

**Adopted Minutes  
Development Review Committee  
April 23, 2003**

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

Staff Members Present: Richard Heap, Engineering/Public Works Director; David A. Oyler, City Manager; S. Junior Baker, City Attorney; Emil Pierson, Planning Director; Jeff Foster, Electric Superintendent; Nate Crow, GIS Specialists; and Connie Swain, Deputy Recorder.

Representatives Present: John Smiley and Bruce Hall

**Minutes**

Mr. Baker made a **motion** to approve the April 16, 2003 minutes of the Development Review Committee meeting with changes as noted. Mr. Pierson **seconded**, and the motion **passed** with a unanimous vote.

**Quail Run on the River Rezone and Preliminary Subdivision**

Mr. Pierson said the proposed zone of R-1-12 meets the General Plan designation of residential 2.5 to 3.5 units to the acre and the proposed subdivision has an overall density of 2.33 units per acre. There will be a masonry wall along Arrowhead Trail Rd. Utah Department of Transportation (UDOT) advised the developers they do not want a sidewalk installed along Arrowhead Trail Rd.

Mr. Heap will talk with UDOT since the city will require a sidewalk to be installed.

Mr. Oyler asked if the area of the development next to Intermountain Farmers Association (IFA) meets the fire code. The developers were told to consider talking with IFA and relocating the property lines to resolve any issues or concerns before they arise.

Mr. Hall said he can bring the lots to the hill line and ask IFA if they are interested in taking the additional property.

Mr. Heap said the lots along Delmonte Rd. appear to be buildable with the exception of lots 33, 34, and 35. There will be a 25-foot setback from the top of the hill.

Mr. Pierson said he is concerned with lots 33, 34, 35, 25, 26, and 27 being unbuildable due to the grade of the hill.

Mr. Hall said they are considering installing retaining walls in some areas.

Mr. Heap said curb, gutter, and a sidewalk will need to be installed on Delmonte Rd. Also, drainage will need to be approved.

Mr. Pierson said he thought there should be no sidewalk. If a sidewalk is installed a fence will

also need to be installed due to liability since the grade of the hill is steep. Staff will inspect the area and make a recommendation.

Mr. Oyler asked if the development contains the appropriate amount of access due to the size and road lengths of the development.

Mr. Pierson reviewed the access to the property and the connecting access to the adjacent property which will be developed in the future. Also, Mr. Pierson said the cul-de-sacs extend past the 400-foot standard. He said the developer could connect two of the roads and eliminate two of the cul-de-sacs.

Mr. Smiley said the cul-de-sacs promote neighborhoods and he would like to see the standards changed since he feels there is no basis for the 400-foot limit.

Mr. Oyler said the city would consider changing the standards only when adequate information is provided to make the determination.

Mr. Smiley proposed adjusting the property lines to follow the river, allowing the city to own the property next to the river for maintenance of river flow and erosion if needed.

Mr. Oyler expressed concerns regarding river bank erosion. Lots 89, 90, and 91 may have problems with erosion. Also, Mr. Oyler asked if the correct flood plain is shown by FEMA. According to the map, a section of the river is outside of the flood plain. He would like to know the liability issues presented when property is developed next to a river.

Mr. Smiley said if the city is not interested in owning the property next to the river he can deed it to the property owner as a separate unbuildable lot and the property owner will need to maintain it.

Mr. Crow said Provo City changed their policy and they now maintain access to properties next to Provo River due to problems in the past with erosion and an inability to access properties.

Mr. Foster said he wants the electric utility connected to the new sports park across the river in a minimum of a 4-inch casing running under the river. The information services casing is also required and needs to be at least one foot from the electric casing. The information services casing may run along the bridge.

Mr. Baker said the city will need a preliminary title report.

Mr. Baker made a **motion** to table the rezone and preliminary plat until the plat is submitted showing the connecting roads rather than cul-de-sacs, the flood plain issue is resolved, and a decision is made on the location of the property line between the development and IFA. Mr. Foster **seconded**, and the motion **passed** with a unanimous vote.

Staff will look at Del Monte Road in front of the development and determine if a sidewalk should be required.

## **Other Business**

Mr. Foster reviewed a route with the Development Review Committee.

### **Adjournment**

Mr. Baker made a **motion** to adjourn. Mr. Heap **seconded**, the motion **passed**, and the meeting adjourned at 11:45 am.