

**Adopted Minutes
Development Review Committee
March 2, 2005**

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

Staff Members Present: Richard Heap, Engineering/Public Works Director; Emil Pierson, Planning Director; David 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; Dee Rosenbaum, Public Safety Director; Ryan Baum, Public Works Inspector; Shawn Beecher, GIS Specialist; Connie Swain, Deputy Recorder.

Citizens Present: Kevin Sorensen, *L & M Construction*, Craig Stay, *Klune Inc.*, Karl S. Wright, *Klune Inc.*, Tina Stimpson, *LEI/Spanish Fields*, Ernie Thornton, *Fieldstone Homes Inc.*, Boyd Atterberry, *PaPa's Meals to Go*, David Simpson and Eric Mainord.

Minutes

Mr. Baker made a **motion** to approve the February 23, 2005 minutes of the Development Review Committee meeting with changes as noted. Mr. Foster **seconded** and the motion **passed** with a unanimous vote.

Spanish Fields Plat E

Mr. Mainord said Spanish Fields Plat E consists of 87 lots and is positioned between Plats A and B. This is a straightforward subdivision.

Mr. Pierson asked for the status of the park pavilion and the park parking lot.

Mr. Mainord said they have submitted the plans for the pavilion to Bart Morrill and expect to hear from the Recreation Department if there are any issues to be resolved. They are ready to move forward when the pavilion plans are approved. They will be asphaltting the trail when the weather permits. They will meet the standards.

Mr. Broadhead said the river permit required a 25-foot berm which required many of the trees to be removed.

Mr. Mainord said the road to the south is ready for curb and gutter and they will do the preparation work next week. The sidewalk along West Park Drive was discussed. He asked how the value of the sidewalk will be determined. He said if they agreed to do it, they will do it. The park turnaround area has been roughed in and they will do curbing for the turnaround along with curbing on West Park Drive. He thinks they should wait on the trail at the southwest corner. They will transition the trail from concrete to asphalt. They want to work out the alignment of the trail through the wooded area. He pointed out the location of the lift station.

Ms. Stimpson reviewed the concept plan for the area near the river to the west of Plat E.

A discussion concerning the location of the church site ensued.

Mr. Baker made a **motion** to approve Spanish Fields Plat E subject to the following condition:

1. Meet all of the Construction and Development Standards.

Mr. Thompson suggested the standards met are the same as the standards in the previous completed portions of the development to remain consistent and that they add the disabled ramps as required.

Mr. Baker included Mr. Thompson's suggestion in his motion.

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

Klune Building - 1800 North 300 West

Mr. Pierson said Klune Inc. is located in the I-1 Zone and they are requesting to build an addition on the existing facility.

Mr. Stay said they will be expanding extensively at the rear of the existing building. The expansion will take place in two phases. They are prepared to install a new fire hydrant to meet the requirements.

Mr. Pierson said a lot-line adjustment will also be necessary.

Mr. Stay said the lot-line adjustment was completed last week.

Mr. Baker asked if the plans meet the improvement requirements.

Mr. Nielson said curb and gutter should be installed.

Mr. Pierson said during the red line review curb, gutter and sidewalk across the front of the property was discussed.

Mr. Nielson said this is a substantial expansion and asked concerning the improvements along 1900 North.

Mr. Baker asked if there is a real need for sidewalks in industrial areas.

Mr. Oyler said after our insurance company examined various areas of the city they recommended the installation of sidewalks throughout all areas of town.

Mr. Stay said currently there are no residential buildings in this area.

Mr. Nielson said most of the pedestrians he observes appear to be employees going to lunch or other businesses.

Mr. Oyler said the bigger issue is the need for sidewalks in industrial areas in general and the committee needs to discuss the issue and determine the requirements to be set.

Mr. Nielson said the past additions have not warranted improvements. He asked if a 105-foot addition warrants improvements.

Mr. Oyler asked if they were building just a building would we require the improvements and should this expansion requiring improvements such as curb, gutter and widening of the road.

Mr. Heap said, since we do not know what is planned for the property west of Klune Inc., he would prefer a lien waiver rather than the improvements at this time. The lien waiver would require Klune Inc. to put in the improvements when the remainder of the sidewalk or portions of the sidewalk for the property to the west are installed.

Mr. Stay said they are willing to sign a lien waiver as stated.

Mr. Heap said he will send the appropriate waiver form to Mr. Stay for review and signing.

Mr. Pierson said the design of the expansion is similar to existing design with a height increase.

Mr. Nielson asked if they will be using the existing utility hookups.

Mr. Stay concurred.

Mr. Nielson said his department will review the design when it is ready.

Mr. Foster asked concerning the electric design.

Mr. Wright said they will be using an existing transformer on the north side of the building. He said he talked to Tom Cooper about it.

Mr. Foster asked if they know the electric service requirements for the expansion.

Mr. Wright said they do not have that information at this time but will provide it to the Electric Department when it is determined.

Mr. Foster said a service review will be required when this information is available. He asked concerning adequate street lights in the area. A major addition such as this may require improvements such as additional street lighting. After reviewing the current lighting he said a street light is needed at the southeast corner of the property.

Mr. Oyler said the city can add the needed street light.

Mr. Baker made a **motion** to approve the Klune Building Expansion with the following condition:

1. The curb, gutter and sidewalk along 1900 North are to be completed at the discretion of the Engineering Department as per the lien waiver to be signed by Klune Inc.

Mr. Pierson asked concerning the ditch running along 1900 North and if it should be piped.

Mr. Stay said it is a drainage ditch

Mr. Oyler said the curb, gutter and sidewalk will be addressed by the lien waiver.

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

Papa's Meals to Go

Mr. Pierson said the city did not receive the Papa's Meals to Go electric design for review. Mr. Atterberry was told it had been faxed to the city. However, it did not arrive.

Mr. Atterberry said the property is located at 3450 North Main. There will be a drive-thru with access onto Main Street. There will be a 90-foot setback with a berm at the front of the property. There will also be adequate parking and landscaping with a catch basin as well.

Mr. Oyler asked for the distance from the access to the drive-thru.

Mr. Atterberry said there will be 100 feet between the access and the drive-thru.

Mr. Foster asked concerning the lift station.

Mr. Nielson said this has been incorporated in their drawings. Mr. Nielson said the catch basin will tie into the existing storm drain and all of the other utilities are stubbed to this property.

Mr. Atterberry reviewed the electric design.

Mr. Foster told Mr. Atterberry to have his engineer complete the proper form concerning the transformer and turn in into our Engineering Department.

Mr. Baker asked concerning the sidewalk.

Mr. Atterberry said curb, gutter and sidewalk are already installed. He said there will be two outdoor eating areas. They will provide southern smoked barbeque style foods.

Mr. Baker asked Mr. Atterberry when the electric design for the property will be provided to the city.

Mr. Atterberry said the electric design will be available today. He was assured by his engineer that it had already been sent.

Mr. Pierson made a **motion** to approve the Papa's Meal to Go Site Plan as presented subject to the following conditions:

1. Provide the electric design to the Engineering Department as soon as possible,
2. Meet all of the applicable Construction and Development Standards.

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

Other Business

None

Adjournment

Mr. Foster made a **motion** to adjourn. Mr. Baker **seconded**, the motion **passed** unanimously, and the meeting adjourned at 10:55 a.m.