

**Adopted Minutes
Development Review Committee
May 12, 2004**

The meeting was called to order at 10:05 a.m. by Emil Pierson.

Staff Members Present: Richard Nielson, Assistant Public Works Director; David A. Oyler, City Manager; Emil Pierson, Planning Director; MaryClare Maslyn, Assistant City Manager; S. Junior Baker, City Attorney; Chris Thompson, Design Engineer; Doug Shorts, Building Inspector; Dee Rosenbaum, Public Safety Director; Ryan Baum, Public Works Inspector; Chris Thompson, Design Engineer; Marvin Banks, Public Works Superintendent; Joe Santos, Public Works Inspector; Keith Broadhead, Public Works Inspector; Bart Morrill, Parks Maintenance Supervisor; Shawn Beecher, GIS Specialist; and Connie Swain, Deputy Recorder.

Citizens Present: James Demita, *Robins Nest*, F. McKay Winkel, *Gateway Commerce Park*, Bruce Hall, *Quail Hollow*, and Ben Farsky.

Gateway Commerce Final Plat C

Mr. Pierson said the applicant, Boulder Ranch, is requesting re approval of the Gateway Commerce Final Plat C with one correction. The plat is a one-lot subdivision east of the Provo Craft building.

Mr. Nielson made a **motion** to approve the Gateway Commerce Final Plat C with the following conditions:

1. Subject to all conditions previously approved.

Mr. Baker **seconded** and the motion **passed** unanimously.

Quail Hollow Final Plat B

Mr. Pierson said this is 27-lot portion of the Quail Hollow Subdivision. The subdivision was approved with 18 conditions. The river still needs rip rap and specs are needed for the bridge in order to determine the bonding amount.

Mr. Hall said he has asked for a meeting with the parks department to discuss placement of the bridge.

Mr. Nielson said the meeting with the parks department will be next week. He also said certification of the riverbank stabilization, from an engineer, is needed. The riverbanks which were washed out also need to be restored. Mr. Nielson will get Mr. Hall the information concerning the riverbank requirements.

Mr. Pierson asked why we have not required the pressurized irrigation to be extended to the edge of the property similar to the requirements of the Mendenhall property. The plats were reviewed.

Mr. Hall said the pressurized irrigation extension was not required since the adjacent property will not be developed.

Mr. Thompson said the easement and property exchange condition have been satisfied.

Mr. Nielson said the temporary access is in place.

Mr. Thompson requested the final plat to be signed by the Engineering Department before it is approved.

Mr. Pierson asked Mr. Hall why the four lots along the river are shown in the flood plain.

Mr. Hall said his plat shows them outside of the flood plain.

Mr. Short said portions of the property can be in the flood plain but cannot be built upon.

Mr. Pierson made a **motion** to table Quail Hollow Final Plat B pending verification the lots are out of the flood plain, signing of the final plat by Richard Heap, and receiving certification of the riverbank stabilization from the developer's engineer.

Mr. Baker said the certification is a key issue.

Mr. Pierson said he has not seen an official preliminary plat. The preliminary plat also needs to be signed.

Mr. Hall said the preliminary plats were submitted to the city with seven copies and they have been lost.

Mr. Pierson **renewed** his previous motion.

Mr. Baker **seconded** and the motion **passed** unanimously.

Robins Nest Final Plat A

Mr. Demita said Plat A is a 17-lot plat in the Robins Nest Subdivision.

Mr. Pierson reviewed the 11 conditions of the approval. He said the conditions are being met.

Mr. Baker asked if Mr. Demita is posting the bonds with each lot or each phase of the subdivision.

Mr. Pierson said the bonding will take place with each phase of the subdivision and there are 17 lots in this phase.

Mr. Nielson concurred. He asked if there is a connector's agreement.

Mr. Baker said there may be some costs associated when a connector's agreement for Highway 51.

Mr. Thompson said there are to be no dual pressurized irrigation lines. There is to be a separate line for each unit.

Mr. Oyler made a **motion** to approve Robins Nest Final Plat A with the following conditions:

1. Meet all conditions previously imposed,
2. Meet all of the current and pending Construction and Development Standards,
3. Contribute to any connector's agreement associated with the property.

Mr. Baker **seconded** and the motion **passed** unanimously.

Other Business

Mr. Pierson said there have been procedure problems associated with Mr. Hall.

Mr. Oyler said it is our responsibility to make sure procedures are followed. Final preliminary plats need to be signed and stamped before final plats are approved.

Mr. Nielson said Richard Heap and Emil Pierson should both sign all final plats.

Mr. Baker suggested disposing of previous plat maps when the final plat is received, approved, and signed.

Mr. Nielson said Quail Hollow Plat B construction drawings have been approved and the project is being built, however, the Development Review Committee has not approved the plat.

Mr. Oyler asked why the developer has been allowed to proceed.

Mr. Baker asked how the developer can be stopped.

Mr. Nielson said the development will be stopped at the inspection process.

Mr. Oyler scheduled a meeting on Monday, May 17, 2004 with Mr. Pierson, Mr. Nielson, Mr. Heap, and himself to discuss the process.

Adjournment

Mr. Nielson made a **motion** to adjourn. Mr. Pierson **seconded**, the motion **passed** unanimously, and the meeting adjourned at 11:07 a.m.