

**Adopted Minutes
Development Review Committee
July 27, 2005**

The meeting was called to order at 10:05 a.m. by Emil Pierson.

Staff Members Present: Emil Pierson, Planning Director; S. Junior Baker, City Attorney; David Oyler, City Manager; Richard Nielson, Assistant Public Works Director; Dee Rosenbaum, Public Safety Director; Jeff Foster, Electric Department Superintendent; Ryan Baum, Public Works Inspector; Doug Short, Chief Building Inspector; Jamie Chappel, Fire Chief; Shawn Jorgensen, Public Works Inspector; John Little, Building Inspector; Connie Swain, Deputy Recorder.

Citizens Present: Glenn Way.

Minutes

Mr. Baker made a **motion** to approve the minutes of the June 22, 2005 Development Review Committee meeting with changes as noted. Mr. Nielson **seconded** and the motion **passed** unanimously.

Mr. Nielson made a **motion** to approve the minutes of the June 29, 2005 Development Review Committee meeting with changes as noted. Mr. Oyler **seconded** and the motion **passed** unanimously.

Spanish Vista Plat E Reapproval - 1050 South 1960 East

Mr. Pierson said the applicant, Centex Homes, will be selling the development.

Mr. Baker made a **motion** to approve the Spanish Vista Plat E Reapproval subject to the previous conditions. Mr. Foster **seconded** and the motion **passed** unanimously.

Charter Rezone Amendment Request

Mr. Pierson said Charter One is requesting to remove a condition of the rezone requiring a road from the school to Mill Road. Since the road will be for emergency access only, they do not want the expense of a full 66-foot roadway.

Mr. Oyler asked if the original plans included the road.

Mr. Way said the original plat was created by LEI and included a road through the property.

Mr. Pierson said when the plans were presented the developers had no idea how long it was going to take to relocate the Jack B. Parson's business. In order to insure adequate emergency access the City Council required an emergency only access from Mill Road. Public access to the road was eliminated after residential concerns were expressed during the public hearing for the

rezone.

Mr. Way said residents in Leland did not want increased traffic on Mill Road.

Mr. Oyler asked concerning the roads shown on the plat.

Mr. Baker said the roads shown provide access to playing fields and future residential areas.

Mr. Oyler asked if the roads shown should be public or private.

Mr. Baker said in the future there may be access onto Mill Road.

Mr. Oyler asked if there is a way to service this area.

Mr. Pierson said there will be an easement.

Mr. Nielson said it is actually a deeded road.

Mr. Way said the city indicated that if there was not to be access to Del Monte through the Parson's property within one year then there would need to be a deeded road. The Jack B. Parson Company is now being relocated and they have signed papers to get the road in immediately.

Mr. Oyler said there is no need to have a public access road.

Mr. Way said the City Council and the residents of Leland do not want them to access Mill Road. The developers does not want to pay to install a road they cannot use.

Mr. Baker said they need to maintain an emergency access capable of handling those vehicles.

Mr. Way said as those lots come in it makes more sense to access Mill Road from a residential area and not the school area. Leland residents do not want any traffic from the school onto Mill Road.

Chief Rosenbaum said emergency vehicles need adequate access to the football field area.

Mr. Nielson reviewed the plat and the access provided to the football fields.

Mr. Chappel said when the parking lot overflows people will park along the access road.

Mr. Way said there will be sports programs but he is unsure as to what extent.

Mr. Baker said there is no problem with ending the road and not providing public access onto Mill Road as long as adequate emergency access is available.

Mr. Oyler said the emergency access will become a road in the future when Mill Road is improved.

Mr. Way said he understood that the City Council never wants access to Mill Road from the school.

Mr. Pierson recommended a 24-foot access rather than a full 66-foot roadway.

Mr. Oyler said we need to determine if the emergency access will ever become an access road onto Mill Road for use other than just for emergency vehicles.

Mr. Nielson said driving on turf blocks will be difficult based on the grade of the area.

Mr. Pierson said the access could be 24 feet of asphalt.

Mr. Nielson said it should be built right the first time.

Mr. Way said they do not want to spend \$70,000 to \$100,000 for a road they cannot utilize.

Mr. Oyler asked if the recommendation of the Development Review Committee has changed now that the traffic report has been received.

Mr. Pierson said without the politics he would recommend putting the road through the development and accessing Mill Road.

Chief Rosenbaum concurred.

Mr. Pierson made a **motion** to recommend to the Planning Commission approval of a full 66-foot roadway through the development with access onto Mill Road based on the results of the traffic study. Mr. Nielson **seconded** and the motion **passed** with a majority vote. Mr. Baker was opposed to the motion.

Mr. Baker said the recommendation made by Mr. Pierson was based on the traffic study which was not available when the original recommendation by the Development Review Committee was made.

Adjournment

Mr. Baker made a **motion** to adjourn. Mr. Nielson **seconded**, the motion **passed** unanimously and the meeting adjourned at 10:40 a.m.