

**PLANNING COMMISSION MINUTES**  
**August 3, 1999**

Present: Chairman Dean Thurgood, Vice Chairman Al Hess, Dick Dresher, Mark Green, Lois Williams, Paul Summers, Council Representative Barbara Holt, City Attorney Rusty Mahan, Assistant City Engineer Mark Franc, Planning Director Blaine Gehring, Recording Secretary Connie Feil

Absent: Paul Rowland

Dean Thurgood welcomed all those present and introduced all members. Dick Dresher made a motion to approve the minutes for July 6, 1999 as amended. Barbara Holt seconded the motion and voting was unanimous.

Mark Green excused himself because of conflicting interests.

**Subdivisions**

1. Consider preliminary subdivision approval of Hidden Lake at Summerwood Subdivision, Ron Marshall, applicant.

Ron Marshall, applicant, was present. Mark Franc explained that Ron Marshall is requesting preliminary approval of the first 11 lots along the upper loop road of Summerwood Subdivision which will be called Hidden Lake at Summerwood Subdivision. This subdivision will have a 500 foot long cul-de-sac which will extend east from the upper loop road and will be across the gas pipeline right-of-way. Staff has reviewed this with Mr. Marshall and the cul-de-sac has been revised to be directly over the pipeline rather than have any private driveways going across the right-of-way. There will also be an access road provided from the end of the cul-de-sac to the City's new tank site and trailhead. The trailhead will consist of a parking lot and restrooms. In addition, Mr. Marshall is requesting new preliminary approval for the main access road through the subdivision and the loop road which accesses the easterly part of the ground included as part of the conceptual approval. A couple of revisions have been made to this loop road which overall reduces the amounts of cuts and fills along the road.

The storm run-off for all this area was handled as part of the original Summerwood approval and is being detained in the Summerwood detention basins.

A review of the proposed subdivision plans showed the need for a few exceptions in order to grant approval. These are the same exceptions that were granted with the preliminary approval of the original loop road alignment. These exceptions have all been reduced in quantity as a result of this realignment. These exceptions include:

1. There are 4900 feet of roadways in this development, 900 feet of which exceeds 12% slope. No grades exceed 15%.

Exception: Allow 900 feet of roadway with a grade between 12% and 15%.

2. Because the natural ground is quite steep, several areas have cuts and fills that exceed 10 feet.

Exception: Allow cuts and fills exceeding 10 feet as explained.

3. Because of the tight curve of the loop road and the steepness of the slope, lot 10 works best as a double fronting lot.

Exception: Allow lot 10 to be a double fronting lot with the walk along the back of the lot to be moved to the back of curb and widened to 6 ft.

Because of the large cuts on lot 10, the slope needs to be stabilized with a reinforced earth type or a reinforced concrete retaining wall to prevent any slippage onto the road or sidewalk.

Rusty Mahan asked about the access across the pipeline. Ron Marshall mentioned that he has been working with Williams Pipeline on this issue. Williams Pipeline says that the pipeline can be crossed but with some restrictions. Mr. Marshall mentioned that he has to satisfy the restrictions with Kern River but at this time he does not know what they are.

There was a discussion on the retaining wall and the responsibilities of the developers with the project abutting this project. Mr. Mahan suggested a vicinity map of the complete development be made available to see how they are all connected.

Blaine Gehring emphasized that an easement to cross the pipeline must be obtained from Williams Pipeline before final approval.

Mark Franc explained that Staff recommends preliminary approval of the upper loop road revision and preliminary subdivision approval for Hidden Lake at Summerwood Subdivision with the following conditions and exceptions:

1. Landscaped areas: All areas that are cleared of natural vegetation shall be replanted with an appropriate vegetation to prevent erosion. These plans shall be compatible with the existing vegetation. Plans showing the landscape areas and necessary sprinkling systems must be submitted for review.
2. Permission and crossing rights must be obtained from Williams Pipeline (formerly Kern River) for the crossing of their easement at the cul-de-sac.
3. Finish grade the upper loop road to provide a second access from new lots.
4. Pave temporary turnaround north of lot 9.

5. Full stabilization of cut slopes including the slope along the east side of the loop road at the rear of lot 10. This cut has already been made and the slope needs to be stabilized with a reinforced earth type wall or a concrete retaining wall to prevent any material from sloughing or rolling onto the road or walk.
6. This preliminary approval does not grant any type of approval for uses listed on the plat outside the actual loop road right-of-way or the 11 lots.

Exceptions

1. Allow 900 feet of roadway with a grade between 12% and 15%.
2. Allow cuts and fills exceeding 10 feet as explained.
3. Allow lot 10 to be a double fronting lot with the walk along the back of the lot to be moved to the back of curb and widened to 6 ft.

Dick Drescher made a motion to recommend preliminary approval of the upper loop road revision and preliminary subdivision approval for Hidden Lake at Summerwood Subdivision subject to the recommendations from Staff 1-6 and the exceptions 1-3. Al Hess seconded the motion and voting was unanimous.

Meeting adjourned at 7:48 p.m.