

**Adopted Minutes  
Development Review Committee  
July 2, 2003**

The meeting was called to order at 10:10 a.m. by Richard Heap.

Staff Members Present: Richard J. Heap, City Engineer/Public Works Director; Emil Pierson, Planning Director; S. Junior Baker, City Attorney; Marvin Banks, Utility Superintendent; Jeff Foster, Electric Superintendent; Doug Shorts, Chief Building Inspector; Keith Broadhead, Public Works Inspector; Ryan Baum, Public Works Inspector; Dee Rosenbaum, Public Safety Director; and Connie Swain, Deputy Recorder.

Representatives Present: Jim Biesinger, Kelly Johnson, LeGrand Woolstenhulme, *Canyon Glen Townhomes*, and Wade Payne, *Canyon Glen Townhomes*.

**Minutes**

Mr. Heap made a **motion** to table the June 25, 2003 minutes of the Development Review Committee meeting until conditions can be reviewed. Mr. Baker **seconded**, and the motion **passed** with a unanimous vote.

**Kelly Johnson Subdivision Waiver**

Mr. Pierson said this item was tabled on June 25, 2003 to allow the piping of the irrigation ditch to be discussed with Mr. Heap. It has been determined that the irrigation ditch on the east side of Johnson property will not be piped at this time since Mr. Johnson currently uses the ditch for the irrigation of his property. Also, Mr. Pierson said our standards require a masonry wall along major collector roads. He asked if there could in a lien in lieu of the wall to postpone the installation of the wall until the entire property is developed in the future.

Mr. Baker said a lien in lieu of the wall is possible and he also asked if there is a connector's agreement with Nebo School District.

Mr. Pierson said the utilities are already stubbed in and the City Ordinance allows the School District 30 days to request a connector's agreement and the time period has passed.

Mr. Pierson made a **motion** to approve the Kelly Johnson Subdivision Waiver on the following condition(s):

1. The ditch on the east side of the property is to be piped or abandoned in the future when the remaining portion of the property is developed,
2. The electrical design and layout are to be approved by Jeff Foster of the Electrical Department, and
3. A lien in lieu of the masonry wall is to be granted.

Mr. Baker **seconded**, and the motion **passed** unanimously.

**Desert Storm Preliminary Plat (Formerly Biesinger Slough)**

Mr. Pierson said Mr. Biesinger has redesigned the preliminary plat as requested.

Mr. Biesinger said he would like to adjust some of the lot lines.

Mr. Heap will need additional time to review the utility design. He said the Utah Department of Transportation has approved the masonry wall on the easement, however, if the wall is moved in the future it will be done at the property owners expense.

Mr. Pierson made a **motion** to approve the Desert Storm Preliminary Plat by Jim Biesinger on the following condition(s)

1. Install, from the beginning of lot 1 to the end of lot 4, a masonry wall, stamped concrete, grates, and tree wells with 2" caliper trees along Highway 51,
2. Receive approval of the electrical design and layout from Jeff Foster of the Electrical Department, and
3. Finalize the utility review by complying with and working with the Engineering Department.

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

### **Canyon Glen Phase II Final Plat**

Mr. Pierson said phase II of the Canyon Glen Subdivision consists of 9 units located along Riverbottoms Road.

Mr. Baker asked Mr. Woolstenhulme if the law suit with Valley Asphalt had been resolved.

Mr. Woolstenhulme said they are in the process of resolving the law suit. He also said there is enough money in the cash bond to pay for the settlement if necessary.

Mr. Baker said the cash portion of the bond should not be released until the utilities are in and the law suit is resolved.

Mr. Shorts asked if a "turn about" is needed during construction.

Mr. Payne said they already have an easement for a "turn about" with phase I and it will be moved to phase II.

Mr. Pierson asked if the access trail to the school will be in phase III.

Mr. Woolstenhulme said the trail will be in phase III.

Mr. Baum said there have been problems in the area during construction with information conduit being hit.

Mr. Foster said the developer needs to make sure all of the utilities run in the correct area due to the limited space. This will help resolve any future problems concerning lines being hit.

Mr. Shorts suggested installing electric junction boxes on both sides of each building, otherwise

in order to run services to the adjacent unit the conduit needs to be under concrete or 2-foot underground.

Mr. Pierson made a **motion** to approve the Canyon Glen Phase II Final Plat on the following condition(s):

1. Receive approval of the electrical design and layout from Jeff Foster of the Electrical Department,
2. Install a temporary “turn about” for use during construction on the plat, and
3. The cash portion of the subdivision bond will not be released until the improvements are in and the law suit with Valley Asphalt is resolved.

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

### **Other Business**

None

### **Adjournment**

Mr. Banks made a **motion** to adjourn, Mr. Baker **seconded** the motion, the motion **passed** with a unanimous vote, and the meeting adjourned at 11:05 a.m..