

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

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

Staff Members Present: Richard Heap, Engineering/Public Works Director; David Oyler, City Manager; S. Junior Baker, City Attorney; Jeff Foster, Electric Superintendent; Richard Nielson, Assistant Public Works Director; Dee Rosenbaum, Public Safety Director; Ryan Baum, Public Works Inspector; Marvin Banks, Utility Superintendent; Keith Broadhead, Public Works Inspector; and Connie Swain, Deputy Recorder.

Representatives Present: Mr. Carl Pitt.

Macey's Subdivision Waiver

Mr. Baker suggested passing this item to allow additional time for the applicant to appear.

10:15 - Mr. Broadhead and Mr. Baum left

Zoning Text Amendment

Mr. Baker reviewed the proposed zoning text amendments.

Mr. Oyler asked if canvas vehicle tents are considered an accessory building. A discussion took place and a decision was not made, however, if the tents are considered to be accessory buildings there are many in the city which will be non-conforming.

Mr. Nielson suggested adding a green waste recycling facility to the Light Industrial uses.

Mr. Baker made a **motion** to recommend to the Planning Commission to approve the Zoning Text Amendments as follows:

1. Change in Accessory Buildings 17.28.040. A(5) The minimum front setback for detached garages and other accessory building shall conform to the minimum front setback for main buildings and shall be set at least six (6) feet from the main structure. *Accessory building located on a corner lot shall meet the same front and corner setback as required for the main structure.*
2. Change the Light Industrial (I-1) zoning district in 17.20.110.C. (Uses Subject to Conditional Use Permit) to include:
 10. *Publicly owned and operated recycling center*
 11. *Publicly owned and operated green waste facility*
3. Create a new zoning district known as the *Recreation Facilities District by ordinance*, providing for the uses at the fairgrounds, golf course, gun club, and Canyon View Park.

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

10:23 - Doug Shorts arrives

Macey's Subdivision Waiver

Mr. Pitt said the building pads for the Macey's Shopping Center will be considered separate lots.

Mr. Heap said the city will need parking easements, access easements, and utility easements.

Mr. Baker said the deed should indicate the three easements.

Mr. Shorts said the No Building Zone easement should also be shown.

Mr. Pitt said they have not granted a utility easement, however, it will be granted when the location for the utilities lines are determined and installed.

Mr. Baker made a **motion** to approve the Macey's Subdivision Waiver with the following condition(s):

1. Grant an access easement,*
2. Grant a parking easement, and,*
3. Grant a utility easement.

All easements subject to the approval of the legal department. Mr. Pierson **seconded**, and the motion **passed** with a unanimous vote.

**Mr. Baker later discovered the split is not just the Macey's Store pad but the whole lot and parking easement and access easement are not required, therefore, the motion shall only require the issuance of a utility easement.*

Adjournment

Mr. Baker made a **motion** to adjourn. Mr. Nielson **seconded**, the motion **passed**, and the meeting adjourned at 10:50 am.