

**Adopted Minutes  
Development Review Committee  
March 29, 2006**

The meeting was called to order at 10:00a.m. by Richard Heap.

Staff Members Present: Jeff Foster, *Power Superintendent*; Shawn Beecher, *GIS Specialist*; Marlo Smith, *Engineering Secretary*; Junior Baker, *City Attorney*; Richard Neilson, *Assistant Public Works Director*; Dave Oyler, *City Manager*; Marvin Banks, *Public Utilities Superintendent*; Richard Heap, *City Engineer/Public Works Director*; Shawn Jorgenson, *Public Works Inspector*; Ryan Baum, *Public Works Inspector*

Citizens Present: Jeremy Joyner, *Joyner Homes*; Scott Hintze, *Salisbury Homes*; Greg Magleby, *LEI*

**Minutes:**

Mr. Baker made a **motion** to approve the minutes of March 22, 2006, with the changes. Mr. Neilson **seconded**, and the motion **passed** all in favor.

**MATC Site Plan**

Mr. Baker made a **motion** to table the MATC site plan. Mr. Neilson **seconded** and the motion **passed** all in favor.

**Quail Hollow Plat H (Reapproval)**

Mr. Baker made a **motion** to approve the Quail Hollow Plat H subject to the following conditions:

1. Meet the conditions of the original approval.
2. Meet the Construction and Development Standards.

Mr. Foster **seconded** and the motion **passed** all in favor.

**Whispering Willow Plat F**

Mr. Baker made a **motion** to approve the Whispering Willow Plat F subject to the following conditions:

1. Show the public utility easements on all the common areas on the plat.
2. The interior sewer is private.
3. Meet the conditions of the Council approval.
4. Meet the Construction and Development Standards.

Mr. Neilson **seconded** and the motion **passed** all in favor.

## **Whispering Willow – Amended Preliminary Plat**

Discussion was made regarding the entries and access to the units, including the amenities and utilities.

Mr. Baker made a **motion** to recommend the Whispering Willow Amended Preliminary plat to the Planning Commission subject to the following findings and conditions:

### **FINDINGS:**

1. The styles of town homes include two car garages.
2. Open spaces for the top lots qualify for the allowable density.

### **CONDITIONS:**

1. It meets all the Construction and Development Standards.
2. Work with the City utilities on the design.
3. Playground and open space shown on plat declared as private areas.
4. Plat declares the roads to be public utility easements.
5. The interior sewer is private.

Mr. Foster **seconded** and the motion **passed** all in favor.

## **Joyner Subdivision Waiver**

Mr. Heap stated the existing home needed to be included as part of the subdivision waiver.

Mr. Joyner explained that he had done a title company search showing the lot had been split prior to annexation in 1983.

Mr. Heap stated Mr. Joyner would need to bring proof that the split was done prior to annexation.

The property was annexed in approximately April of 2004, and split in July of 2003.

Mr. Joyner stated he had approached the homeowner to do curb and gutter for their property at the same time he does it.

Mr. Joyner also stated that he will look into the elevations and tables to see the possibility of building a basement.

Mr. Foster stated the electrical will have to come from the utilities on the other side of the road. It will have to be brought under the road.

Mr. Neilson stated there is approximately a four foot strip along the front of the property that will have to be dedicated to the City.

Mr. Joyner stated that he plans to build as quickly as this project is approved.

Mr. Baker made a **motion** to recommend to the Planning Commission the Joyner subdivision waiver located at 50 South 630 West, subject to the following findings and conditions:

**FINDINGS:**

1. Meet the R-1-8 requirement of 10,000 square feet and has the appropriate 75' frontage allowed for twin home lots.

**CONDITIONS:**

1. Dedicate to the City appropriate road sections needed.
2. Curb, gutter, asphalt to be installed.
3. Work with the City utilities to stub-in at the proper locations.
4. Provide an updated digital file to the City.

Mr. Neilson **seconded**, and the motion **passed** all in favor.

**Other Business**

The need for fire protection was discussed regarding Mr. Dave Isaacs property.

Mr. Oyler excused himself early at 10:35 a.m.

**Adjourn**

Mr. Neilson made a **motion** to adjourn at 10:42 a.m. Mr. Foster **seconded** and the motion **passed** all in favor.