



CITY COUNCIL MEETING

ADDENDUM

6:00 pm

Tuesday, June 22, 2004

I. PRELIMINARY ACTIVITIES

- A. Pledge of Allegiance
- B. Minutes

II. PUBLIC HEARINGS

- 6:30 pm
- A. [River Cove Rezone \(Hughes/Hill\)](#) - 900 South Del Monte Road
 - B. [East Meadows Rezone](#) - 750 South 2000 East

III. STAFF REPORTS

- A. Emil Pierson - Planning
 - 1. [River Cove Preliminary Plat \(Hughes/Hill\)](#) - 900 South Del Monte Road
 - 2. [East Meadows Preliminary Plat](#) -750 South 2000 East
- B. Richard Heap - Engineering/Public Works
 - 1. [Change Order](#) - I-15 Storm Drain 100 South to 100 North
 - 2. Bid Tabulation - Dump Truck Bed*
 - 3. Purchase of 46Kv Replacement Transformer*
- C. Dale R. Robinson - Parks and Recreation
 - 1. [Re-plastering Pool Bid](#)

IV. OTHER BUSINESS

V. EXECUTIVE SESSION IF NEEDED - TO BE ANNOUNCED IN MOTION

() indicates support information, if any, will follow at the Council meeting.*

The public is invited to participate in all Spanish Fork City Council Meetings. If you need special accommodation to participate in the meeting, please contact the City Manager's Office at 798-5000.

Spanish Fork City Council

Staff Report

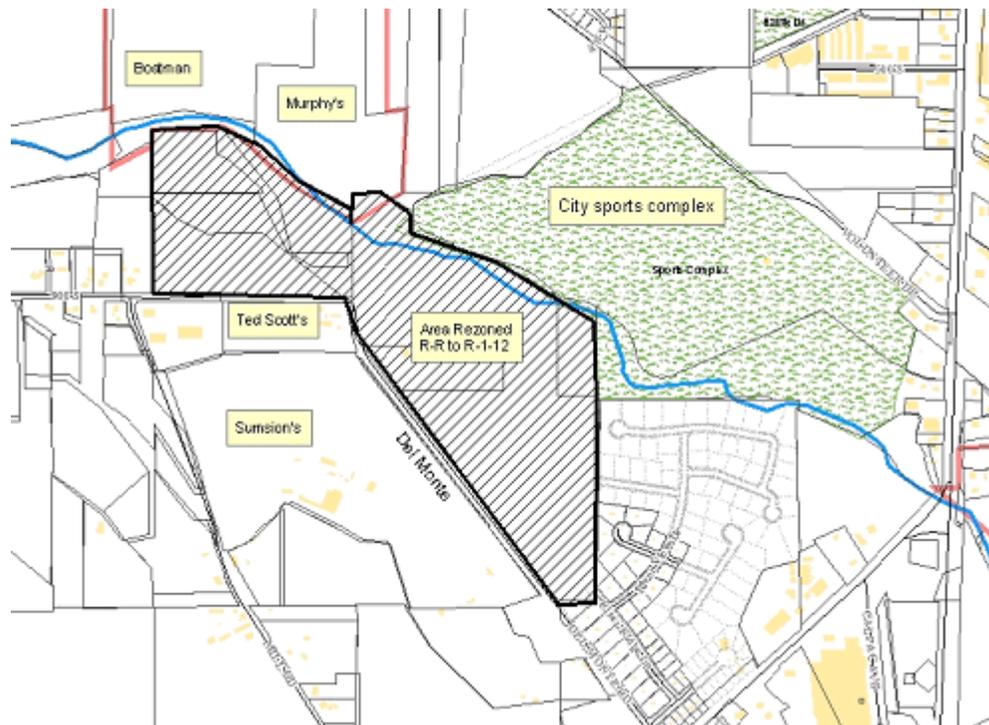
To:	City Council	ID #	Zone 04-02
From:	Emil Pierson, City Planner	Current Zoning	R-R
Date:	June 22, 2004	Proposed Zoning	R-1-12
Subject:	Hughes/Hill (River Cove) Rezone	Property Size	80.37
Location:	900 South Del Monte Road		

BACKGROUND

The applicant(s), David Hughes and Gerald Hill with Westfield Development (Richard Mendenhall), is asking for rezone approval of approximately 80.37 acres from Rural Residential (R-R) to Low Urban Residential (R-1-12). If approved Westfield Development is planning to subdivide the property into a subdivision known as River Cove. This property is shown on the General Plan as Residential 2.5 to 3.5 u/a and the zoning requested follows the Plan.

ANALYSIS

The property is 80.37 acres in size and is currently being farmed. To the northeast is the Spanish Fork River and the sports complex owned by the city. Northwest is the Spanish Field subdivision zoned



R-1-9 and R-1-12. Directly to the west is the Warner's property zoned R-R. Southwest is the Ted Scott property zoned R-R and the former Valley Asphalt and Jack B. Parson properties both zoned I-2. To the southeast is Quail Hollow a subdivision zoned R-1-12.

DEVELOPMENT REVIEW COMMITTEE

The Development Review Committee reviewed this request at their May 19, 2004 meeting and

recommended approval.

Minutes from May 19th DRC Meeting

Mr. Baker said the applicant, Westfield Development, is requesting to rezone the property located at 975 South Del Monte Road from R-R to R-1-12. The surrounding property is zoned R-1-12, Industrial, and R-R. The property is also within the Growth Boundary.

Mr. Nielson said only the rezone is being considered at this time and not the preliminary plat

This item was temporarily passed.

Mr. Pierson recalled the Hill\Hughes Rezone request. The property is currently zoned R-R and the applicant is requesting to rezone the property to R-1-12. The area has been removed from the flood plain.

Mr. Baker made a **motion** to approve the Hill\Hughes Rezone from an R-R Zone to an R-1-12 Zone with the following findings:

1. The property has been removed from the flood plain
2. The R-1-12 zone meets the density requirements of the General Plan with a density range of 2.5 to 3.5 units per acre,
3. The property meetings the characteristics of the neighborhood in that the property to the northwest is zoned R-1-12, the property to the northeast is the Recreation Complex, the property to the east is zoned R-1-12, the property to the southwest is zoned Industrial, and the properties to the extreme north and west are zoned R-R,
4. The property is within the General Plan.

Mr. Foster **seconded** and the motion **passed** unanimously.

PLANNING COMMISSION

The Planning Commission reviewed this Zone Change request at their June 2nd meeting and after having a public hearing recommended changing the zoning for this 80 acres with the Findings as listed and no conditions.

Planning Commission Findings

1. The amendment is consistent with the policies of the General Plan, including any policies of the Capital Improvements Plan.

Finding:

1. *The property has been removed from the floodplain (General Plan, Land Use Element, Environmental Policies, Goal One, Policy a)*
2. *The rezone is consistent with the policies of the General Plan because the requested zoning of R-1-12 follows the density range 2.5-3.5 u/a that is shown on the General Plan map and the adjacent properties are also zoned R-1-12 except to the west where the property is zoned I-2 and one property to the west is R-R.*
3. *The property meets the characteristics of the neighborhood in that the property to the northwest is zoned R-1-12, the property to the northeast is the Recreation Complex, the property to the east is zoned R-1-12, the property to the southwest is zoned Industrial, and the properties to the extreme north and west are zoned R-R,*
4. *The property is within the Growth Management Boundary.*

2. For amendments to the Zoning Map, consideration has been given to include any conditions necessary to mitigate adverse impacts on adjoining or nearby properties.
Finding: *To approve this amendment to the zoning map (R-R to R-1-12) consideration has been given to include any conditions necessary to mitigate adverse impacts to adjoining or nearby properties.*

RECOMMENDATION

APPROVE

Make a motion to **APPROVE** rezoning the property located at 900 South Del Monte Road known as the Hughes/Hill (River Cove) Rezone from Rural Residential (R-R) to Low Urban Residential (R-1-12) with the no condition(s):

DENY

Make a motion to **DENY** rezoning the property located at 900 South Del Monte Road known as the Hughes/Hill (River Cove) Rezone for the following reason(s):

TABLE

Make a motion to **TABLE** rezoning the property located at 900 South Del Monte Road known as the Hughes/Hill (River Cove) Rezone for the following reason(s):

Spanish Fork City Council Report

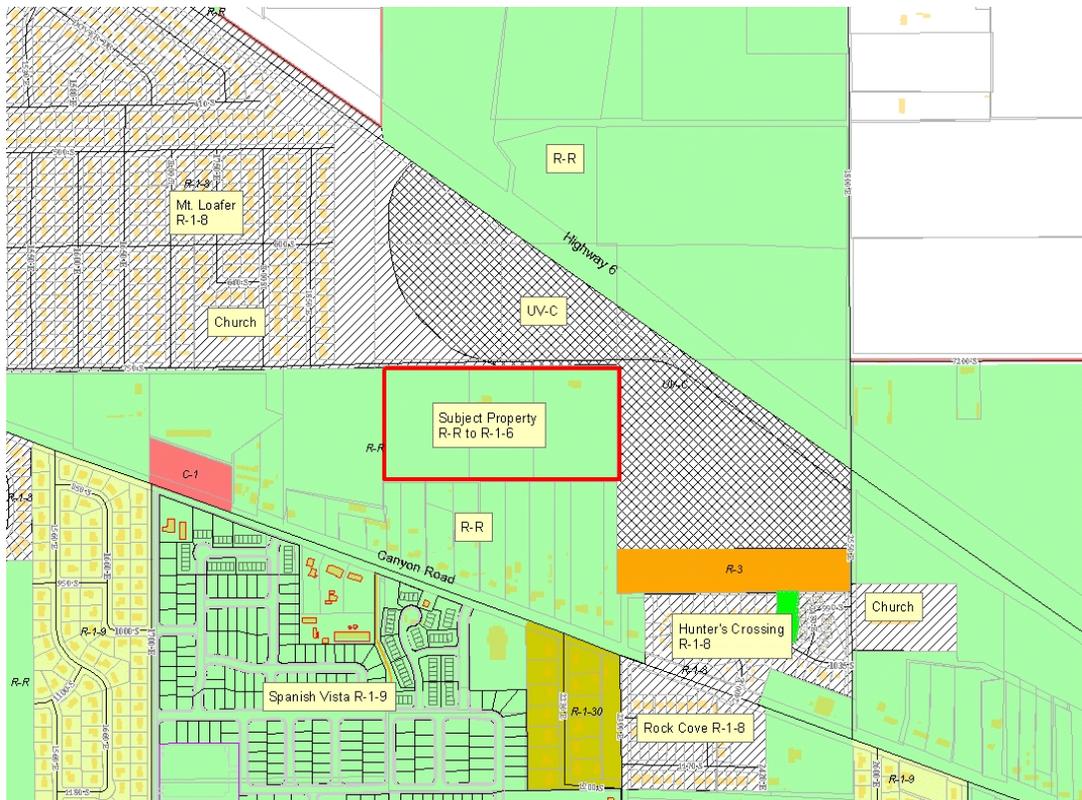
To:	City Council	ID #	Zone	03-15
From:	Emil Pierson, City Planner	Current Zoning	R-R	
Date:	June 22, 2004	Proposed Zoning	R-1-6	
Subject:	East Meadows Rezone	Property Size	19.84	
Location:	750 South 2000 East			

BACKGROUND

The applicant(s), Carter Construction, is asking for rezone approval of approximately 19.84 acres from Rural Residential (R-R) to Medium High Residential (R-1-6). If approved Carter Construction is planning to subdivide the property into a subdivision known as East Meadows (see preliminary plat). This property is shown on the General Plan as Residential 5 to 8 u/a and the zoning requested follows the Plan. This item was tabled from May 5th so research could be done on the irrigation ditch and fencing.

