

RICHMOND MEADOWS ESTATES

MAYOR: Okay, let's go ahead and move forward a little bit. We were missing a couple. Does not look like Ryan is here with us but Sadler's if you would like to come forward and make your presentation. Let's go ahead at this time.

KIRT SADLER: Well, I am going to have him show you what we got. This is Steve (Earl). He has done the work on the project and made the changes required by the city council and planning and zoning as requested by your city engineer. He is going to show you those changes and then sort of show you the plat we have put out and that planning and zoning approved and let him take it from here.

STEVE EARL: I assume at this point you are familiar with the project. Here is our final plat for Phase 1 and believe and shows this project as a whole. Last couple of weeks we have completed the design for the pressurized irrigation system as well and it is in on there now.

BRAD: Two phases?

STEVE: A, yah, two phases, um, the other additional needs we met with Marlowe and Zan Murray and um, in respect to drainage where we are going to release it from the detention pond and what we came up with is we are going to build a sidewalk all the way down to the highway and actually create a drainage swell past the Zeigler's house and all the way down to the existing sidewalk on the highway and so the storm pond if and when it ever floods it will go down that swell instead of into somebody's house.

LESLIE: We are used to it being in someone's house that could throw us.

TERRIE: Yah, it was contained totally.

LESLIE: Yah, before it stayed at just one person's house.

MARLOWE: Their idea to do this actually solves a couple of issues which is we cannot direct connect onto the UDOT drainage system but going down the swell it can go into the collection box down on the corner and I don't see a problem there and we are also getting a sidewalk literally joining with the sidewalk on the highway as it comes all the way up 300 South on the south side.

BRAD: Flip that back a couple of pages.

MAYOR: This way?

BRAD: Yah. Just to the whole layout. How many total lots were there?

STEVE: Ah, 36.

BRAD: 36 lots.

STEVE: Twenty-one in Phase 1.

TERRIE: What is Phase 1?

STEVE: Um, this is the plat. Basically the west portion, a yah.

BRAD: Is it just half?

STEVE: More than half probably, yah, just barely more than half.

MARLOWE: EPA requires thee, a, the catch basin there so it in logical to do the west side first cause the have got to have the catch basin if any more than an acre.

MAYOR: Do a landing out here to turn our city trucks around?

BRAD: For snow removal.

STEVE: Yah, they will have too.

ALLEN: Did you change the design of your entrance to these lots that go in from 300 South?

STEVE: Um, I believe there is a note.

MAYOR: They will have to have their access onto this. They can always get there by coming down this road. They cannot go out here.

LESLIE: So it is a two car?

STEVE: Yah, 24 feet of asphalt. We have also lined it up directly with the existing 100 West.

MAYOR: Good.

ALLEN: I know one of the other concerns that planning and zoning had is your swell and barrow pit area. Can you mark that area?

STEVE: Okay.

ALLEN: So they are consistent with gravel, grass or whatever. They did not want to see a mixture.

KIRT: What would the city like?

STEVE: Do you have anything in your ordinance that requires landscaping in those areas or, urr, if not you could put something in your CC and R's.

MAYOR: You're talking the barrow pit area?

ALLEN: Yah, there is going to be a swell between the sidewalk and the road.

TERRIE: I would like to see grass or something to slow down the water, at least that was the intent.

KEITH: Were you going to have a homeowner's association?

KIRT: That is something I was going to talk to the city about. We got that a pond up there, I talked to Marlowe a little about that we have actually put an irrigation share in there so we can water it. We were going to landscape and get done. That was one of the problems with planning and zoning that we would not take care of that. A lot of these things got dropped, sort of and so what I was going to do was first thing next spring is get that all dug. We also talked about putting a playground in there and I would deed that to the city and then they could take care of it. Just mow it, um, I was open for whatever the city would like, I would to make that, they worried about it getting/being a nuisance. I just want, a, I will hurry and get the sprinkler system done in there right at the beginning and get it planted so we can just, whatever you would like to do in there. If you want to go that route. If you don't we will just have to set up a homeowner's association and that would be to mow that one area.

