

**Adopted Minutes
Development Review Committee
April 7, 2004**

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

Staff Members Present: Richard J. Heap, Engineering/Public Works Superintendent; Richard Nielson, Assistant Public Works Director; David A. Oyler, City Manager; Emil Pierson, Planning Director; S. Junior Baker, City Attorney; Ryan Bagley, Electric Worker; Doug Shorts, Building Inspector; Dee Rosenbaum, Public Safety Director; Marvin Banks, Public Works Superintendent; Shawn Beecher, GIS Specialist; and Connie Swain, Deputy Recorder.

Citizens Present: Scott Peterson, *West Ventures Development*.

Minutes

Mr. Pierson made a **motion** to table the Development and Review Committee meeting minutes of March 31, 2004 until the end of the meeting. Mr. Oyler **seconded**, and the motion **passed** with a unanimous vote.

Black Horse Run Final Plat B - 1150 East 800 North

Mr. Peterson said Plat B consists of lots 62 and 63. The improvements are in and he reviewed the storm drain layout.

Mr. Bagley asked for the telecommunications to be stubbed in at the end of both lots.

Mr. Pierson said the trail will provide access to the pond.

Mr. Nielson asked if there will be setback requirements from the pond.

Mr. Short suggested the pond setbacks require the same distance as hill setbacks. This would require 15 feet or more from the foundation to the pond's edge.

Mr. Peterson asked if a geological technical report should be used to determine the proper setback requirements from the pond.

Mr. Nielson concurred.

Mr. Pierson said the trail will be bonded for along with the two lots.

Mr. Pierson made a **motion** to approve the Black Horse Run Final Plat B with the following condition(s):

1. Stub the telecommunications to the west of the property,

2. Receive approval of the electrical design from Jeff Foster of the Electric Department,
3. Bond for the trail,
4. Obtain a geological technical report for both homes concerning the proper location of the foundation setbacks from the pond.

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

Black Horse Run Final Plat C - 800 North Highway 51

Mr. Peterson said Plat C consists of the remaining units in the development, a volleyball court, and pavilion. He reviewed the pavilion plans including a stone wall around the equipment storage area.

Mr. Pierson said he preferred a pavilion with a fireplace.

Mr. Oyler advised Mr. Peterson to view the new sports park pavilion with built in grills.

Mr. Peterson said he will construct a pavilion as directed by the city. The trail system and the units will be fenced as planned.

Mr. Bagley asked if the pavilion will be covered and lit. He also asked if the street lighting and pavilion lighting will be on one meter.

Mr. Peterson said the pavilion will have lighting and will be covered. There will be street lighting within the development and at both entrances. The pavilion lighting and street lighting will be on one meter for the HOA. They also met with the Corps of Engineers and have received permission to clean out dead trees around the pond area, prune existing trees, clear out along the trail, and replace soil with existing soil around the pond to allow for similar seeding. They would also like to treat the pond or stock the pond with fish to clean up the water.

Mr. Heap asked if the chemicals used to treat the pond will affect the storm drain system.

Mr. Short suggested any treatment of the pond receive approval from the Engineering Department.

Mr. Pierson asked Mr. Peterson for a copy of the letter from the Corps of Engineers authorizing the soil relocation.

Mr. Nielson made a **motion** to approve the Black Horse Run Final Plat C with the following condition(s):

1. Receive approval of any pond treatment from the Engineering Department,
2. Receive approval of the pavilion design from the Planning Department,
3. Receive approval of the electrical design, including street and pavilion lighting from Jeff Foster of the Electrical Department,
4. Construct a trail in accordance with the city construction standards.

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

Other Business

None

Minutes

Mr. Rosenbaum made a **motion** to approve the Development and Review Committee meeting minutes of March 31, 2004 with changes as noted. Mr. Oyler **seconded**, and the motion **passed** with a unanimous vote.

Adjournment

Mr. Pierson made a **motion** to adjourn. Mr. Baker **seconded**, and the motion **passed** with a unanimous vote. The meeting adjourned at 10:35 am.