ANALYSIS

The property is 19.84 acres in size and is currently vacant. To the north is the property owned by Sherm Bearnson and Bryan Jex zoned UV-C. To the east is property owned by Boyd Thomas also zoned UV-C and R-3. To



the south is property zoned R-R but General Planned as Residential 3.5 to 5 u/a with the parcels being long and narrow. To the west is property owned by Bryan Jex zoned R-R.

DEVELOPMENT REVIEW COMMITTEE

The Development Review Committee reviewed this request at their April 28th meeting and recommended approval.

Minutes from April 28, 2004

Mr. Pierson made a **motion** to approve the East Meadows Rezone with the following conditions:

1. Property to be zoned R-1-6

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

PLANNING COMMISSION

The Planning Commissioners reviewed this request on May 5th and they again on June 2nd. The major issues discussed at the meeting was the horse properties (zoned R-R) and the irrigation canal. At the June 2nd the Planning Commission recommended approval with the following findings and listed condition(s).

Findings:

1. The amendment is consistent with the policies of the General Plan, including any policies of the Capital Improvements Plan.

Finding: The rezone is consistent with the policies of the General Plan because the requested zoning follows the density range that is shown on the General Plan map.

2. For amendments to the Zoning Map, consideration has been given to include any conditions necessary to mitigate adverse impacts on adjoining or nearby properties.

Finding: To approve this amendment to the zoning map (R-R to R-1-6) consideration has been given to include any conditions necessary to mitigate adverse impacts to adjoining or nearby properties.

RECOMMENDATION

APPROVE

Make a motion to **REZONE** the property located at 750 South 2000 East from Rural Residential (R-R) to Medium High Residential (R-1-6) known as the East Meadows Rezone with the following condition(s):

1. Property to be zoned R-1-6

DENY

Make a motion to **DENY** rezoning the property located at 750 South 2000 East from Rural Residential (R-R) to Medium High Residential (R-1-6) known as the East Meadows Rezone for the following reason(s):

TABLE

Make a motion to **TABLE** rezoning the property located at 750 South 2000 East from Rural Residential (R-R) to Medium High Residential (R-1-6) known as the East Meadows Rezone for the following reason(s):

Spanish Fork City Council Report

To:	City Council	ID#	
From:	Emil Pierson, City Planner	Zoning	R-1-12
Date:	June 22, 2004	Property Size	80.37
Subject:	River Cove Preliminary Plat	# Lots/Units	205
Location:	900 South Del Monte Road	Units/Acre	2.55

Background

The applicant(s), WestField Development (Richard Mendenhall), is requesting preliminary plat approval in order to develop a 205 single family lot subdivision. The property is shown in the General Plan as Residential 2.5 to 3.5 u/a. The applicant is requesting to rezone the property to R-1-12. The property is 80.37 acres in size and is currently being farmed. To the north is the Spanish Fork River, to the east is property zoned R-1-12 and is known as the Quail Hollow by the River subdivision. To the south is property zoned R-R (Scott's, Isaac) and I-2 (Jack B. Parson's/ Valley Asphalt). West of the proposed development is property owned by the Warner's zoned R-R. The preliminary plat request was tabled at the April 6th City Council meeting and was not heard at the meeting in May where the Zone Change was denied.

Analysis

See the packet provided by the developer for additional information.

Lot Sizes: The single family lots range from 8,100 to 37,000 square feet with most of the lots exceeding 10,000 square feet.

Homes: The developer is proposing custom homes with upgraded exteriors and roof lines.

Access: Access into the subdivision is shown from a new road that would be constructed from 900 South to Volunteer Drive (Fieldstone is constructing). Another access into the subdivision will come from the south through the Quail Hollow on the River Subdivision along the hill side. The developer is also required to participate in the construction of a vehicle and pedestrian bridge across the river.

Density: The General Plan designates this property as Residential 2.5-3.5 u/a. The developer is proposing this subdivision at 3.09 u/a. If the developer does not want to do the Master Planned

Development (MPD) concept he would be required to have all of the lots over 12,000 square feet respectively. The developer, on the other hand, has decided to do a MPD and include town homes and lots under the required size.

Amenities

1. 5.26 acres of open space on the north side of the Spanish Fork river be deeded to the City
2. Constructing the river trail on the north side of the river
3. Cleaning up the fallen trees on the north side of the river.
4. Construct the trail under the bridge which will require the trail to be of concrete
5. Construct the trail between lots 50 & 51 and connect to city trail and Quail Hollow trail
6. Widening the sidewalk to 6 feet coming from 900 South to the river bridge (trail)

Because they dropped the townhomes and the density decreased the following amenities were dropped:

- * Higher quality homes with brick, stone, and masonry products
- * Roof lines will be a minimum of 7/12 pitch
- * Landscaping being required within one year of the home being constructed.

** remember no requirements can be placed on the subdivision if they are not asking for a density increase.

General Plan – Findings of Facts

The River Cove Preliminary Plat follows and supports the General Plan by meeting the following Goals and Policies:

Environmental Policies

Goal One: To manage development which is compatible with certain environmental limitations in the area.

Policies:

- Severely restrict development within the 100-year flood plain of the Spanish Fork River to minimize potential damage and loss should a flood occur. Allow development in accordance with the alternate densities shown on the General Plan Map west of Main Street if areas can be removed by FEMA from the official flood plain.

General Land Use Goals and Policies

Goal One: To maintain the high quality physical and social environment in Spanish Fork.

Policies:

- Require new development to respect the character of the surrounding area.
- Require that all implementing ordinances (i.e., zoning and subdivision regulations) be consistent with the General Plan.
- Allow development to occur only in areas where adequate streets, public facilities, and services exist or where the developer will provide them

Residential Policies:

Goal One: To provide high quality, stable residential neighborhoods.

Policies:

- Encourage the creation of neighborhood or homeowners' associations to help maintain the quality of neighborhoods.

- Design local streets in residential areas with discontinuous patterns to discourage through traffic.

Goal Two: To provide a range of housing types and price levels in all areas of the City.

Policies:

- Allow a variety of lot sizes and housing types in all “Urban Residential” areas.
- Develop an architectural theme that integrates different housing types in mixed-use projects
- Allow residential development projects that provide superior design features and amenities to be developed at the high end of the density ranges as shown on the General Plan Map.

Goal Three: To ensure that adequate open space, buffering, and landscaped areas are provided in new developments.

Policies:

- Develop an overall landscape concept for all common areas of the project including, entries, street plantings, reverse frontage streets, and park and retention areas.
- Select plant materials that are suited for their proposed use.
- Install street landscaping in significant lengths to develop the desired character and maintain continuity in the project.
- Develop parks within ½ mile of all residences.

Transportation Goals and Policies

Goal One: Provide a safe, convenient, and efficient system for transporting both people and goods.

Policies:

- Develop intersections to obtain Level of Service C or better during peak-hour traffic periods. Reduce the intensity of proposed projects or require traffic improvements to maintain or achieve Level of Service C or better.
- Require new developments to have or to develop appropriate access for the intensity of the development.
- Obtain needed street rights-of-way through property dedication when subdivisions, conditional use permits, rezonings, or design review plans are approved.
- Base street system planning on traffic generated from planned uses. Changes in planned uses are to be accompanied by an analysis of traffic impacts created by those land use changes and what improvements are needed to deal with these impacts.
- Design sidewalks along new streets to be set back from the traveled roadway, thereby providing a safer walking area.
- Design local residential streets with discontinuous patterns to discourage through traffic.
- Discourage partial width streets (half streets) for new, local streets.

Goal Two: Provide pleasant, safe, and functional non-motorized transportation routes.

Policies:

- Prepare a more extensive bikeway and trails plan that identifies which parts of the system should be paths, routes, or lanes, and what types of non-motorized transportation should occur in each area. Develop detailed design guidelines for each component of the system.
- Require pedestrian walkways between sidewalks along public streets and developments adjacent to those streets. Pedestrians should not have to use driveways or parking lots as the only access points to buildings.

Development Review Committee

The Development Review Committee reviewed this request at their January 21st and January 28, 2004 meetings.

Minutes from January 21st

The preliminary plat was discussed and tabled until the open space issue could be resolved along with the bridge, road alignment, river channel and capacity, and property lines.

Minutes from January 28, 2004

Mr. Pierson said this item was tabled from last week. Mr. Thompson said the city has not received the study on the armor and flow capacity of the river. The study will need to be submitted and reviewed before the plat will be approved. Mr. Eskelson said he will give the study to Richard Heap today. He said he also brought a sample of the materials that could be use. He is not sure what the city wants as far as materials. Mr. Thompson said Mr. Heap wants a recommendation based on the engineering study and the city engineering department will review the recommendation. Mr. Mendenhall said at this time the banks are stable.

Mr. Baker said the concern is the condition of the river bank in the event of a substantial increase in the river flow. The city wants to insure the river channel will not change or erode. Mr. Eskelson said if there is vegetation growing in the river bed or on the river bank it will encroach on the flow of the river. Mr. Baker said there is a problem with vegetation; however, the county is unwilling to provide maintenance during the drought period. Mr. Thompson said the recommendation needs to be based on vegetation growth and increased river flow. If there is no way to safeguard the homes and lots from erosion then the plat will not be approved. Mr. Eskelson said they need to make sure the bridge is wide enough to accommodate increase river flow and the corners of the river banks are armored properly. Mr. Baker said the city wants to prevent lot erosion mostly.

Mr. Pierson said he needs to prepare a staff report tomorrow for the Planning Commission agenda packets and needs the river study information.

Mr. Thompson said there is also an issue with the River Road alignment. Mr. Mendenhall presented a document to the Development Review Committee and reviewed it. Mr. Beecher said according to the most recent county records indicate an overlap in the Murphy and Hughes properties. Mr. Baker said the two property owners will need resolve the property ownership issue and the River Road alignment. Mr. Pierson said this matter will not be presented to the Planning Commission until the River Road alignment and property ownership issues are resolved.

Mr. Carlisle, from LEI, said they were presented information from the city concerning the road alignment and designed the Fieldstone Development road alignment accordingly. Mr. Thompson said the city provided the information from the Lew Christensen property and LEI designed the road to the river. The road from the Fieldstone property on the north side of the river and the road from the River Cover property on the south side of the river do not align. Mr. Mendenhall said this is where the alignment works best for the River Cove Development and the contours of the property. Mr. Pierson said the realignment on the north side of the river may require West Field, developer of the River Cover Development, to build a portion of River Road on the north side of the river.

Mr. Baker said the property owners and developers need to resolve the issue.

10:35 am - David Oyler arrived.

Mr. Mendenhall said they will meet with Fieldstone Development and LEI and resolve the issues. Mr. Pierson said a letter to the city will be required stating the issues have been resolved. Mr. Thompson said he has requested from LEI a right-of-way for the recording of the trail design. The property deed is for the roadway, trail, and park access.

