

Jim Brass stated that it is common for hotels, auto dealership and others to have a standard look established that must be adhered to in new developments.

Blair Camp made a motion to approve a resolution to modify the Participation and Development Agreement concept plan with State and Vine LLC. Seconded by Brett Hales.

Call vote recorded by Jennifer Kennedy.

A _____ Diane Turner

A _____ Dave Nicponski

A _____ Blair Camp

A _____ Brett Hales

A _____ Jim Brass

Motion passed, 5-0.

DEVELOPMENT UPDATES

Mr. Tingey stated that there have been recent conversations with Woodbury Development related to a future development agreement for the downtown area. There are a number of components to be addressed in the agreement and some degree of complexity. The general concepts have been discussed and a draft agreement is anticipated this fall for review. In the Fireclay area, the Birkhill Apartments project by Parley's Partners is moving forward and they are in the process of obtaining building permits for the new parking structure and next phase of living units. The final phase of this project will be the commercial component which is currently in the marketing process.

Dave Nicponski asked if the parking requirements are different for each developer in Fireclay. Tim Tingey responded that the requirements are the same although Parley's Partners has worked to provide the necessary number of parking spaces on their site while others have relied on on-street parking to meet the minimum standards. He said that the ordinance has been changed to address this but the previous project was already in place prior to the change. Mr. Tingey said that Parley's Partners has adequately addressed their parking needs by providing structures and have done a good job in providing the needed space.

Mr. Tingey stated that he met with the Zions Bank consultants that are assisting in putting together information for the Ore Sampling Mill site. He said that he expects to have a draft of the area plan at the end of August to begin discussing. He said that this will be a Community Development Area (CDA) and will involve negotiations with individual taxing entities and not require a meeting with the Taxing Entity Committee. He stated that eventually there will be an interlocal agreement entered into with each taxing entity to create a redevelopment area around the Ore Sampling Mill. Blair Camp asked if the CDA will only include the Ore site or if adjacent properties will also be included. Tim Tingey responded that there will be multiple properties included because there are a number of parcels in need of redevelopment in the area.

Meeting adjourned.

B. Tim Tingey, Executive Director