

Adopted Minutes
Spanish Fork City Development Review Committee
July 3, 2013

Staff Members Present: Dave Oyler, City Manager; Jason Sant, Assistant City Attorney; Dave Anderson, Community Development Director; Chris Thompson, Public Works Director; Kelly Peterson, Electric Superintendent; Shelley Hendrickson, Planning Secretary; Cory Pierce, Engineering Assistant, Jered Johnson, Engineering Division Manager; Shawn Beecher, GIS Administrator; Bart Morrill, Parks and Recreation Supervisor; Joe Jarvis, Fire Marshal; Steve Adams, Public Safety Director; Chris Swenson, Chief Building Official.

Citizens Present: Krisel Travis, Doug Thompson, Nate Walter.

Mr. Thompson called the meeting to order at 10:00 a.m.

MINUTES

June 19, 2013

Mr. Anderson **moved** to **approve** the minutes of June 18, 2013. Mr. Johnson **seconded** and the motion **passed** all in favor.

FINAL PLATS

Maple Mountain Plats

Applicant: Salisbury Homes
General Plan: Low Density Residential
Zoning: R-1-12
Location: 1888 East 182 South

Mr. Anderson **moved** to **amend** Maple Mountain Final Plats D-2, D-3 & E-2. Mr. Sant **seconded** and the motion **passed** all in favor.

CONDITIONAL USE

Thompson

Applicant: Doug Thompson
General Plan: Medium Density Residential
Zoning: R-1-6

Location: 2025 East 775 South

Mr. Thompson explained they would be renting to a young couple until the time that his parents would live there.

Mr. Anderson explained that the property would have to be owner occupied, that the owner needed to provide one covered parking space per unit along with one additional space located behind the front wall plane of the home and that the property needed to have separate utility accounts for each unit.

Discussion was held regarding a separate entrance.

Mr. Anderson explained that the City only allowed Accessory Apartments in two zoning districts: R-3 and R-1-6. The property meets the City ordinance for an Accessory Apartment in the R-1-6 zone.

Discussion was held regarding separate meters for all of the utilities. It was determined that the electric service would be separate but that the other utilities would not be.

Mr. Peterson **moved** to recommend **approval** of the Thompson Conditional Use Permit for 2025 East 775 South. Mr. Oyler **seconded** and the motion **passed** all in favor.

ZONE CHANGE

Park View

Applicant: DR Horton

General Plan: Mixed Use

Zoning: Rural Residential existing, R-3 proposed

Location: approximately 200 East Volunteer Drive

Mr. Anderson explained that he had received a new drawing and that he did not notice changes to the layout but found that more detail was provided.

Jeremy, with the Northland Design Group, explained how much open space there is on the property and how it could be amenitized.

Ms. Krisel explained the equipment proposed for the tot lot, the elevation of the structures, parking will be 2.25 per unit and private rear yards and longer driveways than what is in the Salisbury Townhome Development.

Mr. Anderson explained that relative to the concerns about building orientation and various other aspects of the site, designs have not been addressed.

Discussion was held regarding the utilities and easements.

Mr. Thompson expressed that a concern was with parking and the need for more.

Mr. Peterson explained the power and where they would need to tie into.

Discussion was held regarding improvements to Main Street.

Mr. Oyler expressed that he felt the proposal still looked like a large apartment complex.

Discussion was held regarding the orientation of the buildings.

Mr. Anderson explained that this is a prominent location in the City and that there is a need to have the City make sure that the site design orients appropriately to the public space and the road. This property is General Planned as a Mixed Use. The intention of the Mixed Use designation is intended to be something different. There is more flexibility on this property than anywhere else in the City and prospective developers should prepare designs that are creative with amenities that make it a great place. Mr. Anderson expressed that he did not feel that there was a sense of community within the proposed design, the vast majority of the units being very isolated and secluded. He acknowledged that it is a tough piece to design. The density at nine units to the acre is high and the design needs to be outstanding. As designed, the City Council would have to approve this as an R-3 zone with a Master Planned Development.

Mr. Oyler said that through the years the Council has been a lot more stringent on what is required to get the higher density.

Discussion was held regarding other ways to deal with the constraints on the property and other products.

Mr. Anderson expressed that he felt it was time to move the project to the Planning Commission.

Discussion was held regarding the City property and a proposal to purchase the parcel.

Mr. Anderson **moved** to recommend that the Zone Change be **denied** based on the layout proposal not qualifying as a Master Planned Development as the design is not imaginative or creative and the density not being justified by any creative or

quality aspects of the design. Mr. Peterson **seconded** and the motion **passed** all in favor.

Discussion was held regarding Old Mill Estates and the latest phase.

Mr. Niederhauser asked if he could post a bond, plus 100 percent for sidewalk and any other utilities that are not done.

Discussion was held regarding the City ordinance and options.

ORDINANCE AMENDMENTS

Title 15

Applicant: Spanish Fork City

General Plan: City-wide

Zoning: City-wide

Location: City-wide

Mr. Anderson explained the changes to Title 15 and discussion was held regarding: 15.3.24.030 #4, 15.3.24.090 D, G, H.

Mr. Anderson **moved** to **continue**. Mr. Johnson **seconded** and the motion **passed** all in favor.

ADJOURNMENT

Mr. Peterson **moved** to **adjourn**. Mr. Johnson **seconded** and the motion **passed** all in favor at 11:15 a.m.

Adopted: July 10, 2013

Shelley Hendrickson, Secretary