

**Adopted Minutes  
Development Review Committee  
August 17, 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; S. Junior Baker, City Attorney; Seth Perrins, Assistant City Manager; Richard Nielson, Assistant Public Works Director; Dee Rosenbaum, Public Safety Director; Ryan Baum, Public Works Inspector; Shawn Jorgensen, Building Inspector; Doug Short, Chief Building Inspector; Marvin Banks, Public Works Superintendent; Jeff Foster, Electric Department Superintendent; Bart Morrill, Parks Maintenance Supervisor; Connie Swain, Deputy Recorder.

Citizens Present: James Robinson, Richard Mendenhall, *Westfield*, Daniel Schmidt, *Westfield*, Ernie Thornton, *Fieldstone*, and John Smiley.

**Minutes**

Mr. Baker made a **motion** to approve the minutes of the July 27, 2005 Development Review Committee meeting with changes as noted. Mr. Pierson **seconded** and the motion **passed** unanimously.

Mr. Baker made a **motion** to approve the minutes of the August 3, 2005 Development Review Committee meeting with changes as noted. Mr. Foster **seconded** and the motion **passed** unanimously.

**Airport Hanger Design Review - James Robinson**

Mr. Robinson pointed out the location of his hanger at the Spanish Fork/Springville Airport. He said during the last City Council meeting he proposed to act as the airport caretaker providing increased security. His hanger is located at the entrance to the airport and he will monitor activity at the airport. Spanish Fork City Council, Springville City Council and the Airport Board are in favor of the proposal.

Mr. Baker said the City Council referred this proposal to the Development Review Committee to determine the appropriate requirements for the caretaker's facility.

Mr. Heap said he is not actually a caretaker but will be providing increased security.

Mr. Banks said he has concerns with those living in areas which normally are not residential areas. He is concerned with issues related to safety and he asked if there will be children living in Mr. Robinson's hanger.

Mr. Robinson said there will be no children living in the hanger.

Mr. Baker said there should be a limit of two adults living in the hanger.

Mr. Banks said he is also concerned with the sewer connection.

Mr. Nielson said there are regular sewer mains in the area.

Mr. Baker said the City Council authorized a lease agreement. He asked what requirements should be included in the agreement. He needs to know the concerns and will begin drafting the agreement.

Mr. Banks said the hanger needs to meet the building code.

Chief Rosenbaum asked who determines the individual to be the airport caretaker.

Mr. Perrins said the City Council approved Mr. Robinson as the caretaker and he will be required to enter into an agreement. If, or when, he moves from the hanger the agreement is terminated and the hanger is no longer considered a caretaker facility.

Mr. Nielson asked how we can limit additional residential facilities at the airport.

Mr. Baker said our city code limits caretaker's residence to one per facility.

Mr. Banks asked who is monitoring these facilities at the airport since there are concerns that others have living quarters in their hangers and may be living at the airport. Also, what is being stored in the hangers and are people running businesses from the hangers.

Mr. Heap said the airport should be monitored for these types of concerns.

Mr. Robinson said one reason he made this proposal was because he already had an office in his hanger that he runs a small internet business from. He said the Federal Aviation Association (FAA) is looking strongly at security prior to improving the runway.

Mr. Nielson said he is concerned this opens the flood gates for others.

Mr. Baker said the ordinance allows only one caretaker at the airport. He asked Chief Rosenbaum what requirements are to be set in the agreement regarding safety and security.

Chief Rosenbaum said he would need to research the resources available. There should be a background check on the caretaker.

Mr. Heap said the facility should be inspected periodically as well.

Mr. Pierson said when the caretaker leaves all of the living quarters should be removed. When family members visit there may be many people and vehicles parked around the hanger. How

will this be addressed since there are safety concerns?

Chief Rosenbaum agreed. There should be no big family gatherings or social events at the hanger.

Mr. Robinson said that would not be appropriate at the airport. He said there are children who visit individuals at the airport and those children are riding go-carts around the airport.

Chief Rosenbaum said he was not aware these types of activities were taking place at the airport. There are obviously safety concerns.

It was proposed that there should be a code enforcement officer. Mr. Pierson said the City Council would not approve a code enforcement officer. They do not consider it an important issue. He said he does not have the time or resources in his department to monitor the code violations.

