

**Adopted Minutes
Development Review Committee
June 4, 2003**

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

Staff Members Present: Dave Oyler, City Manager; Richard J. Heap, City Engineer/Public Works Director; Emil Pierson, Planning Director; S. Junior Baker, City Attorney; Richard Nielson, Assistant Public Works Director; Marvin Banks, Utility Superintendent; Jeff Foster, Electric Superintendent; Keith Broadhead, Public Works Inspector; and Marlo Smith, Engineering Secretary.

Representatives Present: Jim Biesinger.

Biesinger Slough Preliminary Subdivision

Mr. Pierson reviewed the proposed subdivision to consist of ten lots. The lots will be more than 8,000 square feet which will exceed the R-1-6 requirements.

Discussion took place regarding road alignment changes on 800 North.

Mr. Pierson stated that a masonry wall will be required along Highway 51. The property along Highway 51 will be stamped concrete with the masonry wall matching the Whispering Willow Subdivision.

**Dave Oyler arrived.*

Discussion took place regarding the three lots that have frontages to Highway 51. Discussion took place over making a through road from Highway 51 to 800 North. Mr. Biesinger stated that if this road was made a through road, the traffic in the future will use this through road as a short cut around the intersection of 800 North and Highway 51. Mr. Biesinger was opposed to the idea of a through road.

Discussion took place regarding long driveways that are in the Lynnbrook Subdivision.

The installation of utility services was discussed and how to fit all the utilities down the long driveway.

Discussion took place regarding the maintenance of the utilities in the driveway.

Mr. Broadhead suggested the drawings be submitted showing all utilities with an easement in place. Mr. Heap asked Mr. Biesinger to submit drawings with the utilities shown. Mr. Biesinger stated that the original drawings before the redline correction showed the utilities in place.

Discussion took place regarding drawings submitted to show all utilities in place, and easements down the driveway, and lots shown with access to the cul-de-sac with a long driveway and no frontages to Highway 51.

Mr. Biesinger asked to landscape the property along Highway 51 instead of using stamped concrete. Mr. Oyler stated that the ordinance requires stamped concrete unless an appeal is made to the City Council for a variance.

Mr. Biesinger asked if a homeowner's association could be made to maintain the property along Highway 51. Mr. Pierson told Mr. Biesinger yes a homeowner's association could be made.

Discussion took place for the storm drain easement to be recorded on the plat for the wetlands area.

Mr. Foster discussed the electrical utility and how it needs to come from across the street. The developer of the Child's property will need to bring it from Sunset Ponds or Mr. Biesinger will need to bring it from this property to his property. The power will need to run all along the property on Highway 51 to the end of the property line on the Northeast corner. It will need to be in a 4" conduit in stamped concrete or landscaping.

Mr. Nielson stated that there are enough changes to be made he feels more comfortable to table this plat.

Mr. Nielson made a **motion** to table the Biesinger Slough Preliminary Plat until the plat revisions are made. Mr. Pierson **seconded**, and the motion **passed** unanimously.

Mr. Baker told Mr. Biesinger he will need to produce a set of CC&R's for the homeowner's association to show the maintenance of the planter along Highway 51.

Mr. Pierson made note for Mr. Biesinger to submit a landscaping plan for trees and Highway 51, submit a detail for the wall on Highway 51 to match the one at Whispering Willow, submit drawings to show the storm drain easement on lot 11 and to show the electrical to go to the northeast corner property line on Highway 51.

Minutes

Mr. Baker made a **motion** to approve the May 21, 2003 minutes of the Development Review Committee meeting with changes as noted. Mr. Nielson **seconded**, and the motion **passed** with a unanimous vote.

Mr. Baker made a **motion** to approve the May 28, 2003 minutes of the Development Review Committee meeting with changes as noted. Mr. Pierson **seconded**, and the motion **passed** with a unanimous vote.

Other Business

None

Adjournment

Mr. Baker made a **motion** to adjourn, Mr. Nielson **seconded** the motion, the motion **passed** with a unanimous vote, and the meeting adjourned at 11:05 a.m..