

**Adopted Minutes
Development Review Committee
June 9, 2004**

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

Staff Members Present: Richard Heap, Engineering/Public Works Director; Emil Pierson, Planning Director; David A. Oyler, City Manager; Richard Nielson, Assistant Engineering/Public Works Director; Jeff Foster, Electric Superintendent; Marvin Banks, Public Works Superintendent; Keith Broadhead, Public Works Inspector; Ryan Baum, Shawn Beecher, GIS Specialists; Connie Swain, Deputy Recorder.

Citizens Present: Mike Stewart, *Fieldstone Partners, LLC*, and Ernie Thornton, *LEI Engineers*.

Spanish Fields Final Plat B

Mr. Stewart reviewed the overall plan for the Spanish Fields Preliminary Plat. Phase two picks up most of the infrastructure and the major road through the development. Phase 1 and 2 will be built concurrently. The annexation agreement contains the conditions of the development. Mr. Stewart reviewed the conditions.

Mr. Pierson requested additional improvements extended along 100 South, to be included with phase 2.

Mr. Thornton said the bonding includes improvements to the northwest corner of the development.

Mr. Stewart continued reviewing the conditions.

Mr. Oyler asked if the issue with the storm drain was resolved with the school district.

Mr. Nielson said the issue has been resolved and he reviewed the design of the storm drain and fencing. The developer will be responsible for installing the fencing.

Mr. Stewart met with the Army Corps of Engineers. They are very pleased with the work along the river.

Mr. Heap said he received the letter from the Army Corps of Engineers.

Mr. Heap said new Construction and Development Standards are being adopted and need to be met.

Mr. Stewart said let them know the requirements and they will meet them.

Mr. Foster said most of the electric infrastructure for the development is in.

Mr. Thornton said he met with West Field last night concerning the ditch. The adjacent property owner needs access to the irrigation water.

Mr. Nielson suggested Mr. Thornton view an existing irrigation ditch piping as a suggestion for allowing the property owner access to the irrigation water.

Mr. Stewart said he understood the study for Strawberry Electric was complete and the issue was resolved.

Mr. Thornton will check and make sure they have an agreement with Strawberry Electric and will provide a copy of the letter to the city.

Mr. Broadhead asked concerning the cost of the sidewalk indicated in the conditions and asked for the location of the sidewalk.

Mr. Nielson explained the location of the sidewalk on the construction drawings.

Mr. Broadhead said he cannot recall seeing the sidewalk on the drawings.

Mr. Thornton said the sidewalk will be installed.

Mr. Oyler asked if property owned by Christensen is needed.

Mr. Thornton said it is being determined today. Also, they think they are within the right-of-way and property will not be needed.

Mr. Heap asked concerning turn lanes required by UDOT.

Mr. Thornton said it is a striping issue and not a right-of-way issue.

10:30 a.m. - Greg Magleby arrived

Mr. Magleby said the Strawberry Electric letter was forwarded to Mr. Heap or Mr. Nielson.

Mr. Foster said the developer needs to work out the details with Strawberry Electric.

Mr. Pierson asked what the city is doing concerning the road through the Finch property.

Mr. Heap said part of the road involved the Mendenhall property.

Mr. Oyler said the road issue is being pursued.

Mr. Pierson asked if the triangle piece of property between them and Mr. Mendenhall has been

resolved.

Mr. Magleby said the issue has been worked out and the triangle piece still exists. Mr. Mendenhall will have two sections of the road and the property lines will remain the same.

Mr. Oyler asked concerning the small triangle piece on one of the lots.

Mr. Magleby said it will be deeded to the property owner.

Mr. Nielson made a **motion** to approve the Spanish Fields Final Plat B with the following conditions:

1. Meet all of the conditions of the preliminary plat and annexation agreement,
2. Meet all of the new Construction and Development Standards.

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

Other Business

None

Adjournment

Mr. Nielson made a **motion** to adjourn. Mr. Pierson **seconded**, the motion **passed** unanimously, and the meeting adjourned at 10:35 p.m.