

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 9 March 2017

TIME COMMENCED: 6:30 p.m.

PRESENT: COMMISSIONERS:

Tim Grubb
Debi Pitts
Rob Osborne
Wes Johnson
Taylor Walton (excused)

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

CITY RECORDER:

Elyse Greiner

CITY MANAGER:

Tom Smith

Transcriber: Minutes transcribed by Michelle Clark

A PUBLIC WORK MEETING was held at 6:00 p.m. to REVIEW AGENDA ITEMS

PLEDGE OF ALLEGIANCE: Commissioner Osborne

VISITORS: Mark Staples, Rhett & Becca Reisbeck, Ivan Ray, Margene Bambrough, Kelly Bambrough, Judy & Roger Bambrough, Scott Logerquist, Bonnie Logerquist, Race Kenny, Delene Hyde, Arlean Blair, and Daren Gardner.

APPROVAL OF MEETING MINUTES

- **February 9, 2017**

Commissioner Johnson moved to approve the meeting minutes of 9 February 2017 as amended. Commissioner Pitts seconded the motion. Commissioners Osborne, Pitts, and Johnson voted yes. The motion carried.

APPROVAL OF THE AGENDA: Commissioner Grubb moved to approve the agenda as written. Commissioner Johnson seconded the motion. Commissioners Pitts, Johnson, Osborne, and Grubb voted yes. The motion carried.

DECLARATION OF CONFLICT OF INTEREST: None

OATH OF OFFICE: Commissioner Osborne welcomed Tim Grubb to the Planning Commission. Elyse then presented the oath of office to Commissioner Timothy Grubb.

Commissioner Johnson moved to open the public hearing for application for Broadview Point (1 lot) located at approx. 7400 S. 1550 E. (Parcel 13-030-0084), approx. 0.57 acres, by applicants Rhett and Becca Reisbeck. Commissioner Grubb seconded the motion. Commissioners Grubb, Pitts, Johnson, and Osborne voted yes. The motion carried.

******* PUBLIC HEARING *******

Public Hearing and Action on Preliminary/Final Subdivision: Application for Broadview Point (1 lot) located at approx. 7400 S. 1550 E. (Parcel 13-030-0084), approx. 0.57 acres, by applicants Rhett and Becca Reisbeck: Rhett & Becca Reisbeck said they purchased this property last summer and are aware of the easements that surround this property. They would like to construct a one lot residential home. They have met with residents of Sandalwood Wood Cove. Rhett said they have come to an agreement with the HOA concerning the utilities. Becca said they are in agreement with the City staff’s recommendations concerning the plat.

Ivan Ray, 7268 S. 1600 E., said he is not opposed to this subdivision, but he is currently involved with his engineer researching the old South Weber Drive. He said in 1942 to 1945 his family got involved with the purchase of property and the straightening out of South Weber Drive. He said his engineer is trying to verify property ownership. He is concerned about how the access to the home will work with the commercial property. He said there is a cell tower that needs access.

Commissioner Grubb moved to close the public hearing for application for Broadview Point (1 lot) located at approx. 7400 S. 1550 E. (Parcel 13-030-0084), approx. 0.57 acres, by applicants Rhett and Becca Reisbeck. Commissioner Johnson seconded the motion. Commissioners Grubb, Pitts, Johnson, and Osborne voted yes. The motion carried.

******* PUBLIC HEARING CLOSED *******

Brandon Jones, City Engineer, reviewed his memo of 2 March 2017 which is as follows:

He said his office has completed a review of the Final Plat and Site Plan Improvements received on February 23, 2017, for the Broadview Point Subdivision. He recommended approval, subject to the following items being addressed prior to final approval from the City Council.

PLAT

1. The turnaround should be labeled as a “Fire Access Turnaround Easement.”
2. The following notes should be added to the plat (with the approval of the Fire Chief):
 - a. The property owner is responsible for maintaining all areas of the turnaround with a drivable surface of road base, concrete or asphalt.
 - b. No above-grade structures can be constructed within the turnaround access easement. Any below-grade structures must be approved by the City.

