

**Adopted Minutes
Development Review Committee
March 12, 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; Richard Nielson, Assistant Public Works Director; Ryan Baum, Public Works Inspector; Marvin Banks, Utility Superintendent; Keith Broadhead, Public Works Inspector; Doug Short, Chief Building Inspector; Nate Crow, GIS Specialists; and Connie Swain, Deputy Recorder.

Representatives Present: Jim Nielsen and Corey Bennett, *C & A Construction*.

Minutes

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

Esther Ridge Plat D

Mr. Pierson reviewed the plat and said Mr. Crow will insure the gaps in the property lines are satisfied prior to recording. Mr. Pierson also stated the fence on the property to the east is on the Esther Ridge property. The owner of the property to the east is interested in purchasing the property containing the fence. However, it is unlikely the developer would be interested in selling the property.

A discussion followed concerning the appropriate time frame for a preliminary title report.

Mr. Pierson said recently C & A Construction installed a road in the Esther Ridge area and found an irrigation ditch had been piped running to the property to the north. The ditch belongs to Adam Jerome. Mr. Jerome has obtained legal counsel to resolve the issue if necessary.

Mr. Baker said as long as we can deliver him water in the quantity he requires there will not be an issue.

Mr. Bennett said he talked with Adam Jerome. Mr. Jerome said he current pays \$35 to \$40 a year for the water he uses and it would cost \$300 to \$400 a year for city pressurized irrigation. Mr. Bennett said his only alternative is to restore the 24 inch water line at 1700 South and he will use a 24 inch siphon to provide Mr. Jerome the necessary irrigation water.

Mr. Nielson said the 24 inch siphon and line will provide Mr. Jerome with the water he requires.

Mr. Pierson asked if the berm on the Esther Ridge property contains the piped ditch.

Mr. Bennett said he does not know yet if the piping is in the berm.

Mr. Oyler asked if this item should be tabled to allow the developer to meet with the irrigation company to resolve the easement issue to the head gate and the ditch.

Mr. Nielson suggested approving the plat with an access easement. A discussion followed concerning the possibility of a pipeline easement.

Mr. Pierson made a **motion** to table Esther Ridge Plat D until the developer can meet with the Engineering Department and the irrigation company and resolve the head gate, ditch, and access issues. Mr. Oyler **seconded**, and the motion **passed** with a unanimous vote.

This item is tentatively tabled until March 19th.

10:35 - Doug Short arrived

Esther Ridge Plat E

Mr. Pierson said he recalls a letter from the East Bench Canal Company concerning a request by Esther Ridge to pipe the irrigation ditch.

Mr. Oyler said the contents of the letter will need to be determined. It is unclear if East Bench Canal Company requested additional information or waived the piping.

Mr. Pierson made a **motion** to table Esther Ridge Plat E until the irrigation ditch issue is resolved. Mr. Banks **seconded**, and the motion **passed** with a unanimous vote.

Jim Nelson - Agenda Request - Car Wash Driveway

Mr. Nelson requested to put in a drive approach directly in front of the car wash he is building at 1350 East Center rather than require patrons to access the car wash from the adjacent plaza.

Mr. Pierson said he is concerned with the possibility of cars stacking on Center St. waiting to enter the car wash.

Mr. Nielson said if the drive approach is approved there needs to be 90 to 100 feet of separation between the two entrances.

Mr. Broadhead said the water meter is near the proposed drive approach and the meter will need to be avoided. Also, if the properties are going to become separate entities they will need two water meters.

Mr. Nielson made a **motion** to approve the request from Jim Nelson to install a separate drive approach in front of the car wash located at 1350 East Center on the following condition (s):

1. If car stacking occurs onto Center St., as determined by the Engineering Department, the possible closing of the entrance will be reviewed.

Mr. Baker **seconded**, and the motion **passed** with a majority vote. Mr. Pierson was opposed to the motion.

Adjournment

Mr. Banks made a **motion** to adjourn. Mr. Baker **seconded**, the motion **passed**, and the meeting adjourned at 11:15 am.