

**Adopted Minutes
Development Review Committee
March 5, 2008**

Staff Present: Marvin Banks, Kelley Peterson, Richard Nielson, Seth Perrins, Junior Baker, Shawn Beecher, Marlo Smith, Shawn Jorgensen, Joe Jarvis, Dee Rosenbaum, Richard Heap, Doug Shorts

Citizens Present:

This meeting was called to order at 10:19 AM by Richard Heap.

Minutes: February 27, 2008

Mr. Nielson made a motion to approve the minutes of February 27th, seconded by Mr. Heap, all in favor.

Final Plats

North Springs Business Park

Applicant: Scenic Development

General Plan: Light Industrial

Zoning: Industrial 1

Location: 3450 North Main

Mr. Baker asked if questions about the Plat from previous meetings have been answered.

Mr. Nielson answered that they have been submitted and reviewed. There will be no sidewalk along the interior road.

Mr. Baker made a motion to approve subject to the following conditions:

Conditions

1. That the applicant meets the construction and development standards.
2. Satisfying the conditions the Council placed on the Preliminary Plat approval
3. Receiving Public Works approval to make sure that the utility infrastructure can pass capacity.

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

Maple Mountain Townhomes Plat B

Applicant: Salisbury Homes

General Plan: Residential 2.5 to 3.5 Units Per Acre

Zoning: Industrial 1

Location: approximately 1800 East 150 South

Mrs. Smith explained that they need to be reapproved because they are past their approval period and the only change they have made was widening the buildings by four feet. This has resulted in some redlines.

Mr. Baker asked if their Preliminary Plat would need to be reapproved, Mrs. Smith answering no. Mr. Baker made a motion to table the plat until the redlines are done, seconded by Mr. Nielson, all in favor.

Maple Mountain Plat C

Applicant: KNDJ Development

General Plan: Residential 2.5 to 3.5 Units Per Acre

Zoning: R-1-12

Location: approximately 2200 East 320 North

Mrs. Smith explained that they have received redlines.

Mr. Nielson explained how they would be required to install improvements on 400 North. Connector's agreements were discussed. Mr. Nielson explained that they would have to help pay for a vehicle bridge on Center Street and US 6.

Mr. Baker made a motion to approve the plat subject to the following conditions:

Conditions:

1. That the applicant completes the 400 North improvements (including easements) from the western edge of their project west to the Sunny Ridge project.
2. That the applicant receive a connector's agreement across the Ivory Homes portion of the plat.
3. That the applicant meets the Construction and Development Standards.
4. That the applicant pays the required fee for the vehicle bridge widening at Center Street.
5. That the applicant satisfy all conditions of the Preliminary Plat approval.
6. That the applicant work with the divisions within Public Works to make sure that we have utility infrastructure and capacity available.

Mr. Heap asked if that included easements and said to include that in the conditions. The motion was seconded by Mr. Peterson, all in favor.

A motion to adjourn was made by Mr. Banks, seconded by Mr. Baker, all in favor. The meeting was adjourned at 10:28 AM.

Adopted: March 19, 2008

Dave Munson, Planning Intern