*The Fire Chief may have other requirements not listed here.

IMPROVEMENTS

3. The construction and proposed material of the turnaround should be shown and required with the construction of the other required improvements.

FOLLOWING APPROVAL

4. Since the improvements required for this lot only serve that lot (and not the public as a whole), we feel it would be permissible to allow the construction and installation of the necessary improvements to be part of the Building Permit. This means that the plat can be recorded as soon as it is approved by the City Council and a Building Permit could be issued as soon as the lot owner is ready to submit plans. No escrow account would be required, because there are no public improvements whose installation needs to be guaranteed.

Barry Burton reviewed his memo which is as follows:

GENERAL INFORMATION: This proposal is for a .57 acre lot located south of the old Ray's Grocery Store with access from either 1550 East or 7400 South. The lot frontage would have to be considered the north side on 7400 South. This is the remnant of South Weber Drive from when the road was realigned in the distant past and is not currently used as a public street. But, it is still a dedicated roadway and, in my opinion, we really don't have a choice but to consider it a public road. The other access to this lot off of 1550 East is only 32' wide and does not qualify as a frontage. This access would qualify as a "private right-of-way" if it were in the agriculture zone where that is a conditional use. But, it is in the RM zone which does not allow development on a private right-of-way. This lot also has frontage on Sandalwood Drive, but is not allowed access by the HOA that owns the road.

All utilities are available to the lot. There is an existing fire hydrant immediately adjacent to the lot on the north side. There are some city owned utilities crossing the lot, and the proposal provides public utility easements where those are located as well as the normal perimeter easement.

Barry said the reality of this proposal is that the day to day access will be from 1550 East on the 32' wide stem. It will function as a flag lot, even though it technically isn't one. We have made recommendations in the past to vacate this portion of 7400 South. Those recommendations have not been acted upon and that led to the current situation. Vacating 7400 would create a nonconforming lot of this subdivision, but would make it clear that the City has no obligation to maintain that portion of road right-of-way.

Barry said he recommends approval of the Preliminary/Final plat as presented. Commissioner Johnson said in the event that Mr. Ray finds out information on the property then access may not be available. He doesn't want to recommend vacating until then. Commissioner Grubb asked if an agreement needs to be submitted from the HOA. Brandon suggested the City receive a copy of that written agreement prior to final approval. Commissioner Grubb asked about fencing on the south side of the property. He sees a potential issue with the HOA concerning anyone visiting this property parking on Sandalwood Drive. Becca said the house will be facing northwest and she is

Aaron Stone, representing the HOA, asked if the City can take over that road. It was stated that the City is not interested in taking over the road.

Commissioner Grubb moved to recommend approval of application for Broadview Point (1 lot) located at approx. 7400 S. 1550 E. (Parcel 13-030-0084), approx. 0.57 acres, by applicants Rhett and Becca Reisbeck subject to the following:

- 1. Developer to complete conditions listed in Barry Burton's memo.**
- 2. Developer to complete conditions listed in Brandon Jones memo of 2 March 2017.**
- 3. The City is to receive a copy of the agreement with the Sandalwood Cove HOA that controls Sandalwood Drive before going to City Council.**
- 4. The adjacent owner, Ivan Ray, may bring in additional information regarding the north line.**

Commissioner Johnson seconded the motion. Commissioners Grubb, Pitts, Johnson, and Osborne voted yes. The motion carried

Action on Amended Preliminary Subdivision: Application for Hidden Valley Meadows (formerly Bambrough Property) (24 lots) located at approx. 475 E. 6650 S. (Parcel 13-023-0070), approx. 12.98 acres, by applicant Bruce Nilson: Mark Staples, of Nilson Homes, approached the Planning Commission. He reviewed the amendments made to the preliminary plat. He said an access road has been added to 475 East. Brandon Jones, City Engineer, discussed the fee calculations for retention and said they have changed to approximately \$47,000, which is different than what is listed in his memo. Mark Staples discussed the access by the Miller property being removed. He said they are working with the Miller's at this time. Brandon explained item #1 of his memo. Mr. Staples discussed the adjacent property owner is not the Halversons but the Poulters. They will be working out Parcel A with the Poulters. Brandon would recommend excluding this property from the plat.

