



**DRC Meeting Minutes
Tuesday, May 12, 2020**

DRC Members in Attendance: Jon Lundell, Randy Spadafora, Wade Eva, Ben Reeves, Jason Bond, Ryan Lind, Taylor Sutherland, and Police Chief Rod Hurst.

Other's in Attendance: Assistant City Manager Norm Beagley, Staff planner Ryan Harris. Jon Mendenhall participated via Zoom.

Robert McMullin and Scott Peterson participated via Zoom representing the McMullin Residential Subdivision.

Jeff Knighton, John Bylund and Weston Southwick, participated via Zoom representing the Bylund Commercial Site Plan.

Ryan Johnston and Scott Peterson participated via Zoom representing the Orchard Vista's Subdivision.

Steve Larsen and Ken Berg came to the meeting to participate representing the Grey Cliff's Subdivision.

Mr. Lundell called the meeting to order at 10:01 a.m.

McMullin Residential Final Subdivision Review

A final review of 16 lot subdivision located at approximately 150 N. and Peach Street.

Mr. Lundell explained that this project was originally proposed as a twin home development. The applicant has since requested to change their development to detached single family homes. Mr. Lundell explained that the Planning Commission and City Council both reviewed this change and were in favor of it. Mr. Lundell noted that the curb and gutter is already installed, but the road will need to be overlaid once the needed utilities are stubbed to the new lots.

Building Official: Mr. Spadafora explained that he has reviewed the proposed addresses and has made adjustments to lots 16 and 1. The changes will be included with the redlines for the developer.

Planning and Zoning: Mr. Bond explained that there will be no requirement for ARC approval since the development will no longer be multifamily. He noted that it will still be within a PUD, so there will be some architectural requirements.

Engineering: Mr. Lundell asked that the developer to verify a proposed mailbox location with the Post Office. He also explained that there are clean up items on the plat included in the redlines.

Post Office: Mr. Peterson asked for potential mailbox locations. Mr. Mendenhall asked that the box is located somewhere along the first 4 lots.

Motion: Mr. Bond motioned to approve the final plat for the McMullin Residential Subdivision with the following conditions: That the redlines be addressed. That the mail box be placed somewhere between lots 1- 4. And that the architectural guidelines for a standard PUD subdivision are met. Chief Lind seconded. The vote was unanimous in the affirmative.

Bylund Commercial Site Plan

A site plan review of a commercial building located at approximately 94 N. State Road 198.

Mr. Lundell explained that this site plan is to review a 3-unit commercial building that would be East of Dairy Queen and South of Stringham's True Value Hardware Store.

Fire: Mr. Sutherland stated that the 26-foot fire access is located on the West portion of the site. He explained that it would need to be moved to the East, to allow for the full access around the building. He also asked the developer to ensure that 28 foot turning radius' are included.

Police: Chief Hurst asked what the purpose of the planter boxes in the parking lot are. Mr. Reeves explained that they are to protect parking and are also a City code requirement. Chief Hurst indicated that he would like to see the boxes removed to avoid issues with traffic between the Dairy Queen and this new commercial building.

Building Official: Mr. Spadafora asked if each unit will need its own address. Mr. Bond suggested that the building could have its own address and the units could be separated by A, B, and C. Mr. Mendenhall explained that suite numbers cause problems for mail delivery. He asked that individual addresses are provided for each unit. Mr. Spadafora indicated that he will assign a separate address for each unit.

Planning and Zoning: Mr. Bond reported that there are issues with the proposed location for the dumpster enclosure. He explained that the proposed parking stalls require a 5 foot pull out area; but the proposed dumpster location is in the way of this pull out area. Mr. Bond also noted a change in grade between the two properties where the dumpster is proposed to be. He suggested that the dumpster enclosure be moved in order to be in harmony with City Code.

Engineering: Mr. Lundell explained that since the developer will be connecting to Highway 198 UDOT approval will be required. He pointed out a problem with the proposed curb which has space for a spill curb, meaning water would spill onto the roadway. Mr. Southwick explained that it was designed this way in order to prevent tearing out the whole drive access. Mr. Lundell stated that something needs to be provided to catch storm water and minimize the amount flowing onto the road specifically because only one curb inlet is shown. Mr. Beagley suggested that UDOT's requirements for their right of way be referred to. Mr. Southwick indicated that they are currently working with UDOT.

Mr. Lundell expressed concern that the proposed interior grease trap for the future restaurant can be bypassed. Mr. Spadafora explained that the grease trap can be plumbed so it can't be

bypassed. He also noted that the proposed grease trap meets building code. Mr. Bylund stated that Marco's Pizza that will be located in the building produces very little grease.

