

**Adopted Minutes
Development Review Committee
July 7, 2004**

The meeting was called to order at 10:07 a.m. by Richard Nielson.

Staff Members Present: David A. Oyler, City Manager; Richard Nielson, Assistant Public Works Director; Jeff Foster, Electric Superintendent; Carl Johnston, Public Safety Lieutenant; Kelly Udall, Assistant City Manager; Jamie Chappel, Public Works; Doug Short, Chief Building Inspector; Ryan Baum, Public Works Inspector; Chris Thompson, Design Engineer; Marvin Banks, Public Works Superintendent; Shawn Beecher, GIS Specialists; Connie Swain, Deputy Recorder.

Citizens Present: Leon Harward, *Expressway Business Park*, Perry Frandsen, *Spanish Fork Associates, LLC*.

Minutes

Mr. Foster made a **motion** to approve the June 30, 2004 minutes of the Development Review Committee meeting with changes as noted. Mr. Oyler **seconded** and the motion **passed** with a unanimous vote.

Spanish Fork Associates Annexation (Continued from June 23, 2004)

Mr. Oyler said the issues to be discussed are power, sewer, and storm drain.

Mr. Foster said the capacity from the substation is a possible 22 megawatts with improvements and approximately 11 megawatts without the improvements. There are 100 amps of power available at the feeder located at 3200 East and Highway 6. If more than 100 amps are needed at 12 Kv, the developer of the property will need to access power from the substation. The railroad crossing permit will be needed to access power from the substation. Mr. Foster reviewed the possible location for the substation feeder line. Mr. Foster said the existing electric and power pole issues will need to be coordinated with Strawberry Power.

Mr. Nielson said the soil was tested and was found to have a high percolation rate. He had concerns with the effect on the surrounding areas if additional storm water is concentrated on the area. He suggested requiring a more in-depth geological study when the first project is presented.

Mr. Frandsen said when the user is identified they will provide a scientific study of the effects of the storm water on the area.

Mr. Nielson said the area with the most sewer restriction is between 2500 and 2900 East. The capacity in the area is at 48 percent at peak flow based on residential usage. This leaves the equivalent of 300 residential units in industrial usage capacity. This is equal to Nature

Sunshine's usage.

Mr. Oyler said with the information provided there is a restriction on the amount of capacity available.

Mr. Nielson said another alternative to sewer capacity is accessing the Mapleton sewer line.

Mr. Oyler said another issue in connection with this property is dust control.

Mr. Frandsen asked if the city has a dust ordinance.

Mr. Oyler said yes, however, it is difficult to enforce. In the past the adjacent property owner have contacted the County complaining about the dust issues.

Mr. Frandsen said the only solution to resolving the dust problem is to asphalt the property as it is developed.

Mr. Oyler said the property should not be disturbed until it is developed to reduce the possible dust problems.

Lieutenant Johnston said he is concerned with the angle of 2400 East to Highway 6. There are accidents at the intersection which could be reduced if the two roads intersected at right angles.

Mr. Frandsen said they have discussed improving the intersection.

This item was passed briefly.

Expressway Business Park Final Plat A

Mr. Banks asked if the water leak issue was resolved.

Mr. Nielson said the leak has been fixed.

Mr. Foster said the meter conduit was discussed and he assumed it has been resolved.

Mr. Harward confirmed. The only issue to be resolve is concerning the Gas Company and they are scheduled to come out today. Everything else is done.

Lieutenant Johnston asked if there will be off site parking.

Mr. Nielson pointed out the areas with street parking. Also, the water meters have been approved to be in the cement driveways with traffic rated lids.

Mr. Harward said there will be a small amount of traffic.

Mr. Shorts said there will be a problem with parking on Expressway Lane.

Mr. Oyler said if parking areas become a problem they can be marked as no parking zones.

Mr. Oyler made a **motion** to approve Expressway Business Park Final Plat A subject to the following conditions:

1. Meet all of the conditions of the Preliminary Plat,
2. Meet all of the Construction and Development Standards, including the America's With Disability Act requirements for the sidewalks and the conduit size requirements for meter reading,

Lieutenant Johnston **seconded** and the motion **passed** with a unanimous vote.

Return to Spanish Fork Associates Annexation

Mr. Frandsen said the annexation area includes the railroad tracks and not Highway 89.

Mr. Oyler made a **motion** to recommend approval of Spanish Fork Associates Annexation consisting of 87.72 acres located at 2400 East 1000 South and enter into an annexation agreement with the following conditions:

1. Include the sewer capacity as directed by the Engineering Department,
2. After the first project for the property is approved, realign 2400 East at Highway 6 and the railroad crossing at a time to be determined by the Engineering Department,
3. Leave the property undisturbed until such time as the first project is approved, with only the property involved in the project being disturbed,
4. With the first project, the storm drain is to be reviewed to determine if the storm drain will have any impact on the Oaks View area,
5. The developer is to construct a feeder line to the electric substation along with any related improvements, if more than 100 amps of power are needed for the projects; if less than 100 amps of power are needed on the property, access the power on the south side of 2400 East and Highway 6,
6. Enter into an agreement with Strawberry Power for the city to assume service of power to the Olsen Well.

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

Aspen Heights - 1850 South 1700 East

Mr. Nielson said the drawings meet the requirements. However, he thought the bond for the Spanish Vista storm drain has not been posted. This subdivision is restricted by the storm drain bond.

Mr. Oyler called Junior Baker and was told the storm drain bond has not been posted. He said the item could be approved with a requirement to hold the recording of the plat until the bond is posted.

Lieutenant Johnston expressed his displeasure with T-intersections and requested this be placed

in the minutes.

Mr. Foster made a **motion** to approve Aspen Heights subject to the following conditions:

1. Meet all of the Construction and Development Standards, including the America's With Disability Act requirements for the sidewalks and the conduit size requirements for meter reading,
2. Meet all of the conditions of the Preliminary Plat,
3. Prior to recording the plat the Spanish Vista storm drain bond is to be posted,
4. Prior to recording the plat post any bonds required by Strawberry Electric,
5. Provide a letter from Strawberry Electric stating their requirements have been satisfied.

Lieutenant Johnston **seconded** and the motion **passed** with a unanimous vote.

Other Business

Mr. Oyler introduced Kelly Udall, the new Assistant City Manager.

Adjournment

Mr. Foster made a **motion** to adjourn. Lieutenant Johnston **seconded**, the motion **passed** unanimously, and the meeting adjourned at 11:00 a.m.