

**HIDDEN VALLEY SUBDIVISION
CITY COUNCIL MEETING
APRIL 21, 2016
PRELIMINARY PLAT
30 NORTH 650 WEST**

ZONING- R-2 Allows Residential

UTILITIES- Currently stubbed at 85 South out of the South Cache Subdivision. They will eventually also connect into the Mt. Sterling subdivision. This development will bring the first sewer lift to Hyrum City. It may be placed at the end of 85 South. This location could change. This development and Mt Sterling are coordinating on possibly finding a location that would allow one lift for both developments. The final determination on the lift station will be made with construction drawing approval.

CURB AND SIDEWALKS- Will be installed on all streets with sidewalks running in front of all homes.

ROADS- Sixty-eight-foot ROW on roads throughout subdivision.

STORM WATER- They will be installing a storm water pond on the northwest portion of the development and a sump at the end of the cul-de-sac.

FENCING-

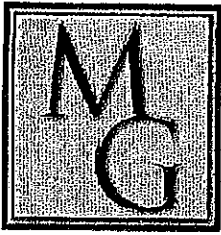
CANAL- The Wellsville Canal Company was notified of this subdivision as per state law. Six month later, last Thursday, we received comments back. (See letter) The Little Feeder Ditch was piped on the east end of the development last year. The Savage family participated in that project.

NOTES-

The developer's plan is for this to be a little higher end subdivision. The views are really nice and should be a unique location for a subdivision.

The City Engineer has reviewed this plat and recommends approval

with the recommendation that the location of the lift station be determined with the construction drawings. The planning commission discussed the letter from the canal company. The drainage options were discussed. One option is to contain all storm water on the Savage Family property. They have property to the west of this development that may work. The other option discussed was getting an agreement with the canal company for limited allowance of drainage. The comment about pollution with the lift station, as tentatively shown close to the canal, will be determined by what the law allows. This location is thought to be a possible option by the city engineer. They also discussed the fence along the canal. Factors they considered were the slope and the effectiveness of the fence. The fence would help keep the ROW way open but also close in the property. In the end the planning commission decided not to require the fence. They also felt like the canal company has some of the responsibility to enforce their own ROW. Roy Savage suggested that he could put something in the CC&R's to alert the home owners to the restrictions of building any structures, or planting trees on the ROW. It probably would be a good idea to clearly mark it on the final plat also. As far as the canal company asking for an agreement freeing them from liability, the planning commission did not feel like that should be required. They discussed that the canal company cannot sign away liability because they operate the canal. The planning commission unanimously recommends approval with the following conditions: The location of the lift station be approved by the city engineer with the construction drawings, and the developer get an agreement with the canal company for overflow drainage into the canal or else they show how they will contain it completely on their property in the construction drawings.



Marlin J. Grant, P.C.

ATTORNEY AT LAW

(My mission is to help clients succeed)

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95 WEST 100 SOUTH, SUITE 383
LOGAN, UTAH 84321

April 14, 2016

Hyrum City
83 West Main
Hyrum, Utah 84319
Fax: 435-245-4758

**Re: Planning Commission Meeting on April 14, 2016, Regarding item 6.D.
Savage Preliminary Plat.**

Dear City Planning Commission:

I represent Wellsville East Field Canal and Irrigation Company, and am the Secretary of said company. I was handed the preliminary plat for Savage's "Hidden Valley Subdivision", seeking 43 single family dwellings at 30 North 650 West in Hyrum.

The subdivision borders the canal and lots 14, 15, 16, 22, 39, 40, 41, 42, and 43 all are within 100 feet and may infringe on the canal and Right of Way. More importantly, there is no fence proposed to keep persons from falling into the canal or playing in the same. The elevation drop is about 4614 feet to 4580 feet (or 35 feet) and we are concerned with water draining into our canal from the subdivision, insufficient drains or retention ponds, caving in of the canal bank, and the sewer lift station failing and sewage ending up in the canal. Mr. Savage must enter a easement indemnification agreement for building so close to the canal. UCA §10-9a-603(4) requires the plat map show how these concerns will be protected and shown on the plat.

These are our main concerns:

1. **Drainage.** There appears to be only 1 drain pipe on North West side in Phase 1 and 2 and the detention pond drains into the canal without our approval. The hillside will drain water and sprinkler irrigation into our canal. The roadway drains into our canal.

2. **Pollution.** The sewer lift station is very close to the canal and we are concerned if that stops working that sewage would end up in the canal.

