

Approved April 11, 2024

DEVELOPMENT ADMINISTRATION BOARD

Development Administration Board meeting of the was called to order by Rob Patterson March 14, 2024, at 3:09PM. In attendance which made a quorum were the following:

Jay Baughman, City Administrator and Community Development Director
Rob Patterson City Attorney and Planning and Zoning Administrator
Andy Spencer City Engineer and Public Works Director
Audrey Moore Planning Commission member.

Agenda Item: Request from Mike Hawkins subdivider of the Hawks Landing to extend the deadline of his plat. The original plat was approved June 20, 2023. Under the old code it would have expired December but was granted an administration extension as we were working out a ditch issue, he has been asked to apply for an extension to formally extend it until December 17, 2024. Application was submitted.

Rob then discussed when the DAB can approve an extension. They must show good cause that they are making progress to make the improvements and record the plat. Restriction to approve a extension, is if it no longer conforms to current land use regulations, property has been developed in a manner that precludes the development which was originally approved. If there are sensitive lands that have been identified or tried to modify the subdivision. None of which are present on this property.

Andy Spencer asked 2 questions. 1- Mike reached out and inquired about going down from 7 lots to 6, but then believed Mike was keeping the original 7. Rob said he believed that to be right. The process of going from 7 to 6 was explained and Mike did not follow up on that and so we are sticking with the original 7 lots that were approved. Question or really comment 2 – Along lots 1,2,3 where it borders 11200 N on the final plat the irrigation easement should also be a utility easement, so these homes can be served by power, gas etc. And because this is a Lehi Irrigation facility, we would like Lehi Irrigation to sign the plat accepting these improvements and approving the plans. These are to be added as conditions of the extension.

Rob agreed with the public utility as this is standards on plats that are recorded in our city. Andy explained by way of explanation that recently there was an issue with Pleasant Grove irrigation and who was responsible to maintain a ditch on a subdivided lot, Pleasant Grove were resistant as they hadn't approved the and so they were saying it was Highlands Facility. Highland is being more careful to have Irrigation companies sign off on any improvements.

Audry are there any other changes to the plat, Rob said as of now no. Original Plat and Civil Plans that have already been approved. All the original approvals and conditions from the council are still in place, we are just approving the extension and adding any other conditions we might have as was looked at it.

Andy Spencer MOVED that the Development Administration Board accepts the findings and approves the request to extend the final plat of Hawks Landing to December 17, 2024. Subject to all the original conditions of the approval by the city council and continuing with this extension the Irrigation easement along lots 1, through 3 also being denoted as a public utility easement. A signature block for Lehi Irrigation being added to the plat and as a side note and not a condition of approval that the applicant

be informed relative to if he ever did want to change and reduce those lots 6 and 7 into one lot that we would then require him to go up into the street and terminate the utility laterals that he is now going to have to install, a little bit of encouragement to make up your mind now. If that makes sense that we build it once and build it right. That is my motion.

Jay Baughman SECONDED the motion.

The vote was recorded as follows:

<i>Jay Baughman, City Administrator and Community Development Director</i>	<i>Yes</i>
<i>Rob Patterson City Attorney and Planning and Zoning Administrator</i>	<i>Yes</i>
<i>Andy Spencer City Engineer and Public Works Director</i>	<i>Yes</i>
<i>Audrey Moore Planning Commission member.</i>	<i>Yes</i>

The motion passed 4:0

Meeting adjourned at 3:17PM