

**Adopted Minutes
Development Review Committee
September 1, 2004**

The meeting was called to order at 10:00 a.m. by Richard J. Heap.

Staff Members Present: Richard J. Heap, Engineering/Public Works Director; Emil Pierson, Planning Director; Richard Nielson, Assistant Public Works Director; Jeff Foster, Electric Department Superintendent; Christine Johnson, Assistant City Attorney; Seth Perrins, Assistant City Manager; Ryan Baum, Public Works Inspector; Keith Broadhead, Public Works Inspector; Dale Robinson, Parks and Recreation Director; Marvin Banks, Public Works Superintendent; Shawn Beecher, GIS Specialists; Connie Swain, Deputy Recorder.

Citizens Present: Les Allen, *Somerset Village Plat B*, Milan Malkovich, *LDS Church Representative*, David Simpson, *Sunny Ridge Plat A*, Nathan Simpson, *Sunny Ridge Plat A*, John Smiley, *Quail Hollow by the River* and Sam Drown, *Alpine Homes*.

Spanish Vista LDS Church - 1130 South 1700 East

Mr. Pierson said the LDS Church is requesting to build a church at 1130 South 1700 East. There are two access points from 1700 East and one access point from 1800 East.

Mr. Nielson asked for a third fire hydrant to be placed in the easement near the 1800 East access. The other two hydrants can then be moved slightly to the west.

Mr. Knell said they will install the third hydrant. They will also pave 1700 East as soon as possible before winter sets in.

Mr. Foster said the church can receive electric services from a new three phase electric line the developer of the adjacent property will be installing.

Mr. Knell asked concerning the conduit for the meter reading.

Mr. Foster reviewed the conduit requirements.

Mr. Pierson suggested an extra conduit for any additional wiring needed by the church.

Mr. Foster recommended a larger conduit rather than two conduits.

Mr. Pierson made a **motion** to recommend approval of the LDS Church located at 1130 South 1700 East, subject to the following conditions:

1. Work with the Engineering Department on the water service issues,
2. Receive approval of the electrical design from Jeff Foster of the Electric Department,

3. Meet all of the Construction and Development Standards, including the conduit size and wiring requirements for meter reading as directed by Jeff Foster of the Electric Department.

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

Mr. Malkovich clarified the meat packaging plant discussed last week in the Development Review Committee meeting will be running a new water line.

Mr. Heap reviewed the requirements.

Somerset Village Phase 2 - 3200 East Canyon Road

Mr. Pierson said the applicant, Les Allen, is requesting a 38-unit subdivision. A large portion of the improvements are in. Also, most of the landscaping is in.

Mr. Allen said an electrical design is needed for a small section of the subdivision.

Mr. Pierson said a temporary turnaround is needed on both plats. He asked when they will begin developing Nelson's property.

Mr. Allen said they would like to begin developing Nelson's property the first part of next year.

Mr. Baum said a portion of the sidewalk along Canyon Road needs to be finished.

Mr. Pierson made a **motion** to approve Somerset Village Phase 2, subject to the following conditions:

1. Meet all of the Construction and Development Standards, including the American's With Disability Act requirements for the sidewalks and the conduit size and wiring requirements for meter reading,
2. Receive approval of the electrical design from Jeff Foster of the Electric Department,
3. Install a temporary turnaround on Somerset Village Way.

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

Sunny Ridge Plat A - 400 North 1300 East

Mr. Simpson said during the last Development Review Committee meeting he requested a letter from the city to UDOT requesting access to 400 North. The letter was mailed to UDOT and they have denied access to the State Road. Mr. Simpson said since that time he has met with Doug Bassett from UDOT and they have another plan. The plan was presented showing the access lined up with Rees Circle. UDOT's standards require a 350-foot access, but UDOT has agreed to live with it since the access lines up with Rees Circle. Mr. Simpson asked if the new plan for the access meets the city standards.

Mr. Nielson reviewed and approved the plans.

Mr. Perrins said David Oyler is concerned with the trail. He asked Mr. Simpson if they plan to install a fence between the trail and the railroad tracks.

Mr. Simpson said they will install a six-foot chain link or solid fence to prevent access to the railroad tracks. The trail side will remain open and is in the Covenants, Conditions and Restrictions for the subdivision.

Mr. Pierson said property owners should be allowed to install a fence as long as it is a non-sight obscuring fence.

