

**Adopted Minutes
Development Review Committee
May 10, 2006**

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

Staff Members Present: Richard Nielson, *Assistant Public Works Director*; Shawn Beecher, *GIS Specialist*; Dee Rosenbaum, *Public Safety Director*; Richard Heap, *Public Works Director*; Jeff Foster, *Power Superintendent*; Marvin Banks, *Public Utilities Superintendent*; Ryan Baum, *Public Works Inspector*; Shawn Jorgensen, *Public Works Inspector*; Dave Oyler, *City Manager*; Junior Baker, *City Attorney*, Dave Anderson, *City Planner*; Kimberly Robinson, *Deputy Recorder*

Citizens Present: David Hughes, J.P. Hughes; John McMullin, Utah County Public Works; Mike McCormick, Sky Properties; Daniel Schmidt, Westfield Development; Richard Mendenhall, Westfield Development; Rick Lloyd, DRD Development

Minutes:

Mr. Foster made a **motion** to approve the minutes of April 12, 2006. Mr. Anderson **seconded** and the motion **passed** all in favor.

Final Plats

River Cove Plat C

Mr. Anderson stated all the lots except four comply with the standard subdivision sizes, but it is a Master Plan Development which allows that various sizes.

Mr. Nielson requested the pressurized irrigation on Delmonte Road be shown on the plans.

Mr. Baker asked if this subdivision tied into the existing subdivisions around it. It was determined that it would tie the adjacent subdivisions together.

Discussion was made regarding the river flood area and where the lots are located. Mr. Oyler clarified that the areas designated in the flood area were of sufficient size. Mr. Heap stated they would review the areas in the pre-construction meeting.

Mr. Baker made a **motion** to approve the River Cove Plat C located at approximately 900 South 900 West subject to the following conditions:

1. That they meet all the Preliminary Plat conditions.
2. That it meet the construction and development standards.
3. That the notes are on the plat as required in earlier phases.
4. That they acknowledge the potential for flooding.
5. That they comply with the flood report and work on the river.

6. That they work with the electric department on power and communications.
7. Changes on construction drawing utilities and infrastructure on Delmonte Road.
8. That the preliminary title report be submitted.

Mr. Foster **seconded** and the motion **passed** all in favor.

Spanish Vista Plat I

Mr. Anderson stated this was a master plan development and has met all the conditions required to be such.

Mr. Baker made a **motion** to approve the Spanish Vista Plat I located at 2000 East Canyon Road subject to the following conditions:

1. That it meet the conditions of the preliminary plat.
2. That it meet the Construction and development standards.
3. That they work with electric on power and telecommunications.

Mr. Nielson **seconded** and the motion **passed** all in favor

Preliminary Plats

Oak Ridge Cove

Mr. Heap stated he has concerns for the cuts and fills on the roads throughout the property, also the existing slope stability as well as the cut slope stability. It was requested to set up a meeting with Mr. Heap to make sure everything is covered. It will be put on June Planning Commission meeting.

Mr. Anderson discussed some issues regarding the boundary for the project and Spanish oaks drive and the location of the lots.

Mr. McCormick, Sky Properties, stated that when they sat down with Emil the strip along the back lots to connect the boundaries. It was discussed to trade the land for the road and improve the roads at the developers cost in exchange for the sliver of land on the back lots.

Mr. Oyler asked regarding the density and the property exchange.

It was requested to exchange property for property. Mr. Anderson stated he felt that would be the best way to go.

Mr. Oyler asked for clarification on the offset of the land for land being deeded to the City.

Discussion was made regarding what land would be traded and how it would work.

Mr. Anderson stated that it would be easiest to present this to the Planning Commission showing the area of land proposed in exchange.

Mr. Oyler stated this is the first time this has come before the DRC prior to that it has been discussion between the Planners.

Mr. Heap stated the slope analysis will need to be discussed.

Discussion was made regarding road grades.

McCormick explained that there will be scenic easements given.

Mr. Oyler raised concerns with the shot fall area. He stated that as long as there are no issues with the shot going into the homes and Mr. Heap is ok with it.

It was requested to see the signed copy of the agreement with Strawberry Electric.

