

**Adopted Minutes
Development Review Committee
May 31, 2006**

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

Staff Members Present: Junior Baker, Richard Nielson, Richard Heap, Dave Oyler, Dave Anderson, Marvin Banks, Dee Rosenbaum, Chris Swenson, Chris Thompson, Ryan Baum, Mike Hendrickson

Citizens Present: Greg Magleby, LEI; Steven Smoot, Brad Mackay

Minutes:

Mr. Nielson made a **motion** to approve the minutes of May 17, 2006 with the corrections. Mr. Anderson **seconded** and the motion **passed** all in favor.

Mr. Baker made a motion to adopt the minutes of May 24, Mr. Anderson seconded the motion and the motion passed all in favor.

Preliminary Plat

Oak Ridge Cove

Mr. Anderson explained the history of this project. He explained the item was on the agenda at the request of the applicant and noted that the requested materials were not provided to staff in time to perform a review.

Mr. Magleby explained the geotechnical report information.

Mr. Smoot addressed the concerns that were included in the letter he delivered this morning. They propose to build a 6-foot asphalt trail to connect around the reservoir and connect with the existing trail, the pavilion would be tied to the financing in Phase 2 of the project. Geotechnical issues were discussed along with proposed grades for the project. He requested that the Committee discuss allowing the placement of signs in exchange for a monetary donation to the City.

Mr. Baker stated the DRC recommended to the Planning Commission that two directional signs be allowed.

Mr. Smoot stated they feel a 6-foot wide trail was prudent engineering and a 10-foot trail would eliminate the opportunity for them to do landscaping and require more cuts and fills.

Mr. Anderson explained that there are no impediments to constructing a 10-foot trail, particularly to the reservoir.

Mr. Baker stated that the bonus density chart looked reasonable to him.

Bonus density was discussed.

Mr. Oyler clarified the signage allowance was a separate issue, and the change in the ordinance would allow for the offsite signage. The allowance of signage cannot be considered as part of any single development's approval.

Mr. Smoot explained the items they are giving and doing to help exceed the requirements and earn the bonus density.

The D.R.C. discussed the actual cost of constructing a pavilion as being \$100,000.

Mr. Oyler stated that they may pay \$55,000 for recreational amenities instead of building a pavilion.

Discussion was made regarding the three car garage and the percent allowance for bonus density.

Mr. Magleby feels the 60% only amounting to 1% bonus density is not fair.

Mr. Oyler discussed the trail and requirements the Committee would like to see. Mr. Thompson explained the trails issues the Recreation Committee has. Minimum 10-foot trail for two directional trails. When they are multi-use trails, for safety, you want 10 feet or more for the trail width. They want a lane on either side of the trail for safety issues.

Mr. Baum stated the wider trail is less expensive because they can use the self moving machine to lay the asphalt.

Mr. Heap stated the Cedar City trails were 9½-foot trails and they were able to go through the steep areas.

Mr. Thompson explained the trail widths must be wide enough to allow for both traffic directions or it becomes a safety problem.

Mr. Smoot requested that through the steep sections they could make a smaller trail.

Mr. Thompson gave some options of trail placement and width of lots.

The Committee was in agreement that the trail be a 10-foot wide trail for safety reasons.

Mr. Robinson stated that it was a safety issue and it needed to stay at a 10-foot width.

Mr. Anderson stated he would like to have a 10-foot width start to finish, as is noted on the Trails Master Plan and City standards for trails.

Mr. Oyler stated they have to be consistent with the other projects, and treat everyone the same.

The geotechnical report was discussed. Mr. Heap stated he feels it is critical that a geotechnical report be done on the 2/1 slopes and the cuts and fills, because there have been issues all over the state with slides.

Mr. Heap stated that a more detailed geotechnical report should be submitted so any issues can be addressed.

Mr. Nielson stated that there was not enough information in the geotechnical report to allow staff to complete its review. He feels the Planning Commission would not take action without staff's recommendation. He feels at this point that they do not have enough information to make a recommendation.

