

Planning and Zoning Commission
Work Session Minutes, March 1, 2022, 6:00 PM
City Hall, 160 Walker Drive

Members Present- Walter Coleman, Kris Bishop, Dean Goforth, Doug Morrison, Joey Breighner, Maranda Nolen

Members Absent- Stephen Graham, Josh Weldon, Tim Walker

The work session was called to order at 6:09 p.m. by Chairman Dean Goforth.

Archer's Cove Phase 4 Preliminary Plat

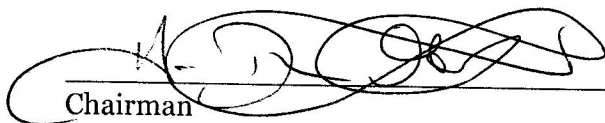
Chairman Goforth begin discussions of Archer's Cove Phase 4 Preliminary Plat. Developer Robert Wilkes reviewed the details of the plat by stating the phase consisted of 168 lots which would be developed in two stages. Joey Breighner pointed out the base and paving build up on the roads did not meet the specifications set forth in the Subdivision Regulations, to which Engineer Patrick Rosenow stated the plans would be revised and a note would be added to state the plan may be altered based on the Geotechnical report to allow for use of the alternate paving plan that is noted in the regulations. Public Works Director, Earl Peoples, explained the process of permitting the alternate paving plan. Fire Chief, Richard Harvey, stated he needed the road names before final plat consideration and added he approved the plans as submitted. Chief Harvey discussed working with Mr. Wilkes to provide a back-up generator on the lift station in the event of an emergency situation. Mr. Wilkes stated he would like more information from Chief Harvey. City Engineer, Lance Armbruster, reviewed his comments. He stated the open area near the creek would need to be platted. Mr. Armbruster stated a second access would be required but added it could be a temporary access. He stated the proposed sidewalks need to meet ADA requirements by either providing passing spaces every 200' ft or by widening the sidewalks to 5' ft. Doug Morrison reviewed the buffer plan for the creek. Mr. Wilkes stated the buffer in Phase 4 protecting the stream/creek included trees. Mr. Wilkes also added the silt fences are all being inspected after a rain to check for failures. The members then reviewed a list provided by Inspector, Asa Sargent, detailing the permits that had been issued to date for the Wright Farm development.

Engineer Certificate Requirements for Final Plats

The members discussed the proposed Engineer Certificates submitted by Attorney James Hill on the request of Mr. Peoples and Councilman Wayne Tucker based on previous comments of the Commission. Mr. Breighner stated he had reviewed the certificates and spoken with engineers regarding the proposal. He stated he understood the need for the request and appreciated the efforts but questioned if the current proposal would be a good solution based on the feedback he received. Chairman Goforth agreed with Mr. Breighner stating current procedures of inspections throughout development by city department heads and engineers were adequate. Mr. Breighner stated an engineer designs a plan but is not on-site everyday to be able to "certify" the construction is built to the specifications. Mr. Peoples explained the measures taken during testing of the roads. Mr. Wilkes explained measures taken during

development stating the Geotechnical Engineer is on-site during road construction. He stated all other items, such as the detention ponds, were supervised by the developer and they would sign that they have observed the installation. Mr. Peoples verified he and his employees inspect throughout the process how pipes and such are installed. Mr. Armbruster explained Design Engineers are not onsite throughout construction and added in most cases, they are reviewing the Geotech reports. The members discussed the responsibility of the developer to ensure construction is completed as designed and agreed the city's process with proper inspections and sampling was most beneficial. The members were not in favor of adding the requirement of an additional certificate to final plats.

With their being no other business to discuss, Chairman Goforth adjourned the meeting at 7:31 p.m.



Chairman

6-7-22
Date

Secretary

Date