

**Adopted Minutes  
Development Review Committee  
August 24, 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; David A. Oyler, City Manager; Richard Nielson, Assistant Public Works Director; Jeff Foster, Electric Superintendent; Dee W. Rosenbaum, Public Safety Director; Ryan B. Baum, Public Works Inspector; John W. Little, Building Inspector; Marvin Banks, Public Works Superintendent; Connie Swain, Deputy Recorder.

Citizens Present: Corbin Carter, *Carter Construction*, Jerome Gourley, *T-Mobile*, Bruce Hall, *Quail Hollow and State Farm Building*.

**East Meadows Plat A Reapproval**

Mr. Pierson said this is a continuation of the Development Review Committee (DRC) meeting last week.

Mr. Nielson asked Mr. Carter if a letter has been received for the sewer crossing.

Mr. Carter said he is working on it.

Mr. Pierson asked if there will be a chainlink fence along the south boundary line.

Mr. Carter concurred.

Mr. Oyler asked if there is a temporary turnaround.

Mr. Nielson pointed out the location of the temporary turnaround.

Mr. Pierson asked concerning the wall.

Mr. Nelson said concerning all improvements along 750 South, the developer will pay a cash deposit and the city will install the improvements at the appropriate time.

Mr. Pierson asked concerning the accesses.

Mr. Nielson reviewed the accesses.

Mr. Carter said many of the residents will continue to use the existing access until it is fenced.

Mr. Pierson asked when the next phase will be submitted.

Mr. Carter said as soon as they sell homes they will submit the next phase. The next phase should be submitted soon.

Mr. Nielson said almost all of the improvements are in.

Mr. Baker made a **motion** to reapprove East Meadows Plat A subject to the following condition:

1. Meet all of the Construction and Development Standards.

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

### **Conditional Use Permit - T-Mobile Cellular Tower**

Mr. Gourley said T-Mobile is requesting to install a cellular tower to resolve coverage issues resulting from the population growth in Spanish Fork. The 80-foot monopole will be located at 1150 East 600 South and will be equipped to service two additional carriers. He said they already have an agreement with Spanish Fork City for a cell tower located in Little Cleveland Park. The cell tower compound will be located next to the booster station.

Mr. Oyler said the cell tower is located in a different location than was originally represented.

Mr. Heap said he was not aware the compound was relocated following a meeting with Jeff Foster, Electric Superintendent.

Mr. Baker asked if the tower could be shifted.

Mr. Nielson said a gas line is in the area. Mr. Nielson said the drain line under the proposed site will need to be relocated around the cell tower compound.

Mr. Gourley agreed to relocate the storm drain line.

Mr. Baker reviewed his questions concerning the lease agreement. He said the agreement indicates the tower will be a pole of metal or wood.

Mr. Pierson and Mr. Nielson both prefer a metal pole.

Mr. Foster said it should be a galvanized steel pole.

Mr. Gourley said galvanized steel weathers well. A metal pole allows for additional carriers. Wooden poles do not allow for additional carriers.

Mr. Baker said he will change the lease to require the pole to be co-locatable. He said the agreement also refers to exhibit C, however, exhibit C is not attached.

Mr. Gourley said reference to exhibit C can be stricken.

Mr. Oyler said Little Cleveland is a detention basin which doubles as a park.

Mr. Baker said he has concerns with interference regarding the substation. The substation cannot be shut down or relocated. He said the agreement should indicate there is to be no interference with the substation.

Mr. Foster concurred.

Mr. Baker said the lease amount should start at \$730.00 based on the Little Cleveland lease plus the calculated yearly increases to date.

Mr. Oyler asked why the amount is set at \$730.00 with the increase in land values.

Mr. Gourley said they pay \$730.00 for the tower in Little Cleveland plus \$200.00 for maintenance of the park.

Mr. Baker said he would eliminate paragraph C and set the yearly lease at \$930.00 per month. He also pointed out a typographical error on page 6. Also, the reference to no interference with the substation is to be included on page 8.

Mr. Oyler asked if equipment in the inner circle of the compound will be affected by occasional water in the detention basin.

Mr. Nielson said a strip of the park will be difficult to maintain. He suggested moving the cell tower compound to the property line.

Mr. Foster said that would be okay as long as there is adequate space from the power line.

Mr. Oyler said there may be water on the site at times.

Mr. Nielson said they can elevate the tower pad.

Mr. Foster said there should be 25 feet from the line to the west and 10 feet from the distribution line to the pole. He said there is also an existing telephone box between the proposed site and the park property line.

Mr. Heap told Mr. Gourley to contact Questar Gas in Salt Lake concerning the high pressure line and the easement to receive permission to locate the compound on or near the easement area. Questar Gas has a 60-foot right-of-way.

Mr. Oyler said they can gravel the area between the property line and the cell tower compound in order to maintain weeds and retain the gas line easement area.

Mr. Gourley said they are going to need to eliminate one of the trees in the park. He proposed a landscape plan in exchange for the tree to be removed.

