

**Adopted Minutes
Development Review Committee
January 5, 2005**

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

Staff Members Present: David Oyler, City Manager; Christine Johnson, Assistant City Attorney; Emil Pierson, Planning Director; Richard Heap, City Engineer/Public Works Director; Richard Nielson, Assistant Public Works Director; Seth Perrins, Assistant City Manager; Marvin Banks, Public Works Superintendent; Chris Thompson, Design Engineer; Keith Broadhead, Public Works Inspector; Jeff Foster, Electric Superintendent; Ryan Baum, Public Works Inspector; Travis Anderson, GPS Operator; Marlo Smith, Engineering Secretary.

Construction and Development Standards Review

Mr. Thompson reviewed the comments received from contractors or developers regarding the draft copy of the Construction and Development Standards. It was questioned who the standards were given to for review. Mr. Thompson stated the following individuals or companies were given the standards: LEI Engineering, Earthtec Engineering, Epic Engineering, Bruce Hall, John Smiley, J&B Construction, Duane Davis with HE Davis, Boyd Harder with H & R Electric, and Councilman Matt Barber. Mr. Thompson stated that a lot of companies did not comment.

Mr. Thompson discussed the following comments:

1. Discussion took place regarding the request to quantify the proof roll inspection. Mr. Thompson discussed that in the engineering staff feel this specification should stay the same, but to focus on training new inspectors on what is required.
2. A developer requested to amend drawing #4 of the Construction and Development Standards. The current standard shows the utilities stubbed into the lots 12 feet. The request is that the laterals be stubbed into the lots 14 feet to help prevent the conflict with other utilities installing. The engineering department felt this was a reasonable request.
3. Cold weather concrete was discussed that the current standards requires 35 degrees and rising. The recommended change to the construction and development standards is to allow the use of tents and heaters in temperatures below 35 degrees if they adequately prevent the concrete from freezing.
4. Discussion took place regarding the specification to require the survey on a development to close within 1/1000 of a foot, but Utah County only requires 1/100 of a foot to record a plat. The new proposed specification would be to close the survey as per Utah County's requirements.
5. Discussion took place regarding the concrete testing at each individual pour. Discussion took place regarding the need for Spanish Fork City Public Works to follow this standard if it will be enforced on the developers. Discussion took place as to leave the standard as is.

6. Drawing #36 was discussed that the handicap ramp will be hard to build, but another alternative has not been found at this time. It is a good standard as far as ADA is concerned. The only change is to specify the handicap ramp can be altered if it is a non-perpendicular intersection. Discussion took place regarding the transition plan to change all handicap ramps to be ADA approved.

Mr. Pierson made a **motion** to accept the construction and development standards with the changes as proposed by the Engineering Staff. Mr. Foster **seconded**, the motion **passed** unanimously.

Adjournment

Mr. Pierson made a **motion** to adjourn. Ms. Johnson **seconded**, the motion **passed** unanimously, and the meeting adjourned at 10:50 a.m.