Mr. Pierson said another issue to be resolved is the area to be considered open space. The Recreation Committee would like the developer to work with the Shade Tree Commission in determining what trees are to remain. Removal of the unwanted trees and the clean up are to be paid for by the developer. Also, the developer is to complete the connection to the trail with an additional connection running underneath the bridge.

Mr. Eskelson asked if Fieldstone will pick up the trail at the property line near the bridge. Mr. Pierson affirmed. Mr. Thompson said there will also be a little bridge across a stream within the park area. Westfield Development will need to construct the bridge after the city has redirected the stream. Mr. Broadhead asked how the utilities will get across the river. Mr. Eskelson reviewed the utility design across the river. There will be a sewer lift station and then the sewer line will go under the river. Mr. Broadhead said he thought there was a pressurized irrigation line and loop.

11:00 am - Dave Hughes arrived

Mr. Eskelson said he was aware of the pressurized irrigation line and loop. They will put it in as well. Also the electric services will be brought across on the bridge and the water and pressurized irrigation will run under the bridge. Mr. Broadhead said the water lines should be buried to prevent freezing. Mr. Bagley said the phase three electric line will need to be in a casing. Mr. Baker said the design and construct of the bridge will need to be approved by Richard Heap. Mr. Pierson requested a review of the items included in the phases of the development.

Mr. Eskelson said the open space, the bridge, and the Del Monte Rd. connection will be included in phase one. The attaching housing will be in phase two. Phases one and two will be constructed concurrently. Phases three, four, and five will be completed consecutively in that order. Also, there will be a temporary access on the east side of the property.

Mr. Oyler asked who will clear an emergency access in case of snow. Mr. Banks said until the rezone is approved the city will not clear the access. Mr. Mendenhall said they are required to keep access to the Hughes home open and it will be used as an emergency access.

Mr. Baker said it may be best to wait on the trail until the proper alignment is determined. Set a deadline for the completion of the trail and the open space cleanup and allow the developer to complete it earlier if possible.

Mr. Pierson reviewed the bonus density spreadsheet as shown below. All of the Development Review Committee members agreed with the density matrix as presented. (This is in the Preliminary Plat Report)

Mr. Baker made a motion to recommend approval of the request to rezone the Hughes/Hill Property located at 975 South Del Monte Rd. from R-R to R-1-12 upon the finding the rezone meets the requirements of the General Plan. Mr. Broadhead seconded, and the motion passed with a unanimous vote.

Mr. Pierson made a motion to recommend approval of the River Cove Preliminary Plat located at 975 South Del Monte Rd. on the following condition(s):

1. Install improvements along Del Monte Rd., with the exception of the sidewalk,
2. No hill area excavation is to take place without approval from the city engineer,
3. Provide a flood plain update and a wetlands report to the city,
4. Upon development of 50 percent of the lots, a 14-foot asphalted pedestrian access between lots 50 and 51 connecting to the city trail is to be bonded for and installed at the developer's expense,
5. Submit covenants, codes and restrictions for the development to the city,
6. The developer is to sign off on all house plans in the subdivision,
7. Provide the city with a title report for all of the property and work out all boundary issues prior to going to the City Council,
8. The project is to meet all of the construction and development standards,
9. The developer of the Butlers' property is to participate in the cost of constructing a pedestrian/vehicle bridge over the Spanish Fork River; to the percent indicated by an updated traffic study,
10. Construct the River Cove Project as per the preliminary plan document contained in the packet,
11. The developer is to provide an engineering study of the stability of the existing river rip rap,
12. No duplicate homes are to be constructed within 120 feet of each other,
13. Receive approval of the electrical design for the development from Jeff Foster of the Electrical Department,
14. Construct 50% of the homes with at least 25% stone, brick, or masonry surface,
15. Side entry garages are strongly recommended on homes located on corner lots, especially on 66-foot right-of-ways,
16. The project is to contain not more than 249 units as contained in the development packet,
17. Irrigation ditches in the development are to be piped or eliminated and provide a letter of approval from the Irrigation Company,
18. Have a 20-foot access easement along the south side of the river for maintenance purposes,
19. Point system is approved as shown on the attached sheet,
20. All open space areas are to be deeded to the city as part of the 1st plat

21. Any grading of the hillside is to be re-vegetated,
 22. Feeder power line is to come off the hill at lot 1 and follow along River Ridge Lane,
 23. Meet with the US Post Office concerning the location of the post office boxes,
 24. Construct a 10-foot pedestrian and equestrian trail along the river as per the Spanish Fork City standards,
 25. The developer is required to work with the city Shade Tree Commission to determine which trees need to be removed and pay the cost of "removing of the trees and cleaning up" of the park area on the north side of the river,
 26. The developer is to pay the cost of connecting the trail through the "park area" on the north side of the river as well as constructing the trail under the proposed bridge,
 27. Provide a right-of-way description to the City Engineering Department prior to the City Council meeting.
- Mr. Baker seconded, and the motion passed with a unanimous vote.

Planning Commission

This request went before the Planning Commission first on February 4th and then again on March 3rd. After the first PC meeting the Planning Commissioners requested that the developer meet with the adjacent neighbors and review the roadway coming off of the hill. They met with staff and the adjacent property owners about the roadway and came up with the best alternative which they have submitted. To resolve other concerns they have removed the townhomes from the proposed project. By removing the townhomes the density has dropped as well as the amenities in the project.

Minutes from March 3, 2004 PC meeting

Commissioner Scott stated that he has a conflict of interest as the development borders his property and it is in the best interest to step down from hearing this item.

Chair Jensen stated that this item was tabled from February 4. Mr. Pierson stated that it was tabled due to the concerns over River Road and to give the developer time to meet with the neighbors. He will skip the staff report and turn the time over to the developer.

Mr. Mendenhall stated there were two primary concerns, the first being the town homes. These were eliminated in favor of single-family dwellings. This will minimize the number of driveways on River Road. Of 205 lots, four will have direct access to River Road. Mr. Mendenhall stated that he feels Westfield has addressed the concerns regarding the town homes.

The second concern was the design of River Road. Westfield has spoken with all of the residents in the area or has attempted to do so by sending letters inviting them to have a meeting and by making phone calls. Westfield met with both the Scott's and staff and the alignment as presented was acceptable. Mr. Eskelson stated that they tried to minimize the grade, making it safe for truck traffic and going up to the intersection. Many alternatives were discussed and this is the most safe and equitable solution. Mr. Mendenhall stated that the Scott's were concerned with the flow of irrigation water. A berm, curbing and a storm drain system will be used as a backup. A curb cut will be put in for a private lane access for the Scott property and another one to the north for Leland Mills.

The alignment of River Road includes a 90-degree corner for the Mills' traffic on a 66-foot roadway. There will be one more turns that are less difficult to negotiate for the trucks. The design has left turn lanes and other accommodations to facilitate the commercial trucks. In discussions with staff regarding Del Monte to Arrowhead, there are no significant concerns. Future traffic studies may have different conclusions. Commissioner Robins asked the applicants to clarify the grades of River Road. The downgrade is 3.5%. The uphill grade is 2.5%. More fill will be needed. Overall, there is a grade of less than 6%.

Commissioner Wadsworth addressed a question of property being deeded to the city to Mr. Eskelson. Mr. Eskelson stated that in the future, the city might find alternate uses for the triangular piece of property along the abandoned section of road. Mr. Pierson stated that there are some constraints on the usage due to the high-pressure gas line.

Chair Jensen stated that Mr. Isaac, owner of Leland Mills, would still have trucks using the road and this design will be better. He asked Mr. Mendenhall if he spoke with Mr. Isaac. Mr. Mendenhall stated that he did speak with Mr. Isaac, who stated that the traffic flow will be better.

Mr. Pierson stated that this road is in the Master General Plan as a collector and is wide enough for future Leland traffic. Commissioner Shaw asked if the stop signs would be left on River Road. Mr. Eskelson stated that staff does want them left for now.

Chair Jensen asked if there were any other questions. Commissioner Robins asked how the quality of the development would be affected due to the removal of the town homes and lower density. Mr. Mendenhall stated that the CC&Rs and design standards are not being changed. The same materials will be used and the quality is not affected. Mr. Mendenhall stated they can require owners to landscape within a reasonable amount of time. Mr. Pierson asked that if the project were sold and the next developer wanted to change the CC&Rs, could there be a condition added that the fronts be 100% masonry. Mr. Mendenhall asked if they were not 100% masonry now. Mr. Pierson replied that they are not, but a condition could be made to specify that they would be. Mr. Mendenhall does not object to a condition stating this.

Commissioner Shaw stated that the density matrix had been revised and there is a reduction of 30 units. Mr. Mendenhall stated that this was true. The community was concerned about the density and the plans were modified. Mr. Mendenhall asked if there were any other questions. Commissioner Robins stated that he wanted the public to comment. Chair Jensen agreed. Mr. Pierson stated that the Public Hearing was still open.

Dave Olson-1942 East Canyon Road-has been a customer of Leland Mills for 35 years. Closing the section of River Road is an inconvenience for everyone. He feels that the road needs to be left open to convenience the business and customers and not adjusted to accommodate the developer. Commissioner Robins asked Mr. Olson if he had any suggestions. Mr. Olson stated that the burden is on the developer. Commissioner Robins asked Mr. Olson if he would approve of the changes if Mr. Isaac approves of them. Mr. Olson replied that he would not. Many developments have come in to the city, but none has been an inconvenience as this one has. Commissioner Bradford asked Mr. Olson what type of vehicle he drives. Mr. Olson drives a truck and causing the commercial trucks to divert their route is wrong. Commissioner Wadsworth stated that the neighbors near the Mill met with the developer and do not feel inconvenienced. Commissioner Wadsworth asked Mr. Olson if his concern lies with other residents and customers, not with the residents in that area. Mr. Olson responded that it is. Mr. Pierson clarified the situation. Although a change may inconvenience some, it will also be positive. A new road may bring more traffic to the business. The residents will also have faster access to other areas. New growth brings opportunities.

Commissioner Wadsworth stated that decisions are made according to the greatest good for the greatest number. He asked Mr. Pierson and the developer how they determined the best solution. Mr. Eskelson stated that a traffic study was done to decide what would best serve the area. The ball park, trail system, current and new residences were considered. The grade of various city roads compared to this one and safety were reviewed. They also examined the turning radius of the commercial trucks and the lots that would be facing River Road. Staff previously discussed alternatives to the alignment. There were constraints that would adversely affect some of the resident's properties.

Eliminating the town homes will minimize the impact to the current residents. After carefully reviewing the pros and cons of each alternative, staff decided that this road alignment and intersection design is the best.

Commissioner Wadsworth asked Mr. Olson to address the Planning Commission and clarify what he means by inconvenience. Mr. Olson stated that the inconvenience is to the established homes and the business. This development is the most inconvenient because it requires a new road. When a road is cut off so the developer can make money, the project should not be allowed, even though the residents do not object. Commissioner Wadsworth

asked if the issue were that the road would be cut off. Mr. Olson said it is. Commissioner Robins stated he wanted to hear from the residents and Mr. Isaac.

