

**Adopted Minutes  
Development Review Committee  
November 10, 2004**

The meeting was called to order at 10:00 a.m. by Richard Heap.

Staff Member Present: Richard Heap, Engineering/Public Works Director; Emil Pierson, Planning Director; David Oyler, City Manager; S. Junior Baker, City Attorney; Richard Nielson, Assistant Public Works Director; Seth Perrins, Assistant City Manager; Marvin Banks, Public Works Superintendent; Keith Broadhead, Public Works Inspector; Jeff Foster, Electric Department Superintendent; Ryan Baum, Public Works Inspector; Shawn Beecher, GIS Specialists; and Tricia Breinholt, Secretary.

Citizens Present: Tina Stimpson, *LEI/Harward Subdivision*, Robert Hammond, *Centex Homes/Spanish Vista*, Tom Spencer, *Centex Homes/Spanish Vista*, Victor Hansen.

**Harward Subdivision Final Plat A**

Mr. Pierson said this is a 5 lot subdivision.

Mr. Nielson said 100 percent of bond will need to be in place before they begin.

Mr. Broadhead said construction drawings are needed.

Mr. Baker said \$34,490.10 still remains to be paid on the road. Tina Stimpson was directed to meet with Kent Clark to verify the amount.

Mr. Broadhead said a concern is getting the trench and the asphalt completed this year.

Mr. Nielson made a **motion** to approve the Harward Subdivision Final Plat A subject to the following conditions:

1. Provide a plan and profile for the west side of the cul-de-sac,
2. Meet all of the Construction and Development Standards, including the American's With Disability Act requirements for the sidewalks and the conduit size and wiring requirements for meter reading,
3. Pay all required fees.

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

**Spanish Vista Final Plat A Phase I Amended**

Mr. Spencer reviewed the plat amendments. This will allow them to meet the ordinance requirements. The current power design is a concern and they are also trying to work through the issues involved.

Mr. Foster reviewed the requirements for the communications system.

Mr. Spencer said they would like to focus on the electrical requirements first and handle the communications concerns separately. The possible communications and electrical designs were discussed. Mr. Spencer said phase II should be finished by February if the weather holds. He proposed putting in 2 inches of asphalt regardless of the temperature realizing they may be required to replace it if there are problems.

Mr. Oyler asked if the asphalt fails would it be visible immediately.

Mr. Heap said if they cover the 2 inches of asphalt with another 2 inches in the Spring it should be fine.

Mr. Broadhead said there may still be problems.

Mr. Nielson said the concern is not just the temperature outside while the asphalt is being installed. The concern is also that the nearest plant will be Beck Street and it will be difficult to keep the asphalt warm as it is being transported.

Mr. Broadhead suggested installing just a road base at this time and then installing asphalt in the Spring.

Mr. Nielson agreed.

Mr. Spencer asked if they could use slag.

Mr. Heap said there are problems when using slag. Slag will corrode any metals.

Mr. Heap suggested tabling the item until the next Development Review Committee meeting to allow further discussion.

Mr. Foster said they have had extensive discussions and the amended plat is the plan they came up with.

Mr. Spencer proposed providing cell phone services to the customers without telecommunications until telecommunications are available. This would allow the project to move forward.

Mr. Foster suggested a design providing power and telecommunications.

Mr. Spencer asked if the sidewalk could be installed after the work is complete.

Mr. Nielson said conduit could be installed prior to the sidewalk. The sidewalk must be installed prior to the utility box which is to be flush with the sidewalk.

Mr. Foster said prior problems now require the sidewalks to be installed first.

Mr. Spencer asked if it is possible to overcome the telecommunications issue by providing homeowners with cell phones.

Mr. Heap said the telecommunications are not just telephone services. It is the cities telecommunications system, which provides cable TV and internet services.

Mr. Oyler said the Development Review Committee does not have the authority to change the construction and development standards.

Mr. Spencer said they could present the request to the city council.

Mr. Baker said the earliest they could appear before the city council will be in December.

Mr. Oyler said when the city council makes an exception for one developer they are then open to other requests for exceptions.

Mr. Nielson said it is a general request and does not require an construction and development standards change.

Mr. Oyler asked who has the authority to make the decision.

Mr. Pierson said the developer was advised against designing large phases. There are always problems requiring a re-design. The issues have not been the fault of the city's and Mr. Foster has been willing to make adjustments. This is the second time an amendment has been requested. There may also be bonding problems. He suggested moving forward with the amendment.

Mr. Broadhead said the ordinance requires the project to be completed one year from Development Review Committee approval.

Mr. Pierson said delays also impact the L.D.S. church planning a building in the area. They have a building permit and are ready to proceed.

Mr. Baker suggested re-phasing the project and pointed out the phasing. The possibilities were discussed.

Mr. Foster said it would require only a minor design change.

Mr. Spencer proposed a single bond warranty date upon completion of the project.

Mr. Nielson was opposed to Mr. Spencer's proposal. This will be difficult to monitor.

Mr. Pierson made a **motion** to approve the Spanish Vista Final Plat A Phase I from 1700 East and including lot 147 on the north side of the road and up to lot 160 on the south side as phase 1 and also that the original approval date does not change. The approval is subject to the following

condition:

1. Meet all previous conditions imposed.

Mr. Foster **seconded** and the motion **passed** with a majority vote. Mr. Nielson was opposed to the motion.

### **Spanish Vista Final Plat A Phase II and III Amended**

Mr. Foster said phases II and III need to be re-outlined.

Mr. Spencer said the balance will work better if it is divided into two parts just as Jeff Foster suggested. He reviewed the proposal for phases II and III.

Mr. Pierson made a **motion** to approve Spanish Vista Final Plat A Phase II to include the west side of lots ... and ... and Phase III to include the east side of lots .. and ... as presented.... subject to the following conditions:

2. Meet all previous conditions imposed.

Mr. Foster **seconded** and the motion **passed** with a majority vote. Mr. Nielson was opposed to the motion.

Mr. Spencer offered an addendum to resolve any bonding issues. He will work with Mr. Baker in preparing an agreement as needed.

### **Pine Meadows Final Plats A, B and C**

Mr. Pierson made a **motion** to table Pine Meadows Final Plats A, B and C. Mr. Nielson **seconded** and the motion **passed** with a unanimous vote.

### **Other Business**

None

### **Adjournment**

Mr. Pierson made a **motion** to adjourn. Mr. Foster **seconded**, the motion **passed** unanimously, and the meeting adjourned at 11:10 a.m.