

**Adopted Minutes
Development Review Committee
April 9, 2003**

The meeting was called to order at 10:05 am by Richard Heap.

Staff Members Present: Richard Heap, Engineering/Public Works Director; S. Junior Baker, City Attorney; Emil Pierson, Planning Director; Jeff Foster, Electric Superintendent; Richard Nielson, Assistant Public Works Director; Ryan Baum, Public Works Inspector; Marvin Banks, Utility Superintendent; Keith Broadhead, Public Works Inspector; Nate Crow, GIS Specialists; and Connie Swain, Deputy Recorder.

Representatives Present: Scott Peterson, *West Ventures Development* and Bill Peperone, *West Ventures Development*.

Minutes

Mr. Baker made a **motion** to approve the March 26, 2003 minutes of the Development Review Committee meeting with changes as noted. Mr. Pierson **seconded**, and the motion **passed** with a unanimous vote.

Mr. Baker made a **motion** to approve the April 2, 2003 minutes of the Development Review Committee meeting with changes as noted. Mr. Nielson **seconded**, and the motion **passed** with a unanimous vote.

10:20 - Jeff Foster Arrived.

Child Rezone - 800 North Highway 51 and Sunset Ponds Preliminary Plat - 800 North Highway 51

Mr. Pierson reviewed the zones for the surrounding areas. This property was recently annexed into the city with the Robinson property. Mr. Pierson also reviewed the site plan.

Mr. Baker asked if there would be a home on lot 64.

Mr. Peterson said yes there will be a home on lot 64 and lot 65 will be open space, non-buildable, and will be owned and maintained by the Homeowners Association. Mr. Peterson said the site plan includes a fenced pool, a wall along Highway 51 which will match the wall at Whispering Willow, vinyl fencing, a tot lot, a pavilion, and landscaping as shown. The wetlands have been delineated and Mr. Peterson will have a letter of concurrence from the corps of engineers within one week.

Mr. Nielson said the storm drain areas need to be shown on the plat.

Mr. Pierson asked if lots 64 and 65 could be combined, allowing it to be owned and maintained privately. The lot could be recorded indicating wetlands and non-buildable areas.

Mr. Foster said the electric power will need to be run from Willow Bend.

Mr. Baker wants to see a preliminary title report before the final plat is approved.

Mr. Banks requested a flag pole in the development.

A discussion took place concerning the East Bench Irrigation Company. Mr. Nielson said if the property owners have water rights they can pay the \$1,500.00 fee now and will receive a credit back in exchange for the water rights.

Mr. Pierson made a **motion** to recommend approval of the Child property re-zone request and approval of the Sunset Ponds Preliminary Plat located at 800 North Highway 51 on the following condition(s):

1. Develop the property as shown on the preliminary plat site plan, Development Review Committee packet, and drawings,
2. Have at least 10 feet of space between buildings,
3. Phase one include all of the improvements along Highway 51.
4. Adjust lot 64 to include all of the open space delineated with cross hatching to indicate non-buildable areas and wetland areas.
5. Ponds and water channels are to be shown as storm drain easement areas,
6. Receive approval from Mr. Foster concerning electrical service installation and bring the power from Willowbend,
7. Provide a free and clear preliminary title report prior to the approval of the final plat,
8. Provide a letter from UDOT approving improvements along Highway 51, and,
9. Install trees and grass along Highway 51 which is to be maintained by the Homeowners Association.

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

This matter will come before the Planning Commission on April 16, 2003 at 7 pm.

10:25 - Mr. Foster left.

10:30 - Ryan Baum arrived.

Quail Run on the River Rezone - Del Monte Road and Arrowhead Trail

Mr. Pierson reviewed the possible site plan for this area. A discussion followed.

Mr. Pierson made a **motion** to table the re-zone request and the have the rezone and subdivision request at the same time. Mr. Baker **seconded**, and the motion **passed** with a unanimous vote.

Other Business

None

Adjournment

Mr. Baker made a **motion** to adjourn. Mr. Nielson **seconded**, the motion **passed**, and the

meeting adjourned at 10:55 am.