Mr. Jorgensen asked if the service to be provided by the caretaker should be called surveillance and not security.

Mr. Baker asked Mr. Robinson where he will park his vehicles.

Mr. Robinson said he will park his vehicles in the hanger at night and outside during the day.

Mr. Baker said there should be no parking on the taxi way.

Chief Rosenbaum said the city would need free access to all of the surveillance video tapes and information gathered. He said he was not sure how much detail should be in the agreement.

Mr. Banks asked concerning the fire hydrants in the area.

Mr. Baum said he is currently working with Cris Child to get another fire hydrant installed in the area soon.

Mr. Robinson said he is researching surveillance equipment which is activated upon movement rather than filming continually.

Chief Rosenbaum asked if we are looking for increased security or finding justification so Mr. Robinson can live on the airport.

All agreed that the desire is to increase security only.

Chief Robinson said there should be some research in finding a good surveillance system.

Mr. Robinson said he has done some preliminary research and is not asking for any compensation.

Chief Rosenbaum said after additional consideration he may have additional concerns or requirements regarding security.

Mr. Pierson made a motion to table this issue for one week.

Mr. Baker said Chief Rosenbaum may or may not have additional issues. He suggested an opened clause in the agreement concerning security requirements.

Mr. Baker made a **motion** to develop an airport caretaker lease to take to the City Council with the following requirements;

1. A limit of two adults is allowed to live in the hanger,
2. Meet the building code for a residential facility,
3. Allow the Police Department to complete a background check,
4. Periodic inspections of the hanger will be conducted by the city at reasonable times,
5. All living quarters will be removed from the hanger when the caretaker moves,
6. No more than two visitors are allowed at the hanger at one time,
7. No vehicles are to be parked in the taxi way,
8. All security tapes and information gathered are to be available to the city at all times,
9. Surveillance equipment is to be adequate and to be operating at all times,
10. The caretaker is to meet all security requirements as directed by the city, Police Department and the Airport Board,

Mr. Banks **seconded** and the motion **passed** with a majority vote. Mr. Nielson was opposed to the motion.

Mr. Baker asked Mr. Nielson his reason for opposing the motion.

Mr. Nielson said he does not think a residential use at the airport is a good idea.

Mr. Baker said this should preface eliminating others who are residing at the airport illegally.

Mr. Robinson said he will be considered the bad guy if others are removed from the airport. He knows of some living quarters at the airport but is not aware of anyone living there overnight.

Mr. Heap said the city code needs to be enforced.

Mr. Perrins said if we are looking at security concerns, then individuals living at the airport should be addressed.

### **River Cove Final Plat A - Reapproval**

Mr. Heap said he will soon have the final numbers on the lift station and the dollar amount on the connector's agreement.

Mr. Mendenhall said they are working on the trail now. All the deeds are complete.

Mr. Nielson asked if the completion window starts now.

Mr. Baker said it should start now on the date of approval.

Mr. Nielson said then it should be completed in 12 months from today.

Mr. Heap said the ordinance indicates one year from the Development Review Committee approval date.

Mr. Pierson said it is referring to one year from date originally approved.

Mr. Baker asked how can it be otherwise.

Mr. Pierson asked for the final conclusion on 900 South.

Mr. Nielson said all improvements need to be in. River Cove developers have until August 17, 2006 to complete the project but the school has to get theirs in right away.

Mr. Mendenhall said 900 South will be opened right away.

Mr. Pierson asked Mr. Mendenhall when he will be laying asphalt.

Mr. Mendenhall said he will know in a couple of days and will provide the schedule to Mr. Pierson.

Mr. Pierson said we need the information quickly.

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

1. Meet all of the original conditions,
2. Pay the connector's agreement to the sewer lift station.

Mr. Foster **seconded** and the motion **passed** unanimously.

Mr. Simpson said the plat was adjusted to meet the ADA requirements. He asked if amended drawings are required or just contractor information.

Mr. Nielson said just contractor information.

### **East Meadows Plat A - Reapproval**

Mr. Pierson made a **motion** to table East Meadows Plat A. Mr. Perrins **seconded** and the motion **passed** unanimously.

