

**Approved Minutes
Development Review Committee
December 21, 2005**

The meeting was called to order at 10:07 a.m. by Richard Heap.

Staff Members Present: Richard Heap, City Engineer/Public Works Director; Emil Pierson, Planning Director; S. Junior Baker, City Attorney; Richard Nielson, Assistant Public Works Director; Marvin Banks, Public Works Superintendent; Jeff Foster, Electric Superintendent; Dee Rosenbaum, Public Safety Director; Shawn Jorgensen, Public Works Inspector; Ryan Baum, Public Works Inspector; Shawn Beecher, GIS Specialist; and Marlo Smith, Engineering Secretary.

Citizens Present: Vic Deauvono, Kay Heaps, Nathan Simpson, and David Simpson

Minutes

Mr. Pierson made a **motion** to approve the December 14, 2005 minutes of the Development Review Committee Meeting as presented. Mr. Banks **seconded** and the motion **passed** with a unanimous vote.

Sunny Ridge Final Plat B - Reapproval

Mr. Pierson said Sunny Ridge Plat B was approved on April 20, 2005. They are now ready to record and need reapproval since it has expired.

Mr. Baker made a **motion** to approve the Sunny Ridge Final Plat B Reapproval subject to the previous conditions. Mr. Nielson **seconded** and the motion **passed** unanimously.

Discussion took place regarding the building permit application process.

Sunny Ridge Final Plat D

Discussion took place regarding a temporary turn around that may be required.

Mr. Pierson said the church would like to start building immediately and cannot do so until the entire plat has final acceptance.

Discussion took place regarding subdividing the church as a different plat.

Discussion took place regarding road changes and access to the church.

Mr. Pierson made a **motion** to approve the Sunny Ridge Final Plat D subject to the following conditions:

1. Meet all of the Construction and Development Standards,
2. Eliminate the church lot and the three lots to the North,

3. Include a temporary turn around at the ends of 200 N and 260 N from this plat.
Mr. Baker **seconded** and the motion **passed** with a unanimous vote.

Spanish Trail Final Plat C

Mr. Pierson said this is a request from Mr. Deauvono for a continuation of his development.

Discussion took place regarding the detention basin and the landscaping that will be done.

Discussion took place regarding the issues with the current homeowners association.

Mr. Baker made a **motion** to approve the Spanish Trails Final Plat C subject to the following condition:

1. Meet all of the Construction and Development Standards.

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

Zoning Amendments

Mr. Pierson said this is a request from Jed Morley to allow a concrete batch plant in the I-1 zone.

Discussion took place regarding the Jack B. Parson concrete batch plant currently on Del Monte Road.

Discussion took place regarding ideal locations in the City to relocate the concrete batch plant.

Discussion took place regarding the zoning text amendment to include 1600 to 2200 North between I-15 and Hwy 51.

Mr. Baker made a **motion** to make a positive recommendation to the Planning Commission to adopt the zoning text amendment changes. Mr. Pierson **seconded** and the motion **passed** with a majority vote. Mr. Banks was **opposed** to the motion.

Other Business

None.

Adjournment

Mr. Nielson made a **motion** to adjourn. Mr. Foster seconded, the motion **passed** unanimously and the meeting adjourned at 10:54 a.m.