

**Minutes
Board of Appeals
Council Chambers
Tuesday, August 14, 2012, 9 a.m.**

Members Present

Daryl Christensen, Dave Van Nieuwenhuyzen, and Liz Squyer

Members Absent

Tim Fonder and Jarrod Smart

Guests Present

Craig Lloyd, Wade Behm, John Archer, Paul Bengford, Gary Dean, Dave Erickson and Katie Krantz

New Business

1. Craig Lloyd and Wade Behm represented Lloyd Construction who has recently submitted plans to Building Services for the Hilton Garden Inn to be located at 201 E. 8th Street adjacent to the CNA building located at 101 S. Reid Street. The secretary specified that the building will consist of lower level enclosed parking, with the first story consisting of a hotel lobby, lounge, dining and meeting space, with the second through the fifth stories consisting of 136 hotel rooms. The building is designed as a platform construction which details a three hour horizontal separation between first story and the four stories of transient lodging rooms above. The lower level parking garage and first story lobby/lounge and meeting space located below the three hour separation is a Type I-A, a noncombustible and fire resistive construction. The four stories above the three hour separation is a Type V-A, a combustible and fire resistive construction. The entire facility is protected with an NFPA-13 automatic fire extinguishing system. Lloyd Construction intends to plat a property line directly on the southeast exterior wall of the hotel. Any wall located on a property line is required to consist of a minimum one hour fire resistive construction and no openings are allowed on the respective side of the platted property line. The first story wall of the hotel above grade in fact is capable of a one hour fire resistive construction and there are no openings proposed consistent with the requirements of a zero clearance platted property line. The lower level parking garage is intended to be completely open between the Hilton Garden and CNA properties. In order to eliminate the requirement of either two one hour walls or one two hour wall with no openings which is required because of the platted property line in the lower level parking garage, Mr. Behm presented to the Board for consideration a reciprocal access easement and restrictive covenant agreement to allow the parking garage to

remain open under each of the platted properties. The easement assures reciprocal access easements for the lower level enclosed parking garage and a restrictive covenant to not build any structures to assure the cross easement.

A motion was made by Ms. Squyer and a second was made by Mr. Van Nieuwenhuyzen to accept the platted property line without the required fire resistivities in the enclosed parking garage based upon the submitted "Reciprocal Access Easement and Restrictive Covenant Agreement". The motion passed. Yeses, 3. Noes, 0.


Secretary