

**Adopted Minutes
Development Review Committee
September 21, 2005**

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

Staff Members 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; Ryan B. Baum, Public Works Inspector; Marvin Banks, Public Works Superintendent; Ryan Bagley, Electric Draftsman; Shawn Beecher, GIS Specialist; Connie Swain, Deputy Recorder.

Citizens Present: Jerome Gourley, *T-Mobile USA, Inc.*, Craig R. Gasser, *UDAK Properties*, Brandon Henscheid, *Pinnacle Development*.

Minutes

Mr. Nielson made a **motion** to approve the September 14, 2005 minutes of the Development Review Committee Meeting with changes as noted. Mr. Pierson **seconded** and the motion **passed** with a unanimous vote.

Expressway Plaza Remodel Design Review

Mr. Gasser reviewed the proposed redesign of the commercial building attached to the K-Mart building. He would like to remove the front canopy and replace it with awnings and upgrade the building front. Currently there is a high number of vacancies in the building. He owns other buildings in the area and when the property became available he decided to purchase the building to protect his interest. Also, there is a lot of concrete in the area for an expansion that never occurred. He would like to remove some of the concrete. He would like to upgrade the building front and corner.

Mr. Pierson said Mr. Gasser would also like to create parking directly in front of the building when he removes some of the concrete and also change some of the lighting. He will work closely with Jeff Foster.

Mr. Oyler said he thought no parking was allowed directly in front of buildings.

Mr. Banks said this was the case in the past.

Mr. Pierson said it is allowed now. Other businesses have similar arrangements.

Mr. Oyler said we need to make sure we follow the current code.

Mr. Pierson said this design is a great way to start economic development in the area.

Mr. Gasser said they are trying to maintain a 35-foot driveway in front of the buildings. With the

design they will be able to straighten up the driveway and allow for parking in the front of the building he is upgrading. He is also adding longer parking spaces.

Mr. Nielson asked if any cross access easements are needed.

Mr. Gasser said they are already in place and are not affected by the proposed changes.

Mr. Nielson asked concerning water and sewer easements.

Mr. Gasser said they are also in place.

Mr. Pierson said Mr. Gasser has also contacted K-Mart and the theater. They are both in favor of the upgrade. Hopefully it will encourage them to upgrade their buildings.

Mr. Gasser said he thinks the upgrade he is proposing will sufficiently enhance the area.

Mr. Oyler made a **motion** to approve the Expressway Plaza Remodel Design Review. Mr. Baker **seconded** and the motion **passed** unanimously.

Mr. Gasser said he will begin construction next Spring.

T-Mobile Cellular Tower - Conditional Use Permit

Mr. Pierson said the City Council approved the T-Mobile lease agreement during their meeting held the previous evening. He said Mr. Gourley has gone in and retrofitted the design according to the easements and utility lines in the area.

Mr. Nielson said the monopole is still right on top of the storm drain line.

Mr. Heap asked if a maintenance issue is being created for the Parks Department with the compound so far to the north.

Mr. Gourley said he is trying to preserve the trees and is planning to reroute the storm drain line to the catch basin.

Mr. Nielson said the storm drain line must be property aligned.

Mr. Pierson asked Mr. Gourley if he can relocate the pole.

Mr. Gourley said he can shift the pole to the south. He said they will shift the pole to the location most desired by the city. He said the existing trees cannot be in the compound.

Mr. Oyler asked if the compound can be expanded south to the fence. This will allow additional space for the trees to remain in the compound with trees rings to protect the trees and gravel the remaining area.

Mr. Robinson said he would prefer expanding the compound as suggested by Mr. Oyler and drip irrigation can be run to the trees. This will allow the area within the compound to be maintenance free.

Mr. Oyler said this should also allow adequate space for future co-locations on the tower.

Mr. Pierson said Mr. Gourley was to get a letter from Questar Gas.

Mr. Gourley said the tower is no longer on the Questar Gas easement and a letter is not needed.

Mr. Pierson said this request will come before the Planning Commission on October 5, 2005.

Mr. Gourley said he will install the three tree rings and will repair the sprinkling system at his expense according to the direction of the Parks Department. The Parks Department will run drip irrigation to the three trees within the compound.

Mr. Oyler said the tower compound is to be off of the storm drain line.

10:29 a.m. - Ryan Bagley arrived

Mr. Pierson said there is no access to the site.

Mr. Baum said Questar Gas put in a gravel driving area which provides a portion of the access.

Mr. Gourley said they will drive on the gravel access and will walk to the site for maintenance.

Mr. Pierson asked concerning damage caused by the construction equipment driving on the lawn.

Mr. Gourley said they will attempt to do minimal damage during construction and will restore any damaged areas as per the Parks Department's specifications.

Mr. Baker made a **motion** to approve the T-mobile Cellular Tower Conditional Use Permit at 1150 East 600 South with the following findings and conditions:

FINDINGS

1. This is an R-1-8 zone which allows for cellular towers,
2. Because this is a retention basin/park there may be a cellular tower at this location,
3. There is an electric substation in the vicinity and a cellular tower fits well with this type of use.

CONDITIONS

1. The location of the compound is to be off of the Questar Gas easement to the west and is to go north to the city fence line,
2. The three existing trees are to be located within the cellular tower compound,
3. Tree rings are to be installed around the trees within the compound,
4. The sprinkling system is to be redesigned around the compound,
5. The tower is to be built off of the storm drain line,

6. An 80 foot, non-corrosive metal, co-locateable pole is to be installed,
7. Any landscaping damage is to be repaired as per the Parks Department,
8. Vehicles are to be kept on the existing gravel area for any future maintenance issues,
9. A six-foot black or dark green vinyl coated chainlink fence is to be installed around the compound.

Mr. Pierson **seconded** and the motion **passed** unanimously.

General Plan Update 2005

Mr. Pierson reviewed the draft of the General Plan Update.

Mr. Baker made a **motion** recommend to the Planning Commission the adoption of the General Plan as proposed. Mr. Nielson **seconded** and the motion **passed** unanimously.

Other Business

None

Adjournment

Mr. Baker made a **motion** to adjourn. Mr. Banks seconded, the motion **passed** unanimously and the meeting adjourned at 11:09 a.m.