Mr. Isaac stated that he talked with the developer. Last month he was concerned but no longer is. He agrees the city looked at all the options and made the best decision. He is not satisfied with staff's plans for 900 South and wants the city to commit to the residents that the road will be widened and the telephone poles moved. He is also concerned about the irrigation water that services the Warner's and Olsen's. Mr. Eskelson stated that the irrigation that will go under the road would be piped. Mr. Pierson asked Mr. Eskelson to estimate the cost to widening the road. He estimated it to be approximately \$200,000. Ted Scott stated that there is a canal going to Mayor Barney's property as well. Mr. Pierson estimated the cost to pipe it at \$200.00 per foot.

Mr. Mendenhall praised staff for their intuitive response to the traffic needs of the community traffic. He shares Mr. Isaac's concerns regarding the widening of the road. He also stated that the issue needs to be kept in perspective as the current traffic needs are not heavy and will be dealt with in due time as needed. He feels that staff has addressed any inconveniences and the majority will find it easier access to town. Westfield's analysis is that this is a good solution and a solid foundation for future planning. Mr. Mendenhall asked Mr. Pierson if he concurs. Mr. Pierson stated that he does.

Commissioner Wadsworth asked Mr. Pierson to address the concerns about the telephone poles on 900 South. Mr. Pierson stated that decisions regarding the improvements are left to the City Council as funding needs to be considered. 900 South is shown as a future collector road and the City Council will need to evaluate the utilities and growth boundary. The residents will ultimately decide what happens in the area. If they don't want development, they won't sell land to developers.

Mr. Scott stated that the telephone lines belong to Strawberry Power. Commissioner Shaw stated that if the poles needed to be moved, the city would have to do the work and bear the cost. If the poles are on ground owned by the developer, the developer would pay the cost. All improvements depend upon the budget.

Lisa Olsen-1208 West 900 South- is concerned about small children and the high traffic on 900 South now, which is narrow. If the development is approved the road construction needs to happen now. IFA is around the corner and grain and cement trucks also use 900 South. A new road will automatically bring more traffic. She does not want the area to change.

Commissioner Bradford asked Mrs. Olsen which road she would use. Mrs. Olsen usually uses 900 South and not Del Monte. She also uses 900 South as a walking path, which is dangerous for kids. Mr. Pierson stated that 900 South currently is 20-foot wide asphalt and in the future it will be 66-feet. Mr. Eskelson stated that sidewalks would connect to the future trail system and the sports park, providing ample walking paths.

Howard Creer-91 East 200 North-is a property owner in the area. He wants the bridge to be completed before the homes are started and is opposed to changing the road. The trucks using the road are not safe vehicles. His past experience tells him that residents who moved into this area don't want development. The Planning Commission needs to consider that the development will impact land values. The developer needs to have a development with the quality that the current residents want.

Mr. Creer asked who would pay for the improvements, as the developer should incur all the costs. Commissioner Bradford stated that the city will own and maintain the bridge and therefore, the developer must meet city standards. Mr. Pierson stated that the developers will pay the costs and the bridge will be built in the first phase. Each developer will pay Mr. Mendenhall, who will design and construct the bridge.

Commissioner Robbins asked Mr. Creer his opinion regarding the river riprap and if he has seen any of the engineering plans. Mr. Creer responded that the same methods used to stabilize the river in the past couldn't be used now, such as boulders. He has kept records of all the communications he has had with the Army Corps of Engineers and Utah County, both of whom will now not maintain the river. The bank is weak and the flow cannot be predicted.

This must be addressed now.

Chair Jensen asked what portion of the land the county owns. Mr. Creer replied that the county owns none of it. The citizens own the property and everyone else tells them what has to be done, yet no one will help with maintenance. Chair Jensen asked how the county could call in the ACOE to help if the county does not own it. Mr. Creer stated that originally the county committed to maintaining a portion of the river and now won't. There are procedures that have to be followed to obtain permits and the agencies are slow to act on the permits.

Mr. Pierson asked Mr. Eskelson to address the concerns about the permits. Mr. Eskelson has filed the necessary permits with the state, Division of Wildlife Fish and Game and the ACOE. It is a one-stop permit that will be processed through all the necessary agencies. The sewer line would be on a separate permit. The bridge will be wide enough to accommodate future traffic. Commissioner Robbins asked if the improvements would be added as the development is constructed. Mr. Eskelson stated that they are required to analyze the stability now and this is what they are doing. Chair Jensen asked if there are any other questions.

Clyde Bradford-1514 West 900 South-said there is considerable concern about the intersection. Was consideration given to having the road run along the river to the main highway, leaving the current road as is for now? Mr. Pierson stated that it was considered. Staff reviewed future traffic needs and safety concerns. It is easier to close the road now than in the future. The current Leland residents will use the new road, as it will provide easy access to town. If the present bridge becomes inaccessible there will be no access road without the change. Further, if the road is changed now, the developer will bear the cost. If the road is changed in the future, the city and taxpayers will bear the cost.

Pat Parkinson-1778 E 1310 South-asked why the road couldn't be left open with a different design. Mr. Pierson stated that the traffic flow and safety are the reasons for the design.

Commissioner Shaw asked if the grade of River Road is similar to 700 East Center. She also asked if a stop sign could be added and the road left open. Mr. Eskelson stated that this would defeat the purpose in making a smooth transition to Volunteer Drive. The design is based on future traffic flow and safety. On a wide road, drivers tend to slow down and look for traffic, not stop. The new intersection will force drivers to stop and look for traffic coming up the hill.

Commissioner Shaw stated that she appreciates the consideration given to the road and inquired as to how the island will be utilized. Mr. Eskelson replied that the city would have the option to utilize it as they see fit. Mr. Isaac agrees that this design is more favorable and stated that the stop sign at 400 North under Highway 6 is a bad idea.

William Barth-1168 West 900 South-sees semi trucks going to Leland Mill each morning and it is not safe. Drivers currently can get to town using other roads. Trucks speed on 900 South as well. He is concerned that a child will be killed there before the danger is addressed.

Chair Jensen stated that Commissioner Wadsworth needs to be excused and asked him if he has any questions or comments. Commissioner Wadsworth asked if it was appropriate to make a motion at this time, as there are other issues he has not had time to research. Mr. Pierson stated that Commissioner Wadsworth might address his concerns to the developer first.

Commissioner Wadsworth asked the developer if he has done his due diligence in following up with the residents. Chair Jensen stated there has been much discussion and the developer has answered most of the questions. Commissioner Wadsworth stated that speeding and the quality and types of vehicles on the road are something the developer cannot control. Mr. Pierson stated that as a City Council member, Commissioner Wadsworth could direct the police to patrol the area and cite speeders.

Commissioner Wadsworth also asked Mr. Mendenhall to address the river stability concerns voiced by Mr. Creer. Mr. Mendenhall stated it is not his intent to diminish the concerns and that the developer hires competent people to

address them. The issues are addresses within the scope of Spanish Fork City Development Standards and information and suggestions from staff, the county and the state. The bottom line is that the bridge must comply with the standards set by the city.

Commissioner Wadsworth commended the developer for meeting with residents and addressing concerns. Mr. Mendenhall asked if there are any concerns that are different from the ones brought in February. Commissioner Wadsworth stated that he wants the bridge to be constructed first and has already been addressed. Mr. Mendenhall asked Mr. Pierson if there was anything else to address. Mr. Pierson stated there was not.

Commissioner Wadsworth stated that the truck traffic is a major issue as is the quality of the farm trucks and the speeding. Mr. Pierson replied that the Police Department is the agency to address the speeding concerns. The State DMV addresses the safety of the actual vehicles through the vehicle registration process. Mr. Mendenhall asked what the correlation is between the development and these issues. Commissioner Wadsworth stated that Mr. Creer gave the correlation. Mr. Mendenhall asked if the developer has control over the quality of the vehicles traveling the road. Commissioner Wadsworth stated that they do not. This new road alignment is the safest route for trucks according to Mr. Heap and Mr. Richard Nielson.

Commissioner Wadsworth stated that the developer also has no control over the type of traffic. Mr. Mendenhall stated that the citizens concerns are valid and the development is not causing these concerns. The unsafe conditions already exist and the road alignment will diminish the problems.

Mr. Creer asked Mr. Scott to state the purpose of the concrete barricades on his property. Mr. Scott stated they are to keep drivers from knocking down his fence and the Strawberry Power poles. Mr. Creer stated that he has lived here his entire life and now a developer comes in, makes money and leaves. The new residents are not going to be living in the new development.

Chair Jensen stated that density needs to be addressed. Mr. Pierson stated they could review it now if they like.

Jeff Warner addressed the Commission. He has parents who reside in the area. He said the existing residents can use the current road and the new road should go along the river. The current road narrows and is dangerous for passing wants improvements. No one is complaining about not having a faster access to town. Speeding is a concern and the police will not be able to control all of the traffic. He agrees with Mr. Creer's concerns about the river.

Kevin Baadsgaard-1215 West 900 South-stated that the traffic pattern will change and a new road encourages use by virtue of the fact that it is new. 900 South is dangerous and the intersection will be dangerous. The intersection by the Bradford residence needs to be revised if the traffic pattern is changed. A stop sign would prohibit drivers from taking the curve too fast. Mr. Pierson stated that closing the road would be best to prevent this and mitigate the dangers. Commissioner Wadsworth left at 8:44 p.m. Mr. Scott stated that he has met with engineers and staff and the current road alignment has to be changed. The developer has done a good job of meeting with residents.

Commissioner Robins asked if the Planning Commission could give a recommendation to the City Council as well as to the developer. Mr. Pierson stated that this is purpose of the Commission. The Commission is to note areas of concern for City Council review. This is also the purpose of Councilman Wadsworth's seat on the Commission.

Chair Jensen asked if the Commission needs to go out of Public Hearing to review density. Mr. Pierson stated that is not necessary. Chair Jensen stated that the density matrix would be reviewed and the updated copy is in the agenda.

Commissioner Shaw stated that she has reviewed the changes. Commissioner Robins stated that he does not see a need for any changes to the matrix as presented. Chair Jensen asked if the Commissioners were in agreement and if there were any other comments or questions.

Commissioner Robins made a **motion** recommending to the City Council that they investigate the traffic safety concerns on 900 South as well as the adjacent roadway, including the possible widening of the road, signs, speeding

problems, and the location of telephone poles. Commissioner Shaw **seconded** and the motion **passed** with a unanimous vote.

Commissioner Robins commented that Mr. Mendenhall has designed a very nice subdivision that will benefit Spanish Fork and will raise the value of the existing homes. Although he is concerned about the intersection, the developer has addressed the concerns and done can be done. Commissioner Robins asked if the other Commission members had any comment. Chair Jensen stated that the concerns and comments were discussed at the February 4 meeting and that the presentation was well prepared.

Commissioner Shaw made a **motion** giving a positive recommendation on the Preliminary Plat based on the conditions listed in the agenda. (See conditions listed at end of report) Commissioner Bradford **seconded** and the motion **passed** with a unanimous vote.

