

**Adopted Minutes
Development Review Committee
October 6, 2004**

The meeting was called to order at 10:10 a.m. by David Oyler.

Staff Members Present: David Oyler, City Manager; Marvin Banks, Public Works Superintendent; Ryan Baum, Public Works Inspector; Keith Broadhead, Public Works Inspector; Jeff Foster, Electric Superintendent; Shawn Beecher, GIS Specialists; Connie Swain, Deputy Recorder.

Citizens Present: Greg Magelby, *L.E.I. Consulting Engineer*; Bill Fairbanks, *Carter Construction*; Corbin Carter, *Carter Construction*; and Dennis Carter, *Carter Construction*.

Minutes

Mr. Broadhead made a **motion** to approve the August 11, 2004 minutes of the Development Review Committee meeting as presented. Lieutenant Johnston **seconded** and the motion **passed** with a unanimous vote.

Mr. Broadhead made a **motion** to approve the August 25, 2004 minutes of the Development Review Committee meeting with changes as noted. Lieutenant Johnston **seconded** and the motion **passed** with a unanimous vote.

Mr. Broadhead made a **motion** to approve the September 1, 2004 minutes of the Development Review Committee meeting with changes as noted. Lieutenant Johnston **seconded** and the motion **passed** with a unanimous vote.

Mr. Broadhead made a **motion** to approve the September 22, 2004 minutes of the Development Review Committee meeting with changes as noted. Lieutenant Johnston **seconded** and the motion **passed** with a unanimous vote.

Wapiti Cove Final Plat A - 1400 East 1630 South

Mr. Broadhead said the curb, gutter, and sidewalk need to be shown on the construction drawings.

Mr. Magleby said the plans show the curb, gutter, sidewalk and asphalt along the entire frontage.

Lt. Johnston asked for the location of the fire hydrants.

Mr. Broadhead reviewed the fire hydrant locations.

Mr. Oyler said the fire hydrants would have been approved during the preliminary plat.

Mr. Foster said additional electric infrastructure may be needed. The electric design will be completed soon. There are no Strawberry Power issues concerning this development.

Mr. Foster made a **motion** to approve Wapiti Cove Final Plat A 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 curb, gutter, sidewalk, asphalt, and utilities as required.

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

East Meadows Final Plat A - 750 South 2000 East

Lt. Johnston said he would really like to see the roundabout installed now if possible rather than waiting until the adjacent property develops.

Mr. Oyler said no funds are available for the project at this time.

Lt. Johnston asked for the extent of the sidewalk plans.

Mr. Fairbanks said they will install the sidewalk to the property line.

Mr. Oyler said at a certain point in time the 2550 East intersection of Highway 6 will have a traffic light. UDOT has approved a light at the intersection. He reviewed the future plans for the area. The traffic will be rerouted from the frontage road. UDOT requires the frontage road to be closed. Traffic from the area being discussed will use another route. The developer needs to be aware of road design changes in the near future.

Mr. Broadhead said a sewer line easement must be recorded in the name of Spanish Fork City before construction on the sewer can begin.

Mr. Fairbanks said the easement is ready to be recorded today and they will transfer the easement into the name of Spanish Fork City.

Mr. Broadhead said written UDOT approval is also needed for the construction on Canyon Road.

Mr. Fairbanks said they have the written approval from UDOT for construction on Canyon Road.

Mr. Corbin Carter said the bond is in place for the highway crossing.

Mr. Broadhead said curb, gutter and sidewalk need to be installed along 750 South where possible.

Mr. Magleby said depending on the future alignment of 750 South the improvements may need to be removed in the future.

Mr. Broadhead said he wants the developer to post a bond for the section of curb, gutter and sidewalk along the properties lining the roundabout in the future.

Mr. Oyler said the developer will bond for $\frac{1}{2}$ the road plus 10 feet.

Mr. Oyler said the developer will pay the city the cost for constructing the improvements. It will be held until the improvements are in. He said there is a gap in the property where the county road is and there is no property owner. The gap will need to be dedicated to the city. He also asked concerning the small section of property between the future roundabout and the property to the south.

Mr. Fairbanks said they talked about deeding the area to the property owners and retain the water line easement or deeding the property to the city.

Mr. Oyler said the developer will pay cash for improvements in the future for the area surrounding their side of the roundabout.

Mr. Magleby concurred.

Mr. Dennis Carter said the bond posted could be based on the required $\frac{1}{2}$ of the road plus 10 feet. He said he understood the bond was for the improvements and not the land.

Mr. Oyler said the property owner to the west may not want to put the entire road on their property.

Mr. Fairbanks and Mr. Magleby said they put the road where they were directed. It is a future issue to be discussed when the adjacent property develops. Mr. Fairbanks said they are putting in a 6-foot wall.

Mr. Oyler said the wall is a requirement.

Mr. Corbin Carter said they will be installing improvements on both sides of 10 or 12 lots.

