



Military Installation Development Authority

Minutes for the DRC Committee Public Meeting

September 25, 2008

1:30 p.m.

Present

Rick Mayfield
Adam Lenhard
Ricky Carlson
Barry Burton
Randy Daily
Jared Hall

Staff/Visitors

Paul Morris
Ron Richins
Brian Arnold
Greg Scott
Sharon Hardy
Cory Shape
Jay Bollwinkle

Excused

Ron Kusina
Tony Reynolds

Welcome

Rick Mayfield thanked everyone for coming. Ron Kusina and Tony Reynolds were excused. As the alternate, Jared Hall represented Roy City. Rick reminded the group that a couple of alternates were still needed.

Approval of Minutes

Barry Burton made a motion that the minutes for the August 28, 2008, DRC meeting be approved as presented. Randy Daily seconded the motion followed by a unanimous vote to accept the minutes.

Discussion & Resolution for Adoption - Resolution No. 2008-12 – A Resolution Adopting a Building Permit Fee Schedule to be Applied to Construction within any Project Area of the Military Installation Development Authority (MIDA)

Rick reported that the MIDA Board had officially adopted the Building Codes Resolution that the DRC had submitted to them. He informed the Board that Woodbury was in the process of firming up their time schedule, but it appears that the road and gate construction will begin in December followed by the first building sometime in March. Engineer interviews were held earlier during the week. A selection, filling this position, will be made by the middle of next week.

A few MIDA members had met with Clearfield City workers and were graciously received. The Mayor was unable to attend, but it was the general consensus that it was a good, informative meeting. Clearfield has indicated they would be interested in contracting services for the projects public safety and building inspections, and they would be willing to track inspections through their computer system. Currently Clearfield has two full-time inspectors on board. In the event Clearfield is unable to do the inspections, a backup will need to be obtained.

Randy Daily asked if the developers are going to have their own inspector. According to code, a special inspector is required. The full-time inspector will be Woodbury's responsibility.

Paul Morris reported that most cities follow a variation of the 1997 Uniform Building Code fee schedule, but Sunset follows the International Code Council's fee schedule. Since the 1997 Uniform Building Code is 10 years old, it was suggested that Riverdale City's fee schedule be considered for adoption as their fees have recently been updated through a public hearing process. Randy will send a copy of Riverdale's fee schedule to Paul and Brian and will include a brief description of how it came about.

Barry Burton made a motion that the Committee makes a recommendation that the MIDA Board adopt the fee schedule based on the Riverdale City fee schedule. Adam seconded the motion followed by a unanimous vote to accept the fees based on Riverdale City's.

The group discussed impact fees and how they are addressed in each city. Since MIDA will not have its own systems, it was the general consensus that monthly service fees could be added to the utility bills covering the costs for fire, utilities, sewer and public safety. Hookup fees would initially be charged to cover the cost for tapping into the existing systems. Using a monthly fee would preclude the need for an impact study unless the need arises that MIDA must build their own. Pass-throughs and other charges would be paid with their other utilities.

Greg Scott, Wasatch Front Regional Council, mentioned that transportation impact fees should not be overlooked. Transportation is a major issue that will be addressed later.

Continued Discussion on Developmental Processes and Criteria

Cory Shupe, Jay Bollwinkel and Sharon Hardy distributed three plans 1) the Falcon Hill Conceptual General Plan Approval Process, 2) the Falcon Hill Site Plan Implementation Process and the Falcon Hill Development Site Plan Approval Process. They discussed each process with the group asking for recommendations and suggestions. In an effort to avoid construction delays, these plans have been prepared with simplicity and flexibility. MIDA's responsibility is to facilitate development with as little encumbrance as possible.

The DRC is acting much like a planning commission. Woodbury will submit their plans and requests for permits, and the DRC will review and make recommendations to the MIDA Board ensuring

uniformity and public safety. If an appeal is made, the DRC will be the first line of defense and will attempt to reconcile any differences submitting suggestions to the MIDA Board for approval. Should the DRC be unable to resolve the problem, the MIDA Executive Board will make the final determination. Going to Court is the last resort.

Once Woodbury has submitted their master plan, the DRC will have a better idea as to the conceptual plan and will be in a better position to make decisions. The group was informed that the government may change the lease from a fifty (50) year lease to seventy-five (75). After the lease has expired, the Air Force can extend the lease, take over the buildings, or require that the buildings be removed. This will be a decision made between the Air Force and Woodbury.

Even though Woodbury will not actually own the land, they will be acting as the lease owner and will be responsible for the taxes. Should Woodbury sub-lease to someone else, taxing will be between Woodbury and the other entity. Taxes will be paid to the county assessor.

Currently a non-binding MOU is in place. The final agreement should be completed and ready for the November MIDA Board meeting. Information for the final fee schedule and processes will be collected and sent to DRC members for review and comment. A special meeting may be necessary for DRC finalization.

Other Business

In view of the impact the new building will have on the traffic, consideration of having an authorized entity conduct an impact study was recommended. This is a critical factor in assuring people can get to and from work as transportation is significant for the success of the project.

Greg Scott, of the Wasatch Front Regional Council, stated that usually all stakeholders in a project contribute to cost of an impact study. He estimated the cost would be approximately \$1.2 million and was under the impression that UTA could possibly contribute \$200,000 towards the study. The Wasatch Front Regional Council would make an in-kind contribution of the project modeling. A master plan is warranted. This is a critical issue, and MIDA can make a request to begin the study at any time.

Next Meeting

The next scheduled DRC meeting will be on Thursday, October 23, 2008, at 1:30 p.m. If necessary, another meeting may be scheduled prior to the next meeting.

The meeting adjourned at 3:15 p.m.