

City Council Staff Report

April 15, 2015

Applicant: Ensign Bickford

Location: Approx. 5000 S

Hwy 89

Prepared by: Sean Conroy,

Community Development

Director

Public Hearing: No

Zone: PD-3

Attachments:

1. Revised Exhibits.

REQUEST

Consideration of a Resolution amending exhibits M-1, M-2 and J-4 of the Development Agreement for the Harmony Ridge development project located at approximately 5000 S Hwy 89.

BACKGROUND AND PROJECT DESCRIPTION

The development agreement for the Harmony Ridge project requires the applicant to install all necessary off-site utilities to service the project. The agreement also requires the utilities to be upsized to benefit future development within the City. The Council has reviewed several iterations of the proposed off-site sewer alignment. The applicant is now requesting the following amendments:

- Amend Exhibit “M-1” which outlines the final off-site sewer alignment. The proposed alignment will run north from the project site along Highway 89, west along 2400 South, then under the railroad tracks and north through Spanish Fork.
- Amend Exhibits “M-2” and “J-4” updating the reimbursement cost estimates based on the most recent construction bids.

EVALUATION

The proposed sewer alignment will benefit several properties in the southern part of the City as well as the applicant’s project. The new alignment will also lessen the impact on existing neighborhoods as it will no longer be running through the Valley View Estates subdivision. While the alignment is likely more expensive to the applicant than the previous alignment, there will be increased opportunities for reimbursements in Spanish Fork.

RECOMMENDATION

Adopt the attached Resolution.

RESOLUTION NO. 2015-

**A RESOLUTION AMENDING EXHIBITS M-1, M-2 AND J-4 OF THE
DEVELOPMENT AGREEMENT FOR THE HARMONY RIDGE
DEVELOPMENT PROJECT LOCATED AT APPROXIMATELY 5000 S HWY 89**

WHEREAS, A Boundary Adjustment and Development Agreement for the Harmony Ridge Development Project was recorded on August 9, 2011; and

WHEREAS, the development agreement specified the developers commitments pertaining to the installation of on and off site improvements; and

WHEREAS, the development agreement included several exhibits outlining the proposed alignments for water and sewer lines as well as a reimbursement schedule; and

WHEREAS, the developer has requested amendments to the development agreement to address a revised sewer alignment as well as an updated reimbursement schedule.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to approve the proposed amendments to the Boundary Adjustment and Development Agreement for the Harmony Ridge Development Project as described in Exhibit "A".

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH,

This 15th Day of April, 2015.

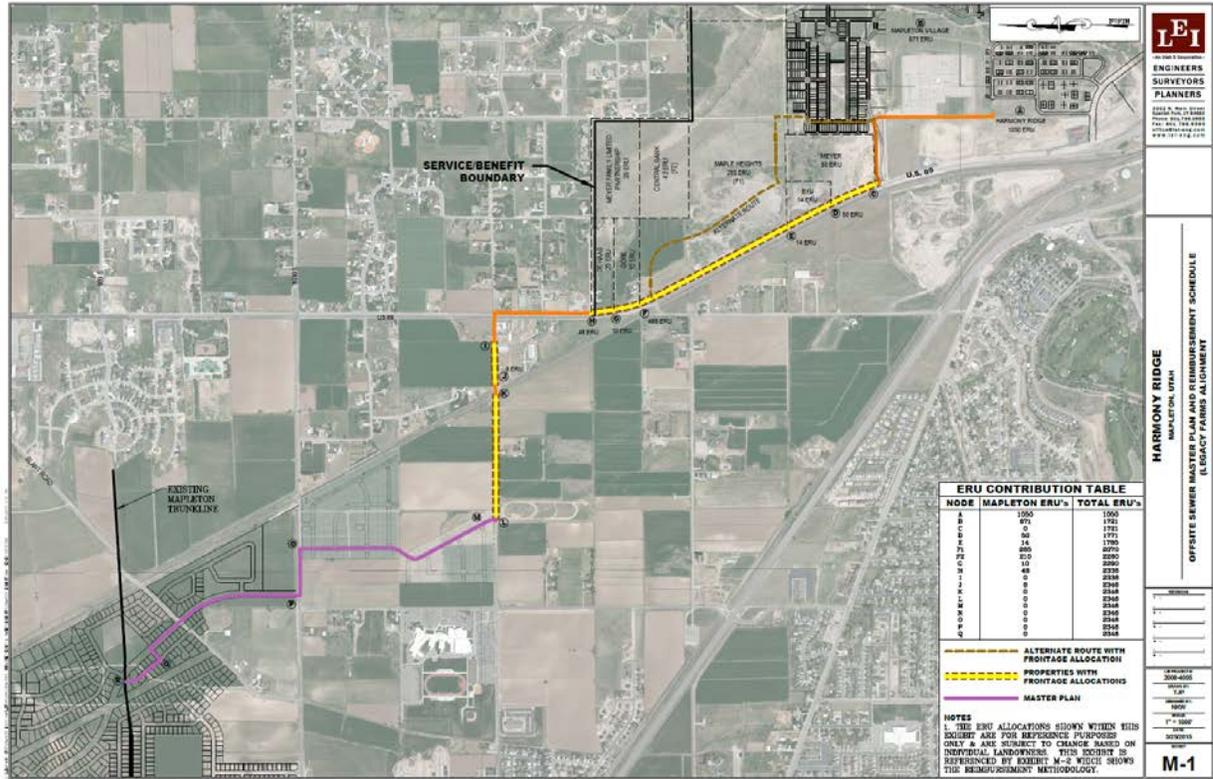
Brian Wall
Mayor

ATTEST:

Camille Brown
City Recorder

Publication Date:
Effective Date:

Exhibit "A" Sewer Alignment



(Attachments M-2 and J-4 to be submitted under separate cover)