

**Adopted Minutes
Development Review Committee
July 28, 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; Ryan Bagley, Electric Department; Richard Nielson, Assistant Public Works Director; David A. Oyler, City Manager; S. Junior Baker, City Attorney; Doug Shorts, Chief Building Inspector; Ryan Baum, Public Works Inspector; Keith Broadhead, Public Works Inspector; Marvin Banks, Public Works Superintendent; Shawn Beecher, GIS Specialists; Connie Swain, Deputy Recorder.

Citizens Present: Jed Mitchell, *West Gate Manor*, SherRon Houghton, *Wapiti Cove*, Mike Gardner, *Coyote Cove*, Mark B. Dallin, *Coyote Cove*, D. Grant, *D.P.G. Construction*, and Jon James, *D.P.G. Construction*.

Minutes

Mr. Pierson made a **motion** to approve the July 14, 2004 minutes of the Development Review Committee meeting with changes as noted. Mr. Nielson **seconded** and the motion **passed** with a unanimous vote.

West Gate Manor Preliminary Plat - 400 North 500 West

Mr. Pierson said West Gate Manor is a 48-lot subdivision located at 400 North 500 West and is zoned R-1-8. The subdivision meets the requirements of the R-1-8 zone.

Mr. Heap said a clear title report is needed.

Mr. Oyler asked concerning the two roads.

Mr. Pierson said he talked with Mr. Nielson and Cole Surveying pertaining to the access into the project.

Mr. Mitchell said the adjacent property owner is not interested in selling a section of their property for the road.

Mr. Nielson said the two proposed roads will not match up with the existing utility stubs. The stubs will need to be relocated.

Mr. Heap said due to an agreement with Westfield Irrigation the developer is required to install the storm drain line from the church to the subdivision and will be reimbursed through impact fees.

Mr. Pierson made a **motion** to recommend approval of the West Gate Manor Preliminary Plat subject to the following conditions:

1. Install the storm drain as directed by the Engineering Department and obtain the necessary storm drain easements,
2. Disconnect utility services in 400 North,
3. Obtain a permit from UDOT for 400 North,
4. Construct a masonry wall along 400 North including 2-inch caliper trees every 30 feet, tree grates, sprinkler system, and stamped concrete,
5. Meet all of the Construction and Development Standards, including the American's With Disabilities Act requirements for the sidewalks and the conduit size and wiring requirements for meter reading.

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

10:15 a.m.- Mr. Baker arrived

Hawk Landing Preliminary Plat - 2300 East Canyon Road

Mr. Pierson said Hawk Landing is a 7-lot subdivision located at 2300 East Canyon Road. The subdivision meets all of the requirements for the R-1-8 zone.

Mr. Oyler asked concerning the road alignment with Canyon Road.

Mr. Nielson said there will be a flare for a turn lane similar to the 1700 East access to Canyon Road.

Mr. Pierson recommended lot 1 face the side street with a side entry garage.

Mr. Pierson made a **motion** to recommend approval of the Hawk Landing Preliminary Plat subject to the following conditions:

1. Construct the home on lot 1 facing the side street with a side entry garage,
2. Meet all of the Construction and Development Standards, including the American's With Disabilities Act requirements for the sidewalks and the conduit size and wiring requirements for meter reading.

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

Coyote Cove Preliminary Plat - 1410 South 1580 East

Mr. Pierson said this subdivision is the back portion of Mike Gardner's property located at 1410 South 1580 East

Mr. Heap said the utilities are in and located on the east side of the road.

Mr. Pierson recommended the existing home be part of the subdivision. Otherwise, the lot containing the existing Gardner home will be illegal due to the subdivision.

Mr. Nielson recommended changes in the lot layout allowing a straight shot for the storm drain line and man hole.

Mr. Pierson made a **motion** to recommend approval of the Coyote Cove Preliminary Plat subject to the following conditions:

1. Include the existing Mike Gardner home and lot in the subdivision,
2. Receive approval of the storm drain line from the Engineering Department,
3. Meet all of the Construction and Development Standards, including the American's With Disabilities Act for the conduit size and wiring requirements for meter reading.

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

Wapiti Cove Preliminary Plat - 1630 South 1400 East

Mr. Pierson said Wapiti Cove is a straight up subdivision with 10 lots, including the existing home. The subdivision meets the requirements of the R-1-12 zone.

Mr. Bagley said there may be a strawberry power issue.

Mrs. Houghton said electricity on the property was a past dispute which has been resolved and the property is serviced by Spanish Fork City.

Mr. Bagley said the electric lines should be underground.

Mrs. Houghton said the electric lines will be underground.

Mr. Pierson recommended lot 9 face 1400 East with the driveway accessing 1630 South to eliminate the possibility of a fence and weeds along the roadway.

Mr. Pierson made a **motion** to recommend approval of the Wapiti Cove Preliminary Plat subject to the following conditions:

1. Meet all of the Construction and Development Standards, including the American's With Disabilities Act requirements for the sidewalks and the conduit size and wiring requirements for meter reading,
2. Receive approval for the underground electrical design from the Electric Department,
3. Construct the home on lot 9 facing 1400 East with the driveway accessing 1630 South.

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

Desert Storm (Harward) Preliminary Plat - 1290 East 1240 South

Mr. Pierson said Randall Harward has been able to acquire lots north of his property at 1290 East 1240 South and is prepared to complete the development. The development meets the requirements for the R-1-9 zone.

Mr. Baker said the transferred development rights need to be tracked. They are not to build on any more lots than they have developments rights for.

Mr. Oyler said there is an earlier agreement to reimburse the city for installing a section of 1240 South.

Mr. Heap said in his office he has the total amount to be reimbursed to the city.

Mr. Broadhead said the developer will be digging in a new road. They should not only reimburse the city for the construction of the road but should also overlay the road after the construction is completed.

Mr. Heap said his department encouraged the developer to install the laterals to the lots prior to the asphalt and the development rejected the recommendation.

Mr. Oyler said the developer should not only reimburse the city for the road, but overlay the road or pay the fees according to the Construction and Development standards for digging in an existing road.

Mr. Heap said he will confirm the information, but as far as he knows no money was received from McGovern as well.

Mr. Oyler made a **motion** to recommend approval of the Desert Storm Preliminary Plat subject to the following conditions:

1. Change name for the development,
2. Meet all of the Construction and Development Standards, including the American's With Disabilities Act requirements for the sidewalks and the conduit size and wiring requirements for meter reading,
3. Meet the requirements for the asphalt overlay or reimbursement for digging in an existing road as outlined in the Construction and Development Standards,
4. Verify the amount of lots with existing development rights,
5. Reimburse the city for the construction of the existing road,
6. If a connector agreement exists, reimburse the existing lots in the cul-de-sac.

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

Other Business

None

Adjournment

Mr. Nielson made a **motion** to adjourn. Mr. Pierson **seconded**, the motion **passed** unanimously, and the meeting adjourned at 10:48 a.m.