

**Adopted Minutes
Development Review Committee
April 30, 2003**

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

Staff Members Present: Richard Heap, Engineering/Public Works Director; David A. Oyler, City Manager; Richard Nielson, Assistant Public Works Director; Marvin Banks, Utility Superintendent; Doug Short, Chief Building Inspector; Keith Broadhead, Public Works Inspector; Emil Pierson, Planning Director; Jeff Foster, Electric Superintendent; Dee Rosenbaum, Public Safety Director; and Connie Swain, Deputy Recorder.

Representatives Present: John Smiley and Bruce Hall

Minutes

Mr. Pierson made a **motion** to approve the April 23, 2003 minutes of the Development Review Committee meeting with changes as noted. Mr. Nielson **seconded**, and the motion **passed** with a unanimous vote.

Quail Run on the River Rezone and Preliminary Subdivision (changed to Quail Hollow)

Mr. Heap questioned the buildability of several of the lots with steep grades.

Mr. Smiley presented pictures of the proposed building options for the steep graded lots. He said on lots 33 and 34 they will be building partial walls between the lots. He also said lots 25-28 are extra wide and deep to allow adequate space for construction. He can provide cross sections for those lots.

Mr. Hall said along Del Monte Rd. he is planning to install the curb and gutter on the existing asphalt. Six feet back from the curb will be the existing power poles. He said with the steep grade of the hill and the land available for improvements, there is not adequate land for a sidewalk. Also, there will be no homes facing Del Monte Rd. to be served by installing a sidewalk.

Mr. Heap suggested a curb with fabric and rocks to cover the hill and eliminate the sidewalk.

Mr. Oyler asked Mr. Foster if there is adequate distance from the power pole to the curb.

Mr. Foster said code only requires 18-inches from the power pole to the curb.

Mr. Pierson suggested leaving the right-of-way as it is rather than installing fabric and rocks to be maintained. The Development Review Committee agreed with Mr. Pierson's suggestion.

Mr. Heap said the developer will need to dedicate the right-of-way property to the city.

Mr. Short asked who will monitor the hill sides to insure damaging excavation does not take

place.

Mr. Hall suggested including a required Geological Technical Report in the covenants and restrictions for the subdivision.

Mr. Heap asked if the fire code issue with IFA had been addressed since the granary is close to the property line.

Mr. Smiley said he talked with IFA and they are not aware of any distance restrictions for the granary.

Mr. Short said grain storage is considered an explosive and there are restrictions.

Mr. Short suggested “no build zones” for the areas of the lots next to the IFA granary.

Mr. Pierson said a masonry wall will be required along Arrowhead Trail at lots 1-13. Also, behind lots 13-15 a vinyl fence will be required.

Mr. Nielson reviewed the required layout for the storm drain.

Mr. Heap said the city needs a flood plain update.

Mr. Hall said they will request a flood plain update with the wetland’s study and will incorporate the storm drain basin location.

Mr. Oyler said the city will retain the property on the North side of the property line at lot 97.

Mr. Nielson reviewed the pedestrian access and bridge access crossing the river located between lots 96 and 98. When the Mendenhall’s develop their property to the west of Quail Hollow, they will be required to put the jogging trail in on their side of the property.

Mr. Hall reviewed the two proposals for the road layout.

Mr. Pierson suggested following Map A which meets the construction and development standards.

Mr. Banks requested an 8-inch water line connection through lot 57.

Mr. Heap said he was contacted by Mr. Hughes, the property owner to the west. Mr. Hughes said he owns the property to the fence line and he is disputing the property line. According to the GIS records the property line is west of the fence.

Mr. Smiley said they have addressed the issue and are prepared to adjust the lot lines if it is determined that Mr. Hughes owns the property to the fence line.

Mr. Pierson was told by Junior Baker, the City Attorney, to have the developer provide a preliminary title report.

Mr. Heap asked Mr. Hall concerning the bridge design.

Mr. Hall said he has prepared five different bridge designs and will present them to the planning commission on May 5, 2003, and to the city council on May 6, 2003, to discuss possible funding options for the bridge.

Mr. Nielson said a 14-foot access, with an asphalt surface, to the bridge will be required.

Mr. Banks said he is concerned with only one access in a 120-home subdivision in an emergency situation. After a discussion Mr. Banks suggested using the dirt road located from lots 13-16 and lots 52-56 as an emergency access road only. The emergency road will be temporary until a second access is available.

Mr. Heap said the improvements will need to be completed on the roadways at the entrance to the subdivision and Del Monte Road with phase 1 of the development.

Mr. Hall said the name for the subdivision will be changed from Quail Run to Quail Hollow.

Mr. Banks requested the streets be numbered and not named.

Mr. Pierson made a **motion** to recommend the approval of the request to rezone the Randy Butler property at Del Monte Rd. and Arrowhead Trail from Rural Residential (R-R) to Low Urban Residential (R-1-12). Mr. Nielson **seconded**, and the motion **passed** with a unanimous vote.

Mr. Pierson made a **motion** to recommend the approval of the Quail Hollow (formally referred to as Quail Run) preliminary subdivision on the following conditions:

1. Install a masonry wall behind lots on Arrowhead Trail as applications for various phases are received and bonding is approved,
2. Install, with phase one, improvements along Del Monte Rd., with the exception of sidewalk being required only along lot 1,
3. Provide a temporary emergency access into the development behind lots 13 -16 and lots 52-56 until a second entrance is accessible,
4. No hill area excavation is to take place without approval from the city engineer,
5. Provide a flood plain update and a wetland's report to the city,
6. Provide cross hatching of lots 25, 26, 27, 33, 34, and 35 to the city,
7. Upon development of 50 percent of the lots, a pedestrian access between lots 96 and 98 and a pedestrian and 14-foot access bridge over the river is to be bonded for and installed at the developers expense,
8. Submit a plat conforming to all the preliminary plat standards,
9. Install an 8-inch water line connection through lot 57,
10. Submit covenants, codes, and restrictions for the development to the city,
11. The developer is to sign off on all house plans in the subdivision,
12. Provide the city with a title report,
13. Construct the road layout as shown on map A submitted to the Development Review Committee, and,
14. Meet all other requirements as stated in the Construction and Development Standards.

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

Other Business

Mr. Nielson reviewed the proposed East Bench storm drain project. Pro Cube has talked with the property owners in the area concerning easements and construction of the storm drain project.

Mr. Pierson said it will be September 2003, before Pro Cube is prepared to begin the project.

Adjournment

Mr. Heap made a **motion** to adjourn. Mr. Banks **seconded**, the motion **passed**, and the meeting adjourned at 12:00 pm.