

**Adopted Minutes  
Development Review Committee  
July 30, 2003**

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

Staff Members Present: Richard J. Heap, City Engineer/Public Works Director; Emil Pierson, Planning Director; S. Junior Baker, City Attorney; Dee Rosenbaum, Public Safety Director; Doug Shorts, Chief Building Inspector; Ryan Baum, Public Works Inspector; Shawn Beecher, GIS Specialist; and Connie Swain, Deputy Recorder.

Representatives Present: Glenn Way

**Minutes**

Mr. Pierson made a **motion** to approve the June 25, 2003 minutes of the Development Review Committee meeting as presented. Mr. Baker **seconded**, and the motion **passed** with a unanimous vote.

**Minutes**

Mr. Baker made a **motion** to approve the July 2, 2003 minutes of the Development Review Committee meeting with changes as noted. Mr. Pierson **seconded**, and the motion **passed** with a unanimous vote.

**Minutes**

Mr. Pierson made a **motion** to approve the July 23, 2003 minutes of the Development Review Committee meeting with changes as noted. Mr. Rosenbaum **seconded**, and the motion **passed** with a unanimous vote.

**Rees Park Preliminary Subdivisions A and B**

Mr. Pierson said the Rees Park subdivision waiver consists of a total of ten building lots with twinhomes located at 400 North and 100 East. They meet all of the requirements for an R-1-6 zone. Mr. Pierson asked the developer, Glenn Way, to leave the big tree located at the back of lot number 2.

Mr. Way said he would not remove the tree.

Mr. Baker asked what the plans are for the old Rees School.

Mr. Way said he and his partner have decided to try and use the building after finding that most of the residents in the area would like the building to remain. Mr. Way said his partner may use the building for senior apartments or an assisted living facility.

Mr. Shorts said if the use of the building changes, according to the code the building must meet

all of the new building codes. However, with existing buildings he suggested some flexibility.

Mr. Baker said it is important to work with developers without creating a liability for the city.

Mr. Heap said the old water and sewer lines will need to be capped off.

Mr. Short said with the amount of old meters there should not be impact fees.

Mr. Baker said there will be impact fees since the old homes were removed before the impact fees were adopted. However, there will be no impact fees for the school building.

Mr. Pierson said some of the curb, gutters, and sidewalks will need to be replaced. Also, if the park strip is less than 4 feet wide, block pavers or stamped concrete will need to be installed.

Mr. Pierson made a **motion** to approve the Rees School Subdivision Waiver on the following condition(s):

1. Meet all of the construction and development standards;
2. Receive approval of the electrical design from Jeff Foster of the Electric Department,
3. Replace any curb, gutters, and sidewalks as directed by the Engineering Department,
4. Install colored stamped concrete or brick pavers in any park strips less than 4 feet wide and,
5. Cap all old sewer and water lines as directed by the Engineering Department.

Mr. Baker **seconded**, and the motion **passed** unanimously.

### **Other Business - Macey's Store Signs**

Mr. Pierson said the developers for the new Macey's Store would like to install three Macey's signs. One will be located near Interstate 15 and two will be located on 900 North.

Mr. Baker said as long as each is located in a different area of the property he has no problem with three signs.

Mr. Baker made a **motion** to approve the request by the developers of Macey's to install three signs. Mr. Pierson **seconded**, and the motion **passed** unanimously.

### **Adjournment**

Mr. Pierson made a **motion** to adjourn, Mr. Rosenbaum **seconded** the motion, the motion **passed** with a unanimous vote, and the meeting adjourned at 10:25 a.m..