

**Approved Minutes**  
**Development Review Committee**  
**March 30, 2005**

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

Staff Members Present: Emil Pierson, Planning Director; Richard Heap, Engineering/Public Works Director; David Oyler, City Manager; Junior Baker, City Attorney; Seth Perrins, Assistant City Manager; Marvin Banks, Public Works Superintendent; Keith Broadhead, Public Works Inspector; Jeff Foster, Electric Superintendent; Dee Rosenbaum, Public Safety Director; Ryan Baum, Public Works Inspector; Doug Shorts, Building Inspector; Chris Thompson, Design Engineer; Shawn Beecher, GIS Specialist; Connie Swain, Deputy Recorder.

Citizens Present: Ernie Thornton, *Fieldstone Homes*, Victor Hansen, *Dunn Construction*, Gordon McKeney, *Dunn Construction*, Travis Hansen, *Dunn Construction*, Jim Giles, *Development Associates*, Ray Morley, *Charter One Development*, Rick Lloyd, *D.R.D. Construction*, Steve Westover, *Steven Regan Company*, Lloyd Knowles, *Arcaeos Design*.

**Spanish Fields Final Plat F**

Mr. Pierson said there are no unresolved Gerald Hill property line issues.

Mr. Baker asked if amenities are required in this phase.

Mr. Pierson said all amenities are in other plats. He asked Mr. Thornton the status of the road.

Mr. Thornton said the curb and gutter are going in and the road will be paved the end of April.

Mr. Pierson asked Mr. Thornton if he would be paying for the sidewalk.

Mr. Thornton said he forgot to research this issue. He said he will most likely need to pay the city for the sidewalk.

Mr. Broadhead directed Mr. Thornton to acquire a copy of the Construction and Development Standards from Marlo Smith. The new standards will need to be met with the exception of handicapped ramps and conduit to retain consistency throughout this development.

Mr. Pierson made a **motion** to approve Spanish Fields Final Plat F subject to the following conditions:

1. Meet all of the conditions of the original preliminary plat,
2. Meet all of the Construction and Development Standards as directed by the Engineering Department,
3. Pay the required fee for the sidewalk along West Park Drive.

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

Mr. Pierson made a **motion** to move to the Spanish Vista issues. Mr. Baker **seconded** and the motion **passed** with a unanimous vote.

### **Spanish Vista Final Plat F, G and H**

Mr. Hansen said they are trying to get plat F approved and completed so they can build model homes. They intend to record all 3 phases at the same time. This will provide access to the school property.

Mr. Broadhead asked where the storm drain and sewer lines pass through the easements.

Mr. Hansen reviewed the storm drain line and sewer line designs.

Mr. Broadhead said Richard Nielson requested the easement be 30 feet wide if possible.

Mr. Hansen said the problem is the narrow lots. They want to avoid easements in buildable areas. He looked at the possibility of removing a foot from each lot but this design is not ideal. The options were discussed.

Mr. Broadhead said the new Construction and Development Standards require the storm drain lines to be air tested.

Mr. Foster said it will be difficult to repair utility lines in the narrow easements.

Mr. Hansen said wider easements can be provided out of the buildable areas. There will be restrictions just between the homes.

Mr. Pierson asked if we can dictate the types of homes to be built on the narrow lots.

Mr. Pierson made a **motion** to table Spanish Vista.

Mr. Baker asked concerning the adjacent preliminary plat.

The old preliminary plat design was reviewed.

Mr. Heap said there has been a change in contractors.

Mr. Hansen said Mike anticipated doing the work but is probably not going to be able to.

Mr. Pierson said the final section of the storm drain line is in the final plat. How are they dealing with the storm drain until the final plat is approved?

Mr. Broadhead said offsite improvements are needed. He asked if the sewer and storm drain lines must go through the lots.

Mr. Hansen said the other option is to bring the lines around the plat. This option did not seem

to be the ideal design. The options were discussed.

Mr. Pierson asked for the storm drain design in other plats.

Mr. Hansen reviewed the sewer design.