Mr. Heap stated there have been slides around the area and he is concerned that it could happen within the development. He discussed photos that were taken around the area. Russian Olives are growing part way up the slope and he feels that is a good indication that there is a clay layer, perched water and the potential for slide activity.

Mr. Nielson again stated that the Planning Commission would table this because the geotechnical report is not sufficient.

Mr. Anderson stated he feels it is a poor practice to take items to the Planning Commission when the review has not been completed.

The road and trail were discussed.

The trail will go adjacent to the road with cuts and fills.

Mr. Magleby stated he thinks it would be best to keep the trail along the road where the grade will be brought to standard.

Mr. Smoot asked about what the Committee would like to do with the geotechnical report.

Mr. Heap stated that the Planning Commission will table the project if they do not have all the information.

Discussion was made regarding the Final Plat.

Mr. Nielson made a **motion** to table the Oak Ridge Cove Preliminary Plat until a more detailed and complete geotechnical report is submitted and reviewed and an agreement for the Strawberry Canal crossing is in place. Mr. Banks **seconded** and the motion **passed** all in favor.

Spanish Highlands Preliminary Plat Spanish Highlands Zone Change

Mr. Anderson explained the proposal was requesting 81 lots in an R-1-12 zoning.

Mr. Magleby stated that they do have a non-buildable lot on the plat they want to reserve the right to build on it in the future.

Discussion was made regarding the allowable bonus density to be awarded for trails and property. Mr. Oyler stressed again that it will need to be kept consistent with what was awarded on other projects.

Bonus density amounts were discussed and changed.

Mr. Mackay stated that the side and rear elements were submitted to get the bonus density.

Mr. Anderson requested elevations for the homes be submitted.

Questions were discussed regarding the power locations. Mr. Hendrickson requested that the power locations be submitted.

Mr. Nielson stated the easements for utilities will have to be submitted. Storm drainage was also discussed. Mr. Oyler asked if there was a potential for flooding. Mr. Nielson stated that if it was to get plugged it will have a potential to flood.

Mr. Baker discussed that the neighborhood meeting will have to be held.

Mr. Magleby clarified that notification shall be given to the property owners within 500 feet, and that a neighborhood meeting will be held.

Mr. Anderson explained that there is another applicant that is in the same situation.

Mr. Magleby stated they will hold a public meeting. Mr. Baker stated they will have to give notice, keep record of who attends and what was discussed.

Mr. Nielson discussed taking on the cost of some of the bridge building to enlarge it for the traffic flow. The Committee talked about the costs of the bridge building.

Mr. Magleby stated that there will be a cost not only to build but to operate the bridge.

Mr. Baker made a **motion** to table to next Wednesday. Mr. Oyler **seconded** and the motion **passed** all in favor.

Conditions of irrigation ditch, offsite utilities etc.

Subdivision Waivers

Peterson's Old Place

Mr. Anderson explained that the applicant would like to maintain the option to do a duplex on the lot.

Mr. Baker stated that with the jog in the lot line it will cause neighbor problems in the future. They would prefer for it to be a straight line. Mr. Anderson explained that the issue was the square footage required.

Mr. Anderson recommended the line go straight through. Discussion was made regarding the proposal. Mr. Oyler recommended that the proposal be left the same.

The Committee was in consensus to leave the boundary where it is.

Discussion was made regarding the buildings and the lot boundaries proposed.

Mr. Oyler made a **motion** to approve the Subdivision Waiver located at 119 North 600 East subject to the following conditions:

1. If Legal determines it can be done as proposed.
2. That it meet all setback requirements.
3. That it meet the construction and development standards.

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

Other Business

Mr. Anderson asked regarding connector's agreements he has had some people ask from the school. Mr. Oyler stated that there needs to be a formal process for connector agreement applications.

Adjourn

Mr. Baker made a **motion** to adjourn at 12:25 p.m. Mr. Banks **seconded** and the motion **passed** all in favor.

ATTEST:

Kimberly Robinson, Deputy Recorder