

**Adopted Minutes  
Development Review Committee  
September 28, 2005**

The meeting was called to order at 10:05 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; Doug Shorts, Chief Building Inspector; Marvin Banks, Public Works Superintendent; Shawn Beecher, GIS Specialist; Lori Gillies, Secretary; Connie Swain, Deputy Recorder.

Citizens Present: LeGrand Woolstenhulme, *Whispering Willows*, Jed Mitchell, *MITCHCO/Westgate Manor*, Monte Allman, Scott Wilson, *84 Lumber/Dudley and Associates*, and Greg Magleby, *Whispering Willows/LEI*.

**Minutes**

Mr. Baker made a **motion** to approve the September 21, 2005 minutes of the Development Review Committee Meeting with changes as noted. Mr. Nielson **seconded** and the motion **passed** with a unanimous vote.

**Dixie Thomas Subdivision Waiver**

Mr. Pierson said this is a request by Dixie Thomas for a subdivision waiver. Currently on the property is a four-plex and a single family home which are nonconforming. Ms. Thomas would like to divide the properties making the single family home section of the property conforming. The section containing the four-plex will remain nonconforming. Mr. Pierson reviewed the layout of the property division.

Mr. Nielson made a **motion** to recommend to the Planning Commission the approval of the Dixie Thomas Subdivision Waiver subject to the following conditions:

1. Meet all of the Engineering Department requirements,
2. Meet all of the parking requirements,
3. Construct the property as to the plot lines indicated.

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

**84 Lumber Subdivision Waiver (Commercial Subdivision)**

Mr. Pierson said this is a subdivision waiver which is a precursor to the 84 Lumber site plan. All of the improvements and bonding will be connected to the 84 Lumber site plan.

Mr. Heap said water and sewer are already in the area.

Mr. Nielson asked concerning the existing water line easement. He said if the existing easement borders the new parcel they are okay. If there is a gap between the easement and the 84 Lumber site plan property line, they will need an easement for the gap.

Mr. Baker made a **motion** to recommend to the Planning Commission approval of the 84 Lumber Subdivision Waiver subject to the following conditions:

1. A review of improvements with the site plan is completed,
2. Obtain an easement from the newly created lot to the existing water line easement running east and west.

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

### **Whispering Willows Amended Preliminary Plat**

Mr. Pierson said this is an amended preliminary plat. Mr. Woolstenhulme has been working closely with engineering and planning. The pictures provided indicate the elevation of the 12-plex and townhome area. This project is patterned after the Canyon Glen development. The units face inward and the backs of the units and driveways face the road.

Mr. Woolstenhulme said this plan worked well in Canyon Glen. The difference in Whispering Willows is that the units face each other.

Mr. Pierson said he prefers this rather than 12-plex buildings.

Mr. Nielson agreed.

Mr. Baker asked if the townhome area and the single family home area should be switched.

Mr. Pierson said there is not enough room for the density needed.

Mr. Baker said it appears to be the same acreage.

Mr. Nielson said the plat has been recorded.

Mr. Woolstenhulme said the improvements are in.

Mr. Pierson said he would like to see all setbacks and sidewalks shown on the site plan. He said this is a great plan and a win for the city. Most likely there will be a lot of owner-occupied units.

Mr. Pierson made a **motion** to recommend approval of the Whispering Willows Amended Preliminary Plat subject to the following conditions:

1. Meet all of the Construction and Development Standards,
2. Construct the development as shown on the amended preliminary plat,
3. Submit a new landscape plan prior to the plans coming before the City Council,
4. Submit playground plans prior to the plans coming before the City Council.

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

Mr. Nielson asked when the road will be paved.

Mr. Woolstenhulme said there have been some details associated with vandalism but the road will be done soon.

## **West Gate Final Plat**

Mr. Heap said there have been some storm drain issues. The possibility of condemnation to create an easement has been discussed. There is an existing contract connected to storm water running into an irrigation ditch owned by West Field Irrigation Company. The contract could possibly be amended to include storm drain water from the West Gate Subdivision. He said there would be additional fees associated with the amendment.

Mr. Nielson said the fee to West Field Irrigation Company would be approximately \$980 annually.

Mr. Mitchell said landowners in the area are unwilling to work with him or the city to grant easements for the installation of the storm drain pipeline..

Mr. Nielson asked if West Field Irrigation Company is willing to take the storm water long term.

Mr. Mitchell said West Field Irrigation Company is willing to draft an agreement.

Mr. Heap said the issue has been drawn out for a long time. It needs to be resolved. We cannot approve the plat until it is resolved.

Mr. Baker said if Mr. Mitchell is willing to take the risk we can approve the plat and let Mr. Mitchell get the plat recorded but we will not issue any building permits until the City Council approves the storm drain issue solution.

Mr. Nielson said the work on 400 North needs to begin immediately in order to get the work completed and the road paved before weather prohibits it.

Mr. Pierson said right now the curb, gutter and sidewalk are combined.

Mr. Nielson said the sidewalk will be next to the curb.

Mr. Pierson said a mow strip is needed along the stone wall to prevent weeds.

Mr. Baker asked if there is a clear title report.

Mr. Mitchell said he has a clear title report.

Mr. Baker said he will need to submit it to the city.

*10:30 a.m. - Jeff Foster arrived*

Mr. Foster said the electric sectionalizer on 400 North needs a back up. Also, the box should stand three feet out of the ground and currently only stands one foot above ground.

Mr. Pierson said the box could be relocated.

Mr. Foster said relocating the box may not be a possibility.

Mr. Nielson said the stone wall will need to jog around the electric box.

Mr. Pierson said the Parks Department has requested the utility boxes be located behind the fence rather than jogging the fence around the box since it creates maintenance issues.

Mr. Heap recommended a vinyl fence.

Mr. Pierson suggested ending the wall at the transformer and allowing the homeowner to fence his yard from that point. He said the home on the corner adjacent to the electric box should face east. Possible designs for the home, fencing and the electric box were discussed.

Mr. Pierson made a **motion** to approve the West Gate Final Plat subject to the following conditions:

1. Install a mow strip under the block wall,
2. Get approval from the Utah Department of Transportation to begin working on 400 North immediately followed by the repaving of that area of roadway this fall,
3. Enter into an amended agreement with West Field Irrigation Company concerning storm water before the issuance of building permits,
4. The home on lot one is to face east with the driveway access on 380 North,
5. Work out the wall placement with the Electric, Planning and Engineering Departments.

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

### **Other Business**

None

### **Adjournment**

Mr. Pierson made a **motion** to adjourn. Mr. Foster seconded, the motion **passed** unanimously and the meeting adjourned at 11:09 a.m.