Mr. Baker asked Mr. Pierson if his motion to table the issue, included the area containing improvements to the school.

Mr. Pierson said his motion was to table the issue until the developer appears.

Mr. Hansen said the plat providing access to the school needs to be recorded.

The developer's representative appeared.

The developer's representative said they have the minimum easements the city can live with. He and Mr. Hansen discussed the easement issue briefly.

Mr. Hansen reviewed the narrowest design providing a 25-foot easement.

Mr. Nielson asked if the easement contained storm drain and sewer lines.

Mr. Hansen reviewed the plats. Some of the easements contain just storm drain lines and some contain just sewer lines.

*David Oyler, Doug Shorts, Seth Perrins and Dee Rosenbaum arrived at approximately 10:25 a.m.*

Mr. Pierson recommended moving the utility line to the street.

Mr. Broadhead asked for the depth of the footings.

Mr. Hansen said the footings depth will be 7 to 6 feet.

Mr. Pierson recommended moving the easements to the streets where possible. He reviewed the recommended design.

Mr. Hansen said they could raise the basements higher.

Mr. Broadhead asked if concrete piping can be required. The possible line material was discussed.

Mr. Hansen said the maximum easement can be increased but not as high as 30 feet until the easement is out of the buildable areas. The minimum easement width will be 23 to 25 feet and the piping will be of high density poly-pipe.

Mr. Pierson made a **motion** to approve Spanish Vista Final Plat F subject to the following conditions:

1. Lots 103 and 104 are to contain a sewer easement width of at least 20 feet, flaring to 30 feet as soon as possible,
2. Meet all of the current Construction and Development Standards,
3. Homes are to be located on the 6-foot sideyard setback opposite the easements.

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

Mr. Pierson made a **motion** to table Spanish Vista Final Plat G until the sidewalk easement can be resolved, the sewer line can be rerouted and the easement width is shown. Mr. Baker **seconded** and the motion **passed** with a unanimous vote.

Mr. Baker asked concerning the footings height.

Mr. Pierson made a **motion** to approve Spanish Vista Final Plat H subject to the following conditions:

1. Resolve any issues related to Plat G,
2. Meet the current Construction and Development Standards.

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

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

Mr. Broadhead asked if the new or old Construction and Development Standards will be required with respect to this development.

Mr. Baker said if a development is partially completed under the old standards then the old standards will be imposed to provide consistency.

Mr. Broadhead asked if the storm drain lines will be air tested.

Mr. Giles said he is just here for reapproval of the final plat. All 3 phases are under construction.

Mr. Pierson said they have already built and bonded.

Mr. Heap said issues with Strawberry Water caused delays.

*10:40 a.m. - Chris Thompson joined the meeting*

Mr. Baker said the ordinance indicates they are to meet the new standards, but in a development under construction it is at the discretion of the Engineering Department.

Mr. Broadhead said they will need to follow the new standards with the exception of ADA ramps. He is not sure of all the new changes in the standards.

Mr. Thompson said we want to be consistent within the development. The ADA ramps need to

be consistent. Any final plats recording after April will need to meet the testing of the storm drain line requirements.

Mr. Pierson made a **motion** to approve Pine Meadows Final Plats A, B and C subject to the following conditions:

1. Meet the Construction and Development Standards as directed by the Engineering Department,
2. Meet all of the previous conditions imposed.

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

Mr. Baker said this developer should pay Strawberry Electric if they caused the switch to be made early.

Mr. Foster said the developer has already paid Strawberry Electric.

### **AAA Charter School**

Mr. Pierson said at the previous meeting with Jed Morley in attendance the developer was given a list of issues to resolve including the easement.

Mr. Morley said he has the easement. He said as suggested by Mr. Pierson they eliminated the private street to allow public access to the school and parking lot. He reviewed the access design using an existing street to the access at the south end of the property.

Mr. Oyler asked concerning trading property for the Jack B. Parson Company.