Brandon Jones memo of 6 March 2017 is as follows:

Our office has completed a review of the Revised Preliminary Plans for the Hidden Valley Meadows Subdivision (formerly called the Bambrough Subdivision) received, February 23, 2017. We recommend approval, subject to the following comments and items being addressed prior to final approval from the City Council of any phase.

GENERAL PLAN - TRANSPORTATION

As a result of the recommendation of the Planning Commission at the meeting on February 9, 2017, the developer has negotiated with the Winchesters and secured the property to construct the road to 475 East that was previously shown only as a stub. This road will be built in Phase 2 of the development due to its location at the south end of the property. Phase 1 is located at the north end of the property, and needs to be constructed first due to the gravity utilities (sewer and storm drain) needing to connect at 6650 South. **It is our opinion that the revised plan being shown complies with the recommendations in the General Plan.**

GENERAL

1. **Water Source.** The Water Capital Facilities Plan (CFP) was adopted on June 14, 2016. The Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) were adopted on February 28, 2017. This means that the new impact fees will go into effect on approximately May 29, 2017. Due to the need for the water source acquisition that will be a part of these impact fees, we would recommend that no building permits be issued until the new impact fees are in place.

2. Geotechnical Report. A geotechnical study was performed by GSH and a report dated August 18, 2016 was submitted.

a. Basements. The geotechnical report indicates groundwater elevations as shallow as 3.4 feet below the existing grade, and recommends that the lowest habitable floor needs to be a minimum of 3.0 feet above the existing groundwater elevation. The developer is proposing to construct homes with basements. Due to the presence of shallow groundwater, we would recommend one of the following:

i. Not allow basements at all, OR

ii. Have the geotech specifically address the construction of basements in more detail and measure the elevation of the lowest habitable floor off of a fixed improvement in the development (e.g. Curb & Gutter) so that implementation of the recommendation can be easily applied by the Building Official.

b. Groundwater. There is no land drain system being proposed for this development, due to the unavailability of a storm drain system that is deep enough to make a difference. This also has influence on the geotech's recommendation for basement elevations.

c. Backfill. Some of the native soils may meet the City Standard backfill requirements, but it is likely that it will be labor-intensive to use these soils during construction. We anticipate the majority of the backfill will need to be imported.

d. Pavement. A minimum of 3" asphalt and 12" roadbase over properly prepared subgrade will be required; unless a different design is desired and approved.

3. South Weber Irrigation Ditch and Off Site Drainage. The old South Weber ditch runs along the south property line of the proposed development. The Davis and Weber Counties Canal Company (DWCCC) has a drain line that currently empties into the ditch. The development is proposing to connect this drain line directly into the new storm drain being installed in the subdivision. Making this connection will allow the ditch to be filled in and abandoned. Individual private yard inlet boxes and private 6" drain lines are being provided at the low end of lots 205, 206, 208 and 209 to help ensure that any surface water generated from their own lot or draining onto their property from properties to the south will have a way to drain. As a note, the yard box on lot 205 could drain into the storm drain line going between lots 205 and 206. This would allow the drain line across lot 206 to be eliminated, needing only a yard inlet box. The drain line on lot 205 should be constructed all the way to the east property line.

4. Future Drainage of South property. The public storm drain line being installed between lots 205 and 206 can be connected to and used as an outfall line for future drainage of the property south of the development. However, this line is not being upsized. So, any future connection to this line will need to provide detention. This line will be the City's responsibility up to the south property line. The City will not be responsible for the DWCCC drain line.

