

**Adopted Minutes
Development Review Committee
April 14, 2004**

The meeting was called to order at 10:05 a.m. by Richard Heap.

Staff Members Present: Richard J. Heap, Engineering/Public Works Superintendent; MaryClare Maslyn, Assistant City Manager; Emil Pierson, Planning Director; Jeff Foster, Electric Superintendent; Christine Johnson, Assistant City Attorney; Doug Shorts, Building Inspector; Dee Rosenbaum, Public Safety Director; Ryan Baum, Public Works Inspector; Chris Thompson, Design Engineer; Marvin Banks, Public Works Superintendent; Shawn Beecher, GIS Specialist; and Connie Swain, Deputy Recorder.

Citizens Present: Rick Christensen, *Canyon Glen* and LeGrand Woolstenhulme, *Canyon Glen*.

Minutes

Mr. Pierson made a **motion** to approve the Development and Review Committee meeting minutes of April 7, 2004 as presented. Mr. Rosenbaum **seconded**, and the motion **passed** with a unanimous vote.

Canyon Glen Final Plat C

Mr. Pierson said this is Canyon Glen Final Plat C, submitted by LeGrand Woolstenhulme. It is shown as phase 3 on the plat. Mr. Pierson asked Mr. Woolstenhulme to change the plats from phase 3, 4 and 5, to plats C, D, and E.

Mr. Banks made a **motion** to approve the Canyon Glen Final Plat C. Ms. Johnson **seconded**, and the motion **passed** with a unanimous vote.

Canyon Glen Final Plat D

Mr. Pierson said this is the Canyon Glen Final Plat D, submitted by LeGrand Woolstenhulme. It is shown as phase 4 on the plat.

Ms. Maslyn asked if there are any drainage concerns.

Mr. Baum said the drain system has been approved.

Mr. Foster made a **motion** to approve the Canyon Glen Final Plat D. Ms. Maslyn **seconded**, and the motion **passed** with a unanimous vote.

Canyon Glen Final Plat E

Mr. Pierson said this is the Canyon Glen Final Plat E, submitted by LeGrand Woolstenhulme. It is shown as phase 5 on the plat.

Mr. Short asked where the driveways exit.

Mr. Pierson said this is the only plat with driveways exiting onto Riverbottoms Rd.

Mr. Heap said partial building permits will be allowed at this time for footings and foundations only.

Mr. Short said there will be fines imposed for tracking mud onto the streets.

Mr. Thompson said utility services requirements and handicapped and pedestrian ramps will be changed in the Construction and Development Standards. The developer will need to meet the new requirements. Mr. Thompson will provide a copy of the new standards to Mr. Woolstenhulme.

Ms. Maslyn asked if there are any drainage issues.

Mr. Pierson said there are no drainage issues.

Mr. Heap made a **motion** to approve the Canyon Glen Final Plat E with the following condition(s):

1. Meet all applicable changes to the Construction and Development Standards.

Ms. Maslyn **seconded**, and the motion **passed** with a unanimous vote.

Construction and Development Standards Discussion

Mr. Thompson said the Zoning Ordinance allows driveways to be 25 feet from a collector road. He said the Construction and Development Standards have greater details and are not consistent with the Zoning Ordinance. He suggested modifying the Zoning Ordinance to match the Construction and Development Standards.

Mr. Pierson said the problem is you are dealing with setbacks for the entire city.

Ms. Maslyn said both the Zoning Ordinance and the Construction and Development Standards should be consistent.

Mr. Pierson said engineering and planning are addressing separate issues.

Mr. Thompson said engineering standards are based on safety issues. The Construction and Development Standards state driveways must be a minimum of 50 feet from a corner.

Mr. Pierson said corner lots would never meet those requirements.

Mr. Rosenbaum said he cannot see a problem with allowing driveways to be 25 feet from a local road.

A discussion took place concerning the problems and options.

Mr. Heap said the issue will be discussed within the engineering and planning departments and the proposed changes will be presented to the Development Review Committee at a later date.

Mr. Banks made a **motion** to table the Construction and Development Standards discussion. Ms. Maslyn **seconded**, and the motion **passed** with a unanimous vote.

Other Business

None

Adjournment

Mr. Pierson made a **motion** to adjourn. Ms. Maslyn **seconded**, and the motion **passed** with a unanimous vote. The meeting adjourned at 10:55 am.