

**Adopted Minutes
Development Review Committee
June 8, 2005**

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

Staff Members Present: Richard Heap, Engineering/Public Works Director; Emil Pierson, Planning Director; S. Junior Baker, City Attorney; David Oyler, City Manager; Richard Nielson, Assistant Public Works Director; Ryan Baum, Public Works Inspector; Doug Short, Building Inspector; Connie Swain, Deputy Recorder.

Citizens Present: Cliff Hales, *North Point Plaza*, Ray Morley, *self*, Richard Gardner, *Richard Gardner and Associates, Inc.*

Minutes

Mr. Pierson made a **motion** to approve the minutes of the March 23, 2005 Development Review Committee meeting with changes as noted. Mr. Nielson **seconded** and the motion **passed** unanimously.

Mr. Pierson made a **motion** to approve the minutes of the April 6, 2005 Development Review Committee meeting with changes as noted. Mr. Nielson **seconded** and the motion **passed** unanimously.

Mr. Baker made a **motion** to approve the minutes of the April 20, 2005 Development Review Committee meeting with changes as noted. Mr. Pierson **seconded** and the motion **passed** unanimously.

Mr. Foster made a **motion** to approve the minutes of the April 27, 2005 Development Review Committee meeting with changes as noted. Mr. Nielson **seconded** and the motion **passed** unanimously.

Mr. Baker made a **motion** to approve the minutes of the June 1, 2005 Development Review Committee meeting with changes as noted. Mr. Nielson **seconded** and the motion **passed** unanimously.

North Point Plaza - 1975 North Main

Mr. Pierson said this is a request by Cliff Hales to build retail office/warehouse facilities.

Mr. Nielson said we need the final building elevation before a building permit will be issued.

Mr. Pierson said the existing trees have been reviewed by the shade tree commission and needed changes have been provided to the developer.

Mr. Nielson said the final building plans along with a survey of the property needs to be reviewed in relationship to the runway before a building permit will be issued.

Mr. Baum asked concerning the storm drain.

Mr. Nielson said the storm drain will be rerouted around the building.

Mr. Pierson made a **motion** to approve the North Point Plaza site plan subject to the following conditions:

1. Meet all of the Construction and Development Standards,
2. Make the needed redline corrections and verify all FAA requirements are met.
Submit a copy for review and once approved provide four copies for signing.

Mr. Baker **seconded** and the motion **passed** unanimously.

Morley Subdivision Waiver - 650 West 400 North

Mr. Pierson said this is a subdivision request that initially came to the city in 2000. Before the request was approved, Ray Morley left on a mission. Mr. Morley is now requesting approval. In October Mr. Morley was given the redline corrections. The preliminary plat was accidentally recorded and two lots were shown where there should have been one.

Mr. Baker said our current building restriction does not allow approval of the request unless Mr. Morley obtains development rights from an approved development.

Mr. Morley said he has not acquired development rights. He requested to go ahead with the subdivision process and approval subject to him retaining development rights.

Mr. Pierson said the development rights must be obtained before the approval.

Mr. Baker said the restriction could be lifted soon or may not be lifted until 2007. The City Council will determine the date.

Mr. Oyler asked if there are any other issues to address.

Mr. Heap asked if a letter of approval has been received from UDOT.

Mr. Pierson said a letter was prepared but it was not on the official UDOT letterhead.

Mr. Morley said a letter on UDOT letterhead will be available soon.

Mr. Nielson said UDOT asked that any utility lines on the property frontage go to Brian Jex's shed. Mr. Nielson said the storm drain will be the only utility on the frontage.

Mr. Morley said UDOT has indicated the required location for the driveway.

Mr. Pierson made a **motion** to table the Morley Subdivision Waiver until Mr. Morley obtains development rights or the utility restriction is lifted. Mr. Baker **seconded** and the motion **passed** unanimously.

Other Business - Issuance of Building Permits

Mr. Short said he has approximately 40 permits in his office waiting for approval.

Mr. Oyler asked concerning Fieldstone permits.

Mr. Pierson said Fieldstone is vested.

Mr. Short said Fieldstone plans are reviewed and returned to the developer for redline corrections. The process is repeated several times. Mr. Short said he indicated that he would charge the lower fee if they would make all of the redline corrections after the initial review. They continue to return the plans with incomplete redline corrections.

Mr. Nielson said the plat is recorded but no building permits will be processed until there is proof of improvements.

Mr. Pierson said Fieldstone is prepared to bring in another 125 plans for lots they have recently sold. He suggested ways to possibly streamline the process for similar house plans within the development.

Mr. Oyler recommended a meeting with Fieldstone, Mr. Pierson, Mr. Short and Mr. Heap to discuss ways to resolve the issue.

Other Business - 3-Phase Power Request

Mr. Foster said he was contacted by a resident on 900 South requesting 3-phase power for a business in his backyard. As part of the business he builds filters and he told Mr. Foster that he has talked with Mr. Pierson concerning the request.

Mr. Pierson said the individual has not contacted him.

Mr. Oyler said we do not allow 3-phase power in residential zones. If the individual requests 3-phase power from Strawberry Electric, it becomes a zoning issue.

Mr. Baker said it could not qualify as a home occupation.

Mr. Foster asked if the individual requesting 3-phase power could request to rezone his property.

Mr. Oyler said the city will not allow 3-phase power in a residential use area.

Mr. Short asked if there can be a residential electric rate in a commercial zone.

Mr. Foster said there can be a residential rate in a commercial zone if it is a residential use.

Adjournment

Mr. Pierson made a **motion** to adjourn. Mr. Nielson **seconded**, the motion **passed** unanimously and the meeting adjourned at 10:58 a.m.