Mr. Morley said they discussed the recommendation to relocate the Jack B. Parson Company on the property and they think it can be worked out. The one complication is the irrigation ditch. They still have not heard from the irrigation company. He said the developer submitted plans A, B and C. He said plans A and B did not work out. They are working with plan C providing temporary ditch access and eliminating the ditch after the irrigation season is over.

Mr. Heap asked if they can temporarily dedicate the needed area.

Mr. Baker said he is not sure if that is possible.

Mr. Banks suggested temporarily piping the ditch and constructing the road over it until the irrigation season is over.

Mr. Morley said a 30-foot public utility easement has been prepared but not recorded. It will be signed today. He said his engineer will be present soon. They feel it would be best to bore through the hill for the sewer line.

Mr. Broadhead said the red line corrections are not completed. He said Richard Nielson needs to review them.

Mr. Morley said he sat down with Brian and they made all of the corrections on the drawings as indicated. He said they gave the corrected drawings to Marlo Smith yesterday.

Mr. Heap and Mr. Broadhead reviewed the drawings with Mr. Morley. Mr. Broadhead reviewed the changes and information needed on the drawings.

Mr. Morley said he will get the maps corrected with the needed information as directed.

Mr. Pierson said the items needed are the easement signed by David Issac, a deed for the right-of-way, and curb, gutter, and sidewalk at the Ted Scott property if the current configuration is used.

Mr. Oyler said there will be temporary access until this summer. The developer will need to bond for the road consistent with city standards. Within 1 year of bonding, the access is to be in place.

Mr. Heap said the access will need to be adequate for school traffic.

Mr. Banks asked if the irrigation company would approve temporary piping.

Mr. Morley said grading in the area may not make temporary piping possible. They are proceeding with site improvements.

Mr. Oyler said the city approves just the utilities and the access in connection with public schools.

Mr. Short said on other school constructions they have acquired building permits for utility issues.

Mr. Broadhead said asphalt plants close in October and asked when the road will be paved.

Mr. Heap said the completion of the road depends on the requirements of the irrigation company.

Mr. Pierson said the ditch is used rarely according to Ted Scott. The ditch issue was discussed. He said the developer should have everything ready to go so the road can be paved quickly before the asphalt batch plants close.

Mr. Morley said there is a road providing adequate access and they will pave the road.

Mr. Pierson made a **motion** to table AAA Charter School until next week. Mr. Foster **seconded** and the motion **passed** with a unanimous vote.

### **Other Business**

Mr. Broadhead said an item to think about before the next meeting is an upcoming site plan request related to the old sugar beet factory building.

Mr. Pierson said they need to submit a site plan.

Mr. Baker said they better have fire protection before the site plan is approved.

Mr. Broadhead said the site usage was changed and the fire protection issue was not caught. They now want to build an office building. We should force them to get fire protection. He pointed out the nearest fire hydrants. The flow requirement will be huge. He asked concerning the flow if pumping from the river.

Mr. Banks said it depends on the amount of water in the river and the access of the truck to the river.

Mr. Baker said we do not want to sign a fire protection waiver with the materials they have in this large building.

Mr. Oyler asked how they received approval to be in the building.

Mr. Broadhead said at one time they were a noncombustible use. The individual holding the lease to the building said the property owner would need to put in the fire line and hydrant.

Mr. Banks said one fire hydrant is not adequate.

This item is to be on the next agenda.

### **Other - Steven Regan Company on South Main Street**

Lloyd Knowles reviewed the plans for the Steven Regan Company to be located at 701 South Main near Napa Auto. The plans consist of removing the old building.

Mr. Westover requested the city reroute the underground electric line or they may need to look elsewhere for a location.

Mr. Foster said the city has not done this for anyone else.

Mr. Westover said the cost will be \$20,000 to \$30,000.

Mr. Foster said the cost will be \$15,000 to \$20,000. Included in this amount is \$5,000 to \$7,000 to run the line to the building. The issue Mr. Westover is referring to consists of approximately \$10,000 in costs.

### **Adjournment**

Mr. Baker made a **motion** to adjourn. Mr. Broadhead **seconded**, the motion **passed** unanimously, and the meeting adjourned at 11:35 a.m.