

Adopted Minutes
Spanish Fork City Development Review Committee
May 30, 2007

The meeting was called to order at 10:34 a.m. by Richard Heap.

Staff Members Present: Richard Heap, Public Works Director; Richard Nielson, Assistant Public Works Director; Dave Anderson, Planning Director; Kelly Peterson, Electric Superintendent; Chris Thompson, Assistant City Engineer; Junior Baker, City Attorney; Shelley Hendrickson, Planning Secretary; Woodworth Mataele, Planning Intern; Chris Swenson, Building Inspector; Shawn Beecher, GIS Administrator; Dan Henderson, Lead Technician; Dee Rosenbaum, Director Public Safety; Ryan Bagley, Utility Planner; Shawn Jorgensen, Public Works Inspector.

Citizens Present: Steve Maddox, Steve Maddox Development; Darin Farnworth; Doug Page, Salisbury Homes; Barry Oates, Salisbury Homes; Dean Ingram, Steve Maddox Development; Vic Deauvano, D Land Development.

MINUTES

May 16, 2007

Mr. Nielson moved to **approve** the minutes of May 16, 2007; with the noted corrections. Mr. Anderson **seconded** and the motion **passed** all in favor.

ZONE CHANGES & GENERAL PLAN AMENDMENTS

White Rail Overlook

Applicant: Steve Maddox

General Plan: from Residential 5.5-8 units per acre to Residential 9-12 units per acre

Zoning: from Rural Residential to R-1-6

Location: 1000 North State Road 51

Mr. Anderson gave background and explained the proposal.

Mr. Baker asked where the project had been for the last 5 months.

Mr. Maddox said it had been in review for the last 15 weeks. Due to major modifications the review has taken longer than normal.

Mr. Baker asked if all of the interior roads in the project were private.

Mr. Maddox said that they were a combination of public and private.

Mr. Heap said that a decision needed to be made on what was going to work for the City with the Railroad. Mr. Heap feels that going under is the most logical approach and that there has got to be some modern technology to be able to construct a road under the railroad without adversely affecting the railroad.

Discussion was held regarding the road going under the railroad vs. a bridge going over, zoning, and wetlands.

Mr. Baker said that in the annexation agreement they are obligated to build the road up to within 100 feet of the railroad.

Mr. Anderson said that one of the options Mr. Maddox has is doing whatever he needs to do to not make the property wetlands. The wetlands could go away and the housing units could spread out.

Mr. Maddox addressed the Committee. He said he has 2 acres of wetlands and so the overall density will put him at 7.8 units per acre. He is not dead set on having the property to the north multi family. He wouldn't mind switching some of the density. He said that the road construction from the highway to the tracks is estimated around \$550,000 to go under the railroad. According to Scott Peterson, civil, he feels that going over the tracks would create a nightmare due to it being a major corridor with an s curve in it and a slope down to the highway. He feels that open space between the highway and the development is better than a white fence or wall. He feels that he has green space, six acres worth, that a lot of other projects do not have. He has decreased his density from 220 units to 179 units.

Discussion was held regarding wetlands and water for the green space.

Mr. Oyler suggested leaving the property in the homeowner's name with a conservation easement.

Discussion was held regarding a conservation easement.

Mr. Maddox said that there is a major gas line in the development that is the reason for the road alignment and two youth group homes that reside as businesses. He knows at one point the Planning Commission had concerns with density and doing some single family homes. He feels that he is limited and due to the impact on finances for the cost of road construction from the highway to the tracks and that consideration could be given for density points. He hopes his proposed density is reasonable.

Discussion was held regarding the road construction from the highway to the tracks, and density by a highway and railroad.

Mr. Anderson feels that the real question is would the City prefer to see the project design with the wetlands area left open or not. He feels that if the amendment is granted to allow for the higher density on the project overall with the idea that the lands to have wetland characteristics and are taken out of the density calculation, which is how projects have been looked at before, if that is the City's priority then change the General Plan, and change the zoning. If the City would prefer to see the density spread out elsewhere on the site, then a General Plan Amendment is not required.

Mr. Maddox feels that consolidated open space is always used more than side yards and feels that the City gains a great asset in green space that is left that seems to be becoming very scarce.

Mr. Baker feels it is better to have a larger area for green space rather than a whole bunch of side yards or back yards.

Mr. Oyler feels that a larger area is good as long as someone is responsible to take care of it.

Mr. Peterson said 600 amp service will need to be installed along Expressway Lane.

Mr. Rosenbaum is concerned with the route the children in the area will take to get to the elementary school. He would prefer for the road from the highway to the tracks go under the railroad. He feels that would be the safest method.

Discussion was held regarding routes to the elementary school, density, development agreements, and the envision of the open space in the development.

Mr. Baker feels that the density is okay with a development agreement that limits the number of units to 181, including the two existing residences.

Mr. Heap, Mr. Nielson and Mr. Anderson all agree with Mr. Baker.

