in favor.

ATTEST:

---

Kimberly Robinson, Deputy Recorder