Mr. Lundell stated that it is his understanding that the developer would like to have shared parking between this site and the Dairy Queen. Mr. Bond explained that the proposed parking agreement will be discussed tonight by the Planning Commission.

Mr. Lundell noted that the curb inlet boxes need to have a 3-foot sump for pretreatment. He added that the inlet for bypass would also require a 3-foot sump.

Planning and Zoning: Mr. Bond suggested that the developer move the drive through window as far as possible to the South East in order to provide more queuing space. He clarified that the current configuration meets code with room for 3 cars to queue. Mr. Lundell asked if there is enough space for vehicles to turn in the drive through without hitting the curb.

Motion: Mr. Spadafora motioned to approve the Bylund Commercial Site Plan with the following conditions: That the Engineering and Planning and Zoning redlines be addressed. That the addressing is assigned. And that any issues that may occur with the grease trap be resolved. Chief Lind seconded. The vote was unanimous in the affirmative.

Orchard Vistas Concept Subdivision Review

A concept review of a 108-unit multifamily subdivision located at approximately 200 N. and 400 E.

Mr. Lundell explained that this is a proposed apartment development directly North of the Grocery store. He noted that a development agreement was approved by the City Council at the first of this year.

Fire: Mr. Sutherland indicated that the buildings will need fire sprinklers due to the proposed access.

Public Works: Mr. Eva asked that the utility meters meet City code. Mr. Lundell explained to the developer that the City Standards and Specs require a master meter for any multifamily building of 3 units or more.

Police: Chief Hurst asked how many accesses this development will have. Mr. Lundell outlined their current proposal which shows 3 access, 2 off of 200 North, as well as the one connecting to the back grocery store access. He expressed concern with the severe grade, as well as traffic conflicts that would come from sharing an access with the grocery store. Mr. Sutherland explained that if the dead end is over 150 feet either an approved turnaround or pull through would be required for fire safety.

Public Works: Mr. Eva noted that there needs to be a location for snow loading within the

parking lot. Mr. Bond suggested that covered parking could be provided to mitigate snow.

Planning and Zoning/Engineering: Mr. Bond explained that the East side of the development is inconsistent with what was shown to the City Council specifically, an access is missing. He asked that the developer be as consistent as possible to the plans the Council based their approval off of.

Mr. Lundell clarified that 200 N. and 500 E. are not completely built out yet. He explained that an overlay will be required for the roads after the utilities are installed and patched.

As this was a concept plan review, no action was necessary. No action was taken.

Grey Cliffs Preliminary Subdivision Review

A preliminary review of a multifamily, single family and commercial subdivision located at approximately 648 N. State Road 198.

Mr. Lundell provided an overview for this project which is proposed to be built on the old Sumsion mining property. He explained that the project is a proposed to be an R-10 PUD.

Mr. Lundell expressed concern regarding access. He explained that the North connection isn't proposed to be installed until the final phase. That would leave roughly 490 units using one intersection. Mr. Lundell also noted apprehension regarding the the amount of homes that directly access Grey Cliffs Drive

Police: Chief Hurst asked if there would be parking restrictions on Grey Cliffs Drive. Mr. Lundell explained that the road meets major local road requirements; with a proposed cross section, two 11-foot travel lanes and 8-foot street parking on either side. Chief Hurst expressed concern with street parking on this road. Mr. Bond pointed out that there won't be much room for street parking, because there are so many driveways. Chief Hurst also stated concern with vehicles backing in or out along a curve on Grey Cliffs Drive. Mr. Lundell added that Grey View road is proposed to have a 10% grade. Mr. Beagley explained that as part of City Code, a traffic circulation plan needs to be submitted. He recommended that a traffic plan be submitted that addresses these specific concerns. Mr. Berg explained that they are required to provide a traffic study for UDOT, so they will expand it to address the additional concerns from the DRC.

Engineering: Mr. Lundell voiced concern with the proposed 9.5-acre retention pond. He explained that the calculations show that it is not adequate, as it only accounts for a 25-year event. As required per code, it must control up to a 100-year storm event. Mr. Lundell noted that there have been issues with flooding off of State Road 198 in the past. Mr. Berg explained that any roads above Grey Cliff are rock so water can't be infiltrated. While any roads below Grey Cliffs are sand. He explained that he is working with a geotechnical engineer regarding infiltrating storm water in the sand. Mr. Berg asked what other options they have. Mr. Beagley explained that Staff is not specifically saying no to the proposed retention pond, but rather,

asking the developer to look at all possibilities. If more localized, smaller detention areas farther up the hill are not feasible, then please state such in the storm drain report. Mr. Eva suggested that the smaller park areas could become retention basins as well.