## **Spanish Fields Plat C - Reapproval**

Mr. Pierson said Mr. Thornton is requesting reapproval. Mr. Pierson said they should replace all of the trees they removed. He is concerned that the pavilion has not been completed. It should have been done long ago. However, getting building permits is a big issue to them.

Mr. Thornton said they are ready to pour the slab for the pavilion and move forward. It will be completed in 30 days.

Mr. Morrill agreed this would be okay.

Mr. Heap asked if the acreage on lift station is available.

Mr. Thornton said he just received those numbers. He said he needs to make copies and will get it to Mr. Nielson. He asked if the repayment is based on the acreage.

Mr. Heap concurred.

Mr. Thornton said the lift station is designed for 900 connections but densities may vary in areas.

Mr. Heap said maybe it should be based on the number of connections.

Mr. Nielson said he will review the numbers with Mr. Pierson. If the properties do not get developed, Mr. Thornton will not receive reimbursement.

Mr. Thornton said he has the item needed for the warranty deed. He will provide it to Mr. Baker after this meeting.

Mr. Nielson made a **motion** to approve Spanish Fields Plat C, D and E subject to the following conditions:

1. Meet all of the original conditions,
2. Complete the pavilion at the Sports Complex within 30 days.

Mr. Foster **seconded** and the motion **passed** unanimously.

## **Other Business**

Mr. Smiley said he had questions concerning the State Farm Building plans he is constructing at 400 North Main. He said there are a water valve and a grate on the property. He asked what he needs to do with them.

Mr. Banks said the box can be removed.

Mr. Nielson said the water main is in the planters.

Mr. Smiley asked concerning the water line.

Mr. Banks was not sure of the size of the existing line and if the line is live.

Mr. Heap reviewed the connection location and said the old lines can be abandoned if not live.

Mr. Smiley asked concerning the irrigation culvert.

Mr. Nielson said between now and excavation he will determine if the culvert needs to remain.

Mr. Smiley asked concerning the sewer connection.

Mr. Banks gave direction on the sewer connections.

Mr. Smiley asked if a PI lateral is required.

Mr. Banks said he should be allowed to use culinary water do to the small landscaped area.

Mr. Smiley reviewed the landscaping plans and the plan to relocate the city planter. He will install curb and gutter all the way around the site this fall.

Mr. Pierson asked for the plans in the small park strip.

Mr. Smiley said it will be covered with dyed and stamped concrete. UDOT has provided their desired drawings. Mr. Smiley said there was also a note concerning the storm drain. They would like to complete the storm drain similar to the Central Bank property by installing the storm drain under the sidewalk and into the storm drain. UDOT would not allow a connection to the Main Street storm drain. He also reviewed the parking and driveway design. He asked for direction concerning a design to increase the width of the driveway on the west side of the property to the bowling alley.

Mr. Nielson said the parking stalls could be angled and shifted to the east which will increase the width of the driveway.

Mr. Smiley asked Mr. Foster where he should access power. He needs approximately 600 amps.

Mr. Foster said the best location for the power connection is at the southwest corner of the property. A transformer will be necessary.

Mr. Heap said easements are need for the dumpster and power.

Mr. Smiley asked if a vaulted transformer would be allowed.

Mr. Foster said no vaulted transformers are allowed.

Mr. Smiley asked what other options are possible.

Mr. Foster said the transformer could be across the street but it will be expensive. This is an issue that needs to be resolved. Possible solutions were discussed. It was determined the conduit would be between the sidewalk and foundation wall and will be installed at Mr. Smiley's expense. There needs to be an easement or it will need to be in the city's designated right-of-way.

Mr. Smiley said the power will be in the city's right-of-way. He also said there were two redline corrections on Plat H. Mr. Smiley said four sets of drawings were provided to the city.

Mr. Pierson said he was not aware the city had received them and would need to locate them. Mr. Pierson asked why the river bridge has not been installed. It was to be done in early Spring.

Mr. Smiley said the city did not approve the location until the middle of April. It is not his call but he can bring Bruce Hall in. He said the bridge will be completed in October.

Mr. Pierson said let's not miss the window. We need to get those things wrapped up.

### **Adjournment**

Mr. Baker made a **motion** to adjourn. Mr. Perrins **seconded**, the motion **passed** unanimously and the meeting adjourned at 11:28 a.m.