



DRC Meeting Minutes
Tuesday, September 8, 2020

DRC Members in Attendance: City Engineer Jon Lundell, City Manager Ben Reeves, Building Official Randy Spadafora, Public Works Director Wade Eva, Police Chief Rod Hurst, Fire Inspector Taylor Sutherland and Community Development Director Jason Bond.

Other's in Attendance: Shawn Herring representing the Foothill Village Phasing Plan (Attended via Zoom), **and** Jimmy DeGraffenried representing the Heelis Farms subdivision. Assistant City Manager Norm Beagley attended via Zoom.

Mr. Lundell called the meeting to order at 10:00 a.m.

200 E. and 700 N. Stop Sign Request

The DRC will review a request for a three way stop at the intersection of 200 E. and 700 N.

Mr. Lundell proposed that the stop sign request be moved to the first of the meeting, in order for Chief Hurst to provide his input, as he has another meeting at 10:30 a.m.

Engineering: Mr. Lundell explained that the request is for additional stop signs for the north and southbound legs of 200 E. and 770 N.

Public Works: Mr. Eva stated that if there is heavy speed coming southbound more stop signs may be warranted. It was pointed out that there is an existing south bound stop sign located at 730 N.

Police: Chief Hurst indicated that he just received the traffic study information and hasn't had time to analyze it yet. He requested additional time to analyze the data before making a decision.

There was a power outage at 10:05 a.m. and the meeting was paused while the zoom meeting and Youtube live were resumed. The meeting reconvened at 10:14 a.m.

Administration: Mr. Reeves suggested that 730 N. remain a T intersection and 770 N. could be a controlled intersection. However, he feels that it is premature to make a decision today. Chief Hurst noted that the data didn't warrant a stop sign at 610 N. in the past, and he doesn't think the data will warrant stop signs on 770 N.

Motion: Mr. Reeves motioned to table the 200 E. 700 N. Stop Sign Request so the traffic study data can be analyzed. Mr. Eva seconded. The vote was unanimous in the affirmative.

Foothill Village Phasing Plan

The DRC will review updates to the phasing plans for Foothill Village.

Engineering: Mr. Lundell explained that the developer is requesting to split plat Z (which is

multifamily housing) from the single family housing on the East side of Badger Way which would become plat Y. He indicated that splitting the common space if located by the single family homes and would be included in Plat Y.

Administration: Mr. Reeves asked if the phases would require a sequencing for plats X, Y and Z. Mr. Lundell clarified that in order to meet access and waterline looping requirements, phases X and Y will need to be developed concurrently. Plat Z can be constructed later. Mr. Lundell pointed out that plats R and R2 would need to be constructed concurrently as well.

No comments from Building Official, Public Works, Police, Fire, and Planning and Zoning.

Motion: Mr. Bond motioned to approve the proposed phasing update for the Foothill Village Subdivision; specifically, that phases R and R2 be separated and that Phase Y be separated to add an additional phase Z. With the condition that certain phases will need to be developed concurrently in order to provide appropriate water looping and access. Mr. Sutherland seconded. The vote was unanimous in the affirmative.

Heelis Farms Final Subdivision Review

A final review of a 20-unit townhome subdivision located at approximately 200 N. and 400 E.

Public Works: Mr. Eva asked if the water connection has been changed? Mr. DeGraffenried stated that they will be updating it to 4, 2-inch water service connections. Mr. Lundell indicated that this change needs to be updated on the plans.

Building Official: Mr. Spadafora asked if the address corrections have been made? Mr. Lundell explained that they have been updated on the cover sheet, but not on the plat. He stated that this is a redline item.

Engineering: Mr. Lundell pointed out some clean up items on the plat which include label clarifications, and correcting the description on the south boundary line, which doesn't correlate with the record of survey. He also stated that the existing sewer invert is higher than the proposed sewer connection in the existing manhole. He indicated that this needs to be verified and addressed.

Planning and Zoning: Mr. Harris explained that the CC&R's need to be submitted prior to the plat being recorded.

No comments from Police, Fire, and Administration.

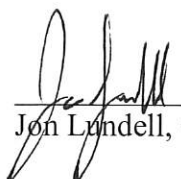
Motion: Mr. Reeves motioned to approve The Heelis Farms Final Subdivision subject to the redlines being addressed and the CC&R's being submitted and reviewed. Mr. Eva seconded. The vote was unanimous in the affirmative.

Approval of Minutes for Meeting Held
August 25, 2020

Motion: Mr. Reeves motioned to approved the minutes from August 25, 2020. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

Adjournment

Mr. Reeves motioned to adjourn at 10:32 a.m.


Jon Lundell, City Engineer


Kira Petersen, Deputy Recorder