

**Adopted Minutes  
Development Review Committee  
June 30, 2004**

The meeting was called to order at 10:07 a.m. by Emil Pierson.

Staff Members Present: Emil Pierson, Planning Director; David A. Oyler, City Manager; Richard Nielson, Assistant Public Works Director; Christine Johnson, Assistant City Attorney; Jeff Foster, Electric Superintendent; Keith Broadhead, Building Inspector; Marvin Banks, Public Works Superintendent; Chris Thompson, Design Engineer; Dee Rosenbaum, Public Safety Director; Ryan Baum, Public Works Inspector; Shawn Beecher, GIS Specialists; Connie Swain, Deputy Recorder.

Citizens Present: David Adams, *Providence Realty*, Vic Hansen, *Dunn Construction*, LeGrand Woolstenhulme, *Whispering Willows*, David Olsen, *Whispering Willows*, Tom Scribner, *LEI Consulting Engineers*, Kevin Madson, *KMA Architects*, Robert White, *KMA Architects*, and Greg Magleby, *LEI Consulting Engineers*.

**Minutes**

Mr. Oyler made a **motion** to approve the June 23, 2004 minutes of the Development Review Committee meeting with changes as noted. Ms. Johnson **seconded** and the motion **passed** with a unanimous vote.

**Quail Hollow Final Plat E - 300 West 1000 South**

Mr. Nielson made a **motion** to table Quail Hollow Final Plat E until the issues are resolved. Mr. Foster **seconded** and the motion **passed** with a unanimous vote.

**The Villas at Spanish Vista Final Plat B - 920 South 1800 East**

Mr. Pierson said the setback issues have been resolved. There will be a 25-foot rear yard setback requirement. Any lots of irregular shape will be allowed to have setbacks which are averaged out, with a minimum of 15 feet at the closest point.

Mr. Pierson made a **motion** to approve The Villas at Spanish Vista Final Plat B subject to the following conditions:

1. Meet all of the Construction and Development Standards, including the America's With Disability Act requirements for the sidewalks and the conduit size requirements for meter reading,
2. Meet all of the conditions of the Preliminary Plat,
3. Post a bond for the storm drain prior to the commencement of any construction,
4. Meet the requirements of the Electric Department.

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

## **Whispering Willow Final Plat E, Phase 1 (Condominiums) - State Road 51 and Ridgefield Road**

Mr. Nielson said the utilities will be brought from the Black Horse Run Subdivision.

Mr. Oyler asked Mr. Scribner concerning the park.

Mr. Pierson said the park is to be fully grassed with a sprinkling system installed.

Mr. Scribner said as far as he knows everything is proceeding as agreed upon.

Mr. Foster asked if the utilities for the plat will be completed in phase 1.

Mr. Pierson said the utilities for the plat will be completed in phase 1 of this plat.

Mr. Nielson said the construction drawings show two existing offsite culverts. LEI was to provide a report of the flow characteristics of the offsite drain. Mr. Nielson said the report has not been received.

Mr. Scribner said he understands the drain runs under the State Road with no set up culvert drains. The drainage works well and he understands everyone is happy with it.

Mr. Nielson said he is concerned development in the area will cause drainage problems. He wants LEI to determine if improvements and/or easements are needed.

Mr. Scribner said he will look into the issue.

Mr. Woolstenhulme asked Mr. Foster if there would be any extensive electrical offsite improvements needed.

Mr. Foster reviewed the utility improvements needed and said he could not see any necessary extensive improvements.

Chief Rosenbaum asked if the roads are public or private streets.

Mr. Pierson said there are private and public roads within the development. He also indicated additional landscaping will be needed around the building in order to meet the landscape ordinance requirements. However, the other landscaping is sufficient as shown on the plat. He said Mr. Woolstenhulme has done an excellent job.

Mr. Oyler made a **motion** to approve Whispering Willow Final Plat E, Phase 1 subject to the following conditions:

1. Meet all of the Construction and Development Standards, including the America's With Disability Act requirements for the sidewalks and the conduit size requirements for the

- meter reading,
2. Meet all of the conditions of the Preliminary Plat,
  3. Meet all of the landscaping ordinance requirements,
  4. Do not record the plat until such time as the Engineering Department has approved the offsite storm drain.
- Mr. Nielson **seconded** and the motion **passed** with a unanimous vote.

*10:35 a.m. - Greg Magleby of LEI Consulting Engineers arrived*

### **2300 East Elementary School Site Plan Review - 2300 E 1300 S**

Mr. Madson said the School District is requesting to build a new elementary school at 2300 East 1300 South. They desire to start the process early in order to begin construction in February 2005. The school will be 79,000 square feet and is scheduled to open in the fall of 2006. The school will be larger than Canyon Elementary and Spanish Oaks Elementary and will have two parent drop-off areas and one bus drop-off area. The School District is unsure if an access should be provided to the dead end road to the north of the school property. He said Carl Johnston of the Police Department has requested the access.

Chief Rosenbaum said he has not discussed the matter with Lieutenant Johnston. He said traffic congestion occurs when only one access is provided for traffic coming and going from the school.

Mr. Nielson said Lieutenant Johnston would like the road completed through to 2100 East, however, to make the connection an off set road will be created with two offset intersections. Mr. Nielson recommended providing an access to the school parking lot from the road to the north and not extending the road.

Mr. Pierson suggested providing access to the school from the road to the north with a gate to allow access through the school parking lot only when the school is in use.

Mr. Oyler asked for the location of the masonry wall.

Mr. Pierson said the masonry wall will not run along the length of the school property in order to provide viewing areas for law enforcement. The remaining property line will be fenced with chain link with the exception of the front of the school and access points.

Mr. Banks asked if a hard surface will be around the school.

Mr. Madson said a hard surface will be installed around the entire building. He will take the information concerning the desired access to the school from the road to the north to the school committee for their approval.

Mr. Thompson said the new school has been referred to as Aspen Meadows Elementary School. This will cause confusion since the Aspen Meadows Subdivision and the Aspen Meadows Ward

surround the Canyon Elementary School. He suggested renaming the school Maple Meadows Elementary School since the Maple Meadows Ward and Subdivision surround the new school property.

Mr. Madson said he will take the recommendation to the school committee. Mr. Madson was informed that 500 new homes will be approved for the surrounding area over the next two years.

### **Other Business**

None

### **Adjournment**

Mr. Banks made a **motion** to adjourn. Mr. Thompson **seconded**, the motion **passed** unanimously, and the meeting adjourned at 11:15 a.m.