

**Adopted Minutes
Development Review Committee
March 15, 2006**

The meeting was called to order at 10:00 a.m. by Dave Oyler.

Staff Members Present: Richard Nielson, Assistant Public Works Director; David A. Oyler, City Manager; Marvin Banks, Public Works Superintendent; Chris Thompson, Design Engineer; Jeff Foster, Electric Department Superintendent; Shawn Beecher, GIS Specialist; Shawn Jorgensen, Public Works Inspector; Christine Johnson, Assistant City Attorney; Marlo Smith, Engineering Secretary; Kimberly Robinson, Planning Secretary

Citizens Present: Mark H. Weight, *Barber Welding/Quality Powder*; Guilford A. Rand, *Quality Powder & Kids Count Day Care*; Kari Barber, *Barber Welding/Quality Powder Coating*; Kent Barber, *Barber Welding/Quality Powder Coating*; Jim Hartly, *Quality Powder Coating*; Rita Hales, *Osmond Real Estate*; Kent Jex

Minutes:

Mr. Foster made a **motion** to approve the January 18 and February 1, 2006 minutes of the Development Review Committee with changes noted. Mr. Nielson **seconded** and the motion **passed** with a unanimous vote.

Kids Count Day Care – Design Review

Discussion was made regarding the residential home behind the building.

Mr. Rand stated the home would stay where it was currently located.

Mr. Rand explained that fencing would be built for the play areas as required by the State. Some of the property will be left hard surfaced and some will be grass for the play areas.

Mr. Nielson expressed his concern for the parking coming out onto Main Street.

Discussion was made regarding the type of existing fencing and where it was located on the property.

Mr. Rand explained that they have worked with the State and have met all of the requirements asked of them.

Mr. Rand offered an option to park the handicapped parking out front on the street and cut the curb for proper access.

Mr. Nielson stated he has no problem moving the handicapped parking out onto the street.

Mr. Rand stated that he did not have a problem with moving the handicap parking to the street.

Mr. Oyler stated anytime you are adjacent to residential the fencing has to be masonry according to the Code.

Mr. Foster directed that he would prefer they drop one power service and not have both services going to the building. He would like the services brought underground and only one service to the building.

Mr. Rand noted that with the occupancy change they have more parking than is needed to meet the requirements.

Mrs. Johnson read the Code requirements regarding fencing and residential areas.

Mr. Oyler stated the applicant would need to go to the adjacent property owners and get a signed waiver to change the type of fencing required. It was decided that research be done to determine if there was a prior waiver signed at the construction of the first fence.

** Shawn Jorgensen arrived 10:20 a.m.*

Mr. Oyler asked if the residential lot located inside was a legal non-conforming lot, as it had been deemed in the past.

Mrs. Johnson explained that there would be a requirement to fence the home, but it would not have to be a masonry fence.

Mr. Oyler clarified that the home requirements would be left alone as long as the fencing was along the back. He also verified that this project will be fenced, the handicapped parking would be moved to park on the street, and the power would be put underground with only one service.

Mr. Foster made a **motion** to approve the Kids Count Day Care Design Review subject to the following conditions:

CONDITIONS:

1. Verify the fencing requirements around the building and obtain any waivers needed.
2. ADA parking moved to 500 North.
3. The power to be installed underground with only one service to the building.

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

Osmond Real Estate Office Building

Mr. Nielson stated the applicant needs a written easement on the existing sewer line that services the homes to the south.

Mr. Jex stated that there was already an existing easement regarding the sewer.

Mr. Oyler directed that Mr. Rand work out with the property owners to be able to put in a manhole, at the city's expense, to allow unfenced access.

Mr. Nielson requested on site storm drainage and it be shown on the plans. He doesn't want all the storm drainage crossing the sidewalk and causing a potential problem.

Mr. Foster noted his issue regarding the overhead electrical and communications lines, they need to be moved to the back of the lot or put underground.

Mr. Rand replied that he will look into moving the dumpster to a different location so the lines to not have to be relocated.

Mrs. Hales affirmed that the two garbage cans would be sufficient for their use instead of a dumpster.

Mr. Foster requested that they bring in the power off another pole because it won't fit on the current poles usage, it is at capacity.

Mr. Rand replied that his engineers would get with the City to work out where to pull the power from.

Mr. Nielson made a **motion** to approve the Osmond Real Estate Office Building Site Plan subject to the following conditions:

CONDITIONS:

1. Change the garbage dumpster to cans.
2. Work with the Electric Department on the power.
3. Install sumps for the drainage in the parking lot.
4. Install a new 1" copper water line and cut and cap the existing water service at the main.

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

Mr. Nielson amended his **motion** to state they will need to change the water service to a 1" inch copper line and cut and cap the old existing water service at the main. The sewer is ok. Mr. Foster **seconded** and the motion **passed** with a unanimous vote.

Quality Powder Coating

Mr. Rand clarified that there will be two separate buildings with this project on the property, and they have been working with the city regarding the drainage issues.

Mr. Nielson noted that there was a public utility easement down the property line, and Mr. Rand will need to get the signed releases.

Mr. Foster questioned where to put the transformer and that the line will need to be stubbed out to the property line.

Mr. Weight asked if they could use two garbage cans for office use on the property instead of the dumpster.

Mr. Oyler replied that in the future if they were to change ownership or uses and need more than the two cans they will need to allow a place for a dumpster.

Mr. Banks brought to the committee's attention that the fire hydrant will need to be moved closer to the back of the building because the existing one is not close enough for code.

Mr. Nielson made a **motion** to approve the Quality Powder Coating site plan subject to the following conditions:

CONDITIONS:

1. Move the electrical transformer to where the dumpster was.
2. Install a hydrant on the eastern side, closer to the back of the building.
3. The easement is to be completed on the eastern side.
4. Bring another water and sewer lateral on the east side of the building.
5. Only one service for all utilities.

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

Adjournment

Mr. Thompson made a **motion** to adjourn. Mr. Foster seconded, the motion **passed** unanimously and the meeting adjourned at 10:47 a.m.