

**Adopted Minutes  
Development Review Committee  
February 27, 2008**

Staff present: Ryan Bagley, Shawn Jorgensen, Marlo Smith, Dave Munson, Shawn Beecher, Richard Heap, Richard Nielson, Dave Anderson, Joe Jarvis, Doug Shorts, Dave Oyler.

Citizens present: none.

This meeting was called to order at 10:06 by Richard Heap.

**Minutes: February 13 and February 20, 2008**

Mr. Baker made a list of corrections to be submitted to Mr. Munson. Mr. Nielson also suggested corrections. Mr. Anderson made a motion to approve the minutes from February 13 subject to making the corrections provided by Mr. Nielson and Mr. Baker. Mr. Nielson seconded, all in favor.

Mr. Nielson also made suggestions for corrections to the February 20 minutes. Mr. Anderson made a motion to approve the minutes from February 20 subject to making the corrections provided by Mr. Nielson and Mr. Baker. Mr. Nielson seconded, all in favor.

**North Springs Business Park**

Applicant: Scenic Development

General Plan: Light Industrial

Zoning: Industrial 1

Location: 3450 North Main

Mr. Anderson explained the situation.

Mr. Heap mentioned that Mr. Beecher still has to review the plans.

Mr. Nielson mentioned that Trapper Burdick is still looking at the plans to assess the utilities planned for the site.

Mr. Anderson said that we don't really have a reason to rush it through.

Mr. Nielson suggested waiting until next week. Mr. Nielson made a motion to table the plat until next week, seconded by Mr. Anderson, all in favor.

## **Pacific Horizon**

Applicant: Mike Cutler Construction

General Plan: Residential Office/Residential 5.5 to 8 units per acre

Zoning: Residential Office

Location: 389 East 300 South

Mr. Anderson explained the issues surrounding the Conditional Use for this project.

Mr. Bagley said that he hasn't received any information about the project yet.

Mr. Anderson made a motion to approve the Site Plan based on the following finding:

### **Finding**

1. That they have satisfied the conditions imposed by the Planning Commission with the Conditional Use approval.

The approval will be subject to the following condition:

### **Condition**

1. That they address any power department requirements before a building permit is issued.

The motion was seconded by Mr. Nielson, all in favor.

## **North Springs Business Park**

Applicant: Scenic Development

General Plan: Light Industrial

Zoning: Industrial 1

Location: 3450 North Main

Mr. Anderson introduced the Site Plan for the first lot on the project. The needs for utilities were discussed.

Mr. Shorts asked if they would rather work on utilities on their street than digging up Main Street.

Mr. Heap said that when the plans are approved we will need to have another pre-construction meeting with them.

Mr. Shorts asked about how many handicapped parking spots there were, and Mr. Beecher answered three.

Mr. Heap said that he had not even seen these Site Plans and said we might be premature on this.

Mr. Anderson mentioned the Certificate of Occupancy meeting and how this Site Plan could be used as an example of when individuals want a Certificate of Occupancy and a building permit before things are done. Mr. Oyler asked how wide the street is, and Mr. Anderson answered forty-four feet.

Mr. Nielson made a motion to table the Site Plan, seconded by Mr. Anderson, all in favor.

## **DRC Business**

### **EBCo**

Mr. Oyler mentioned that he understood the major problem to be sewer capacity. He said if this issue is not met then the other issues are void. Mr. Nielson gave the numbers for existing capacity and Mr. Oyler said that we should give them the numbers and let their engineers design things around those numbers.

Mr. Anderson mentioned their plans to tap into the Rocky Mountain Power substation nearby and other things that may cause problems.

Mr. Oyler said to give them our standards and capacity limits and build accordingly.

Mr. Anderson mentioned possibly suggesting they build a new power substation.

Mr. Oyler listed things that the developers may want to do that we could be unaware of and the need for us to understand their plans.

Mr. Anderson mentioned various “deal-killers” and how we should give it all to them now.

Mr. Oyler said to give them everything would take months of analysis.

Mr. Anderson said it is important to give them the big items and mention there may be more small items along the way.

Mr. Shorts mentioned the possible complications that could be brought up by an environmental impact study.

Mr. Heap said that it would be hard to address these issues until you can see it all.

Mr. Oyler mentioned that the developer may have plans to change the street standards.

Mr. Anderson mentioned the issues about getting off-site services on-site. He offered to write a letter to the developers regarding the lack of necessary details.

Mr. Nielson motioned to adjourn, seconded by Mr. Shorts, all in favor, adjourned at 10:38.

**Adopted: March 5, 2008**

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Dave Munson, Planning Intern