

**Adopted Minutes
Development Review Committee
December 15, 2004**

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

Staff Member Present: Richard Heap, Engineering/Public Works Director; Emil Pierson, Planning Director; David A. Oyler, City Manager; S. Junior Baker, City Attorney; Richard Nielson, Assistant Public Works Director; Seth Perrins, Assistant City Manager; Marvin Banks, Public Works Superintendent; Keith Broadhead, Public Works Inspector; Jeff Foster, Electric Department Superintendent; Ryan Baum, Public Works Inspector; Christopher Swenson, Building Inspector; Shawn Beecher, GIS Specialists; Connie Swain, Deputy Recorder.

Citizens Present: Brent Smith, *Geneva Rock*; Tony Christofferson, *Geneva Rock*; Ashlee Robinson, *56 West Salon*; Earl M. Davis, *H.E. Davis*; Rick Christensen, *Canyon Glen*; LeGrand Woolstenhulme, *Canyon Glen*.

56 West Salon - 56 West 200 North - Ashley Robertson

Mr. Pierson said Ashley Robertson is requesting to operate a beauty salon at 56 West 200 North. The property is zoned R-O. She will add a parking lot and fence to the area. Ms. Robertson has met with the property owners in the area and she has written approval from the property owner. The access easement has been recorded.

Mr. Nielson said he received a drainage report and there are no problems.

Ms. Robertson said she also plans to pave a small portion of a sidewalk from the parking lot to the salon.

Mr. Banks asked if she plans to install security lighting.

Ms. Robertson said services will mostly be provided during the daytime hours. When it is dark there is light provided from a nearby street light. She said she will consider installing additional lighting for security reasons.

Mr. Foster said he had a request from Jonathan Robertson to relocate an electric pole in the area. Mr. Foster said the pole would be expensive to relocate. The pole needs to remain in the current location and he suggested working around the pole.

Ms. Robertson said they will work around the pole. They just need to remove some trees for the parking area.

Mr. Pierson said only 4 parking stalls are required due to the size of the salon.

Mr. Foster asked Ms. Robinson to contact him to discuss and resolve any safety code issues with power lines.

Mr. Nielson made a **motion** to approve the beauty salon requested at 56 West 200 North with a cross access easement subject to the following conditions:

1. Meet with the Engineering Department to resolve any issues with existing power lines.
- Mr. Foster **seconded** and the motion **passed** with a unanimous vote.

Canyon Glen Plat E Amended

Mr. Pierson said Mr. Woolstenhulme is requesting to amend Plat E of the Canyon Glen Subdivision. He would like to amend the plat and build two twinhomes instead of townhomes.

Mr. Baum said the power layout will need to be redesigned.

Mr. Foster concurred and reviewed the design changes needed.

Mr. Baum said the developer needs to dead-end the water and sewer lines.

Mr. Woolstenhulme asked for a cost estimate.

Mr. Foster did not have an estimate but reviewed the work required of the developer.

Mr. Woolstenhulme said, if possible, he wants to build now but to do the hookups in the spring. He said the twinhomes are selling quickly.

Mr. Baum said current utility boxes will conflict with driveways.

Mr. Heap said the city will work with the developer on the building permits. He said he will need information concerning which utility boxes and service boxes are to be used.

Mr. Nielson said a couple of service lines will need to be relocated and several will need to be disconnected.

Mr. Baker made a **motion** to approve the Canyon Glen Plat E amendment subject to the following conditions:

1. Meet all of the conditions previously approved,
2. Work with the Public Utility Department concerning the relocation of service boxes.

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

Geneva Rock Conditional Use Permit

Mr. Brent Smith said Geneva Rock is requesting a conditional use permit to install a permanent concrete batch plant on the property at Arrowhead Trail and Del Monte Road. He presented and reviewed a traffic report prepared by Horrocks Engineering. Photos of the area were also reviewed.

Mr. Heap asked if the access will be paved.

Mr. Smith said the access is graveled and they will pave it if required.

Mr. Pierson said the access was required to be chip sealed.

Mr. Davis said it is sealed.

Mr. Oyler asked if there was a time limit on the prior temporary permit for a batch plant.

Mr. Pierson said December 2003 was the deadline to become a permanent, rather than temporary, batch plant.

Mr. Heap asked concerning restrooms and parking for the employees of the batch plant.

Mr. Smith said there are port-o-lets on the property. They can hook up to the city sewer if required.

Mr. Baum pointed out the location of the sewer line.

Mr. Oyler said he is concerned that a permanent batch plant will make it difficult to develop the property in the future.

Mr. Davis said they intend to develop the property at some point in the future.

Mr. Oyler said he just wants Mr. Davis to be aware that a permanent batch plant may make it difficult to develop property in the area if residents are concerned with noise and dust.

Mr. Davis said he does not see it as a problem.

Mr. Pierson said there have always been concerns and complaints if mud is being tracked onto Arrowhead Trail Road. As more properties in the area develop the problem will escalate. The traffic study did not take into consideration the surrounding property being developed. There have also been drainage problems in some areas.

Mr. Smith said they will resolve the drainage issue. They will install curb and gutter if required. He asked if the berm along Del Monte Road is to remain.

Mr. Oyler said the berm should remain in place.

Mr. Nielson said the embankment in some areas has caused visibility concerns.

Mr. Pierson said they have the required sight distance.

Mr. Davis concurred. The berm was placed where it is to allow visibility. However, they can modify the berm if needed.

Mr. Smith concurred.

10:40 a.m. - Seth Perrins arrived

Mr. Oyler asked for the C.P.C. requirements

Mr. Pierson reviewed the hours of operation and the process if additional hours are needed. The area is to be watered to control the dust and no dirt or mud is to be tracked onto city streets.

Mr. Davis said they have surfaced much of the area to reduce dust and mud problems. Also, the area is watered at least once a week.

Mr. Pierson said he was informed by Mayor Barney that water puddles in areas when it snows or rains. He suggested cleaning up the area and he proposed a curb and gutter to help with drainage. Mr. Pierson continued reviewing the C.P.C. requirements.

Mr. Christofferson asked if he can do the V.E.O. since he is certified.

Mr. Pierson concurred.

Mr. Heap said requirements for utilities to and through the property will need to be reviewed to make sure they meet those requirements.

Mr. Oyler said the ordinance requirements are to be met.

Mr. Pierson made a **motion** to table this item until the next Development Review Committee meeting to allow time to review the C.P.C. and utility requirements. Mr. Banks **seconded** and the motion **passed** with a unanimous vote.

Mr. Pierson said the public hearing for the Planning Commission will be held January 5, 2005. The request will not come before the City Council unless the decision is appealed.

Other Business

Mr. Oyler asked concerning the old road and access to the H.E. Davis property previously discussed. Was there ever a public hearing held to vacate the property?

Mr. Nielson said he thought the area was vacated several years ago. It was determined the old access has not been vacated.

Mr. Oyler said the road is closed and there cannot be an access at this time.

Mr. Heap said the process will be started to vacate the old access area.

Adjournment

Mr. Banks made a **motion** to adjourn. Mr. Foster **seconded**, the motion **passed** unanimously, and the meeting adjourned at 11:05 a.m.