

**Approved Minutes
Development Review Committee
January 18, 2006**

The meeting was called to order at 10:00 a.m. by Richard Heap.

Staff Members Present: Richard Heap, City Engineer/Public Works Director; Emil Pierson, Planning Director; S. Junior Baker, City Attorney; Seth Perrins, Assistant City Manager; Richard Nielson, Assistant Public Works Director; Marvin Banks, Public Utilities Superintendent; Ryan Bagley, Electrical Draftsman; Dee Rosenbaum, Public Safety Director; Shawn Jorgensen, Public Works Inspector; Ryan Baum, Public Works Inspector; Shawn Beecher, GIS Specialist; and Marlo Smith, Engineering Secretary.

Citizens Present: Glenn Way, *US Charter Development*; Ken Coleman, *M-13 Construction*; and Mark Dallin, *Dallin Construction*.

Mark Dallin Rezone

Mr. Pierson said the applicant Mark Dallin in requesting to rezone the proposed area from R-1-9 to R-1-6. According to the new state law a spot zone can be done.

Discussion took place regarding single family homes that will be built, not duplexes.

Discussion took place regarding the lot frontages and setbacks required for a

Mr. Pierson made a **motion to approve** the Mark Dallin Rezone from R-1-9 to R-1-6 at approximately 1150 East Canyon Road subject to the following conditions and findings:
CONDITIONS:

1. Only 3 single family units may be built.

FINDINGS:

1. The Rezone conforms to the General Plan of 2.5 to 3.5 units per acre.
The motion **died** for a lack of second.

Mr. Heap said he is not comfortable with the five foot side setback.

Discussion took place regarding the frontages and side setbacks.

**Doug Shorts arrived*

Mr. Bagley made a **motion to recommend denial** of the Mark Dallin Rezone from R-1-9 to R-1-6 at approximately 1150 East Canyon Road to the Planning Commission.
The motion **died** for a lack of second.

Mr. Baker made a **motion to recommend approval** of the Mark Dallin Rezone from R-1-9 to R-1-6 at approximately 1150 East Canyon Road subject to the following conditions:
CONDITIONS:

1. Enter into a Development Agreement that will require 10-foot side yard setbacks.
2. Density cannot be greater than the General Plan.
3. Only Single-family homes may be built.

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

MATC Site Plan

Mr. Pierson reviewed the MATC Site Plan. He said the MATC is a state college similar to UVSC.

Discussion took place regarding who owns the building.

Mr. Way said the state will own the building after a twenty year lease.

Discussion took place regarding the right-of-way for the road.

Mr. Heap said the City is still holding the check for the property by the canal and needs a description of what will be the road. This could reduce the price by reducing the area.

Discussion took place regarding the right-of-way and easement needed for the sewer and storm drain area.

Mr. Way said a subdivision plat is ready for submittal but they are trying to acquire the Ted Scott property the subdivision plat may be revised prior to submitting to the City.

Mr. Pierson asked for the dumpster locations.

Discussion took place regarding the amount of parking stalls required.

Mr. Pierson said he would like to see the entire site plan.

Mr. Banks made a **motion** to **table** the MATC Site Plan until the entire site plan has been submitted for review. Mr. Nielson **seconded** and the motion **passed** with a unanimous vote.

Discussion took place regarding the emergency on finishing the canal improvements.

Adjournment

Mr. Baker made a **motion** to adjourn. Mr. Banks **seconded** and the motion **passed** unanimously. The meeting adjourned at 10:50 a.m.