Planning and Zoning: Mr. Bond asked if enough parking will be provided at the trail head. Mr. Larsen answered that from his research he believes the parking will be adequate. He added that the parking lot will be gravel and could be expanded if needed.

Mr. Bond explained that one of the PUD requirements is that fencing must be installed along the perimeter of multifamily housing. He asked that the developer provide details of where they feel that fencing makes sense.

Fire: Mr. Sutherland noted that the homes that fall within the wild land urban interface will require fire sprinklers. Any homes along a grade of 10% or higher for 300 feet or more will also require fire sprinklers. Mr. Larsen asked if other building materials such as a bar type roof could be considered instead of fire sprinklers. Mr. Sutherland indicated that it can be looked into.

Chief Lind asked what the clearance between the covered parking is. Mr. Berg stated that it will be 26 feet. Mr. Sutherland clarified that the 14 plex' will need fire sprinklers due to the height of the buildings. Mr. Lundell noted that there is an overhead power line that runs through this area that may impact the height of the buildings. We recommend the developer work with SESD and or RMP accordingly.

City Management: Mr. Reeves explained that Mayor Hunsaker saw retention basins in the Daybreak development that were graded as a bike track. He suggested that the developer look into making the retention basins more usable. Mr. Reeves pointed out that it would tie into the biking trails. Mr. Larsen indicated that he likes the idea.

Mr. Reeves expressed that the City Council has similar concerns regarding the single intersection access for the majority of the phases. He also conveyed the City Council's concern of developments that have high density in the beginning phases and single family only at the end of the project. The Council is concerned that the end phases never get developed. Mr. Reeves explained that the Council wants to ensure that there is a balance of housing being developed in each phase.

Public Works: Mr. Eva pointed out that the area of the proposed tot lot has historically had a high amount of water and debris flow. Mr. Beagley explained that the NRCS debris basin work that Staff is working on with Horrocks engineering should include some protection for this area. He clarified that it hasn't been built yet, and they are still waiting for funding for final design of the projects.

Motion: Mr. Reeves motioned to table The Grey Cliff's Preliminary Subdivision Review due to the significant redlines that need to be addressed. Chief Lind seconded. The vote was unanimous

in the affirmative.

Cross Walk/Signage Request

A request for stop signs at the intersection of Stone Hollow Drive and Flagstone Drive.

Mr. Lundell explained that there has been a request for two additional stop signs at the intersection of Stone Hollow and Flagstone Drive. He noted that currently there are stop signs on the North and South sides of the intersection. Mr. Lundell explained that Stone Hollow Drive was built to be a major local road to accommodate traffic.

Police: Chief Hurst explained that a traffic survey was done at this intersection. He noted that the display was turned off as to not interfere with normal driving patterns. Chief Hurst acknowledged that daily trips may be decreased due to Covid 19. He explained that the requesters concern was that vehicles are traveling between 30-35 miles per hour. Within a 9-day period the highest speed recorded was 28 miles per hour. He noted that those speeds were recorded within a 3-4 a.m. time period. Chief Hurst stated the applicants' other concern was with construction in the area. He stated that construction is a temporary problem, as most of it is wrapping up in that area. Chief Hurst noted that he isn't aware of any future developments that would increase traffic on this street in the future. He indicated that his recommendation is to not install additional stop signs unless a future development were to warrant it.

Public Works: Mr. Eva explained that there is a 6% slope in that intersection. He stated that he would prefer not to see stop signs on sloped roads as it is hard for snow plowing.

City Manager: Mr. Reeves indicated that most of the traffic doesn't impact Stone Hollow Drive. He agreed with Police and Public Works that the additional stop signs aren't necessary and could be detrimental.

Motion: Mr. Reeves motioned to not change the traffic configurations at the intersection of Stone Hollow and Flagstone Drive and deny the request. Mr. Eva seconded. The vote was unanimous in the affirmative.


Approval of Minutes for Meeting Held

April 28, 2020

Mr. Reeves motioned to approve the minutes from April 28, 2020. Chief Hurst seconded. The vote was unanimous in the affirmative.

Adjournment

Mr. Reeves motioned to adjourn at 11:56 a.m.


Jon Lundell, City Engineer


Kira Petersen, Deputy Recorder