



*Military Installation Development Authority*

**DRC Meeting**

February 5, 2009

The Development Review Committee (DRC) of the Military Installation Development Authority held a public meeting on Thursday, February 5, 2009, at 2:30 p.m. at the Roy Simmons Entrepreneurial Center at 450 Simmons Way, Kaysville, Utah. Meeting was called to order by Rick Mayfield. On roll call, the following were found to be present and excused.

**Present**

Rick Mayfield  
Ricky Carlson  
Mickey Hennesse  
Gregg Benson  
Barry Burton  
Randy Daily  
Tony Reynolds

Mark Holt  
David Wadman  
Ron Richins  
Cory Shupe  
Aaron Bloxham  
Reid Dickson  
Jason Thompson  
Jed Vandemerwe  
Paul Morris  
Lynn Woodbury  
Gary Stewart  
Travis Lish  
Carol Carpenter  
Beverley Jacobs

**Excused**

Adam Lenhard  
Ron Kusina

**Visitors/Staff**

Gregory Scott  
Bruce Cardon

**Approval of Minutes – January 22, 2009**

Tony Reynolds noted that Mark Miller had attended the last DRC Meeting and was not noted as attending. With that correction, he made a motion that the minutes for the DRC Meeting, held on January 22, 2009, be approved. Randy Daily seconded the motion followed by a unanimous vote to accept the amended minutes.

**Legislative Update**

MIDA has prepared some amendments for the Legislature that will clarify the MIDA statute. It is Senate Bill 56 (SB56). With the proposed amendments, MIDA will be able to collect taxes *like* a municipality, using those funds for operational costs with any excess funds being distributed among the participating government entities. The safeguard is there are Mayors on

the MIDA Board who oversee the MIDA budget that will act as guardians to ensure the funds are appropriately utilized.

The amendment ensures that MIDA will never become a municipality. All services, i.e. police and fire protection, will be contracted through a city or private entity. The contracting entity will be fully reimbursed for their services.

Through this project, up to 75% of the property taxes may be used for infrastructure, and the remaining 25% will be divided among the participating government entities. Because the project is on federal land, and has never been subject to taxation, this will be new revenue.

For the last three (3) years, the Air Force has been trying to create an enterprise zone in Park City. Some people think that is the reason MIDA has proposed SB56, but this is in error.

The Developers gave a progress report to the Senate today, February 5, 2009. It is hoped that the Legislature will be able to appropriate funding that can be used for infrastructure and development.

If cities have concerns, or would like additional clarification on SB56, a meeting will be scheduled. Clearfield City has already arranged for a meeting.

### **Review & Discussion – Chapter 7-Roadway Design Standards**

All were shown appreciation for taking the time to review the documents prior to the meeting and submitting recommendations. The Roadway Design document was thoroughly reviewed and discussed. Changes and/or corrections will be made by the Synergy Consultants and will be sent out to the DRC for review.

### **Review & Discussion – Chapter 8-Utility Design Standards**

The Utility Design Standards were thoroughly reviewed and discussed. Synergy Consultants will make any necessary changes, and the new document will be sent to the DRC for review.

### **Review & Discussion – Chapter 2-Review Procedure**

A number of changes were proposed for Chapter 2, the Review Procedure. These changes were thoroughly discussed and blue line designs will make the appropriate changes in this document. After the changes are made, the new document will be sent to the DRC for review.

### **Other Business**

The updated documents will be sent as soon as they are available. It was requested that concerns or feedback be sent as quickly as possible so any additional changes or corrections could be

addressed. It is hoped that the documents will be complete and ready for the next DRC meeting so the DRC can make recommendation that the MIDA Board adopt these Chapters.

**Public Comments**

There were no public comments.

**Next Regular Meeting**

The next scheduled DRC Meeting will be on Thursday, February 26, 2009, at 1:30 p.m. If another meeting needs to be scheduled prior to that date, DRC members will be notified.

Appreciation was shown for their dedication. The meeting adjourned at approximately 4:30 p.m.