

**Approved Minutes
Development Review Committee
December 7, 2005**

The meeting was called to order at 10:15 a.m. by Richard Heap.

Staff Member Present: Richard Heap, Engineering/Public Works Director; Emil Pierson, Planning Director; David A. Oyler, City Manager; S. Junior Baker, City Attorney; Seth Perrins, Assistant City Manager; Richard J. Nielson, Assistant Public Works Director; Marvin Banks, Public Works Superintendent; Ryan Baum, Public Works Inspector; Shawn Jorgensen, Public Works Inspector; Ryan Bagley, Electric D; Shawn Beecher, GIS Specialists; and Marlo Smith, Engineering Secretary.

Citizens Present: Joe Alldredge, *Steve Regan, Westland Construction*; Steve Westover, *Steve Regan Company*; and Corbin Carter, *Carter Construction*.

Minutes

Mr. Baker made a **motion** to table the November 30, 2005 minutes of the Development Review Committee meeting. Mr. Pierson **seconded** and the motion **passed** with a unanimous vote.

East Meadows Estates Final Plat B

Mr. Pierson reviewed the East Meadows Estates Final Plat B.

Discussion took place regarding the title gap issue and the need for a temporary turn around.

Mr. Baker asked Mr. Carter if the title gap has been resolved.

Mr. Carter said he believes the issue is resolved.

Discussion took place regarding the storm drain and the need for sumps.

Mr. Carter said he would like to start excavating in February.

Mr. Pierson said he has liked the house plans he has seen for Plat A.

Mr. Baker made a **motion** to approve the East Meadows Estates Final Plat B subject to the following conditions:

1. Resolve issue with title gap,
2. Meet all construction standards,
3. Allow for two duplex lots with the remaining to be single family home lots.

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

Steve Regan Site Plan

Mr. Pierson said this item was tabled from last week and tabled before that to resolve electrical issues. The applicant is available for any questions.

Discussion took place regarding the road to the South of the property that is a private road at this time.

Discussion took place that curb and gutter is shown on the plans for the property along Main Street and the road to the South.

Mr. Westover said he wasn't aware the plans showed the curb and gutter on the road to the South and would prefer not to do the curb and gutter.

Discussion took place regarding whether a curb wall or curb and gutter would be required.

Mr. Baker asked if the electrical issues had been resolved.

Mr. Bagley said yes, all electrical issues have been resolved.

Discussion took place that it is only one building but there will be different tenants.

Mr. Pierson told Mr. Westover the landscaping plan that has been approved will need to be followed.

Discussion took place regarding the fire hydrant on the Southeast property line that is connected to the 8" main line. It was decided to move the fire hydrant to the end of the line to help with stagnant water.

Mr. Pierson made a **motion** to approve the Steve Regan Site Plan subject to the following conditions:

1. Move the UDOT water meter to the Southeast corner of the property,
2. Move the fire hydrant to the East side of the driveway,
3. A current electronic format to show the revised site plan including the changes to the water meter and fire hydrant be submitted to the City.
4. Either a curb wall or curb and gutter be installed on the road to the South of the property.

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

Mr. Nielson said that a bond will be calculated and needs to be posted for the improvements along the street prior to the building permit being issued.

Adjournment

Mr. Nielson made a **motion** to adjourn. Mr. Banks seconded, the motion **passed** unanimously and the meeting adjourned at 10:31 a.m.