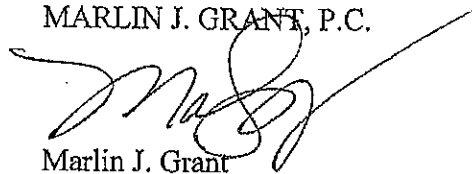
3. **Fence and roots near canal.** There is no fence to keep persons out of the canal right of way and this must be shown on the plat. There can be no planting of trees or shrubs near the right of way to avoid roots entering the canal, as well as leaves and junk.

4. **Canal easement agreement.** There must be an easement agreement indemnifying us against any problems caused by the subdivision.

Please consider these concerns with the preliminary plat review today, and we object to its approval until these concerns have been adequately taken care of, addressed, and resolved.

Very truly yours,

MARLIN J. GRANT, P.C.

A handwritten signature in black ink, appearing to read 'MJG', is written over the typed name 'MARLIN J. GRANT, P.C.' and extends to the right.

Marlin J. Grant

MJG;cc

Cc: Scott Leishman

enclosures

W:\Corporations\Wellsville East Field Irrigation\con\Hyrum City.LTR.doc



Memorandum

To Ron Salvesen, Hyrum City Administrator

From Darin Hawkes, P.E.

Date April 6, 2016

CC

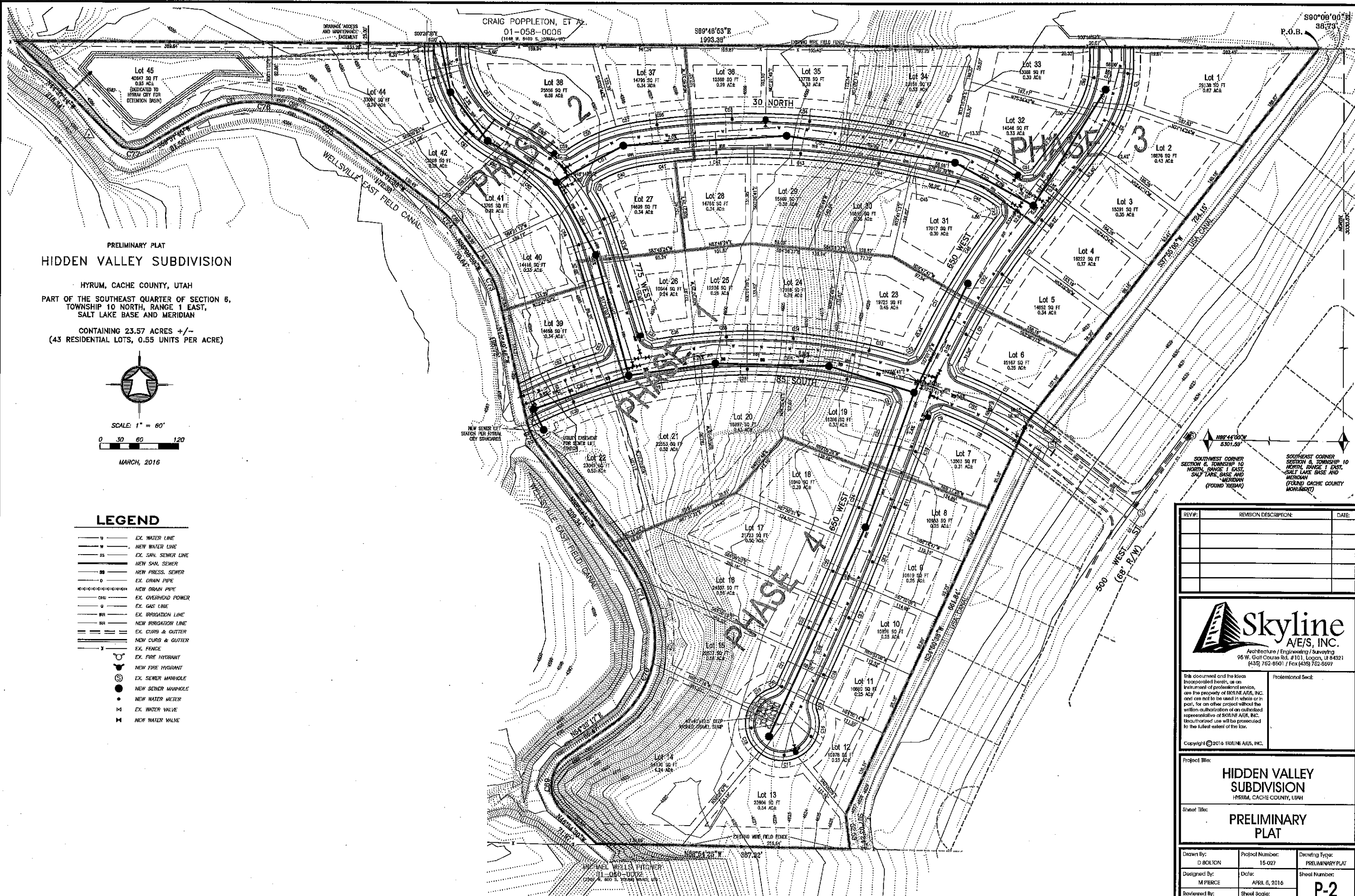
Subject Hidden Valley Subdivision – Preliminary Plat Follow-up Review

