

**Adopted Minutes
Development Review Committee
October 15, 2003**

The meeting was called to order at 10:10 a.m. by Emil Pierson.

Staff Members Present: Emil Pierson, Planning Director; David A. Oyler, City Manager; Richard Nielson, Assistant Public Works Director; Jeff Foster, Electric Superintendent; Marvin Banks, Public Works Superintendent; MaryClare Maslyn, Assistant City Manager; Shawn Beecher, GIS Specialist; and Connie Swain, Deputy Recorder.

Citizens Present: James Demita, *Robin's Nest Subdivision*, Rollin Sattler, *C&R Development*, Judy J. Gonzales, *U.S. Post Office*, Leslee Bishop, *U.S. Post Office*, Cory Bennett, *C & A Construction/Esther Ridge*, and Paul Nelson, *Robin's Nest Subdivision*.

Minutes

Mr. Nielson made a **motion** to approve the September 17, 2003 minutes of the Development Review Committee meeting with changes as noted. Mr. Foster **seconded**, and the motion **passed** with a unanimous vote.

Mr. Nielson made a **motion** to approve the September 24, 2003 minutes of the Development Review Committee meeting as presented. Mr. Banks **seconded**, and the motion **passed** with a unanimous vote.

Esther Ridge Plat E

Mr. Bennett said all the fees have been paid and the bond is in place. They have agreement with the irrigation company to abandon the ditch.

Mr. Nielson said the developer will need to meet of the requirements of the irrigation company.

Mr. Nielson made a **motion** to approve Esther Ridge Plat E on the following condition(s):

1. Meet all of the previous conditions imposed, and
2. Meet all of the conditions required by the irrigation company to abandon the ditch.

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

Spanish Fork Manors Final Plat

Mr. Pierson said the area is zoned R-1-6 and the plat consists of 12 lots.

Mr. Sattler said all previous conditions have been met.

Mr. Foster said a few power poles were to be moved.

Mr. Nielson said a street light was relocated.

Ms. Gonzales said mail security is a big issue and the post office recommends a central location box for mail delivery with a lock for each unit.

Mr. Oyler made a **motion** to approve Spanish Fork Manors Final Plat on the following condition(s):

1. Meet all previous conditions set forth, and
2. Meet with the post office concerning the location of the central mail box.

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

Robin's Nest Preliminary Subdivision

Mr. Demita said the Robin's Nest Preliminary Subdivision will contain 100 units consisting of twinhomes, townhomes, and single family homes. He reviewed the building materials to be used, amenities including a club house, extensive landscaping, and open space. The roads will be public roads and the alleys will be privately owned and maintained by the homeowners association.

Mr. Pierson said a stamped concrete wall will be required along Highway 51.

Mr. Paul Nelson said UDOT wants the curb and gutter to match up with the existing curb and gutter and have agreed to allowing the wall in the right-of-way since widening of the road will most likely take place many years from now.

10:35 - MaryClare Maslyn arrived

Mr. Pierson began reviewing the density bonus spreadsheet for the Robin's Nest Subdivision.

Recreation - Less Active Recreation

Mr. Demita said there will be playground equipment and a sports court. There will also be a clubhouse approximately 1200 square feet in size.

Mr. Pierson said if the two areas are combined they will receive a higher density bonus.

Fencing

Mr. Pierson said the wall is a requirement and will not be considered as a density bonus regardless of the materials used.

Mr. Nelson said they will install chain link fencing along the railroad tracks with the area around the existing structures to be discussed with property owners. Also, they will install privacy fencing in areas within the development.

Mr. Richard Nielson said there needs to be a gate in the fence along the railroad tracks to allow access to the storm drain for maintenance.

Mr. Pierson recommended fencing along the north side of the subdivision from the railroad tracks to Highway 51. With all the fencing discussed Mr. Pierson recommended a density bonus of 2%.

Set Backs

Mr. Pierson said there is no room for an adjustment in setbacks. There will be no density bonus for set backs.

Mr. Demita requested to be allowed to eliminate staggering the unit front set backs since a consistent setback is less expensive to construct.

Open Space

Mr. Demita said 2 percent of the property will be left as open space and is usable space.

Mr. Oyler said it needs to be determined if the space is usable due to the contours.

Mr. Pierson said the density bonus will be determined when more information is received.

Landscaping

Mr. Demita said front yard landscaping and sprinklers will be installed at each unit and landscaping will include trees and shrubs.

Mr. Pierson said a 7% density bonus will be recommended.

Lot Size Variation

None requested.

Materials on Front Facades

Mr. Demita said the front doors will be unique, there will be wood shutters around the windows and real brick and river rock.

Mr. Pierson said he would like to see a variation in the amount of accent materials use from one unit to the next.

Roof Pitch

Mr. Demita said there will be a variation in the roof pitch from 8-12 to 10-12.

Mixture of housing types

Mr. Paul Nelson requested a density bonus for a variation in house sizes.

Mr. Pierson recommended a 2% density bonus for a mixture of housing types.

Miscellaneous

Mr. Paul Nelson requested a 3% density for the unique plan and theme of the project.

Mr. Pierson made a **motion** to table Robin's Nest Preliminary Subdivision until the Development Review Committee on October 22, 2003 meeting at which time the following items are to be provided:

1. The plat indicates the areas of open space,
2. The plat is to show the 6-foot planter strip with 2" caliper trees every 30 feet and other improvements along Highway 51 (street cross section),
3. The plat is to show the existing gas line easement,
4. The plat is to show the existing home connecting to city utilities,
5. The map is to show the existing treatment center connecting to city utilities,
6. The map is to show a 20-foot storm drain easement,
7. The plat is to show the proposed fencing, with the gate for the storm drain and areas to be fenced, and type of fencing with exhibits,
8. Detailed plans and pictorial representations for the playground, curbing, and softfall,
9. Plans to convert existing units to underground electrical services,
10. Pictorial representations of the proposed club house, pavilion, and front facades of units, and
11. The plat needs to show the residential treatment center with a 50-foot width minimum.

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

Other Business

Mr. Pierson said he is prepared to send notices for the Spanish Vista public hearing, however, he asked if the issues concerning the storm drain have been resolved.

Mr. Nielson reviewed the plans he has received for storm drain options.

Mr. Pierson will notice the public hearing for November 4, 2003.

Adjournment

Mr. Foster made a **motion** to adjourn. Mr. Banks **seconded**, and the motion **passed** with a unanimous vote. The meeting adjourned at 11:48 pm.