Also, it was previously mentioned that the City would need to pay for the extension of the storm drain between these two lots to allow for future drainage abilities. However, now that the location of the DWCCC drain line has been verified, it appears that this storm drain line was needed anyway. Therefore, we do not feel that the City is responsible to pay for this portion of the storm drain line.

5. Detention Basin. All developments must provide detention. However, due to the approval of the Old Maple Farms regional detention basin and Cost Share Agreement, the developer can choose whether to construct a permanent detention basin within the development or pay a fee "in

lieu” of actual detention. Our office has performed a fee analysis based on similar costs used in the recently approved Old Maple Farms Cost Share Agreement. The fee calculates to be \$74,173.65 (see attached analysis).

6. There is no existing storm drain system in 6650 South. The cost for the piping from 475 East to the development is the developer’s responsibility.

7. The street numbers need to be revised, as follows:

- a. 350 East Street → 375 East Street
- b. 6550 South Street → 6725 South Street
- c. 6775 South Street → no change
- d. 6825 South Street → no change

8. The 20’ drainage easement between Lots 205 and 206 needs to be shown on the preliminary plat, and needs to be located all on one lot (not splitting the property line).

9. We would recommend a 15’ drainage easement (not 10’) along the south property lines of Lots 205, 206, 208, 209 and along the east property lines of Lot 107.

Barry Burton’s memo is as follows:

PRELIMINARY PLAT: The preliminary plat has been revised by adding a connector road to 475 East as part of the development and by adding phase lines for two phases and by adding one lot. The addition of the property for the connector street to 475 E. added enough property to the subdivision to qualify for an additional lot. All lots meet the requirements of the R-LM zone. The connector road to 475 E., 6825 South, is in the location shown on the previously approved preliminary plat as the stub street. The developers have successfully negotiated with the Winchesters for the additional property needed. In my opinion, this will make a very good primary ingress/egress location for the subdivision. This connector does, however, reside in the 2nd phase of the subdivision. The reason developers are starting the subdivision on the north end of the project with Phase 1 is because the storm drain and sewer have to go out that way onto 6650 S. They pretty well have to start there. Phase one consists of 14 lots that will initially have their access only from 6650. Developers tell us that Phase 2 will be coming within a year.

The only other change is a very slight modification to one of the cul-de-sac streets. This modification is to accommodate the wishes of neighboring property owners, the Hyde’s and Blair’s. This cul-de-sac is labeled 6550 South, but this is not a correct and it should be renamed with an appropriate number.

Barry said he recommends approval of the Revised Preliminary Plat with the renaming of the cul-de-sac labeled 6550 South.

Commissioner Osborne recommended limiting heavy trucks on 6650 South. Mr. Staples said they will work on being good neighbors. Commissioner Johnson asked if property owners will be made aware of livestock in the area. Commissioner Grubb asked about fencing. Mr. Staples said the City ordinance requires fencing between agriculture property and residential property.

Delene Hyde, 349 E. 6650 S., said this is a different plan that is presented than what was presented at the public hearing; therefore, she would appreciate the opportunity to speak.

Delene Hyde, 349 E. 6650 S., said she understands that Bambroughs have the right to develop their property. She is concerned about making sure access for phase 2 to 475 East takes place. She would like to know how the Planning Commission will make sure the primary access is 475 East. She wants to know if the general plan is going to be followed and how the Planning Commission is going to protect it. She said Winchesters may never sell their property.

Barry said access to 475 East is part of Phase 2 and there is some risk, but the developer has an agreement with Winchesters. He said there will be no Phase 2 without that access.