I've reviewed the following for compliance with City requirements, standard engineering practice and the previously issued review comments, dated March 31, 2016.

- Revised Hidden Valley Subdivision Preliminary Plat prepared by Skyline A/E/S, Inc. dated April 5, 2016.
- Stormwater Report

It appears the developer has, or is in the process of addressing all previous comments generated by the initial preliminary plat review. There is an ongoing concern/comment with regards to the proposed lift station location and the feasibility of regionalizing with Mt. Sterling that has continuing discussion.

It is recommended that the referenced project continue to the final platting and construction document review phase if the developer desires.



CRAIG POPPLETON, ET AL.
01-058-0006
(1648 W. 8400 S. JORDAN, UT)

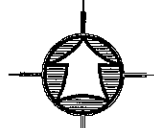
S89°46'53"W
1995.30'

S90°00'00"W
36.73'

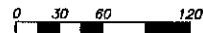
PRELIMINARY PLAT
HIDDEN VALLEY SUBDIVISION

HYRUM, CACHE COUNTY, UTAH
PART OF THE SOUTHEAST QUARTER OF SECTION 5,
TOWNSHIP 10 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

CONTAINING 23.57 ACRES +/-
(43 RESIDENTIAL LOTS, 0.55 UNITS PER ACRE)



SCALE: 1" = 60'



MARCH, 2016

LEGEND

- W — EX. WATER LINE
- W — NEW WATER LINE
- SS — EX. SAN. SEWER LINE
- SS — NEW SAN. SEWER
- SS — NEW PRESS. SEWER
- D — EX. DRAIN PIPE
- D — NEW DRAIN PIPE
- OHU — EX. OVERHEAD POWER
- G — EX. GAS LINE
- IRR — EX. IRRIGATION LINE
- IRR — NEW IRRIGATION LINE
- C&G — EX. CURB & GUTTER
- C&G — NEW CURB & GUTTER
- F — EX. FENCE
- FH — EX. FIRE HYDRANT
- FH — NEW FIRE HYDRANT
- SM — EX. SEWER MANHOLE
- SM — NEW SEWER MANHOLE
- M — NEW WATER METER
- V — EX. WATER VALVE
- V — NEW WATER VALVE

SOUTHWEST CORNER SECTION 6, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (FOUND REBAR)

SOUTHEAST CORNER SECTION 6, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (FOUND CACHE COUNTY MONUMENT)

| REV# | REVISION DESCRIPTION | DATE |
|------|----------------------|------|
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| | | |

Skyline
A/E/S, INC.
Architecture / Engineering / Surveying
96 W. Golf Course Rd., #101, Logan, UT 84321
(435) 752-8501 / Fax (435) 752-8597

This document and the ideas incorporated herein, as an instrument of professional service, are the property of SKYLINE A/E/S, INC. and are not to be used in whole or in part, for any other project without the written authorization of an authorized representative of SKYLINE A/E/S, INC. Unauthorized use will be prosecuted to the fullest extent of the law.

Professional Seal:

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Project Title:
HIDDEN VALLEY SUBDIVISION
HYRUM, CACHE COUNTY, UTAH

Sheet Title:
PRELIMINARY PLAT

| | | |
|--------------------------|---------------------------|-----------------------------------|
| Drawn By: D BOLON | Project Number: 15-027 | Drawing Type: PRELIMINARY PLAT |
| Designed By: M PIERCE | Date: APRIL 5, 2016 | Sheet Number: P-2 |
| Reviewed By: M PIERCE | Sheet Scale: SHOWN | 2 of 2 |

MICHAEL WELLS FITCHER
01-058-0002
(2907 W. 600 S. JORDAN WARD, UT)