

**Adopted Minutes  
Development Review Committee  
September 3, 2003**

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

Staff Members Present: Richard J. Heap, City Engineer/Public Works Director; Emil Pierson, Planning Director; S. Junior Baker, City Attorney; Richard Nielson, Assistant Public Works Director; Jeff Foster, Electric Superintendent; Marvin Banks, Public Works Superintendent; Keith Broadhead, Public Works Inspector; Shawn Beecher, GIS Specialist; and Connie Swain, Deputy Recorder.

Representatives Present: L. Kay Heaps, *Envision Development/Valley Crest* and Jerry Hadcock, *Geslison Subdivision*.

**Minutes**

Mr. Baker made a **motion** to approve the August 27, 2003 minutes of the Development Review Committee meeting with changes as noted. Mr. Foster **seconded**, and the motion **passed** with a unanimous vote.

**Valley Crest Final Plat A - 1450 East 400 North**

Mr. Pierson said Valley Crest Plat A consists of 20 lots for single family homes.

Mr. Nielson said most of the improvements are in with the exception of the sidewalk on the west side of the street and some of the electrical layout. Also, the school district needs to remove the gate from the property.

Mr. Pierson asked if allowances were made for storm drain and sewer from the Troy Hales property.

Mr. Nielson said the storm drain and sewer from the Hales property could go through the school property.

Mr. Pierson made a **motion** to approve Valley Crest Final Plat A on the following condition(s):

1. Meet all of the Construction and Development Standards;
2. Receive approval of the electrical layout from Jeff Foster of the Electric Department,
3. Remove the existing gate from the property, and
4. Setbacks for each of the side yards are to be 10 feet on one side and 6 feet on the other side, allowing for one 10-foot utility easement.

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

**Valley Crest Final Plat B - 1450 East 400 North**

Mr. Nielson asked if a fence would be installed between the Valley Crest property and the railroad tracks.

Mr. Pierson said Mr. Kay Heaps plans to install a vinyl fence between the Valley Crest property and the railroad tracks.

Mr. Pierson made a **motion** to approve Valley Crest Final Plat B on the following condition(s):

1. Meet all of the Construction and Development Standards;
2. Receive approval of the electrical layout from Jeff Foster of the Electric Department,
3. Remove the existing gate from the property, and
4. Setbacks for each of the side yards are to be 10 feet on one side and 6 feet on the other side, allowing for one 10-foot utility easement.

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

Mr. Kay Heaps asked for direction concerning the railroad crossing sign located at the southwest corner of the Valley Crest Subdivision.

Mr. Pierson advised Mr. Heaps to receive approval from UDOT to relocate the railroad sign.

Mr. Richard Heap said the height of the railroad crossing sign should be above the masonry wall.

Mr. Pierson asked Mr. Kay Heaps to line-up the masonry wall at lot 41 with the masonry wall at lot 42. Also, the driveways for lots 41 and 42 are to be located on the north side of the lots.

### **Geslison Subdivision Waiver - 535 East 400 South**

Mr. Pierson said the property currently consists of three lots and has one owner. The waiver is requested to allow the property to be divided into four lots, all with frontages. There will not be a flag lot. Mr. Pierson has checked to make sure the setbacks meet the requirements.

Mr. Foster said there is a power pole needing to be relocated and one power pole added, both at the owner's expense.

Mr. Nielson said a fire hydrant will need to be installed at the corner of 500 East and 400 South.

Mr. Pierson made a **motion** to approve the Geslison Subdivision Waiver located at 535 East 400 South on the following condition(s):

1. Relocate the existing power pole and install a new power pole, at the developer's expense, as approved by Jeff Foster of the Electric Department, and
2. Install a fire hydrant at the corner of 500 East and 400 South at the owner's expense.

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

### **Other Business**

Item 1 - Mr. Banks noted some of the flag lot driveways are being constructed using road

grindings.

Mr. Broadhead said they are using overlays on top of the grindings.

Mr. Baker said the committee's intention was for the driveways to be constructed using hot asphalt.

Item 2 - Mr. Nielson reviewed the revised airport layout and new roadway. The airport board has reviewed the layout and would like to submit it to the FAA for approval.

No one on the committee had any objections to the proposed airport layout and new roadway.

### **Adjournment**

Mr. Baker made a **motion** to adjourn, Mr. Nielson **seconded** the motion, the motion **passed** with a unanimous vote, and the meeting adjourned at 10:35 p.m..