

**Adopted Minutes  
Development Review Committee  
April 27, 2005**

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

Staff Members Present: Richard Heap, Engineering/Public Works Director; Emil Pierson, Planning Director; David Oyler, City Manager; Richard Nielson, Assistant Public Works Director; S. Junior Baker, City Attorney; Christine Johnson, Assistant City Attorney; Carl Johnston, Public Safety Lieutenant; Shawn Jorgensen, Public Works Inspector; Doug Shorts, Chief Building Inspector; Ryan Baum, Public Works Inspector; Shawn Beecher, GIS Specialist; Connie Swain, Deputy Recorder.

Citizens Present: Leon Harward, *Expressway Business Park*, Vic Deauvono, *Spanish Trails*, Perry Frandsen, *Spanish Fork Associates, LLC*, John Smiley, *Quail Hollow*, Tracy Livingston, *Windmill Proposal*.

**Minutes**

Mr. Pierson made a **motion** to table the March 23, 2005 minutes of the Development Review Committee to allow Junior Baker time to review them. Mr. Nielson **seconded** and the motion **passed** with a unanimous vote.

**Spanish Trials Preliminary Plat Amendment**

Mr. Pierson said this item was discussed last week.

Mr. Nielson said Mr. Hansen brought in drawings on Monday with the needed corrections. There is still one issue with the storm drain to be resolved and it will be resolved shortly.

Mr. Pierson asked where the trail and the trail connection will be located.

Mr. Deauvono reviewed the trail layout.

Mr. Pierson asked concerning the open space and asked that plans for landscaping and playground equipment be submitted.

Mr. Deauvono reviewed the layout for the playgrounds and park areas.

Mr. Heap asked concerning mill race irrigation canal.

Mr. Deauvono reviewed the piping plans for the canal and said he has had a few discussions with Westfield Irrigation Company.

Mr. Heap said an approval letter from Westfield Irrigation Company is needed.

Mr. Deauvono asked for the property in the area owned by the city.

Mr. Heap pointed out the area owned by the city.

Mr. Nielson asked for an electronic copy of the plans for the Planning Commission meeting next week.

Mr. Deauvono said he will provide an electronic copy of the plans and said he is in the process of creating a presentation for the Planning Commission meeting.

Mr. Baum asked for the distance between homes.

Mr. Deauvono said the distance between the homes will be 6 feet.

Mr. Oyler made a **motion** to approve the Spanish Trials Preliminary Plat Amendment subject to the following conditions:

1. Meet all of the conditions of the original preliminary plat,
2. Meet all of the Construction and Development Standards as directed by the Engineering Department,
3. Provide a landscaping and playground plan,
4. Provide a letter of approval from Westfield Irrigation Company for the piping of the mill race irrigation canal.

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

### **Wapiti Cove Final Plat A**

Mr. Pierson said the developer was unable to be present but is requesting reapproval of Wapiti Cove Final Plat A which has expired. Mr. Pierson said he can see no reason not to grant reapproved.

Mr. Pierson made a **motion** to reapprove Wapiti Cove Final Plat A subject to the following conditions:

1. Meet all of the conditions of the original preliminary plat,
2. Meet all of the new Construction and Development Standards as directed by the Engineering Department.

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

### **Expressway Business Park Final Plat B**

Mr. Nielson said the plat does not indicate water meters on 2 units.

Mr. Harward said he will provide the corrected information concerning the meters.

Mr. Nielson asked concerning the pressurized irrigation connection by the existing building.

Mr. Harward said the existing connections will be wrapped around to connect to Plat B.

Mr. Pierson said this approval allows them to construct the buildings but does not allow them to sell individual units. This is just a site plan approval. The fees need to be paid and plans need to be provided to the Engineering Department.

Mr. Shorts asked who is monitoring the subdivision to make sure it is subdivided.

Mr. Pierson said he will verify the subdivision and notify Mr. Shorts. He said all of the improvements are already in.

Mr. Shorts said he will complete a site plan approval and send it to all of the departments.

Mr. Foster asked if electrical service issues similar to the first phase have been resolved for this phase.

Mr. Harward said there is 220 electrical service throughout this phase. He reviewed the electrical design.

Mr. Foster asked if one transformer will be used for this entire phase. He said additional transformers will be needed as the subdivision develops.

Mr. Heap said all of the items being discussed will need to be completed before occupancy permits will be issued.

Mr. Harward said the plans were provided to Ryan Bagley. He will provide the service request as soon as possible. This phase is a duplication of the first phase.

Mr. Foster said they can use the first service request if the phases are the same.

Mr. Pierson said the first phase looks nice and is a good addition to the area.

Mr. Shorts asked if there have been parking problems.

Mr. Harward said he has received a comment on road side parking concerning a child running across the street.

