

**MINUTES**  
**INFRASTRUCTURE REVIEW ADVISORY BOARD**  
**Oak View Library**  
**June 17, 2009 8:30 a.m.**

**Members and Alternates Present**

Steve Van Buskirk (8:37 a.m.), Mark Vellinga, Chad Huwe, Eric Berg, Pat Beckman, Jeff Schmitt, Mike Runge, Steve Brockmueller, Preston Mettler, Myron Adam, Orrin Oliver

**Members and Alternates Absent**

Erin Hayes, Mark Cotter, Mike Cooper

**Others Present**

Cynthia Monnin, Corey Hanson, Todd Anawski, Jon Brown, Brad Stangohr, Kim Buell, Beth Kassing, Jeff DesLauriers, Monty Miller, Kris Ronning, Paul Fick, Bruce Wilsey, Rick Laughlin

**Approval of Minutes of Last Meeting**

Pat Beckman made a recommendation to have a sentence changed in the June 3 minutes. Under Business, C.-ESSS, the last sentence should read: *The cost recovery amount for Phase 1, including Basin 23B, would be \$4,665 an acre.*

A motion was made by Eric Berg to approve the June 3, 2009 meeting minutes as amended; the motion was seconded by Jeff Schmitt. Roll call: Yeses, Huwe, Schmitt, Mettler, Runge, Brockmueller, Berg, Vellinga - . Noes, none.

Chad Huwe, City Engineer, announced to the Board that the East Side Sanitary Sewer cost recovery was approved at the June 15 City Council meeting. He thanked everyone for their input.

Chad also announced that the EPA (Environmental Protection Agency) will be sending out their National Enforcement Group to the Sioux Falls area on Monday, June 22. The group will be here for a week conducting inspections on the construction and development community. The City has requested to be in attendance during the inspections.

**Business**

**a. Shape Sioux Falls**

The following handout was distributed:

- Shape Sioux Falls at IRAB

Sam Trebilcock, Transportation Planner, updated the Board on Shape Sioux Falls. The City Council recently approved Shape Sioux Falls land use development policies. The policies will be included as a chapter of the planned update of the comprehensive plan. These land use design policies will then be incorporated into the City's planned update of the Zoning Ordinance. Sam explained several policies for streets in mixed use areas including diagonal parking which

currently does not have an engineering design standard. Sam mentioned that there are eight chapters that are included in the land use and development policies. The idea is to have the full comprehensive plan reviewed and adopted by this fall. After the end of this year or early next year, the City will be looking at updating the zoning regulations which have not been updated since 1983. Sam asked the Board if there would be any interest in forming a subcommittee to discuss the design standards for diagonal parking in vertical mix use areas. The Board felt that the issues are being addressed by the City and a subcommittee is not needed at this time.

#### **b. Platting Fee Update**

The following handouts were distributed:

- Administrative Procedures for Arterial Street and Water Distribution System Platting Fees
- 2009 Platting Fees

Chad briefly discussed the 2009 Platting Fees handout. The money received for arterial platting fees since January 1 is \$47,204.95 and the amount received for water platting fees are \$25,223.13.

The next item Chad discussed was the Administrative Procedures for Arterial Street and Water Distribution System Platting Fees document. This document was created with recommendations from the platting fee subcommittee that was formed last fall. The first thing Chad explained to the group was how assessment(s) are handled. If the property to be platted abuts an arterial street and has paid an assessment to expand the arterial street, the fee payer may be eligible for a credit toward the arterial street. The credit amount would be the assessment amount paid, excluding interest. The credit would only apply to those unplatted lots that abut the arterial street. Chad went on to explain the process that would be used for fee payers already in the process of paying an assessment on a piece of property that abuts an arterial street, as well as delayed assessments.

There was much discussion on the distinction between a plat, replat, and minor plat. A plat creates a public easement, has acceptable access or convenient ingress, and is served by existing utilities. A replat has an existing 10' utility easement, street frontage with acceptable access, is served by existing utilities, and includes the minor vacation of a lot line. A minor plat is distinguished by an eliminated 10' utility easement, an approved Preliminary Plan showing acceptable access or ingress/egress, and won't change the plans for future extension of utilities.

After further discussion it was decided that more clarification is needed to address more developments. The City Ordinance also needs to be brought forward and explained at a future meeting.

Steve VanBuskirk left the meeting at 9:45 a.m.

Mike Runge left the meeting at 10:03 a.m.

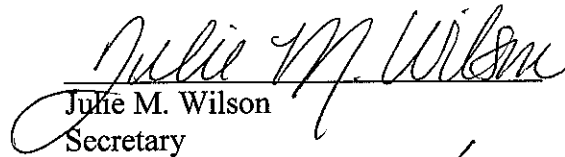
Pat Beckman left the meeting at 10:05 a.m.

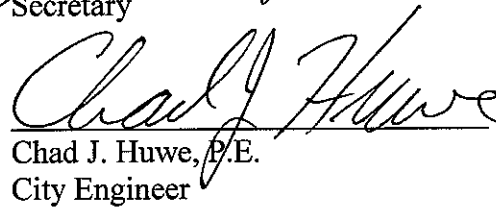
**Board Action:**

**Action Items**

**Adjournment**

The next IRAB meeting is set for July 1, 2009, at 8:30 a.m., at the Oak View Library. A motion was made by Eric Berg for adjournment at 10:11 a.m.; the motion was seconded by Chad Huwe. Roll call: Yeses: Huwe, Schmitt, Mettler, Oliver, Brockmueller, Berg, Vellinga - 7. Noes, none.

  
Julie M. Wilson  
Secretary

  
Chad J. Huwe, P.E.  
City Engineer