

**Adopted Minutes
Development Review Committee
May 7, 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; Emil Pierson, Planning Director; Richard Nielson, Assistant Public Works Director; Marvin Banks, Utility Superintendent; Keith Broadhead, Public Works Inspector; Jeff Foster, Electric Superintendent; Dee Rosenbaum, Public Safety Director; and Connie Swain, Deputy Recorder.

Representatives Present: Steven T. Maddox, *Davencourt*

Minutes

Passed until the end of the meeting.

Davencourt Plat C

Mr. Pierson said this is the last phase of the Davencourt Subdivision located at 480 North Highway 51. Phase one consists of 30-unit townhomes.

Mr. Maddox said when the new Questar Gas line is in they will begin construction on phase one.

Mr. Pierson said at that point the applicant will bond for the amenities.

Mr. Nielson reviewed the road elevations at Mr. Broadhead's request.

Mr. Nielson said a preconstruction hearing will need to be held before construction can begin.

Mr. Oyler asked if fencing along the railroad tracks was required for plats A and B.

Mr. Pierson said the fencing was overlooked and no requirements were made.

Mr. Broadhead asked for the sidewalk design. He said meandering sidewalks create problems with utility installation and maintenance.

Mr. Pierson said he would prefer a straight sidewalk with a planter strip.

Mr. Nielson said a 6-foot planter strip and a straight parallel sidewalk would be required.

Mr. Nielson made a **motion** to approve the Davencourt Final Plat C on the following condition(s):

1. Install sidewalk parallel to the curb along Highway 51 with a 6-foot planter strip.

Mr. Pierson **seconded**, and the motion **passed** with a unanimous vote.

David Cunningham Site Plan

Mr. Pierson said the architecture of the new building at 1552 North 300 West will match the existing building. The purpose of the building is to expand the business at that location.

Mr. Nielson said in reviewing the David Cunningham site plan he noted changes needed to straighten the water line to the fire hydrant and would require a 6-inch water line.

Mr. Pierson said they will be planting trees and installing sidewalk along the road and will pave the area to the drain basin with asphalt.

Mr. Oyler asked for the long term plans for the drain basin. A discussion followed.

Mr. Nielson will contact Hubble Homes and advise them the drain basin will need to remain on the property until a storm drain is installed.

Mr. Nielson made a **motion** to approve the David Cunningham Site Plan at 1552 North 300 West on the following conditions:

1. Make corrections to the plans as indicated with respect to the water line and valve location,
2. No development will take place on the east end of the property until the storm drain is installed, and,
3. Deed the property for the right-of-way on 300 West to the city.

Mr. Pierson **seconded**, and the motion **passed** with a unanimous vote.

Other Business

Mr. Oyler began a discussion concerning the future needs for a bridge across Spanish Fork River near the ball parks due to the new Quail Hollow Subdivision requested by John Smiley and Bruce Hall. The city needs to determine answers to the following questions in order to allow future developers to be aware in advance of the requirements for developments adjacent to the river:

1. If the city is going to require access on one or both sides of the river for future general maintenance and possible flood or erosion issues in the future,
2. What amount of land is adequate for both maintenance of the river banks, channel, and the jogging trail, and,
3. What will be required of the developers or property owners.

Mr. Nielson said the city will need more than 16 feet of property running adjacent to Spanish Fork River. Eventually access will need to run the full length of the river in Spanish Fork.

Mr. Banks suggested 50 or more feet may be needed for maintenance next to the river.

Mr. Oyler said general maintenance of the river banks and jogging trail should be minimal if the landscape is kept in a natural state.

Mr. Oyler asked if the city will need to pay for the easements along the river.

Mr. Pierson said property owners will deed the required portion of the properties as they are annexed into the city or developed.

Development Review Committee member present agreed a 50-foot easement would be adequate for maintenance of the river and jogging trail.

Minutes

Mr. Pierson made a **motion** to approve the April 30, 2003 minutes of the Development Review Committee meeting with changes as noted. Mr. Foster **seconded**, and the motion **passed** with a unanimous vote.

Adjournment

The Meeting adjourned at 11:10 am.