Mr. Oyler said installing improvements on both sides of the lots are typical of other developments also.

Mr. Magleby said they are meeting or exceeding the requirements and requested some consideration for the east side of the development.

Mr. Corbin Carter asked if they need to bond for the sewer line.

Mr. Broadhead said the developers will need to bond for the entire development. Construction is

not to begin until the bond is in place with the exception of the utility line through Highway 6. He said Richard Heap gave his approval of the utility line through Highway 6 since the developer has a letter of approval from UDOT.

Mr. Fairbanks asked if they will receive reimbursement for a section of the line when other developers tie into the line in the future.

Mr. Oyler said a developer can request a connector's agreement within 30 days of the approval of the project from the city. The Engineering Department will approve or deny the request after a review. He suggested the developer talk with Richard Heap concerning the requirements for a connector's agreement.

Mr. Broadhead asked for the width of the easement.

Mr. Fairbanks said there is a 30-foot construction easement.

Mr. Baum asked concerning the proposed sewer line and if the manhole is in a property owner's backyard.

Mr. Fairbanks said manhole will be on the property owned by Roland Denison. The right-of-way will be unobstructed. There is a gate providing access to the area.

Mr. Broadhead asked what requires the property owner to maintain a gate to the area.

Lt. Johnston said there must be a graveled road to the manhole.

Mr. Dennis Carter said Richard Heap had no problems with the plans when they were discussed previously.

Mr. Broadhead asked if it would be better not to have a manhole in the middle of the sewer line. The trucks can reach a maximum of 600 feet.

Mr. Banks said it would be best to have a manhole within the line. If the manhole is unavailable the trucks can clear the 600-foot line.

Mr. Magleby said a manhole can be closer to the road to allow access and a shorter distance between manholes.

Mr. Oyler asked if there will be adequate water flow through the line to eliminate smells.

Mr. Broadhead said the manhole could be slightly buried with a solid lid to eliminate smells.

Mr. Oyler said smells will still get through.

Mr. Magleby said if the manhole is close to the house they will install a solid lid.

Mr. Fairbanks said they will gravel the access to the manhole. The manhole will be located on the north side of the gate to provide better access. No solid lid is necessary since the manhole is away from the house.

Mr. Broadhead said the existing home should connect to all city utilities.

Mr. Fairbanks said the existing home will be connected to city utilities with this phase of the development.

Mr. Oyler asked concerning the bond issue. The developer will provide the bond for the improvements along the road for phase 1. With phase 2 the developer will bond for the improvements including the fence along the future road to the east.

Mr. Magleby said phase 1 will include ½ of the right-of-way and the improvements. They will meet the dedication requirements or bond for some land purchase if needed.

Mr. Beecher presented a list of the 11 conditions approved with the preliminary plat.

Mr. Oyler read the conditions of the preliminary plat for the entire project.

Mr. Fairbanks said they have some wells on the property they can transfer to the city if acceptable.

Mr. Oyler said Richard Heap will know if the city needs additional wells and directed the developers to talk with Mr. Heap concerning the well rights.

Mr. Fairbanks said there is a storm drain fee. They were told if they completed soil testing and find sand and gravel below they will be allowed to install sump pumps rather than pay the storm drain fee.

Mr. Oyler told the developer he will also need to discuss this matter with Richard Heap.

Mr. Foster said the electric design for the main line is okay as long as the easements remain in place. The existing home will need to be connected as part of the development design.

Mr. Broadhead made a **motion** to approve East Meadows Final Plat A subject to the following conditions:

1. Meet all of the previous conditions imposed,
2. Obtain a sewer line easement across the property to Canyon Road, to be in the city's name,
3. Install curb, gutter and sidewalk along 750 South at lot 101,
4. Post a bond for the cash equivalent of the curb, gutter, sidewalk, asphalt, wall, and landscaping as determined by Engineering Department,
5. Connect the existing home to all city utilities,
6. Receive approval of the electrical design from Jeff Foster of the Electric Department,

7. Realign the sewer manhole as directed by the Engineering Department,
 8. 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,
 9. Meet all of the set back requirements,
 10. Work out the road realignment with the Engineering Department,
 11. Post a cash bond for the improvements along 2000 East,
 12. Make all redline changes as indicated,
 13. Install a wall as required,
 14. Provide a copy of a clear title for the property.
- Mr. Foster **seconded** and the motion **passed** with a unanimous vote.

Spanish Fields Plat A (Re-approval from April 28, 2004)

Mr. Oyler said the final plat approval has expired. The applicant is requesting a re-approval of the final plat.

No issues were discussed.

Mr. Foster made a **motion** to re-approve Spanish Fields Final Plat A subject to the same conditions as previously approved. Mr. Broadhead **seconded** and the motion **passed** with a unanimous vote.

Other Business

None

Adjournment

Mr. Banks made a **motion** to adjourn. Mr. Broadhead **seconded**, the motion **passed** unanimously, and the meeting adjourned at 11:13 a.m.