MARLOWE: I think it was at the same meeting where you had the photos of the example down in Hyde Park of one that had not been dedicated over.

KIRT: So I was wondering if the city would be interested in taking that so, we can set up an association but for that one little bit of thing. I thought maybe the city would if we deed to the city. I will put in the sprinkler system, I will put the grass in.

MAYOR: That retention pond is how big? About one-third of an acre?

KIRT: It is almost half an acre.

TERRIE: Also, would we get the one water right given back to us with that?

KIRT: Yes. We don't have to go that route.

MAYOR: We have Zeigler's here that open lot of Spackman's.

BRAD: It is basically across from here.

MAYOR: Yah, that is probably about right. What is the fall on that open space? What kind, a, are we going to have here?

STEVE: Um, when all said and done?

MAYOR: Yah.

STEVE: Um, I have got it designed to be three feet deep, um, the water level designed to be two feet deep with a foot of safety factor in there. The berm will be relatively low, um, it will be excavated out, um, the berm on the Zeigler's side will be fairly low. Only built up about a foot on their side, side slopes I believe are about three to one slope. We do have a ten foot wide berm so you could drive around there if you had too for one reason or another.

MAYOR: What about this as a park?

BRAD: Where were they talking about a park?

MAYOR: This could be used but.

BRAD: Not necessarily for a park. I wouldn't do it.

TERRIE: See headlines right now. Swing set in the middle of a pond and some little kid is trying to get to it. If we ever have a good spring; there will be sitting water there.

MARLOWE: Just grass for the kids to play, I don't think you want and playground equipment so then you are opening up a liability.

ALLEN: I guess my only concern with the city taking that over is/if a, ten year. Is that what that is designed at?

STEVE: Ten year storm.

ALLEN: Is it adequate? The city would end up being liable for that. That is my only concern for the city taking that over.

STEVE: Usually the cities. If it does overflow it would just go down the drain swell, um, down to the highway, um, usually that is typical the city will take those over just for the liability reason, if they didn't take it over I don't know really who would take liability for that anyway. The homeowner's association or whoever it would be in this case.

ALLEN: There is 25 shares of water with that, right?

STEVE: There are.

BRAD: What is that? How does that work? Is that deeded to the city?

ALLEN: Kirt, did you visit with.

KIRT: We gave one to the city, we will give 25 shares on each lot, one share a lot, 24.

STEVE: Only 24 of the lots get a secondary water.

ALLEN: Kirt, did you visit with your title company, to earmark those shares and tag those too the titles of those lots?

KIRT: We are going to as soon as we get this all squared away. He says as soon as we get it all squared away, approved.

ALLEN: We want to make sure those shares are not sold out of Richmond. That they stay here and that is one way to protect that is they are tagged with the title to those lots.

KIRT: I talked to Hickman's about it and they said once we get this approved we will write them all up whichever lots had them and no reason to do it now until we have final approval on the subdivision.

BRAD: The secondary irrigation system has been designed into the subdivision.

STEVE: We are tapping this existing line in two places and will have two loops, one here, and another that loops up here. That goes down the subdivision to this house.

BRAD: That is great that is in there. Relieves a burden on the city as far as culinary water.

ALLEN: Were you planning on running magnetic tape with.

STEVE: Above the water lines, a, yah.

ALLEN: Okay.

TERRIE: Okay.

MARLOWE: Cache Landmark has worked very very well with JUB, which is our engineers to follow all restrictions of our ordinances.

MAYOR: Questions, comments, Allen? Anything else?

ALLEN: Only thing I have is did the county fire chief and city fire chief look at these plans?

MARLOWE: That would be premature until this is accepted, as a subdivision.

ALLEN: I just want it recorded that I would like that to happen.

STEVE: We do have, um, four new hydrants proposed. Two in Phase 1. We might actually put this one in as part of Phase 1. They are 500 feet apart.

MAYOR: Any other comments or questions on the plans, plat map? Thank you.