

**Adopted Minutes
Development Review Committee
January 21, 2004**

The meeting was called to order at 10:05 a.m. by Richard Heap.

Staff Members Present: Richard Heap, Engineering/Public Works Director; Emil Pierson, Planning Director; David A. Oyler, City Manager; Richard J. Nielson, Assistant Public Works Director; S. Junior Baker, City Attorney; Dee Rosenbaum, Public Safety Director; Bart Morrill, Parks and Recreation Maintenance Supervisor; Dale Robinson, Parks and Recreation Director; Marvin Banks, Public Works Superintendent; Keith Broadhead, Public Works Inspector; Shawn Beecher, GIS Specialist; and Connie Swain, Deputy Recorder.

Citizens Present: Richard Mendenhall, *Westfield Development*, and Darrin Perkes, *Dominion Engineering*.

Hughes/Hill (River Cove Rezone)

Mr. Pierson said this is a request by River Cove to rezone the Hughes/Hill property. The adjacent properties are zoned R-1-12 and the developer has agreed to the R-1-12 zone.

Mr. Heap said there will still be an R-R spot zone.

Mr. Baker asked if the area could be rezoned R-1-12.

Mr. Pierson said an R-1-12 zone will affect the property owner's taxes.

Mr. Baker said R-R is the holding zone and leaving a spot zone is fine.

Mr. Pierson reviewed the project consisting of 80.37 acres with an allowed 2.5 to 3.5 units to the acre. There will be a total of 249 units with a density of 3.10 units to the acre. Mr. Pierson reviewed the density bonus allowance matrix.

Mr. Mendenhall reviewed the open space areas on the map.

Mr. Baker said everything on the south side of the river will be part of the Hughes/Hill property and everything on the north side of the river will be part of the city property. This allowed the property boundary lines to be cleaned up. Mr. Baker said it is difficult to give the developer credit for property they already received credit for.

Mr. Pierson said there is plenty of open space area along the river.

Mr. Perkes said they can landscape and maintain the north entrance to the development through a Home Owner's Association. The open space will be maintained as a park type environment and

will be deeded to the city. They will put in a segment of the trail system connecting to the pedestrian bridge.

Mr. Oyler said this is a critical section of the trail system with a trail head park and there should be access to the trail and park. Also, as the area develops there will be a lot of traffic on the road through the development and the road should be treated as a major collector.

Mr. Heap said the slope of the lots needs to be discussed.

Mr. Mendenhall said the slope on the road will be minor. There would be a fair amount of grading required on some of the lots for parking.

Mr. Oyler again is concerned with the slope of the road and increased traffic as properties develop.

Mr. Nielson said with the driveway design the cars will be entering traffic facing forward and driveways have been combined in many of the units.

Mr. Banks asked if they could eliminate a lot and add another access.

Mr. Pierson said they could eliminate some of the single family homes and just build town homes and allow driveways on the roadways off of the major collector road.

Mr. Nielson said the slope of the road will only be a 4-5 percent grade. He is comfortable with the slopes of the roadway related to snow removal.

Mr. Mendenhall said the steep slopes are in the back of several of the lots.

Mr. Oyler asked if there should be an additional connecting road.

Mr. Pierson asked the developers to add a connecting road between River Ridge Road and the road to the north, approximately 800 feet from the intersection.

Mr. Foster said he would like the three phase power line to run down the hill at lot 1 and follow River Ridge Road. Also, there is a 46 KV line along the south property line and along the roadway.

Mr. Nielson said an easement is needed for the overhead Strawberry Power lines.

Mr. Foster said the Hughes home is serviced by Strawberry Power and needs to be transferred to Spanish Fork power.

Mr. Perkes said the Hughes home will be purchase and will be removed.

Mr. Baker said the Strawberry Power poles need to be disconnected and removed.

Mr. Heap said the septic tank needs to be removed according to the Utah County Health Department.

Mr. Foster said the other service lines on Delmonte Rd. are on the south side of the road and will remain. If there are any other Strawberry Service lines or poles on the development they are to be removed or relocated.

Mr. Oyler asked concerning the gas lines.

Mr. Nielson said there is a 30-foot easement shown for the gas line.

Mr. Perkes said they have allowed for the gas line easement.

Mr. Heap asked for the study of the river.

Mr. Mendenhall said they are making a little progress on the studies.

Mr. Heap said the Planning Commission will require the river study.

Mr. Perkes said it will be resolved prior to the Planning Commission meeting, allowing time for the Engineering Department to review it before the meeting.

Mr. Foster said there is a conduit under the river for the utilities installed by the developer of the Quail Run Subdivision. It will serve as a connection for the entire area.

Mr. Heap asked concerning the road alignment.

11:00 - Mr. Broadhead left the meeting.

Mr. Nielson said the area is fairly flat and the road alignment can be moved.

Mr. Oyler said the road alignment needs to be resolved as soon as possible.

Mr. Heap said a clear title report needs to be received showing how the property line issue was resolved.

Mr. Mendenhall said they will tie into the lift station on the north side of the river.

Mr. Pierson said the road connecting to the bridge needs to be in the first phase of the development.

Mr. Perkes said they could begin in the area shown as phase 5 and 4 if directed by the Development Review Committee.

Mr. Oyler said the roadway to the river bridge is critical.

Mr. Mendenhall reviewed the density bonus matrix.

Mr. Oyler asked what is an appropriate bonus for a raw piece of land. After a discussion it was determined the land should be deeded to the city and the developer should install a 10-foot asphalt trail as directed by the Recreation Department.

Mr. Perkes agreed to install the portion of the trail shown on the property.

Mr. Morrill said they would like to look at the area and determine what is best.

Mr. Perkes said there will be a Home Owner's Association to insure landscaping is installed.

Mr. Pierson said in order to receive bonuses for landscaping the developer should put in the landscaping.

Mr. Perkes said they are requiring the landscaping to be put in. They have been able to enforce it in the past with no problems.

Mr. Heap said in the past developers have received credit when covering the cost of landscaping.

Mr. Pierson recommended no percent for landscaping and allowing the developer credit for portions of the two trails and the six-foot sidewalk.

11:30 - Mr. Banks and Mr. Morrill left the meeting.

Mr. Mendenhall asked for a lot size variation bonus.

Mr. Pierson asked concerning the river bridge.

Mr. Baker said the city will have funds to contribute to the bridge, however, the developer needs to install the bridge.

Mr. Pierson made a **motion** to table the Hughes/Hill River Cover Rezone and Preliminary Plat until the January 28, 2004 Development Review Committee meeting. Mr. Foster **seconded**, and the motion **passed** with a unanimous vote.

Other Business

None

Adjournment

Mr. Pierson made a **motion** to adjourn. Mr. Baker **seconded**, and the motion **passed** with a unanimous vote. The meeting adjourned at 11:38 pm.