RECOMMENDATION

Approve

Make the motion to give the River Cove Preliminary Plat located at 900 South Del Monte Road a POSITIVE recommendation to the City Council subject to the following condition(s):

1. Install improvements along Del Monte Rd., with the exception of the sidewalk,
2. No hill area excavation is to take place without approval from the city engineer,
3. Provide a flood plain update and a wetlands report to the city,
4. Upon development of 50 percent of the lots, a 14-foot asphalted pedestrian access between lots 50 and 51 connecting to the city trail is to be bonded for and installed at the developer's expense,
5. Submit covenants, codes and restrictions (CC&Rs) for the development to the city,
6. The developer is to sign off on all house plans in the subdivision,
7. Provide the city with a title report for all of the property and work out all boundary issues,
8. The project is to meet all of the construction and development standards,
9. The developer of the Butlers' property is to participate in the cost of constructing a pedestrian/vehicle bridge over the Spanish Fork River; to the percent indicated by an updated traffic study,
10. Construct the River Cove Project as per the preliminary plan document contained in the packet,
11. The developer is to provide an engineering study of the stability of the existing river rip rap,
12. No duplicate homes are to be constructed within 120 feet of each other,
13. Receive approval of the electrical design for the development from Jeff Foster of the Electrical Department,
14. Side entry garages with t-driveways are strongly recommended on homes located on corner lots, especially on 66-foot right-of-ways and is required on the road from Volunteer to 900 South,
15. The project is to contain not more than 205 units,
16. Irrigation ditches in the development are to be piped or eliminated and provide a letter of

- approval from the Irrigation Company,
17. Have a 20-foot access easement along the south side of the river for maintenance purposes,
 18. Point system is approved as shown on the updated attached sheet,
 19. All open space areas are to be deeded to the city as part of the 1st plat
 20. Any grading of the hillside is to be re-vegetated,
 21. Feeder power line is to come off the hill at lot 1 and follow along River Ridge Lane,
 22. Meet with the US Post Office concerning the location of the post office boxes,
 23. Construct a 10-foot pedestrian and equestrian trail on the north side of the river as per the Spanish Fork City standards,
 24. The developer is required to work with the city Shade Tree Commission to determine which trees need to be removed and pay the cost of “removing of the trees and cleaning up” of the park area on the north side of the river,
 25. The developer is to pay the cost of connecting the trail through the “park area” on the north side of the river as well as constructing the trail under the proposed bridge
 26. Provide a right-of-way description to the City Engineering Department prior to the City Council meeting for the River Bridge Roadway,
 27. The property owners sign a disclosure acknowledging that the area has flooded in the past and holding the city harmless of any flood damage and that the wording be worked out between the developer and the City Attorney,
 28. All single family homes must follow the homes size according to the R-1-12 zoning (1,400 sq. ft. on ramblers and 1,000 sq. ft on main level for 2-story)
 29. The homes will be built with high quality materials, at least a 5/12 roof, landscaping within one year, and masonry on front elevations as stated in the CC&Rs.

Deny

Make the motion to **DENY** the River Cove Preliminary Plat located at 900 South Del Monte Road for the follow reason(s):

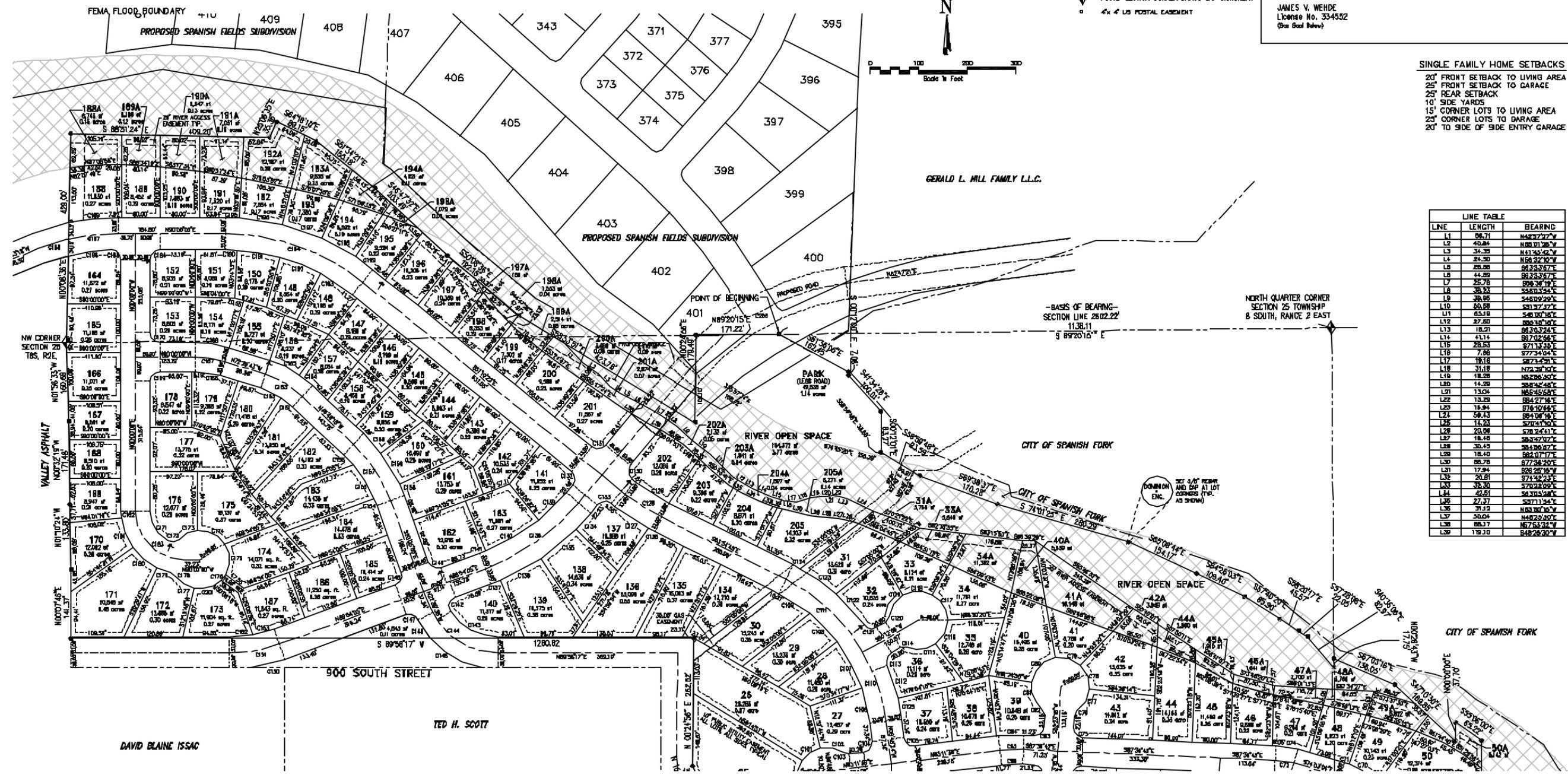
Table

Make the motion to **TABLE** the River Cove Preliminary Plat located at 900 South Del Monte Road for the follow reason(s):

SURVEYOR'S CERTIFICATE

I, James V. Wehde, a Registered Land Surveyor, holding certificate No. 334551, as prescribed by the State of Utah, do hereby certify that by authority of the owners, I have made an accurate survey of the tract of land shown on this plat and described hereafter, and have subdivided said tract of land into lots and streets to hereafter be known as RIVER COVE SUBDIVISION, and that the same has been surveyed and staked on the ground as shown on this plat.
Signed on this _____ day of _____, 20____
JAMES V. WEHDE
License No. 334552
(See Seal Below)

- LEGEND**
- UTILITY AND DRAINAGE EASEMENTS
 - ◆ FIRE HYDRANT
 - ◆ SET 5/8" REBAR AND CAP MARKED "DOMINION ENCL." (NEAR LOT CORNERS)
 - ◆ FOUND SECTION CORNER BRASS CAP MONUMENT
 - ◆ 4x4 US POSTAL EASEMENT



- SINGLE FAMILY HOME SETBACKS**
- 20' FRONT SETBACK TO LIVING AREA
 - 25' FRONT SETBACK TO GARAGE
 - 25' REAR SETBACK
 - 10' SIDE YARDS
 - 15' CORNER LOTS TO LIVING AREA
 - 25' CORNER LOTS TO GARAGE
 - 20' TO SIDE OF SIDE ENTRY GARAGE

LINE TABLE

LINE	LENGTH	BEARING
L1	96.71	N48°32'27.7\"
L2	40.84	N88°01'28.7\"
L3	34.35	N41°34'42.7\"
L4	24.50	N58°32'19.7\"
L5	29.89	S82°33'57.7\"
L6	44.59	S82°33'57.7\"
L7	25.78	S96°34'19.7\"
L8	38.23	S48°03'54.7\"
L9	38.95	S48°09'29.7\"
L10	30.85	S81°37'47.7\"
L11	65.19	S48°03'57.7\"
L12	27.50	S95°15'10.7\"
L13	18.21	S62°33'24.7\"
L14	41.14	S87°02'56.7\"
L15	28.53	S71°12'16.7\"
L16	7.88	S77°34'54.7\"
L17	18.18	S87°12'50.7\"
L18	31.18	N74°36'30.7\"
L19	18.28	N82°28'40.7\"
L20	14.28	S88°42'48.7\"
L21	13.29	N85°45'58.7\"
L22	13.29	S84°27'48.7\"
L23	18.94	S78°10'58.7\"
L24	58.43	S84°04'18.7\"
L25	11.23	S70°47'10.7\"
L26	24.08	S78°24'11.7\"
L27	18.44	S84°38'09.7\"
L28	30.43	S82°27'07.7\"
L29	18.40	S82°07'17.7\"
L30	66.70	S77°58'20.7\"
L31	17.94	S28°26'18.7\"
L32	24.01	S74°42'23.7\"
L33	18.44	S70°24'09.7\"
L34	42.51	S63°03'58.7\"
L35	27.37	S87°11'54.7\"
L36	31.12	N88°30'18.7\"
L37	30.04	N48°28'30.7\"
L38	68.17	N67°53'34.7\"
L39	138.30	S48°28'30.7\"

CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C008	78.34	342.00	12.2719°	37.82	78.34	C009	31.34	20.00	48.5921°	20.35	28.22	C010	25.42	330.00	4.2148°	12.72	25.42	C011	31.42	30.00	89.0000°	29.00	28.98
C009	127.11	242.00	12.2719°	49.84	127.11	C011	31.42	30.00	89.0000°	29.00	28.98	C012	42.88	330.00	12.2719°	17.91	42.88	C013	42.88	330.00	12.2719°	17.91	42.88
C010	80.85	342.00	12.2719°	40.85	80.85	C012	42.88	330.00	12.2719°	17.91	42.88	C014	49.40	330.00	12.2719°	21.00	49.40	C015	49.40	330.00	12.2719°	21.00	49.40
C011	76.70	342.00	12.2719°	38.01	76.70	C014	49.40	330.00	12.2719°	21.00	49.40	C016	28.88	170.00	9.5338°	14.47	28.88	C017	102.47	480.00	13.3024°	51.44	102.47
C012	157.36	375.00	21.0233°	79.83	157.36	C016	28.88	170.00	9.5338°	14.47	28.88	C018	40.03	450.00	7.2828°	20.04	40.03	C019	40.03	450.00	7.2828°	20.04	40.03
C013	214.32	375.00	21.0233°	110.12	214.32	C018	40.03	450.00	7.2828°	20.04	40.03	C020	101.88	480.00	12.9321°	51.02	101.88	C021	101.88	480.00	12.9321°	51.02	101.88
C014	71.45	404.00	8.7827°	35.87	71.45	C020	101.88	480.00	12.9321°	51.02	101.88	C022	47.47	330.00	3.7413°	11.71	47.47	C023	47.47	330.00	3.7413°	11.71	47.47
C015	28.07	25.00	41.1728°	17.78	28.07	C022	47.47	330.00	3.7413°	11.71	47.47	C024	38.73	47.00	12.9148°	45.04	38.73	C025	38.73	47.00	12.9148°	45.04	38.73
C016	13.91	13.00	89.0714°	7.30	13.91	C024	38.73	47.00	12.9148°	45.04	38.73	C026	90.84	47.00	12.2811°	45.80	90.84	C027	90.84	47.00	12.2811°	45.80	90.84
C017	82.21	82.00	89.0714°	34.23	82.21	C026	90.84	47.00	12.2811°	45.80	90.84	C028	78.48	47.00	18.3828°	38.24	78.48	C029	78.48	47.00	18.3828°	38.24	78.48
C018	58.21	80.00	88.8311°	31.83	58.21	C028	78.48	47.00	18.3828°	38.24	78.48	C030	44.64	480.00	3.7413°	11.71	44.64	C031	44.64	480.00	3.7413°	11.71	44.64
C019	82.03	80.00	88.8311°	34.31	82.03	C030	44.64	480.00	3.7413°	11.71	44.64	C032	27.80	480.00	3.7413°	11.71	27.80	C033	27.80	480.00	3.7413°	11.71	27.80
C020	83.11	85.00	88.1820°	34.83	83.11	C032	27.80	480.00	3.7413°	11.71	27.80	C034	60.04	480.00	10.1438°	44.42	60.04	C035	60.04	480.00	10.1438°	44.42	60.04
C021	84.81	80.00	81.4620°	29.11	84.81	C034	60.04	480.00	10.1438°	44.42	60.04	C036	86.20	480.00	10.0920°	42.71	86.20	C037	86.20	480.00	10.0920°	42.71	86.20
C022	13.91	13.00	89.0714°	7.30	13.91	C036	86.20	480.00	10.0920°	42.71	86.20	C038	78.70	480.00	12.9321°	51.02	78.70	C039	78.70	480.00	12.9321°	51.02	78.70
C023	80.07	20.00	41.1728°	17.78	80.07	C038	78.70	480.00	12.9321°	51.02	78.70	C040	44.64	480.00	3.7413°	11.71	44.64	C041	44.64	480.00	3.7413°	11.71	44.64
C024	87.25	40.00	12.1252°	13.82	87.25	C040	44.64	480.00	3.7413°	11.71	44.64	C042	37.43	500.00	4.3017°	12.00	37.43	C043	37.43	500.00	4.3017°	12.00	37.43
C025	80.11	40.00	12.2051°	14.73	80.11	C042	37.43	500.00	4.3017°	12.00	37.43	C044	60.88	40.00	6.5824°	33.22	60.88	C045	60.88	40.00	6.5824°	33.22	60.88
C026	16.28	44.00	21.7127°	8.18	16.28	C044	60.88	40.00	6.5824°	33.22	60.88	C046	14.78	270.00	3.0788°	7.20	14.78	C047	14.78	270.00	3.0788°	7.20	14.78
C027	44.78	44.00	81.7711°	22.45	44.78	C046	14.78	270.00	3.0788°	7.20	14.78	C048	88.63	130.00	20.1336°	33.88	88.63	C049	88.63	130.00	20.1336°	33.88	88.63
C028	15.41	44.00	82.9828°	8.25	15.41	C048	88.63	130.00	20.1336°	33.88	88.63	C050	187.08	100.00	89.0000°	100.00	187.08	C051	187.08	100.00	89.0000°	100.00	187.08
C029	80.50	44.00	10.2027°	40.81	80.50	C050	187.08	100.00	89.0000°	100.00	187.08	C052	43.84	267.00	4.2858°	12.03	43.84	C053	43.84	267.00	4.2858°	12.03	43.84
C030	80.50	44.00	12.2423°	40.11	80.50	C052	43.84	267.00	4.2858°	12.03	43.84	C054	14.78	270.00	3.0788°	7.20	14.78	C055	14.78	270.00	3.0788°	7.20	14.78
C031	82.79	44.00	12.2423°	40.53	82.79	C054	14.78	270.00	3.0788°	7.20	14.78	C056	88.63	130.00	20.1336°	33.88	88.63	C057	88.63	130.00	20.1336°	33.88	88.63
C032	81.24	20.00	82.9828°	8.25	81.24	C056	88.63	130.00	20.1336°	33.88	88.63	C058	37.43	500.00	4.3017°	12.00	37.43	C059	37.43	500.00	4.3017°	12.00	37.43
C033	31.06	20.00	89.0734°	18.87	31.06	C058	37.43	500.00	4.3017°	12.00	37.43	C060	187.08	100.00	89.0000°	100.00	187.08	C061	187.08	100.00	89.0000°	100.00	187.08

OWNER:
WESTFIELD DEVELOPMENT CORP.
RICHARD MENDENHALL
2149 E. PARLEYS WAY STE. 310
SALT LAKE CITY, UTAH 84109
801-487-7027 FAX

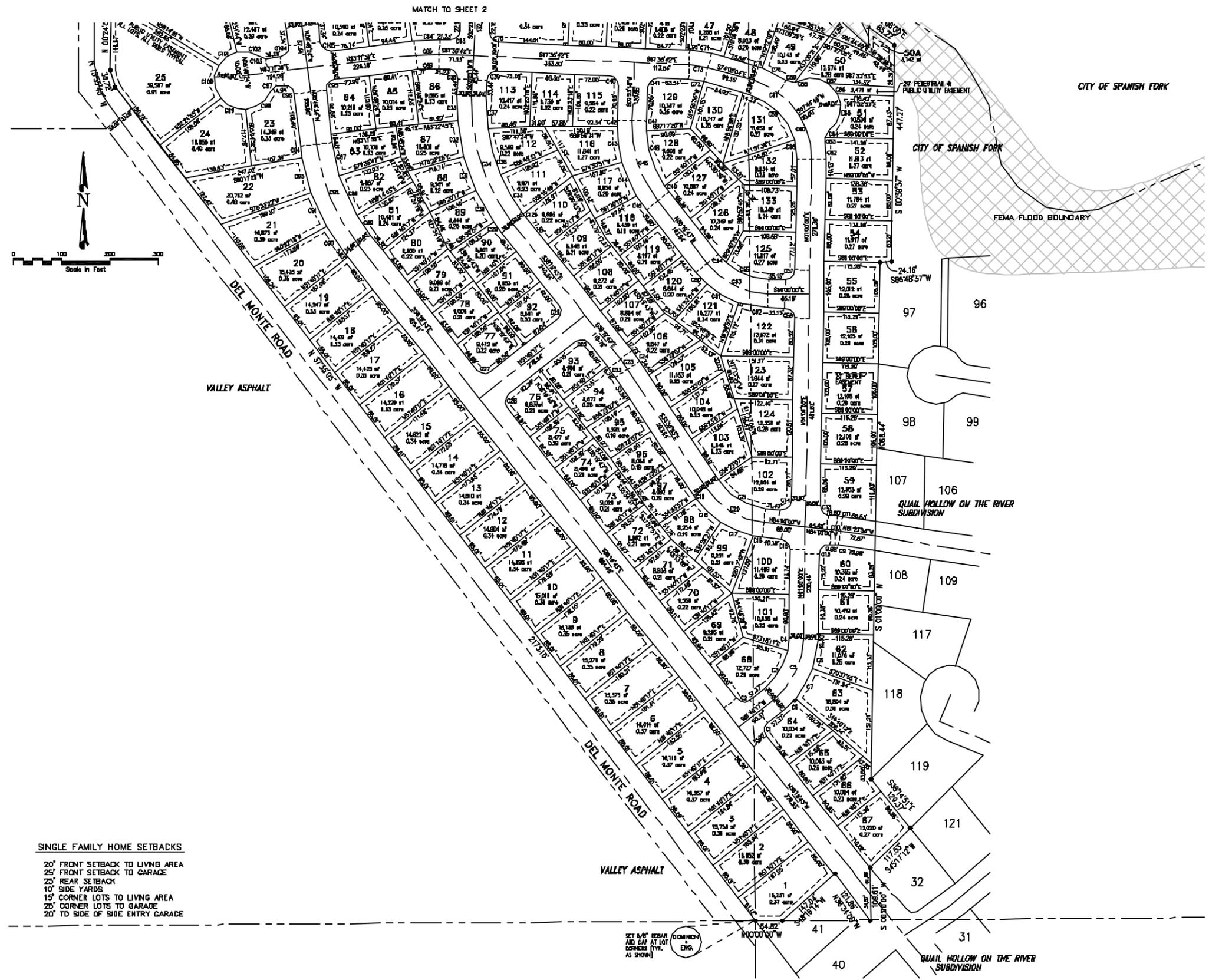
RIVER COVE SUBDIVISION
SPANISH FORK CITY, UTAH COUNTY, UTAH
PARTS OF SECTIONS 24 & 25,
TOWNSHIP 8 SOUTH, RANGE 2 EAST S.L.B. & M.
FEBRUARY 2004 SHEET 2 OF 3
PLANNED UNIT DEVELOPMENT RESIDENTIAL SUBDIVISION
SPANISH FORK CITY, UTAH COUNTY, UTAH

PREPARED BY:
DOMINION
Engineering Associates, L.C.
5884 South Green Street
Murray, Utah 84123 801-713-3000

SCALE: 1"=100 FEET

SURVEYOR'S SEAL JAMES V. WEHDE	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK/RECORDER SEAL
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A. SPANISH FIELDS PRELIMINARY (REGULAR) D.W.G. 2/24/04



SURVEYOR'S CERTIFICATE

I, James V. Weide, a Registered Land Surveyor, holding certificate No. 334551, as prescribed by the State of Utah, do hereby certify that by authority of the owners, I have made an accurate survey of the tract of land shown on this plat and described hereafter, and have subdivided said tract of land into lots and streets to hereafter be known as **RIVER COVE SUBDIVISION**, and that the same has been surveyed and staked on the ground as shown on this plat.
 Signed on this _____ day of _____, 20____
JAMES V. WEIDE (See Seal Below)
 License No. 334552