Mr. Simpson said he would add the fence option to the Covenants, Codes and Restrictions for the subdivision.

Mr. Drown from Alpine Homes said they will be purchasing the property.

Mr. Pierson said the detention basin area landscaping needs to be discussed. If the area is not landscaped properly, it may become a weed patch.

Mr. Simpson said he thought they could have desert landscaping with no maintenance.

Mr. Robinson said he was not aware of this item. He needed additional time to consider the landscaping options.

Mr. Nielson asked if an amendment to the final plat is needed.

Mr. Heap said just a new preliminary plat is needed.

Mr. Pierson said the bridge and payment of their share of the bridge needed to be discussed.

Mr. Nielson said the bridge is not going to be widened right now.

Mr. Heap asked if percentage breakdowns of the bridge costs are available.

Mr. Nielson said no breakdown is available yet.

Mr. Pierson said the city needs to perform a traffic study and the developers need to pay their share of the costs.

Mr. Pierson made a **motion** to approve Sunny Ridge Final Plat A, subject to the following conditions:

1. Receive approval of the electrical design from Jeff Foster of the Electric Department,
2. File a new preliminary plat,
3. Provide an approval letter from UDOT,
4. Receive approval for the detention basin landscaping from the Parks and

- Recreation Department,
5. Submit amended construction drawings,
 6. Pay a share of the costs to widen the bridge and traffic study in accordance with the percent of impact as per the traffic study,
 7. Meet the GIS standards before providing a mylar map,
 8. Meet all of the Construction and Development Standards, including the America's With Disability 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.

Other Business - Pedestrian Bridge at Quail Hollow on the River

Mr. Smiley said when they first proposed a pedestrian bridge crossing the river accessing the sports park and the trail system it was located in a central position from the Quail Hollow Subdivision. After conversations with the Development Review Committee, the City Council and the Planning Commission, the bridge was relocated to the west. At the initial bridge location a 60 to 70-foot bridge would be sufficient. The current location of the bridge will require a 140-foot bridge with a center support in the flood plain. The new bridge location will double the cost of the bridge. Also, the Army Corps of Engineers may have concerns regarding the center post for the bridge. If the 140-foot bridge is approved, the developer is requesting some participation in the cost of the bridge.

Mr. Robinson asked for the approved bridge site.

Mr. Smiley said there is no approved site.

Mr. Pierson said the City Council approved the relocated site for the bridge. The bridge would be located in the same area as the utility corridor. The approved bridge site is the area requiring the 140-foot span.

Mr. Robinson said he has no problem with locating the bridge in the initial proposed location allowing for a 70-foot bridge. He said the current approved location provides better access to the trail, however, the initial bridge location will also provide access to the trail.

Mr. Smiley said there would be a pedestrian trail between two of the lots, providing access to the bridge.

11:05 a.m. - Bruce Hall arrived

Mr. Pierson said in walking the area with David Oyler, Mr. Oyler said he wants the city to own the utility easement area at the bend in the river. This would allow the city to own and have access to the area where possible erosion may occur. Mr. Oyler also said he wanted the bridge to remain in the area approved by the city council.

Mr. Baum said pedestrian bridges more than 75 feet long will sway.

Mr. Robinson said he wanted a bridge similar to the golf course bridge at the ninth hole.

Mr. Smiley said the pedestrian bridge they are proposing is similar to the golf course bridge.

Mr. Pierson reviewed the location of the bridge at this time and the proposed location by Mr. Smiley. The proposed location is the same as the initial location when the subdivision was first presented.

Mr. Hall said the Army Corps of Engineers would prefer the bridge in the area proposed with the 70-foot span.

Mr. Perrins asked if the bridge relocation should be considered a major item and brought back to the city council for approval.

Mr. Pierson concurred.

Mr. Nielson said either way staff needs to make a determination and a motion for a recommendation.

Mr. Robinson said his only concern is there is not a great access to the trail with the relocation of the bridge, but there is access.

Mr. Foster made a **motion** to recommend to the city council approval of the bridge relocation as presented with trail modifications as needed. Mr. Banks **seconded** and the motion **passed** with a majority vote. Mr. Pierson and Mr. Perrins were **opposed** to the motion.

Adjournment

Mr. Nielson made a **motion** to adjourn. Mr. Perrins **seconded**, the motion **passed** unanimously, and the meeting adjourned at 11:25 p.m.