

**Adopted Minutes
Development Review Committee
May 24, 2006s**

The meeting was called to order at 10:07 a.m. by Richard Heap

Staff Members Present: Ryan Baum, Public Works Inspector; Shawn Jorgensen, Public Works Inspector; Shawn Beecher, GIS Specialist; Dave Anderson, City Planner; Jamie Chappel, Water System Technician; Christine Johnson, Assistant City Attorney; Jeff Foster, Electric Superintendent; Richard Heap, Public Works Director; Richard Nielson, Assistant Public Works Director; Seth Perrins, Assistant City Manager; Junior Baker, City Attorney; Kimberly Robinson, Deputy Recorder

Citizens Present: Guil Rand, Osmond Real Estate; Rita Hales, Osmond Real Estate; David Hughes, J.P. Hughes; Barbara Simpson, David Simpson

Minutes:

Mr. Baker made a **motion** to table the minutes of May 17, 2006 until the next meeting. Mr. Perrins **seconded** and the motion **passed** all in favor.

Zone Change

JP Hughes Zone Change

Mr. Anderson explained they had met with Mr. Hughes' brother regarding the zone change. The change proposed is professional office space, and the general plan would have to be changed. If the zoning was commercial office the general plan would not have to be changed.

Mr. Anderson stated any automotive repair usage will not be allowed and the applicant understands that.

Mr. Baker stated he feels the zone change for the property should be fine.

Mr. Baker made a **motion** to approve the zone change for JP Hughes located at 415 North Main Street, to Commercial Office Space subject to the following findings:

1. That they find it consistent with the general plan.

Mr. Nielson **seconded** and the motion **passed** all in favor.

Subdivision Waiver

Birchwood Square

Mr. Baker explained the Wingers plat was approved but had never been recorded. At that time separate deeds were recorded, they feel the subdivision waiver is the best way to go to remedy the current situation.

Mr. Baker made a **motion** to approve the Birchwood Subdivision Waiver located at 592 East Kirby Lane. Mr. Foster **seconded** and the motion **passed** all in favor.

Other Business

Rita Hales Request to Have Fencing Requirement Modified.

Mr. Anderson explained the applicant would like to do something other than the masonry wall which was approved in the Site Plan.

Mr. Baker stated there is a provision that it can be a wood fence with a written consent from the neighbors.

Mr. Anderson stated Ms. Hales wants to do a different type of fencing. He has some concerns with the masonry wall being changed he worries about the lack of durability in the materials used.

Mr. Rand, architect on the project, presented the signed letter by the neighbors consenting to the different fencing material being used.

It was clarified that the neighbors were aware of the fencing proposed.

Mr. Baker does not mind the idea of a vinyl fence, but that it will have to be protected. He is concerned about the maintenance and upkeep of the fence.

Mr. Nielson would like to see a concrete mow strip under the fence to limit the weed growth.

Discussion was made regarding the types of damage that could be caused to the fence.

It was asked that the posts be steel wrapped with vinyl to increase durability.

Ms. Hales said they would be happy to do the vinyl wrapped steel.

Mr. Baker stated the headlights need to be blocked by the fencing for the housing to the west.

Mr. Anderson made a **motion** to recommend modification of the masonry wall required on south and east boundaries subject to the following conditions:

1. That the vinyl fence be constructed with vinyl wrapped steel posts and rails.
2. That a one foot mow strip be installed under the vinyl fencing.

3. That the applicant be allowed to choose the 6-foot vinyl fence design.

Mr. Perrins **seconded** the motion, the motion **passed** with Mr. Baker voting nay.

Mr. Anderson explained his reason for not modifying the masonry wall requirement on the western boundary. In the future the property to the south will be used as commercial, but the west will remain residential which is why the masonry wall is required.

Ms. Hales said there was discussion on the daycare center and why they were allowed vinyl fencing. Mr. Baum stated they had existing vinyl fencing from the adjacent property owner and they just had to match the existing fencing.

Mr. Baker explained he opposed the vote because he feels the property to the west has consented, and it's a multi-family dwelling and he feels a vinyl fence would be fine.

Ordinance Changes

Mr. Baker reviewed the proposed changes to the code.

Mr. Heap stated that he doesn't feel two directional signs would be getting carried away with signage.

Mr. Anderson said he would have a problem having more than two directional signs allowed. He feels the intent is to allow adequate signage to get the marketing they need while still keeping the city uncluttered.

Sign Discussion was made dealing with what they would like to see allowed.

The committee was in agreement that they will allow 32 square feet for the signage area.

Mr. Heap stated he feels some of the members of the committee need to go look at some of these signs and see what they would like to see allowed in the city.

A definition for sensitive lands was added.

Mr. Baker explained the reasons for changing the base density zone requirements.

Mr. Anderson said they will still be able to take the sensitive lands and count them as open space.

Discussion was made regarding the changes to the sexually oriented businesses section of the code.

Discussion was made regarding the changes to the standard setback requirements.

Mr. Perrins asked what will happen when the agricultural property becomes residential property in the future and the setbacks are still set at the allowable 12 foot set-back. Discussion ensued.

Discussion was made regarding allowing the setbacks exception for only I-15 and Highway 6.

Mr. Anderson said he would like to see a standard of construction for sound walls created.

Mr. Baker discussed the reasoning for the location of the allowable sound wall setback change. He suggested removing the sound wall requirement.

Mr. Baker had discussion regarding the side yard setback requirements and if the City wants to allow them to build a shed in the corner of the lot.

The Committee requested the removal of allowing the adjacent property owner to sign a waiver.

Mr. Perrins stated he feels the allowable signage should be at least two.

Mr. Baker explained the changes to the animal section of the Code.

Mr. Baker made a **motion** to recommend to the Planning Commission the approval of the changes in the zoning and sign ordinance. Mr. Anderson **seconded** and the motion **passed** all in favor.

Adjourn

Mr. Nielson made a **motion** to adjourn the meeting at 11:48 a.m. Mr. Perrins **seconded** and the motion **passed** all in favor.