

**Adopted Minutes  
Development Review Committee  
April 20, 2005**

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

Staff Members Present: Richard Heap, Engineering/Public Works Director; David Oyler, City Manager; Richard Nielson, Assistant Public Works Director; S. Junior Baker, City Attorney; Jeff Foster, Electric Superintendent, Marvin Banks, Public Utilities Superintendent; Keith Broadhead, Public Works Inspector; Ryan Baum, Public Works Inspector; Shawn Jorgensen, Building Inspector; Shawn Beecher, GIS Specialist; Marlo Smith, Engineering Secretary.

Citizens Present: L. Kay Heaps, *Envision Development*, Tracy Livingston, *Wasatch Wind*, Perry Frandsen, *Spanish Fork Associates, LLC*, Barry Andreason, *MW Brown Engineering*, Vic Deauvono, *BDV Development*.

**Minutes**

Mr. Baker made a **motion** to approve the March 30, 2005 minutes of the Development Review Committee. Mr. Foster **seconded** and the motion **passed** with a unanimous vote.

**Sunny Ridge Final Plat B**

Mr. (Kay) Heaps reviewed the Sunny Ridge Final Plat B. Mr. Nielson has reviewed the construction drawings and will give the redlines back to Mr. (Kay) Heaps to change the note that lists an air-vac, on the current plans it is listed as a PI valve.

Discussion took place regarding the UDOT approval. Mr. Nielson has signed the approved UDOT plans, but a permit has not been issued from UDOT at this time.

The need for a temporary turn around was discussed due to the two separate developers of Sunny Ridge Plat A and Plat B. Mr. Baker asked if the asphalt where the two plats meet would be an even surface. Mr. Nielson said it would be an even surface.

Mr. Baker made a **motion** to approve Sunny Ridge Final Plat B subject to the following conditions:

1. Meet all of the current Construction and Development Standards,
2. Follow the provisions as indicated by the Engineering Department.

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

Mr. Nielson told Mr. (Kay) Heaps that the bond will be calculated once the changes to the plans have been made and the four required copies have been submitted back to the City and approved.

## **Spanish Trail Amended Preliminary Plat**

Mr. Heap said an easement needs to show the trail.

Mr. Nielson said the East side Irrigation pipe easement needs to be shown on the plans. Discussion took place regarding the storm drain can't tie into the Westfield Irrigation Canal, the storm drain needs to be routed to 100 South or to Wildflower Subdivision.

The road will be connected to Volunteer Drive. The interior streets will be private roads.

Mr. Heap would like the Millrace and South ditches to be shown on the plans.

Mr. Nielson discussed the trail to be connected to the existing trails under construction.

Mr. Deauvono discussed the townhomes will be made into single family dwellings, the same number of units will be built but it will be individual housing not condos.

Mr. Baker discussed the City encroached onto Mr. Deauvono's property when Volunteer Drive was built. Discussion on how to resolve this issue took place.

The option for rolled curb was discussed.

Mr. Baker made a **motion** to table the Spanish Trails Amended Preliminary Plat until the easements and redlines have been resolved. Mr. Foster **seconded**, and the motion **passed** unanimously.

## **AAA Charter School**

Mr. Heap said the application has been submitted to the Southfield Irrigation Company but has not been approved at this time.

Mr. Nielson has reviewed the plans and the easement with the Isaac's for sewer and storm drain. The easement is for the onsite public utilities. The easement for the road dedication has not been recorded. The power easement will be recorded after an approved site plan. The road dedications need to be recorded as dedications, not as easements.

Discussion on the irrigation company and the issue between the school as to pipe, abandon, or fence the ditch on the property. Mr. Baker said the City should stay out of this argument, but needs to know the progress of the school on obtaining approval from the irrigation company.

Discussion took place regarding the possibility of an easement for the ditch. A bond will need to be calculated and posted for a 24" piped ditch unless the School submits an abandonment letter from the Irrigation Company to the City.

Discussion took place on the reasons to either approve or table the School's approval.

Mr. Foster made a **motion** to approve the AAA Charter School Site Plan subject to the following conditions:

1. The road dedications need to be recorded.
2. The issues with the Irrigation Company on the irrigation ditch need to be resolved and an easement to be reserved for the ditch unless it becomes abandoned. At that time the easement can be released.
3. A bond for the ditch to be a 24" fused piped ditch is required to be posted.
4. A bond for all public utilities and roads will need to be posted.

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

Mr. Nielson stated to Mr. Morley that a preconstruction meeting will be required before any public utility work may be started.

Discussion took place on the school inspections. Mr. Morley said a private inspector will be hired and will send reports to the City.

### **Zoning Text Amendment - Windmills - Wasatch Wind**

Mr. Livingston presented a slide show pertaining to the proposed Windmills.

Discussion took place on what effects for future industrial development these would have.

Discussion took place on the cost of the units.

Mr. Frandsen reviewed the only issues citizens have is the aesthetics. The noise the windmills make wouldn't violate the current noise ordinance, but they do make some noise.

Mr. Oyler made a **motion** to table the Zoning Text Amendment. Mr. Banks **seconded**, and the motion **passed** unanimously.

### **Zoning Text Amendment - Title 16 & 17**

This item was passed due to Mr. Pierson being absent.

### **Other Business**

None

### **Adjournment**

Mr. Baker made a **motion** to adjourn. Mr. Banks **seconded**, the motion **passed** unanimously, and the meeting adjourned at 12:07 p.m.