Commissioner Johnson moved to approve the application for Hidden Valley Meadows (formerly Bambrough Property) (25 lots) located at approx. 475 E. 6650 S. (Parcel 13-023-0070), approx. 12.98 acres, by applicant Bruce Nilson subject to the following conditions:

- 1. Developer to complete conditions listed in Brandon and Barry’s memos as well as the amendment to retention fees.**
- 2. All applicable City fees be paid by the developer.**
- 3. 6’ fencing as per City code**

Commissioner Pitts seconded the motion. Commissioners Grubb, Pitts, Johnson, Osborne, and Walton voted yes. The motion carried

Application for Hidden Valley Meadows (formerly Bambrough Property) (14 lots) located at approx. 475 E. 6650 S. (Parcel 13-023-0070), approx. 12.98 acres, by applicant Bruce Nilson: Commissioner Grubb asked how the water from the slew is being handled. Brandon said that will be handled in Phase 2 in that any water in the ditch will be collected from east property line of Lot #107. He said there will be individual yard boxes installed. He isn’t aware of any drainage going through Phase 1. Brandon referenced his memo of 6 March 2017 item #6. Mr. Staples said they will work through the geotechnical reports and doesn’t want to state “no basements”. Barry referenced item #2 of his memo.

Brandon Jones memo of 6 March 2017 is as follows:

Our office has completed a review of the Final Plat and Improvement Plans for the Hidden Valley Meadows, Phase 1 Subdivision received, February 24, 2017. We recommend approval, subject to the following comments and items being addressed prior to final approval from the City Council.

GENERAL

1. The final plans need to be submitted to the South Weber Irrigation Company for a Plan Review, and an approval letter submitted to the City.
2. Additional documentation from the geotechnical engineer is needed depending on whether or not basements are desired.

PLAT

3. The street numbers need to be revised according to our recommendation on the preliminary plat.
4. Addresses for the lots will be provided by our office.
5. The following note should be added:
“All lots are subject to the requirements of the Geotechnical Report prepared by GSH, dated August 18, 2016.”

6. All of the lots need to be listed at restricted “R” lots with the appropriate description; either they will be restricted to having no basements, or they will be restricted as to the elevation of the lowest habitable floor in relation to the final curb and gutter elevation.
7. If the developer decides to make the detention basin permanent, it needs to be labeled as a parcel and dedicated to the City in the Owner’s Dedication. Otherwise, it should be shown as Lot 114, not “Temp. Basin.”
8. If it is the developer’s intent to transfer ownership of Parcel A to the adjacent owner (Halverson) as stated in the Owner’s Dedication, we would recommend one of the following approaches:
 - a. Include the Halverson property in the subdivision boundary. This would require Halversons to sign the plat as an owner. Additional street dedication and frontage improvements would be required along the additional frontage.
 - b. Developer maintains ownership and responsibility for the property until after the plat is recorded; then they can transfer ownership of the parcel. If the developer chooses this approach then a note should be added to the plat stating that “Parcel A is not a building lot.”
9. We recommend that the transfer of ownership of Parcels B and C be done with separate Deed documents, and that the subdivision boundary description be revised such that these are not included inside the subdivision boundary.
10. The Owner’s Dedication needs to be revised. Our office can provide example language.
11. An additional survey monument is needed at the intersection of 6650 South and 375 East.
12. Any existing access easements (either inside or outside of the subdivision) should be shown and noted whether they are to remain or be terminated.
13. Parcel A and Lot 114 (Temp. Basin) need 10’ PUE’s along the street frontage.

