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***Military Installation Development Authority***  
**Development Review Committee (DRC)**

October 23, 2008

The DRC of the Military Installation Development Authority held a public meeting on Thursday, October 23, 2008, at 1:30 p.m. at the Roy Simmons Entrepreneurial Center, Davis Business Alliance, 450 Simmons Way, Kaysville, Utah. The meeting was called to order by Executive Director Rick Mayfield. On roll call, the following members/staff were found to be present and excused.

**Present**

Rick Mayfield  
Gregg Benson  
Randy Daily  
Barry Burton  
Jared Hall

**Staff/Visitors**

Ron Richins  
Paul Morris  
Cory Shupe  
Aaron Bloxham  
Jay Bollwinkel  
Beverley Jacobs

**Excused**

Adam Lenhard  
Tony Reynolds  
Ricky Carlson

**Approval of Minutes**

Gregg Benson made a motion that the minutes for the October 14, 2008, DRC Meeting be approved as presented. Barry Burton seconded the motion followed by a unanimous vote to accept the minutes.

**Alternate**

Riverdale City has made a recommendation that Lynn Moulding be presented to the MIDA Board for consideration as the Riverdale City DRC alternate. Lynn's name will be presented at the MIDA Board Meeting.

**Discussion Development Standards and Guidelines**

DRC members had received a red-lined copy of the Development Standards and Guidelines (Guidelines). DRC members were reminded that the update reflects the changes proposed by the Developer. It is the DRC's responsibility to determine which changes and/or suggestions should be made.

Ricky Carlson had submitted some proposed changes, and Cory will contact him to discuss those. There may have been a misunderstanding.

The Project Area Plan covers the full 550 acres. Although some of the buildings will be behind the fence, they will be generating taxes. However, the Guidelines govern only the areas outside the boundary fence unless otherwise required by HAFB.

One step not previously recognized in the Guidelines was that the Development Agreement between the Developer and the Air Force requires the Developer to obtain site approval from the Air Force prior to submission to MIDA. For buildings inside the fence, MIDA will issue the Building Permit, but will not be responsible for public services such as fire and police protection. Dual inspections will be done to ensure Air Force and ATFP standards are met. Should there be a building standards conflict, whichever code is the most stringent will be the one used. Having both entities perform Building Inspections seems to be doubling of services; however, because of MIDA's financial involvement, and the Bases' regulations, this is what is being required to protect both entities. Building Inspectors will be required to obtain security clearance. Because of the flexibility of the project, these rules could change from time to time.

Each page of the document was reviewed giving special attention to the red-lined changes. The specific changes will be addressed in the updated document. Only follow up items and special points will be addressed in the minutes

According to older records, there are two-1 00 acre parcels that are recorded as subdivisions within the development. The engineers will be made aware of this and will be asked to clear this up.

A meeting will be scheduled with the Developers and the Air Force to discuss billboards and signage. There appears to be some confusion and a meeting will alleviate any misunderstandings.

After extensive review, it was determined that the DRC was comfortable with the Guidelines and would submit the first four (4) chapters to the MIDA Board for approval. When presenting these Guidelines to the Board, the Board will be told that further discussion with the Developer and the Air Force on any red-lined items is recommended. It is anticipated that the MIDA Board will be able to adopt the Guideline at the December Board Meeting pending DRC approval.

Randy Daily made a motion that the DRC make a recommendation that the MIDA Board adopt the Development Standards and Guidelines with the proposed changes as discussed. Barry Burton seconded the motion followed by a unanimous vote to present the Guideline recommendation to the MIDA Board.

### **Other Business**

All were shown appreciation for their input and assistance.

**Next Meeting**

Since the regular meetings for November and December fall on holidays, the DRC Meetings will be moved to the third Thursday instead of the fourth in November and December. The dates for these meetings are Thursday, November 20, 2008, and December 18, 2008. Both meetings will be held at 1:30 p.m. If there are no pressing items in December, that meeting may be cancelled.

Barry Burton made a motion that the meeting adjourn. The meeting adjourned at 3: 1 0 p.m.