



Military Installation Development Authority

DRC Meeting

December 18, 2008

The Development Review Committee of the Military Installation Development Authority held a public meeting on Thursday, December 18, 2008, at 1:30 a.m. at the Roy Simmons Entrepreneurial Center, Davis Business Alliance, 450 Simmons Way, Kaysville, Utah. The meeting was called to order by Rick Mayfield. On roll call, the following directors/staff were found to be present and excused:

Present

Rick Mayfield
Ricky Carlson
Lynn Moulding
Barry Burton
Gregg Benson
Jared Hall
Tony Reynolds

Staff/Visitors

Ron Richins
Paul Morris
Brian Arnold
Corey Shupe
Aaron Bloxham
Jason Thompson
Karen Jenson
Beverley Jacobs

Excused

Adam Lenhard
Randy Daily
Ron Kusina

Approval of Minutes

Prior to the approval of the minutes, Lynn Moulding was officially welcomed as the Riverdale City alternate representative.

Ricky Carlson made a motion that the DRC minutes for the November 20, 2008, meeting be approved as presented. Gregg Benson seconded the motion followed by a unanimous vote to accept the minutes.

MIDA Board Action Update

Based on the DRC recommendations, at the December 2, 2008 meeting, the MIDA Board adopted the following policies:

- Final Project Area Plan
- Three-Party Agreement
- The Development Standards & Guidelines excluding 5.20 dealing with billboards. (This item was discussed later in the meeting.)
- UDOT Contract – funding pending the Governor’s release of funds.

During a Legislative Breakfast Update meeting that had been held earlier in the day, the accomplishments, responsibilities and successes of the DRC had been explained to the Legislators. The Legislature is looking for incentives that will help draw companies and jobs to Utah. The Falcon Hill development

New Sign Code Language

The new suggested Sign Code Language was thoroughly reviewed. The proposed language is a compromise between those who want to allow billboard signs and those who do not. The Developer has indicated they are satisfied with the new language. Currently there are two billboards that are located within the project. Whatever agreements the Air Force and the sign companies have made will have to be enforced. The engineers will be surveying the area to ensure the boundary lines and taxing entities are correct. They will also conduct an underground survey that will allow mapping of all underground utility lines.

Barry Burton made a motion that the DRC recommend that the MIDA Board adopt *Section 5.20 Freeway Oriented Off-Premise Signs* as presented. Ricky Carlson seconded the motion followed by a unanimous vote to recommend that Section 5.20 be considered by the MIDA Board for adoption.

Engineering Standards

There is some overlap between the Development Standards and Guidelines and the Engineering Standards recently prepared. In an effort to avoid duplication and wasting time, the Standards that have already been approved will be used.

There is an urgent need for the engineers to focus on the street and utility standards. Jason Thompson presented a draft cross section of the access road and reviewed the details stressing the need for consistency. MIDA is expected to make inspections that are in compliance with the UDOT contract.

Tony Reynolds made a motion to approve using what has been designed to avoid impeding the project. Lynn Moulding seconded the motion which was followed by a unanimous vote to use what was already designed.

As soon as the utility and street standards are ready for review, they will be sent to the DRC members. A special DRC meeting will be called to review the standards. This will allow ample time for a final revision to be made that will be presented for recommendation to the MIDA Board at the January DRC meeting. DRC members were encouraged to discuss the standards with their city staff and were encouraged to bring their city engineers to the special meeting. If the DRC approves the standards, they will be recommended to the MIDA Board for adoption in

February. DRC members were reminded of the importance to attend the DRC meetings or to have an alternate present.

DRC members were encouraged to voice their opinion and let the MIDA staff know what works and what won't. Chapters 1-5 of the Design Standards have been approved, but additional standards will be added to this document.

Public Comments

Greg Scott, Wasatch Front Regional Council

- Gregg Suggested that verbiage be added to the Standards identifying land that could potentially be used for mass transit.

Appreciation was shown to Gregg. This suggestion is already under consideration pending a further study.

Traffic Study Summary

In an earlier meeting, UDOT had briefed the MIDA staff on the traffic study their traffic engineers had performed. During this meeting, different modeling scenarios had been presented with a discussion on the conflict between the UDOT recommendations and Hill AFB security issues. A meeting is being scheduled with UDOT, Hill AFB and MIDA to discuss and resolve these issues.

The Developer has already started redrawing the proposed road adding a third (3rd) lane. It is hoped that this will be a good compromise that UDOT can accept.

Moving the gate back is very significant move in helping to alleviate the traffic. This was one of the recommendations from the UDOT traffic study. The movement of the gate fulfills the MIDA/UDOT requirements. In the UDOT briefing, it was mentioned that the cost for a rebuild of the interchange and building a new interchange at Sunset would be approximately the same. Another study will need to be done to determine the best use for the money. Who is responsible for such a study has not been determined; most likely, it will be a joint effort.

In the Design Guidelines, references are made to the fees that the developer pays when the Master Development Concept Plan and the Site Plans are submitted. In an effort to determine what these fees should be, DRC members were asked to e-mail the equivalency of what their city's charge to Beverley. It is anticipated that plans will be submitted soon; the fees need to be determined prior to the submission of the Developer's application.

Other Business

DRC members were reminded that the next MIDA Board Meeting will be held on Tuesday, January 6th. MIDA Board Meetings are scheduled for the first (1st) Tuesday of each month and all are welcome to attend. DRC members will be updated on any actions taken by the MIDA Board.

During the Legislative Update Breakfast, the Legislators were told about the DRC and the tremendous work they have done to keep the project going while keeping their respective cities informed. They were impressed with the caliber of the representatives and the speed at which this group has been able to move the project forward.

Next Meeting

The next scheduled DRC Meeting will be held on January 22, 2009, at 1:30 p.m.

Barry Burton made a motion to adjourn. The meeting adjourned at 2:40 p.m.