CURVE	LENGTH	RADIUS	CURVE TABLE			
			DELTA	TANGENT	CHORD	
C01	31.42	30.00	80.0000°	20.00	20.00	34.641017
C02	31.42	30.00	80.0000°	20.00	20.00	34.641017
C03	63.84	120.00	26.3500°	40.00	40.00	69.282034
C04	63.84	120.00	103.7100°	40.00	40.00	69.282034
C05	18.11	18.00	90.0000°	18.00	18.00	25.455848
C06	18.11	18.00	90.0000°	18.00	18.00	25.455848
C07	36.22	36.00	90.0000°	36.00	36.00	50.911696
C08	36.22	36.00	90.0000°	36.00	36.00	50.911696
C09	72.44	72.00	90.0000°	72.00	72.00	101.823392
C10	72.44	72.00	90.0000°	72.00	72.00	101.823392
C11	108.66	108.00	90.0000°	108.00	108.00	152.735088
C12	108.66	108.00	90.0000°	108.00	108.00	152.735088
C13	144.88	144.00	90.0000°	144.00	144.00	203.646784
C14	144.88	144.00	90.0000°	144.00	144.00	203.646784
C15	181.10	181.00	90.0000°	181.00	181.00	254.558480
C16	181.10	181.00	90.0000°	181.00	181.00	254.558480
C17	217.32	217.00	90.0000°	217.00	217.00	305.470176
C18	217.32	217.00	90.0000°	217.00	217.00	305.470176
C19	253.54	253.00	90.0000°	253.00	253.00	356.381872
C20	253.54	253.00	90.0000°	253.00	253.00	356.381872
C21	289.76	289.00	90.0000°	289.00	289.00	407.293568
C22	289.76	289.00	90.0000°	289.00	289.00	407.293568
C23	325.98	325.00	90.0000°	325.00	325.00	458.205264
C24	325.98	325.00	90.0000°	325.00	325.00	458.205264
C25	362.20	362.00	90.0000°	362.00	362.00	509.116960
C26	362.20	362.00	90.0000°	362.00	362.00	509.116960
C27	398.42	398.00	90.0000°	398.00	398.00	560.028656
C28	398.42	398.00	90.0000°	398.00	398.00	560.028656
C29	434.64	434.00	90.0000°	434.00	434.00	610.940352
C30	434.64	434.00	90.0000°	434.00	434.00	610.940352
C31	470.86	470.00	90.0000°	470.00	470.00	661.852048
C32	470.86	470.00	90.0000°	470.00	470.00	661.852048
C33	507.08	507.00	90.0000°	507.00	507.00	712.763744
C34	507.08	507.00	90.0000°	507.00	507.00	712.763744
C35	543.30	543.00	90.0000°	543.00	543.00	763.675440
C36	543.30	543.00	90.0000°	543.00	543.00	763.675440
C37	579.52	579.00	90.0000°	579.00	579.00	814.587136
C38	579.52	579.00	90.0000°	579.00	579.00	814.587136
C39	615.74	615.00	90.0000°	615.00	615.00	865.498832
C40	615.74	615.00	90.0000°	615.00	615.00	865.498832
C41	651.96	651.00	90.0000°	651.00	651.00	916.410528
C42	651.96	651.00	90.0000°	651.00	651.00	916.410528
C43	688.18	688.00	90.0000°	688.00	688.00	967.322224
C44	688.18	688.00	90.0000°	688.00	688.00	967.322224
C45	724.40	724.00	90.0000°	724.00	724.00	1018.233920
C46	724.40	724.00	90.0000°	724.00	724.00	1018.233920
C47	760.62	760.00	90.0000°	760.00	760.00	1069.145616
C48	760.62	760.00	90.0000°	760.00	760.00	1069.145616
C49	796.84	796.00	90.0000°	796.00	796.00	1120.057312
C50	796.84	796.00	90.0000°	796.00	796.00	1120.057312
C51	833.06	833.00	90.0000°	833.00	833.00	1170.969008
C52	833.06	833.00	90.0000°	833.00	833.00	1170.969008
C53	869.28	869.00	90.0000°	869.00	869.00	1221.880704
C54	869.28	869.00	90.0000°	869.00	869.00	1221.880704
C55	905.50	905.00	90.0000°	905.00	905.00	1272.792400
C56	905.50	905.00	90.0000°	905.00	905.00	1272.792400
C57	941.72	941.00	90.0000°	941.00	941.00	1323.704096
C58	941.72	941.00	90.0000°	941.00	941.00	1323.704096
C59	977.94	977.00	90.0000°	977.00	977.00	1374.615792
C60	977.94	977.00	90.0000°	977.00	977.00	1374.615792
C61	1014.16	1014.00	90.0000°	1014.00	1014.00	1425.527488
C62	1014.16	1014.00	90.0000°	1014.00	1014.00	1425.527488
C63	1050.38	1050.00	90.0000°	1050.00	1050.00	1476.439184
C64	1050.38	1050.00	90.0000°	1050.00	1050.00	1476.439184
C65	1086.60	1086.00	90.0000°	1086.00	1086.00	1527.350880
C66	1086.60	1086.00	90.0000°	1086.00	1086.00	1527.350880
C67	1122.82	1122.00	90.0000°	1122.00	1122.00	1578.262576
C68	1122.82	1122.00	90.0000°	1122.00	1122.00	1578.262576
C69	1159.04	1159.00	90.0000°	1159.00	1159.00	1629.174272
C70	1159.04	1159.00	90.0000°	1159.00	1159.00	1629.174272
C71	1195.26	1195.00	90.0000°	1195.00	1195.00	1680.085968
C72	1195.26	1195.00	90.0000°	1195.00	1195.00	1680.085968
C73	1231.48	1231.00	90.0000°	1231.00	1231.00	1731.000000
C74	1231.48	1231.00	90.0000°	1231.00	1231.00	1731.000000
C75	1267.70	1267.00	90.0000°	1267.00	1267.00	1781.914040
C76	1267.70	1267.00	90.0000°	1267.00	1267.00	1781.914040
C77	1303.92	1303.00	90.0000°	1303.00	1303.00	1832.828080
C78	1303.92	1303.00	90.0000°	1303.00	1303.00	1832.828080
C79	1340.14	1340.00	90.0000°	1340.00	1340.00	1883.742120
C80	1340.14	1340.00	90.0000°	1340.00	1340.00	1883.742120
C81	1376.36	1376.00	90.0000°	1376.00	1376.00	1934.656160
C82	1376.36	1376.00	90.0000°	1376.00	1376.00	1934.656160
C83	1412.58	1412.00	90.0000°	1412.00	1412.00	1985.570200
C84	1412.58	1412.00	90.0000°	1412.00	1412.00	1985.570200
C85	1448.80	1448.00	90.0000°	1448.00	1448.00	2036.484240
C86	1448.80	1448.00	90.0000°	1448.00	1448.00	2036.484240
C87	1485.02	1485.00	90.0000°	1485.00	1485.00	2087.398280
C88	1485.02	1485.00	90.0000°	1485.00	1485.00	2087.398280
C89	1521.24	1521.00	90.0000°	1521.00	1521.00	2138.312320
C90	1521.24	1521.00	90.0000°	1521.00	1521.00	2138.312320
C91	1557.46	1557.00	90.0000°	1557.00	1557.00	2189.226360
C92	1557.46	1557.00	90.0000°	1557.00	1557.00	2189.226360
C93	1593.68	1593.00	90.0000°	1593.00	1593.00	2240.140400
C94	1593.68	1593.00	90.0000°	1593.00	1593.00	2240.140400
C95	1629.90	1629.00	90.0000°	1629.00	1629.00	2291.054440
C96	1629.90	1629.00	90.0000°	1629.00	1629.00	2291.054440
C97	1666.12	1666.00	90.0000°	1666.00	1666.00	2341.968480
C98	1666.12	1666.00	90.0000°	1666.00	1666.00	2341.968480
C99	1702.34	1702.00	90.0000°	1702.00	1702.00	2392.882520
C100	1702.34	1702.00	90.0000°	1702.00	1702.00	2392.882520
C101	1738.56	1738.00	90.0000°	1738.00	1738.00	2443.796560
C102	1738.56	1738.00	90.0000°	1738.00	1738.00	2443.796560
C103	1774.78	1774.00	90.0000°	1774.00	1774.00	2494.710600
C104	1774.78	1774.00	90.0000°	1774.00	1774.00	2494.710600
C105	1811.00	1811.00	90.0000°	1811.00	1811.00	2545.624640
C106	1811.00	1811.00	90.0000°	1811.00	1811.00	2545.624640
C107	1847.22	1847.00	90.0000°	1847.00	1847.00	2596.538680
C108	1847.22	1847.00	90.0000°	1847.00	1847.00	2596.538680
C109	1883.44	1883.00	90.0000°	1883.00	1883.00	2647.452720
C110	1883.44	1883.00	90.0000°	1883.00	1883.00	2647.452720
C111	1919.66	1919.00	90.0000°	1919.00	1919.00	2698.366760
C112	1919.66	1919.00	90.0000°	1919.00	1919.00	2698.366760
C113	1955.88	1955.00	90.0000°	1955.00	1955.00	2749.280800
C114	1955.88	1955.00	90.0000°	1955.00	1955.00	2749.280800
C115	1992.10	1992.00	90.0000°	1992.00	1992.00	2800.194840
C116	1992.10	1992.00	90.0000°	1992.00	1992.00	2800.194840
C117	2028.32	2028.00	90.0000°	2028.00	2028.00	2851.108880
C118	2028.32	2028.00	90.0000°	2028.00	2028.00	2851.108880
C119	2064.54	2064.00	90.0000°	2064.00	2064.00	2902.022920
C120	2064.54	2064.00	90.0000°	2064.00	2064.00	2902.022920
C121	2100.76	2100.00	90.0000°	2100.00	2100.00	2952.936960
C122	2100.76	2100.00	90.0000°	2100.00	2100.00	2952.936960

SINGLE FAMILY HOME SETBACKS
 20' FRONT SETBACK TO LIVING AREA
 25' FRONT SETBACK TO GARAGE
 25' REAR SETBACK
 10' SIDE YARDS
 15' CORNER LOTS TO LIVING AREA
 20' CORNER LOTS TO GARAGE
 20' TO SIDE OF SIDE ENTRY GARAGE

- LEGEND**
- UTILITY AND DRAINAGE EASEMENTS
 - FIRE HYDRANT
 - SET 5/8" REBAR AND CAP MARKED "DOMINION ENCL." (NEAR LOT CORNERS)
 - ◆ FOUND SECTION CORNER BRASS CAP MONUMENT
 - 4' x 4' US POSTAL EASEMENT

PREPARED BY:
DOMINION
 Engineering Associates, L.C.
 5884 South Green Street
 Murray, Utah 84123 801-713-3000

OWNER:
 WESTFIELD DEVELOPMENT CORP.
 RICHARD MENDENHALL
 2148 E. PARLEY'S WAY STE. 310
 SALT LAKE CITY, UTAH 84109
 801-467-7000 EXT. 101
 801-467-7027 FAX

RIVER COVE SUBDIVISION

SPANISH FORK CITY, UTAH COUNTY, UTAH
 PARTS OF SECTIONS 24 & 25,
 TOWNSHIP 8 SOUTH, RANGE 2 EAST S.L.B. & M.
 FEBRUARY 2004. SHEET 3 OF 3
 PLANNED UNIT DEVELOPMENT RESIDENTIAL SUBDIVISION
 SPANISH FORK CITY, UTAH COUNTY, UTAH

SCALE: 1"=100' FEET

SURVEYOR'S SEAL 	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK RECORDER SEAL
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Spanish Fork City City Council Report

To:	City Council	ID# PRE	03-23
From:	Emil Pierson, City Planner	Zoning	R-1-6
Date:	June 22, 2004	Property Size	19.84 ac
Subject:	East Meadows Preliminary Plat	# Lots/Units	88
Location:	750 South 2000 East	Units/Acre	4.44

Background

The applicant(s), Carter Construction (Corbin Carter), is requesting preliminary plat approval in order to develop a 88 unit subdivision. The property is shown in the General Plan as Residential 5 to 8 u/a and the developer is proposing 4.44 u/a. The project was submitted to staff on October 27, 2003 and was vested at that time.

