

ITEM NO. 2 SPECIAL USE PERMIT FOR 2110 HARPER ST (BJP)

SUP-15-00241: Consider a Special Use Permit for an *Institutional Development Plan* for the Douglas County Fairgrounds Master Plan located at 2110 Harper St. The plan includes the removal of several existing buildings, barns and the baseball fields and construction of a new Open Pavilion Building, Meeting Hall, Outdoor Meeting Area and restrooms. The plan also includes removal and replacement of the Outdoor Arena. Parking and interior circulation areas will also be modified and improved. Improvements are being made to provide code compliant facilities to serve a variety of *Community Facility* activities that take place at the fairgrounds. Submitted by Landplan Engineering & Treanor Architects on behalf of Douglas County, property owner of record.

STAFF PRESENTATION

Ms. Becky Pepper presented the item.

APPLICANT PRESENTATION

Mr. CL Maurer, Landplan Engineering, provided a presentation and overview of the project.

PUBLIC HEARING

Ms. KT Walsh inquired about the gravel cut-thru road that connected 19th Street to 23rd Street.

Ms. Sarah Plinsky, Interim County Administrator, said that was a private drive and it was closed.

Mr. Paul Rahu wondered how the staging of animals would be placed so that they don't run out in the street. He said he would like to see a fence east of the arena. He also expressed concern regarding the horse waste from shows.

APPLICANT CLOSING COMMENTS

Mr. Maurer said the staging area would be north of the open pavilion. He said they would look into the fence issue.

COMMISSION DISCUSSION

Commissioner Culver thanked the County for their willingness to update and upgrade the facility. He said he was glad to see in the plan that a photometric review would make sure light was not shining toward the residential areas and that runoff would be addressed.

Commissioner Butler asked the applicant about additional buildings and increased traffic going to the fairgrounds and if it would be during the summer months or the school year.

Ms. Plinsky said the fairgrounds were used year round. She said the hope was that it could handle the existing capacity. She stated that it would not necessarily impact the school district any more than now.

Commissioner Butler asked Ms. Plinsky to respond to the public question about parking.

Ms. Plinsky said parking was increased onsite with this plan by taking the ball fields out. She said the space would be used more efficiently.

Commissioner Kelly asked if the plan had a washing area on the east side which would allow for staging.

Mr. Maurer said that was correct.

Commissioner von Achen inquired about the ball fields being removed.

Ms. Plinsky said the current ball fields were not maintained or played on. She said they were just practice facilities used by the neighbors.

Mr. McCullough said the Parks and Recreation Department were aware.

Ms. Pepper said the leagues no longer use the facilities due to ADA issues.

Commissioner von Achen inquired about the amount of increased square footage/footprint.

Ms. Plinsky said the square footage was only the addition of one barn.

ACTION TAKEN

Motioned by Commissioner Kelly, seconded by Commissioner Bulter, to approve Special Use Permit, SUP-15-00241, for an Institutional Development Plan (IDP) for the Douglas County Fairgrounds Master Plan located at 2110 Harper Street and forwarding the request to the City Commission with a recommendation of approval, subject to the following conditions:

1. Dedicate the 15' utility easement and 20' sanitary sewer easement by separate instrument.
2. Applicant shall request a waiver for the gravel roadway from the City Engineer. If approved, the site plan will be updated to include note regarding waiver.
3. Prior to release of the SUP, applicant shall provide the following:
 - a. A photometric plan including lighting fixture details for review and approval prior to issuance of a building permit.
 - b. Details requested during SUP review by Utility Manager and Stormwater Engineer for further review and approval.
 - c. Revised site plan that includes:
 - i. A note referencing the Book & Page for the files 15' utility easement and 20' sanitary sewer easement.
 - ii. Updated Landscape Schedule to include perimeter parking lot landscaping
 - d. Execution of a site plan performance agreement.
4. Filing the approved IDP at the Register of Deeds and publication of an ordinance for the Special Use Permit.

Commissioner Britton said this sounded like a good plan.

Unanimously approved 7-0.