Mr. Pierson made a **motion** to approve Expressway Business Park Site Plan and Final Plat B subject to the following conditions:

1. Meet all of the Construction and Development Standards as directed by the Engineering Department,
2. Work out all electrical load requirements with Jeff Foster of the Electric Department,
3. Resolve any issues related to the storm drain and pressurized irrigation as directed by Richard Nielson of the Engineering Department.

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

### **Quail Hollow Final Plat G**

Mr. Heap asked if the developer has paid money toward the bridge.

Mr. Smiley said yes. The metal is being fabricated now. The footings are not in yet.

Mr. Oyler said he thought this was a high priority.

Mr. Heap said he met with Bruce Hall yesterday on the flood area. He said Mr. Hall did not agree with the numbers and they will be meeting again.

Mr. Oyler asked if there is adequate armor along the river lots in Plat E.

Mr. Heap said some erosion is evident.

Mr. Nielson said the armor was not disturbed but some top soil was washed away.

Mr. Smiley said Mr. Hall certified that the armorment is adequate.

Mr. Nielson said there is an existing land drain that follows the toe of the hill.

Mr. Smiley said the existing land drain follows the toe of the hill and ends there but it ties into another storm drain at the other end. This is why the pond that was in the area dried up.

Mr. Nielson said this area will be draining into our system and asked if an easement is needed in some areas. He is concerned since we do not know what was constructed for drainage in this area.

Mr. Smiley said they are making improvements to the existing drainage system.

Mr. Heap said if it is an existing drain we do not want to take responsibility for it.

Mr. Nielson said he guesses that they installed a drain since some water appeared at the base of the hill at some point.

Mr. Smiley pointed out the areas where water exists.

Mr. Heap said we want to make sure the issue is resolved.

Mr. Pierson made a **motion** to table Quail Hollow Final Plat G to allow time for Mr. Hall and Mr. Smiley to work out the storm drain issue.

Mr. Pierson asked if the fire access was resolved.

Mr. Smiley confirmed.

Mr. Pierson asked if they are building single-family homes or some twin homes.

Mr. Smiley said they will build all single-family homes.

Mr. Pierson recommended a plat showing single-family homes be submitted immediately to avoid the need for a public hearing.

Mr. Foster **seconded** Mr. Pierson's earlier motion. The motion **passed** with a unanimous vote.

### **Zoning Text Amendment - Windmills**

Mr. Livingston said the windmill public information meeting was attended by 50 residents including the Mayor. A news article concerning the meeting was reviewed.

Mr. Pierson said he again reviewed the ordinance this morning. He reviewed the contents of the proposed windmill ordinance and the various concerns were discussed. The proposed setbacks were compared to the proposed layout of windmills consisting of 7 wind turbine units.

Lieutenant Johnston expressed concerns with blades coming off the windmills and falling on the railroad tracks.

Mr. Livingston said 2,500 of these wind turbines have been installed with no failures. They do not compare with the previous windmills installed at the mouth of Spanish Fork Canyon. After a discussion Mr. Livingston said they may need to adjust the layout so they do not compromise the property owned by the railroad company.

Mr. Oyler said, as to the "property line setbacks," there should be either a 100-foot setback or approval from the adjacent property owner for a reduced setback.

*11:20 a.m. - Richard Nielson left the meeting.*

Mr. Pierson recommended an engineering analysis certifying the wind turbines before a building permit will be issued.

Mr. Shorts asked if access to climb the windmill should be addressed. A change was made to protect access to the windmill.

Various areas of the ordinance were discussed and minor changes were made.

Mr. Pierson made a **motion** to approve the Windmill Zoning Text Amendment as discussed. Ms. Johnson **seconded** and the motion **passed** with a unanimous vote.

*11:50 a.m. - Junior Baker and Chris Thompson joined the meeting.*

## **Zoning Text Amendment - Amend Title 16 and 17**

Mr. Baker said the legislature rewrote the land use statute this year which requires us to amend our city code. To simplify the process he proposed combining Titles 16 and 17 and replacing these titles with a new title known as Land Use Title 15. We will no longer have Construction and Development Standards but will have Construction Standards. A portion of policy 39, Construction and Development Standards, dealing with subdivisions will become part of Title 15. Mr. Baker reviewed the proposed Title 15. It was determined that multi-family units should be defined in the list of definitions. Also, a member of the City Council will no longer serve on the Planning Commission after this ordinance is adopted. Mr. Baker said there are other major changes in the ordinance dealing with noticing requirements. Also, additional zones will be created. The proposed Title 15 was reviewed and minor changes were made.

Mr. Pierson made a **motion** to recommend approval of Land Use Title 15 with the changes as discussed. Mr. Heap **seconded** and the motion **passed** with a unanimous vote.

## **Adjournment**

Mr. Heap made a **motion** to adjourn. Mr. Pierson **seconded**, the motion **passed** unanimously, and the meeting adjourned at 1:20 p.m.