Mr. Pierson asked for a landscape plan to be submitted for review. He asked Mr. Gourley if tabling this item to allow him time to contact Questar Gas would cause difficulties. The lease

will also need to be approved by the City Council.

Mr. Baker asked if we are okay with moving the pad to the south, next to the property line. This would also move the pad off of the existing storm drain line.

Mr. Foster said Mr. Gourley will also need to work with the phone company concerning the telephone box.

Mr. Oyler said the compound should be designed now to accommodate future service providers on the tower.

Mr. Pierson asked for the result if the issue is tabled until approval from Questar Gas is received and the exact location of the cell tower compound is determined.

Mr. Gourley said they would prefer not to table the issue, however, if additional time is needed they will make adjustments in their completion schedule.

Mr. Pierson made a **motion** to table the T-Mobile Cellular Tower Conditional Use Permit Request to allow time for Mr. Gourley to receive approval from Questar Gas, to prepare a new site plan and legal description to be submitted to the city.

Mr. Baker said the legal description is needed before the City Council agenda is prepared.

Mr. Pierson said the issue will be scheduled on the September 20 City Council agenda.

Mr. Gourley said in the telecommunication industry the site will belong to T-Mobile and the city will be the lease holder. He asked if the city wants to structure the lease so that future co-locators will be required to pay the city. All other cities have master lease agreements. The lease is already in place and the city receives funds for future co-locators on the cell tower. They need enough space on the compound for co-locators in the future.

Mr. Oyler said the compound can be expanded to the east to eliminate possible issues with Questar Gas. Mr. Gourley should be given time to contact Questar Gas.

Mr. Heap said a motion has been made.

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

### **Design Review - State Farm Building**

Mr. Hall was present for John Smiley.

Mr. Heap said as per the discussion last week Mr. Foster and Mr. Smiley have resolved the electrical design issue.

Mr. Foster reviewed the electrical design.

Mr. Hall asked if it would affect the location of the building.

Mr. Foster said the transformer could be shifted to the east to allow clearance if necessary.

Mr. Pierson said Mr. Smiley redesigned the parking lot. He reviewed the new site plan.

Mr. Oyler asked if the plans meet the requirements of the property purchase contract.

Mr. Pierson said Mr. Smiley is working very closely with Rocky Giles on this project.

Mr. Hall said he was unaware that the building will be built on the property line and he is concerned that it will not meet the fire codes.

Mr. Heap said the building will need to meet the fire codes and there are ways to accomplish this.

Mr. Hall suggested the building resemble the historical buildings.

Mr. Pierson said he is satisfied with the design but recommended that it be reviewed by the City Council.

Mr. Pierson made a **motion** to approve the State Farm Building subject to the following conditions:

1. Receive design approval from the City Council as per the property purchase contract,
2. Work out all electric issues with Jeff Foster, Electric Superintendent,
3. Receive approval from Utah Department of Transportation for Main Street and 400 North,
4. Meet all of the building requirements.

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

### **Final Plat - Quail Hollow Plat H**

Mr. Pierson commended Mr. Hall. This is a great subdivision and it looks nice.

Mr. Nielson concurred.

Mr. Heap asked for the completion schedule for the foot bridge.

Mr. Hall said the footings for the pedestrian bridge are not finished yet. The footings will be completed in September.

Mr. Heap asked if the numbers are in on the amounts to be paid by each development.

Mr. Nielson said the amount to be paid by each development has been figured based on the bid amount and percentages from the traffic study.

Mr. Hall said he needs to talk with Mr. Heap concerning this issue. They will meet later today.

Mr. Nielson said the asphalt, curb and gutter are completed along Arrowhead Trail Road.

Mr. Nielson made a **motion** to approve Quail Hollow Final Plat H subject to the following condition:

1. Meet all of the Construction and Development Standards.

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

Mr. Hall said construction on Plat H will begin as soon as the sidewalks are in on the other plat.

Mr. Heap said the bonds will need to be posted first.

### **Other Business**

Mr. Heap said our standards limit slopes to 8 percent but can be allowed up to 12 percent upon approval. Mr. Heap proposed changing the standards to eliminate the maximum number to be allowed with approval. He has reviewed this specific issue. There are slopes of up to 14 percent in areas of a proposed development. This determination should be handled on a case by case basis.

Mr. Baker asked if we should have a higher slope limit.

Mr. Heap said some areas of Woodland Hills have a 25 percent slope.

Mr. Oyler said snow cannot be piled on the slope when snow plowing those areas.

Mr. Hall said if you exceed a 14 percent slope there will be a lot of problems.

Mr. Pierson asked what other areas this could affect in the city.

Mr. Nielson said the hillside at the river bottoms could be an area of concern.

Mr. Heap said he just wanted direction from the Development Review Committee.

Mr. Baker and Mr. Heap will discuss this issue and bring it back to the Development Review Committee.

### **Adjournment**

Mr. Nielson made a **motion** to adjourn. Mr. Pierson **seconded**, the motion **passed** unanimously and the meeting adjourned at 11:06 a.m.