Analysis

The applicant is requesting to rezone the property to R-1-6. The property is 19.84 acres in size and is currently vacant. To the north is the property owned by Sherm Bearnson and Bryan Jex zoned UV-C. To the east is property owned by Boyd Thomas also zoned UV-C and R-3. To the south is



property zoned R-R but General Planned as Residential 3.5 to 5 u/a with the parcels being long

and narrow. To the west is property owned by Bryan Jex zoned R-R.

The proposed project is not considered a Master Planned Development (PUD) but is a straight up subdivision that means the subdivision must meet all of the requirements for that zoning designation. According to the plans the subdivision is meeting all of the requirements of the R-1-6 zone Title 17.20.020 Table 2.

The requirements as per the R-1-6 zoning include (60 feet width was changed for MPD (PUD) not standard lots):

	Lot size	Lot width	Lot depth
1. Single family lots	6,000 square feet	50-feet	90-feet
2. Twin homes	5,000 square feet per side	50-feet	90-feet
3. Duplexes	10,000 square feet	50-feet	90-feet

DEVELOPMENT REVIEW COMMITTEE

The DRC reviewed this request at their April 28th meeting and discussed the wall, 2000 East, the property to the south and access, and the house styles.

Minutes from April 28, 2004

Mr. Pierson made the **motion** to approve the East Meadows Preliminary Plat with the following conditions:

1. Meet the construction and development standards
2. Meet the zoning and setback standards for the R-1-6 zone
3. All interior lots are to have the driveways on the interior side of the lot and no garages are to be on the corner.
4. Work out road alignment with engineering department and post a cash bond for 2000 East improvements
5. Obtain a letter from the irrigation company on piping and alignment of the irrigation ditch.
6. Make all redline changes to the plat prior to going to Planning Commission
7. A 6 foot masonry wall is required on the homes to face roadway on arterial road at 750 South with the exception of lot 61 & 74 to have a 4 foot masonry wall.
8. Meet electric standards as per the Electric Department (Mr. Foster)
9. Install trees, stamped concrete, tree grates, sprinkler system, and wall as per the city planner on 2000 East or provide a cash bond as per Spanish Fork City arterial street standards.
10. All existing homes will be addressed.
11. A preliminary title report is required to be submitted.

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

PLANNING COMMISSION

The Planning Commission reviewed this request at their May 4th and then again on June 2nd. They discussed the project including the roadways, house styles, the construction materials, and spent a lot of time of the irrigation ditches and the rural nature of the properties to the south including the horses. The Planning Commission recommended approval subject to the following listed conditions.

RECOMMENDATION

APPROVE

Make the motion to **APPROVE** the **East Meadows Preliminary Plat** located at 750 South 2000 East subject to the following condition(s):

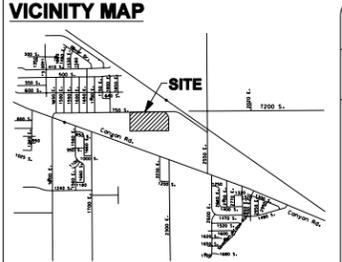
1. Meet the construction and development standards
2. Meet the zoning and setback standards for the R-1-6 zone
3. All interior lots are to have the driveways on the interior side of the lot and no garages are to be on the corner.
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8. Meet electric standards as per the Electric Department (Mr. Foster)
9. Install trees, stamped concrete, tree grates, sprinkler system, and wall as per the city planner on 2000 East or provide a cash bond as per Spanish Fork City arterial street standards.
10. All existing homes will be addressed.
11. A preliminary title report is required to be submitted.

DENY

Make the motion to **DENY** the **East Meadows Preliminary Plat** located at 750 South 2000 East for the follow reason(s):

TABLE

Make the motion to **TABLE** the **East Meadows Preliminary Plat** located at 750 South 2000 East for the follow reason(s):



TABULATIONS

BUILDING LOTS	R-1 / GENERAL PLAN 5-12 U/AC
ZONING AREA	19.84 ACRES
SINGLE FAMILY TWIN/DUPLEX	56 LOTS (2 EXISTING) 16 TWIN HOMES (32 UNITS)
TOTAL UNITS	88 UNITS
AREA IN LOTS	14.06 ACRES
DENSITY	4.43 UNITS/ACRE

- NOTES**
1. ALL CONSTRUCTION TO BE DONE ACCORDING TO CITY STANDARDS AND SPECIFICATIONS.
 2. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 3. ALL DITCH PIPING TO BE APPROVED BY EAST BENCH CANAL COMPANY.
 4. INTERIOR UTILITY SIZES TO BE AS FOLLOWS (UNLESS NOTED OTHERWISE ON THE PLAN VIEW):
SEWER - 8" SDR-35 (12" SDR-35 MAIN LINE, NOTED)
WATER - 8" C-900
P.I. - 6" C-900 (PURPLE)
STORM - 18" ADS SUMP TO SUMP
STORM - 12" CURB INLET TO SUMP
 5. 750 S. & 2300 E. UTILITY SIZES TO BE AS SPECIFIED BY SPANISH FORK CITY MASTER PLAN.
 6. PROPOSED ACCESS ROADS TO 750 SOUTH TO BE INSTALLED TO MATCH EXISTING 750 SOUTH ASPHALT. DEVELOPMENTS PORTION OF 750 SOUTH AND 2300 EAST TO BE BONDED AND INSTALLED BY SPANISH FORK CITY AS PART OF AN OVERALL MASTER PROJECT.
 7. ALL STORM DRAINAGE TO BE CONTAINED ON-SITE THROUGH THE USE OF SUMPS. A 100 YEAR STORM EVENT HAS BEEN USED TO CALCULATE NECESSARY FACILITIES.
 8. ALL FENCING WITHIN THE PROPOSED BOUNDARY TO BE REMOVED.
 9. ALL VERTICAL DATA IS BASED ON NAVD29.
 10. NO ACCESS ALLOWED ONTO 750 SOUTH OR 2300 EAST WITH THE EXCEPTION OF LOT 40.
 11. ALL ROAD GRADES ARE ANTICIPATED TO BE BETWEEN 0.45% AND 1.0%.
 12. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
 13. FOLLOWING FINAL DESIGN OF ROADWAYS, PRESSURIZED IRRIGATION LINES TO BE PROVIDED WITH AIR VACUUM VALVES AT HIGH POINTS AND DRAINS AT LOW POINTS.
 14. FENCING ALONG 750 SOUTH AND 2300 EAST TO BE 6" WONDERWALL WITH ACCESS GATES OR OTHER CITY APPROVED FENCING.
 15. PROVIDE P.I. LATERAL TO MEDIAN W/ CONNECTION TO SPANISH FORK CITY CENTRAL CONTROL.
 16. CONNECT EXISTING HOMES TO CITY UTILITIES.

REVISION	DATE	BY

3302 No. Main St.
Spanish Fork, UT 84660
801-798-0656 Fax 801-798-9393



EAST MEADOW SUBDIVISION - SPANISH FORK, UTAH
PRELIMINARY PLAN, LOT LAYOUT

PROJECT# 2003-004
SCALE 1" = 80'
SHEET 1 OF 3

DESIGNER GDM
DATE 5/27/2004
DRAWN BY TAS

PAGE 1

DEVELOPER
CARTER CONSTRUCTION CO.
475 WEST 1400 NORTH
P.O. BOX 1239
OREM, UTAH 84059
(801) 224-1642

ENGINEER
LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UT 84660
(801) 798-0555

PROJECT NAME
EAST MEADOW SUBDIVISION
SPANISH FORK, UTAH

Staff Report

Interstate 15 Storm Drain Project, 100 South to 100 North Change Order 1

1. Broken Concrete Rubble Stabilization Material (Item 1). We found a few places with quick soil conditions in the trenches at the north end of the project. These conditions made it impossible to stabilize under the pipe with normal bedding procedures. We consulted with Earthtec Engineering, and were advised that the best way to provide a good foundation under the pipe was to push broken up concrete rubble into the quick soils.

We met with the contractor and found that they had some concrete rubble available at another job. They proposed to break up the concrete, load it, haul it to our job and place it at \$6.67 per ton. We requested that the contractor haul 160 ton of this material and place it as the City inspector determined needed by the City in the trench.

2. Over-ex and Haul off Trench Material. The contract called for native backfill material to be placed in the trench at the north end of the project. There was some backfill that was so saturated with water that we had to haul it off. The contractor hauled in some dry spoils from another project for free but has requested that the City pay for the cost of excavating and hauling off the unusable native material.

Spanish Fork City Contract Change Order

Change Order Number: 1

Contract for	I-15 Storm Drain 100 S to 100 N
Owner	Spanish Fork City
To	Harper Contracting, Inc.

You are hereby requested to comply with the following changes from the contract plans and specifications:

Description of Changes (Supplemental Plans and Specifications Attached)	Decrease in Contract Price	Increase in Contract Price
1. BROKEN CONCRETE RUBBLE STABILIZATION MATERIAL, 160 TON AT \$6.67 / TON		\$ 1,067.2
2. OVER-EX AND HAUL OFF TRENCH MATERIAL, 312 TON AT \$7.80 / TON		\$ 2,433.6
TOTALS :	\$ -	\$ 3,500.8
NET CHANGE IN CONTRACT PRICE :	\$ -	\$ 3,500.8

JUSTIFICATION

See attached Exhibit "A"

The amount of the contract will be increased by the sum of :	<u>THREE THOUSAND, FIVE HUNDRED AND 80/100</u>
	Dollars \$ 3,500.8
The contract total including this and previous change orders will be :	<u>ONE HUNDRED AND SIXTY FIVE THOUSAND</u>
<u>TWENTY NINE AND 70/100</u>	Dollars \$ 165,029.7

This document will become a supplement to the contract and all provisions will apply herein.

The contract date shall be extended 5 business days.

Requested: _____ (Owner)	Date: _____
Recommended: _____ (Owner's Architect/Engineer)	Date: _____
Accepted: _____ (Contractor)	Date: _____

Memo

To: Spanish Fork Mayor and City Council
From: Karen Bradford
Date: June 17, 2004
Subject: Re-plastering the Pool

Since the Water Park opened the latter part of May, we have been having a problem with some rough surfaces in the pool, especially in the shallow area. There are always a few tender feet that we see on young children and a few band-aids given out, but this year there has been a drastic increase.

As this problem has continued into the season and we have repaired everything within our department's ability, we had Lynn from CEM who was working on the Splash Pad look at the pool. He pointed out that the plaster was definitely showing "pock" marks and had almost completely worn down in many areas. He also told us that as we are in our 11th season of operation, we have probably gotten as much from the original plaster as we can hope for. He sited that Pleasant Grove's pool, which is two years newer than ours has already been re-plastered. One of the reasons that our plaster has held up is because we don't drain our pool and continue to keep a chemical balance & circulation throughout the winter.

We are proposing that we partially drain the pool and re-plaster the shallow Fan Area as soon as possible. Most of our problems are coming from this area as the young children that are not swimming yet stay in the Fan Area. Then in the fall, we will completely drain the pool and finish re-plastering it.

The bids below are for re-plastering the Fan Area ONLY.

Vendor	Contact	Bid Amount
Combined Platics P.O. Box 65045 SLC, UT 84165	Quote #423	\$26,029.41
Pool Scapes 62 East Wagoneer Road Saratoga Springs, UT 84043	Larin Ross (801) 514-9083	\$24,585.00
CEM Sales & Service 3154 So. Washington Street SLC, UT 84115	Craig Nielsen (801) 485-6800	\$22,125.00