IMPROVEMENT PLANS

14. The curb, gutter and sidewalk along 6650 South should align with the cross section adopted by the Council.
15. A detailed design of the detention basin and outlet control structure has not been provided in these plans. If the developer chooses to construct the detention basin rather than pay the fee in lieu of constructing it, then a detailed design will be required.
16. The Grading and Drainage Plan (Sheet 7) only shows existing contours. Proposed contours and grading need to be added. If it is anticipated that any fill material is being placed on the lots, that should be shown.
17. Temporary blow-offs are not allowed. A fire hydrant needs to be installed at the end of the waterline on 375 East. This could be relocated in Phase 2 when the line is extended, if it is not needed at this location.
18. The drain line that runs along the east property lines of Lot 107 is a private line and should be labeled as such. It does not need to be 15” RCP. We would recommend 12” PVC.
19. We have prepared a set of redlined drawings of the improvement plans in order to communicate our comments graphically, rather than just verbally. We will provide these to the developer’s engineer to be addressed prior to submitting for final approval with the City Council.

Barry Burton’s memo is as follows:

REQUEST: Approval of the 14 lot first phase of the subdivision.

FINAL PLAT: There are three issues I see with this final plat, all of which are easily addressed.

1. The street labeled 6550 on the Preliminary Plat is labeled 6650 South on the Final Plat, and this is obviously incorrect as well. This needs to be changed to the correct address.

2. Developers are proposing dedicating 25' of additional right-of-way on 6650 South for street widening. I believe this would be appropriate if we were trying to widen 6650 to a 70' width. We know that isn't feasible, but there has been no official street cross section approved. **I would recommend we plan a 50' right-of-way for 6650 S.**

If we do any improvements to the street, this will be the least impactful of all the alternatives. The dedication of additional right-of-way should reflect this width.

3. Developers have extended the northernmost cul-de-sac so that it touches the Seth Blair property at a single point. There are sliver parcels on either side of this touch point labeled Parcel B and Parcel C. This will not be a problem if those parcels are conveyed to the adjoining property owners, the Blair's and Hyde's at a reasonable price. Conveyance of those parcels will allow the Blair's and the Hyde's access to the cul-de-sac. Otherwise, those parcels will amount to a holding strip which we no longer allow for obvious reasons.

Barry said he recommends approval of the final plat for Phase 1 if the three items listed above are adequately addressed.

Commissioner Grubb moved to recommend approval of application for Hidden Valley Meadows (formerly Bambrough Property) (14 lots) located at approx. 475 E. 6650 S. (Parcel 13-023-0070), approx. 12.98 acres, by applicant Bruce Nilson subject to the following conditions:

- 1. Developer is to complete conditions listed in Brandon Jones memo of 6 March 2017.**
- 2. Developer is to complete conditions listed in Barry Burton's memo.**
- 3. Recommend change boundary to remove Parcels B and C, but the ownership be consolidated with the adjacent property prior at time of recording.**
- 4. Concerning Item #8 of Brandon's memo, correct the name Halverson to Poulter.**
- 5. Concerning Item #15 of Brandon's memo, amend detention fee in lieu of retention basin.**
- 6. 6' fencing to be installed along Agricultural property.**
- 7. Developer to pay all City fees.**

Commissioner Johnson seconded the motion. Commissioners Grubb, Pitts, Johnson, and Osborne voted yes. The motion carried

City Council seeking recommendation on future 6650 S. improvements: Brandon stated he is concerned if the street is 40' there are safety issues with no one having room to walk down the street. Barry said 50' allows for parking. Delene Hyde said if the road is widened to 50' some of the homes will be dramatically affected. Commissioner Grubb suggested staking the area so that you have a better visual. He suggested at some time down the road addressing the specifics in the master plan. Commissioner Osborne said at the time of the change of the master plan the collector will be through Old Maple Farms.

Commissioner Johnson moved that at this time future improvements on 6650 S. be left as is until the general plan is amended. Commissioner Grubb seconded the motion. Commissioners Grubb, Pitts, Johnson, and Osborne voted yes. The motion carried

PUBLIC COMMENTS: None

PLANNING COMMISSION COMMENTS:

Commissioner Grubb: He said he is excited to a part of this group.

