

**Adopted Minutes  
Development Review Committee  
August 3, 2005**

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

Staff Members Present: Richard Heap, Engineering/Public Works Director; Emil Pierson, Planning Director; S. Junior Baker, City Attorney; Richard Nielson, Assistant Public Works Director; Shawn Jorgensen, Public Works Inspector; Jeff Foster, Electric Department Superintendent; John Little, Building Inspector; Shawn Beecher, GIS Specialist; Marlo Smith, Engineering Secretary.

Citizens Present: Sam Drown, *Alpine Homes*, David Tolman, *Spanish Vista*, Richard Mendenhall, *Westfield Development*; and Daniel Schmidt, *Westfield Development*.

**Minutes**

Mr. Baker made a **motion** to table the July 27, 2005 minutes of the Development Review Committee meeting. Mr. Pierson **seconded** and the motion **passed** with a unanimous vote

**River Cove Final Plat B**

Mr. Pierson reviewed the River Cove Final Plat B. Discussion took place regarding the open space located at the south of the project across West Park Drive.

Discussion took place on the reimbursement from Westfield Development for the purchase of the property for West Park Drive. The reimbursement will be ½ the road + 10 feet.

Mr. Nielson discussed the construction of the Spanish Fields Plat E pertaining to the sewer and water. On the construction drawings it states that no building permits will be issued on lots 208 & 230 continuing north until Spanish Fields Plat E is finished and water and sewer will be available.

Discussion took place on the Connector's Agreements that will be paid from Westfield Development to Fieldstone Homes for the sewer lift station and the utilities and road improvements to West Park Drive limited to ½ the road + 10 feet.

Mr. Pierson made a **motion** to approve River Cove Final Plat B subject to the following conditions:

1. Meet all of the previous conditions imposed on the Preliminary Plat,
2. Reimburse the City for the cost of the land for West Park Drive for ½ the road + 10 feet,
3. Pay the Connector's Agreements to Fieldstone Homes for the utilities and road improvements on West Park Drive and the Connector's Agreement for the sewer lift station.

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

Mr. Pierson reminded Mr. Mendenhall that he will need to submit 4 sets of 24X36 plans and 1 11X17 plan for approval and bond calculations.

Mr. Mendenhall asked if the building permits could be issued in River Cove Plat A before the improvements on 900 South were completed.

Discussion took place regarding the improvements required on 900 South and the improvements in the River Cove Plat A.

Mr. Heap reviewed the process for accepting building permits after the subdivision is completed and approved due to the past confusion of building permits released prior to subdivision completion. Mr. Heap stated that building permits for River Cove Plat A will not be accepted until all improvements are completed and approved for the entire subdivision including 900 South.

### **Spanish Vista Final Plats F & G**

Mr. Pierson reviewed the Spanish Vista Final Plats F & G. The plats have already been approved, but have since expired.

Discussion took place on the fence that is to go in between existing lots and the new lots on the east Property Lines. The fence was promised by David Adams and was a condition of approval by City Council. Mr. Tolman stated the fence will be installed if it is a condition.

Mr. Foster asked if the Strawberry Electric poles will be affected by the wall on Canyon Road. Mr. Pierson stated the poles have already been addressed.

Mr. Pierson made a **motion** for re-approval of Spanish Vista Final Plats F & G subject to the original conditions placed on the plats. Mr. Baker **seconded** and the motion **passed** with a unanimous vote.

### **Other Business**

None

### **Adjournment**

Mr. Nielson made a **motion** to adjourn. Mr. Baker **seconded**, the motion **passed** unanimously, and the meeting adjourned at 10:35 a.m.