

**Adopted Minutes  
Development Review Committee  
January 8, 2003**

The meeting was called to order at 10:05 am by Emil Pierson.

Staff Members Present: Emil Pierson, Planning Director; David A. Oyler, City Manager; S. Junior Baker, City Attorney; Richard Nielson, Assistant Public Works Director; Jeff Foster, Power Superintendent; Keith Broadhead, Public Works Inspector; Doug Shorts, Chief Building Official; Marvin Banks, Public Works Superintendent; Dee Rosenbaum, Public Safety Director; Ryan Baum, Public Works Inspector; Nate Crow, GIS Specialists; and Connie Swain, Deputy Recorder.

Representatives Present: John D. Smiley, *Aspen Meadows*, Wade Payne, *Canyon Glen & Canyon Crest*, LeGrand Woolstenhulme, *Canyon Glen & Canyon Crest*.

**Aspen Meadows Final Plat H**

Mr. Pierson said Aspen Meadows plat H contains nine single family lots and is located at 1700 South and 1700 East. The homes will have 35 foot front yard setbacks and side entrance garages with T-shaped driveways to allow easy access onto 1700 East.

*At 10:10 am Junior Baker arrived*

Mr. Nielson reminded Mr. Smiley of the new development standard requirements. There will need to be a preconstruction hearing before construction begins. The road at 1700 East will need to remain in place until spring when asphalt batch plants reopen.

Mr. Foster said the main electric utility line is to run along 1700 East.

Mr. Baker made a **motion** to approve Aspen Meadows Final Plat H with the following condition(s):

1. The road on 1700 East is not to be excavated or removed until Spring when paving is possible.

Mr. Foster **seconded**, and the motion **passed** with a unanimous vote.

**Canyon Glen Phase I - Re-approval**

Mr. Pierson said this is a request for re-approval of Canyon Glen Phase I, previously approved on June 20, 2001 and July 10, 2002. The phase is located at 3400 East Riverbottoms Road and consists of four multi-unit buildings with ten units total.

Mr. Baker asked Mr. Woolstenhulme if this is the development connected to a pending lawsuit.

Mr. LeGrand said the development has a lawsuit pending.

Mr. Baker said the city would require the lawsuit to be resolved before any building permits are issued.

Mr. Pierson asked when the landscaping will be completed.

Mr. Payne said it would be completed in the Spring or Fall of this year.

Mr. Nielson asked if the storm drain for Canyon Crest Drive was in place.

Mr. Woolstenhulme said it would be recorded along with the plat.

Mr. Oyler asked where visitors would park for units along Riverbottoms Road since driveway entrances are located behind each unit.

Mr. Woolstenhulme said visitors would most likely park on Riverbottoms Road.

Mr. Baker made a **motion** to re-approve Canyon Glen Phase I with the following condition(s):

1. The landscaping is to be installed as per the City Planning Director and the hillside landscaping is to be completed by April 30, 2003,
2. Prior to the issuance of any building permits the developer is to either resolve the law suit or post a bond holding the city harmless as to the lawsuit, and
3. Meet any previous conditions set forth on June 20, 2001 or July 10, 2002.

Mr. Nielson **seconded**, and the motion **passed** with a unanimous vote.

### **Canyon Crest Plat C - Re-approval**

Mr. Pierson said this is a request for re-approval of Canyon Crest Plat C, previously approved on June 20, 2001 and July 10, 2002. The phase consists of nine single family lots located at 3450 East Riverbottoms Road. The developers have met with Richard Heap to discuss development standards.

Mr. Shorts said any hillside lots are not to be modified on unbuild able areas without written permission from a Spanish Fork City Engineer.

Mr. Pierson made a **motion** to re-approve Canyon Crest Plat C with the following condition(s):

1. The owner of the development is to notify each homeowner not to modify any lot areas with crosshatching or unbuildable areas,
2. Prior to the issuance of any building permits the developer is to either resolve the law suit or post a bond holding the city harmless as to the lawsuit, and
3. Meet any previous conditions set forth on June 10, 2001 or July 20, 2002.

Mr. Banks **seconded**, and the motion **passed** with a unanimous vote.

### **Other Business**

Mr. Short said the undeveloped subdivision located at the new school on 400 North is causing an

excess amount of dust and sand when the wind blows. He asked when landscaping will installed.

Mr. Pierson said the school development is outside of the city's growth boundary and may not be built upon for six months or more. Mr. Short was told to contact Steve Carter at Nebo School District

### **Adjournment**

Mr. Nielson made a **motion** to adjourn. Mr. Banks **seconded**, and the motion **passed** with a unanimous vote. The meeting was adjourned at 10:40 am.