Mr. Anderson stated that he feels 94 units is very achievable but that there will have to be some changes to achieve that goal. It is R-1-30 and needs to be looked at in an R-1-30 perspective.

Discussion was made regarding the allowable density and how the desired units can be achieved. Mr. Nielson would like to see the trail continue up to the reservoir and that would give them more density. Mr. Baker agreed that he would like to see the trail put in.

Mr. Oyler stated this is the first time the DRC has seen this, this is the approval body that goes to the Planning Commission. It will take some review and get everyone on the same page so when it does go to Planning Commission it will be an easier process.

Mr. Anderson stated that he does not feel comfortable giving bonus density for a scenic easement. Mr. Baker stated he can see the potential for some calculations to go up and some to go down based on the changes.

Mr. Anderson stated he feels a reasonable approval for the city is to require easements to be placed on the lots that are not buildable. He feels that a pavilion would be a good dedication as has been done in other projects.

Mr. Nielson stated that as part of the Trails Master Plan it is proposed to have a paved trail to the reservoir.

Mr. Anderson discussed the proposed chart and the requirements involved with achieving the percent increase for bonus density.

Mr. McCormick said that if the city would allow them to build a 6 foot asphalt trail to the reservoir they would be willing to do that.

Mr. Anderson stated that if the developer is proposing an upgrade from what is required then they would deserve the extra density bonus but if it is not above the required he does not feel they should get the bonus.

Mr. Baker stated that he agrees when the 10-foot trail easement is an option to do that but on the hills it can fluctuate. The recreation department will need to be involved in that decision.

Mr. Neilson stated that the Planning Commission reviewed the amounts entitled for the allowable percentages.

It was stated that CC&R's could be provided from a similar development. The committee agreed that it would be helpful.

It was discussed that the construction of Spanish Oak Drive would be an upgrade.

Mr. Oyler wanted to ensure that the city is being consistent with the requirements on other developments.

Mr. Pierce with LEI, stated the storm drainage has been designed for a 100-year storm. And the upper that goes through the pipe is based on a 25-year.

Mr. Nielson stated that Mr. Anderson will need to go back through and find the amounts quantified by the Planning Commission, and get the recreation department involved on the trail.

Mr. Baker made a **motion** to table for either one week or two weeks and get it on the Development Review Committee. Mr. Banks **seconded** and the motion **passed** all in favor.

Site Plans

Utah County Security Center (Jail Expansion)

Mr. Nielson stated that a fire line will be going into the new site.

Mr. Foster asked that the underground utilities be in the right of way or as an easement that matches where utilities are.

Mr. Baker made a **motion** to approve the Utah County Security Center as shown subject to the following condition:

1. That they include a minimum 10 foot utility easement on 3000 north that matches where the utilities are located.

Mr. Nielson **seconded** the motion and it **passed** all in favor.

Zone Changes

J.P. Hughes Zone Change Request

Discussion was made regarding the reasoning for the zone change to enable more usage on the property.

Mr. Anderson stated that C-1 is the least restrictive on the zone change. He also stated that as per the General Plan the city is not promoting service areas in the downtown district.

Mr. Oyler stated that in order to change it to a commercial zone they would have to change the general plan, because it is designated as a professional office/residential office.

Mr. Anderson expressed his concern changing the general plan the plan was created with a vision in mind, he has reservations in changing the general plan.

Mr. Baker read the allowable usages for the commercial downtown district.

Mr. Oyler stated he can see the expansion of the commercial office and make it all conforming.

Mr. Anderson stated that the automotive is not allowed in the current zone or the commercial zone.

Mr. Nielson made a **motion** to continue this item for the next meeting. Mr. Anderson **seconded** and the motion **passed** all in favor.

Annexations

Thompson Annexation

Mr. Baker made a **motion** to table the Thompson Annexation for the next meeting. Mr. Banks **seconded** and the motion **passed** all in favor.

Adjourn

Mr. Nielson made a **motion** to adjourn the meeting at 11:36 a.m. Mr. Foster **seconded** and the motion **passed** all in favor.

ADOPTED: May 17, 2006