

**Adopted Minutes
Development Review Committee
February 26, 2003**

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

Staff Members Present: Richard Heap, Engineering/Public Works Director; Emil Pierson, Planning Director; David A. Oyler, City Manager; S. Junior Baker, City Attorney; Jeff Foster, Electric Superintendent; Dee Rosenbaum, Public Safety Director; and Connie Swain, Deputy Recorder.

Representatives Present: Eric Maynes and Rob McGovern.

Minutes

Mr. Baker made a **motion** to approve the January 29, 2003 minutes of the Development Review Committee meeting with changes as noted. Mr. Pierson **seconded**, and the motion **passed** with a unanimous vote.

Mr. Pierson made a **motion** to approve the February 5, 2003 minutes of the Development Review Committee meeting with changes as noted. Mr. Baker **seconded**, and the motion **passed** with a unanimous vote.

Wolf Hollow Heights East Plat F

Mr. Pierson said this is a three lot final plat revision. Each lot meets the minimum requirements. Mr. Crow will verify that the plat is recorded correctly.

Mr. Baker made a **motion** to approve Wolf Hollow Heights East Plat F on the following condition(s):

1. Receive approval from the Electric Department for installation of electric services, and,
2. Mr. Crow is to verify the vacation of Plat A.

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

10:20 - Dee Rosenbaum arrived.

Hales/Salisbury Rezone

Mr. Pierson said after the Rock Cove Plat amendment was approved by the Development Review Committee he realized the property needs to be rezoned from R-R to R-1-8. The property owners, Ernest Hales and Salisbury have filed a request to Rezone the property.

Mr. Oyler asked why the property needs to be rezoned before the building restriction is lifted in the East bench area.

Mr. Baker made a **motion** to recommend approval of the Hales/Salisbury Rezone on the following condition(s):

1. A Final Plat cannot be submitted until the storm drain on the East bench is upgraded and the building restriction for the area is lifted.

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

Findings: The Rezone follows the General Plan.

Gardner Rezone

Mr. Pierson said this is a request from Mike Gardner to Rezone three lots on the East side of his property at 1495 South 1400 East. However, Mr. Gardner qualifies for only one lot at this time.

Mr. Heap recommended Rezoning of one lot only at this time and when the building restrictions are lifted and Mr. Gardner is prepared to Rezone the entire property he can file a new Rezone request and complete the regular process.

Mr. Baker made a **motion** to recommend the zone change for one lot in the Southeast corner of the Gardner property large enough to qualify for the storm drain waiver and the balance of the Rezone request is denied at this time. Mr. Pierson **seconded**, and the motion **passed** with a unanimous vote.

General Plan Amendment/Growth Boundary

Mr. Pierson said several months ago the city council approved the new Annexation Policy Plan. However, the General Plan needs to better match the new Annexation Policy Plan. Mr. Pierson reviewed the proposed General Plan Amendment.

Mr. Baker made a **motion** to approve the General Plan Growth Boundaries as presented with the exception of the following changes;

1. Approximately five acres along 10th North to be shown as Rural Residential (R-R),
2. IFA Store area to be shown as Industrial or Commercial, and,
3. Northeast part of the river along the Golf Course to be shown as part of the Recreational Zone.

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

Adjournment

Mr. Pierson made a **motion** to adjourn. Mr. Baker **seconded**, the motion **passed**, and the meeting adjourned at 11:10 am.