

**Approved Minutes
Development Review Committee Meeting
February 15, 2006**

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

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

Minutes

Mr. Baker made a **motion** to approve the November 30, 2005 minutes of the Development Review Committee Meeting with changes as noted. Mr. Pierson **seconded** and the motion **passed** with a unanimous vote.

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

Sunny Ridge Final Plat C

Mr. Pierson said Mr. Kay Heaps submitted Sunny Ridge Final Plat C.

Discussion took place regarding the improvements on 400 North.

Mr. Kay Heaps said the agreement he has with Mr. Simpson requires Mr. Simpson to complete the improvements on 400 North.

Mr. Pierson said the improvements need to match the plats that have been completed.

Mr. Nielson said they will be required to get UDOT permits.

Mr. Heap said he would like the work done in a timely manner.

Discussion took place regarding the sewer which comes through Plat D to service Plat C.

Discussion took place regarding the sewer that needs to be completed in Plat D before the sewer can be operable in Plat C and Plat C cannot have a final until the sewer is operable. Mr. Heap said building permits cannot be applied for until the plat has final approval.

**Mr. Rosenbaum arrived.*

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

1. The improvements on 400 North are completed in a timely manner and match the existing improvements.
2. The sewer must be installed and operable through Plat D prior to building permits being applied for.

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

Sunny Ridge Church Site Plan

Mr. Pierson said this is a proposed LDS Church featuring their new design with more landscaping. This church would be located in the Sunny Ridge Plat E development. The subdivision includes three building lots to the North.

Discussion took place regarding the three phase power that would be required for the church. It would require the power to be upgraded at an additional cost to the LDS Church.

Mr. Baker made a motion to approve the Sunny Ridge LDS Church Site Plan with the following condition(s):

1. Pay the electrical fees for the upgrade to three phase power.

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

MATC Site Plan

Mr. Way presented the DRC with a new site plan that showed additional parking.

Discussion took place regarding the parking lots, curb and gutter and the accessibility of the parking lots.

Discussion took place regarding the water loop through the area.

Discussion took place regarding the traffic resolution since West Park Drive has been opened.

Mr. Foster said the electric issues need to be taken care of. The existing building is on Strawberry Power.

Mr. Nielson said easements are needed for the water and sewer lines.

Mr. Jorgensen said a final walk thru on the Charter School improvement's needs to be completed. The sewer manholes were paved over when the road was completed to the Charter School. The sewer manholes need to be uncovered.

Mr. Nielson asked Mr. Way to have the contractor finish everything up and schedule a final walk thru.

Discussion took place that the electrical still needs to be looped.

Mr. Pierson said a landscaping plan needs to be submitted that shows trees every 30 feet.

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

1. Landscaping is required with trees every 30 feet along 1100 South and Del Monte Road.
2. 4-24"x36" and 1-11"x17" copies of the complete site plan
3. A digital copy of the entire site plan
4. The color of the workshop building is to be the same as the MATC office building.
5. A bond must be posted for any work on the City utilities.

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

Riverview Elementary School Site Plan

Mr. Kevin Madsen said this design is similar to the East Meadows Elementary. It is a 10-acre site located by Volunteer Drive and West Park Drive. Most of the access will be off of West Park Drive. There will be a bus drop off and a parent drop off location.

Mr. Madsen discussed the parking stalls to allow for more on site parking to help alleviate congesting the streets.

Mr. Steve Carter said he is trying to purchase the piece to the west. If this happens, the parking lot will be extended.

Discussion took place regarding the property to the west, and the possibility of a church site.

Mr. Oylar said if the parking from the ball park becomes a problem for the school, the school may possibly have to sign their parking lots.

Mr. Carter said it should not conflict since school is out at 3:30 p.m.

Discussion took place regarding the fence along the entire property.

Discussion took place regarding the crossing guard location.

Mr. Carter said when the developments around the crossing guard are completed they will look to see if another location would be better.

Discussion took place regarding the piping of the ditch.

Mr. Nielson said the PI meter needs to be the same as the East Meadows Elementary with the meter in a shed.

Mr. Carter concurred.

Mr. Madsen said all the utilities worked out well with the existing city streets. The electrical

also went smooth.

Mr. Pierson made a **motion** to approve the Riverview Elementary School Site Plan as presented. Mr. Baker **seconded** and the motion **passed** with a unanimous vote.

Park Elementary Addition Site Plan

Mr. Madsen said Nebo School District is bringing 6th grade back to elementary schools. At the Park Elementary they are proposing an addition to the gym, additional classrooms and a new kitchen. There are also problems with parent drop off and the congestions on 600 and 700 East. With the revised site plan that it would allow for a parent drop off on 700 East and would hopefully relieve the congestions along 600 and 700 East.

Discussion took place regarding the angled parking on 700 East.

Discussion took place regarding approval needed from City Council for angled parking on 700 East.

Mr. Pierson made a motion to approve the Park Elementary Addition Site Plan as presented and to make a positive recommendation to City Council to approve the 700 East parking alignment. Mr. Baker seconded and the motion passed with a unanimous vote.

Adjournment

Mr. Foster made a **motion** to adjourn. Mr. Pierson seconded, the motion **passed** unanimously and the meeting adjourned at 11:00 a.m.