Mr. Baker made a **motion** to the Planning Commission recommending **approval** of the Zone Change and General Plan Amendment for Steve Maddox located at 1000 North State Road 51 changing the General Plan from Residential 5.5 to 8 units per acre to Residential 9-12 units per acre and changing the zoning from Rural Residential to R-1-6 with the provision that a development agreement be generated that limits the units in the project to 179 town homes and 2 existing single-family residences.

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

PRELIMINARY PLATS

White Rail Overlook

Applicant: Steve Maddox

Zoning: from Residential 5.5-8 units per acre/Professional Office to Residential 9-12 units per acre

Location: 1000 North State Road 51

Mr. Baker **moved** to **continue** the Preliminary Plat for White Rail Overlook until after the Planning Commission meets. Mr. Nielson **seconded** and the motion **passed** all in favor.

FINAL PLATS

Maple Mountain Town homes

Applicant: Dave Simpson

Zoning: R-1-12

Location: approximately 1900 East 150 South

Mr. Anderson gave background and explained the proposal.

Mr. Nielson clarified the sewer routes.

Mr. Oyler asked about sidewalks.

Mr. Nielson said that Salisbury will be constructing a sidewalk along 100 South.

Mr. Peterson asked about a connector's agreement for Ivory Homes.

Mr. Heap said there was one in place.

Mr. Anderson made a **motion** to **approve** Final Plats A & B for Maple Mountain Town homes located at approximately 1900 East 150 South subject to the following conditions:

Conditions

1. That improvements on 100 South are entirely constructed before any building permits are issued.
2. That the appropriate connector's agreements are paid.

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

ORDINANCE AMENDMENTS

Farnworth Text Amendment (continued from May 23, 2007)

Mr. Anderson gave background and explained the proposal.

Discussion was held regarding square footage.

Mr. Heap said the first issue to talk about is whether or not to allow flag lots other than in the original City blocks.

Mr. Nielson said the discussion in the last DRC meeting was that Randy Jensen and Tracy Frandsen, the in lots are farther to the south and are outside of the original blocks, and is flag lots.

Discussion was held regarding the Jensen and Frandsen lots.

Mr. Peterson said that there would need to be some power upgrades.

Discussion was held regarding what sections of the power lines would need to be upgraded.

Mr. Heap suggested adding restrictive language that would allow flag lots in other residential zones but not open them up completely.

Mr. Anderson said one option is to make it a Conditional Use. He then said that Christine Johnson the Assistant City Attorney expressed in the last DRC meeting that she has dealt with flag lots in Salem City as Conditional Uses and that they are a nightmare to deal with, they are very subjective and political.

Mr. Farnworth said that the owner is aging and cannot care for the property. It is too much for him to handle. The property is currently a weed patch and attracts mice and stray cats. The owner would like to sell it to clean it up.

Discussion was held regarding properties in town that have potential to be flag lots in town.

Mr. Baker said that he will create the verbiage that will discourage developer's to create flag lots on their plats.

Mr. Nielson said that the way Payson handles their flag lots are through an in-lay overfill zone. So it is a Zone Change to allow for it to happen.

Mr. Baker said that a Zone Change would still require a public hearing and we would want to discourage that.

Mr. Anderson made a **motion** to the Planning Commission recommending **approval** of the proposed amendment to Title 15 amending the chart and the text on 15-39 subject to Mr. Baker drafting the final language. Mr. Nielson **seconded** and the motion **passed** all in favor.

SITE PLANS

Westfield's Development

Applicant: Westfield's Development

Zoning: Commercial 2

Location: approximately 1000 North 400 East

Mr. Nielson made a **motion** to **continue** the Site Plan for Westfield's Development located at approximately 1000 North 400 East. Mr. Anderson **seconded** and the motion **passed** all in favor.

Home Depot

Applicant: Home Depot

Zoning: Commercial 2

Location: approximately 1000 North 400 East

Mr. Nielson made a **motion** to **continue** the Site Plan for Home Depot located at approximately 1000 North 400 East. Mr. Anderson **seconded** and the motion **passed** all in favor.

DRC BUSINESS

Mr. Baker said that he met with a citizen regarding the trails and the lack of maintenance. He feels that if we are constructing a trails system that we need to make sure that we are getting out and maintaining them. He just wanted to raise this issue and make sure that we are addressing it.

Mr. Nielson said that no one was present from the Parks and Recreation Department and that they are the ones that maintain the trails.

Discussion was held regarding Maple Mountain.

Mr. Peterson said that there is an issue with a power line in River Cove.

Discussion was held regarding the power line and easements.

ADJOURN

Mr. Baker **moved** to adjourn. Mr. Peterson **seconded** and the motion **passed** all in favor.

The meeting **adjourned** at 12:09 p.m.

Adopted: June 6, 2007

Shelley Hendrickson, Planning Secretary