Commissioner Johnson: He met with Mayor Long and one issue that needs to be resolved is development easements on the west end of town. He said those rights need to be platted. He said Mayor Long has a copy of those easements. Brandon asked if those easements have been recorded. Commissioner Johnson said we need maps of them. Barry said the easements don't necessarily coincide with noise zone. Commissioner Osborne asked why the Mayor is talking to Commissioner Johnson and not the City Manager who would work with the City Engineer. Brandon said if he is given the direction, then he would work with the City Attorney. Tom said the City isn't responsible to enforce the State's easements on the noise zone.

CITY RECORDER ITEMS: She reported there will be some code changes coming before the Planning Commission next month.

ADJOURNED: Commissioner Grubb moved to adjourn the Planning Commission meeting at 8:09 p.m. Commissioner Pitts seconded the motion. Commissioners Grubb, Johnson, Pitts, and Osborne voted yes. The motion carried.

APPROVED: _____ Date

Chairperson: Rob Osborne

Transcriber: Michelle Clark

Attest:

City Recorder: Elyse Greiner

**SOUTH WEBER CITY
PLANNING COMMISSION MEETING
WORK MEETING**

DATE OF MEETING: 9 March 2017

TIME COMMENCED: 6:00 p.m.

PRESENT: COMMISSIONERS:

**Tim Grubb
Debi Pitts
Rob Osborne
Wes Johnson
Taylor Walton (excused)**

CITY ENGINEER:

Brandon Jones

CITY PLANNER:

Barry Burton

CITY RECORDER:

Elyse Greiner

CITY MANAGER:

Tom Smith (excused)

Transcriber: Minutes transcribed by Michelle Clark

VISITORS: Rhett & Becca Reisbeck, Mark Staples.

Approval of Minutes of 9 February 2017: no discussion on this item

Commissioner Osborne reminded the Planning Commission that they represent all of the City and not a portion.

Public Hearing and Action on Preliminary/Final Subdivision: Application for Broadview Point (1 lot) located at approx. 7400 S. 1550 E. (Parcel 13-030-0084), approx. 0.57 acres, by applicant Rhett and Becca Reisbeck: Commissioner Osborne discussed the road behind Rays. He is concerned that this should never be a road and questioned if some language can be added to the plat. Barry said twice the Planning Commission has recommended the City Council vacate it, and nothing has been done. Brandon suggested not asking that approval until after this item has been approved. Rhett and Becca Reisbeck, property owners, said they understand that there will be no road. Barry discussed the history of the road and Ivan Ray's claim. Becca stated Mr. Ray has filed a quit claim deed. Ivan Ray stated his engineer is looking into the road. He then gave a brief history of the road that went behind Rays Market. He said his engineer is researching any documents recorded. He said a lot of the records written or word of mouth stated they own to the fence, but because they used the road, there was an easement. Mr. Ray said he would like to get this cleared up because if their commercial property is sold, he wants it to be clear. Discussion took place regarding the old fence line along the south side of the proposed driveway. Brandon said if Mr. Ray feels the property line is incorrect then his engineer will need to conduct an investigation. Mr. Ray said his request is that he would like clarification on what is there. He said the property in question is 30' wide by 345' long. Brandon said there is time in between now and City Council for Mr. Ray to get any information.

Action on Amended Preliminary Subdivision: Application for Hidden Valley Meadows (formerly Bambrough Property) (24 lots) located at approx. 475 E. 6650 S. (Parcel 13-023-0070), approx. 12.98 acres, by applicant Bruce Nilson: No discussion on this item.

Application for Hidden Valley Meadows (formerly Bambrough Property) (24 lots) located at approx. 475 E. 6650 S. (Parcel 13-023-0070), approx. 12.98 acres, by applicant Bruce Nilson: No discussion on this item.

City Council seeking recommendation on future 6650 S. improvements: No discussion on this item.

ADJOURNED: 6:30 p.m.

APPROVED:

_____ Date
Chairperson: Rob Osborne

Transcriber: Michelle Clark

Attest: _____
City Recorder: Elyse Greiner