

**Adopted Minutes
Development Review Committee
January 22, 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; Jeff Foster, Electric Superintendent; Chris Thompson, Design Engineer; Doug Shorts, Chief Building Official; Marvin Banks, Public Works Superintendent; Nate Crow, GIS Specialist; and Connie Swain, Deputy Recorder.

Representatives Present: Chris Salisbury, *Salisbury Homes*, Travis Gerta, *Davencourt*, Steven Maddox, *Davencourt*, Bernard Cope, *self*, and Phil Carroll, *Community Housing Service*.

Minutes

Mr. Oyler made a **motion** to approve the January 15, 2003 minutes of the Development Review Committee meeting as presented. Mr. Pierson **seconded**, and the motion **passed** with a unanimous vote.

Community Housing Rezone - 1495 South 1400 East

Mr. Pierson said the request by the Community Housing Service is to rezone approximately 1.41 acres at 1495 South 1400 East from Residential (R-R) to Low Urban Residential (R-1-12).

Mr. Baker asked how the property to the East would have access when developed.

Mr. Pierson said the property to the East would be accessed through a cul-de-sac.

Mr. Carroll said the property requested to be rezoned would contain a L-shaped building with 41 senior housing units.

Mr. Pierson said the site plan for the property will be reviewed by the Development Review Committee, the Planning Commission, and City Council prior to approval of the site.

Mr. Baker made a **motion** to approve the request to rezone 1.41 acres at 1495 South 1400 East from Residential (R-R) to Low Urban Residential (R-1-12) on the following condition(s):

1. The rezone is consistent with the General Plan, and,
2. The rezone has no harmful effects on the surrounding neighborhood.

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

Conditional Use Permit - Bernard and Norma Cope

Mr. Pierson said this agenda item was tabled from December 18th to determine the location of the second parking pad. The Copes have obtained an additional five feet of property from Jeff Finch to the East for a parking easement. This will allow adequate space to install one covered parking

pad and one uncovered parking pad to the East side of the Cope home.

Mr. Baker made a **motion** to approve the conditional use permit requested by Bernard and Norma Cope permitting an accessory apartment at the home at 1061 East 300 North on the following condition(s):

1. The easement for the additional property from Jeff Finch is to be signed and recorded, and,
2. The engineering department is to verify the easement is correct.

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

Northgate Plaza Site Plan Revision

Mr. Pierson said this is a request submitted by Carl Pitt of Amsource in connection with the Northgate Plaza to revise the site plan. The revision would be to eliminate one retail pad and enlarge another retail pad in the Maceys area and to add a restaurant pad in the Cal Ranch area.

Mr. Pierson said there is more than adequate parking available for the proposed businesses.

Mr. Foster said the electric utilities to the pads have been addressed.

Mr. Foster made a **motion** to approve the Northgate Plaza Site Plan revision request on the following condition(s):

1. Any previous conditions set forth are to be met as required.

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

Rock Cove Preliminary Plat Amendment

Mr. Pierson said the request is to amend the Rock Cove Preliminary Plat to include an additional three lots and to amend the easements in the areas with twin homes due to the fact they would like to build only single family homes.

Mr. Oyler stated the additional three lots cannot be built on until the building restrictions are lifted.

The Construction and Development Standards require a 7.5 foot side yard setback between homes. Mr. Foster said the utility easements in the setbacks are in place as per the requirements for twinhomes. Mr. Foster will examine the easements and setbacks and make recommendations to the Development Review Committee at the next meeting if additional electric utility easements are required.

Mr. Foster made a **motion** to table the Rock Cove Preliminary Plat Amendment until the Development Review Committee meeting on January 29, 2003. Mr. Baker **seconded**, and the motion **passed** with a unanimous vote.

Davencourt Re-approval of Preliminary Plat

Mr. Pierson said this item is a request for the re-approval of Davencourt Preliminary Plat.

Mr. Maddox said they will be combining two play areas into one and installing a 5 foot berm in front of the railroad tracks with a fence on top of the berm. Questar gas will be coming through the easement near the railroad tracks this spring to install a new gas line so they will complete the work after the gas line is complete.

Mr. Baker said Questar Gas is concerned with the gas line easement in the Davencourt area. Mr. Maddox or the Davencourt Homeowners Association need to contact Questar Gas to discuss any concerns with the gas line easement.

Mr. Pierson made a **motion** to re-approve the Davencourt Preliminary Plat on the following condition(s):

1. Contact Questar Gas and address any problems with the gas line easement.

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

Adjournment

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