



DRC Meeting Minutes
Tuesday, April 28, 2020

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

Other's in Attendance: Assistant City Manager Norm Beagley, City Planner Ryan Harris.

Mr. Lundell called the meeting to order at 10:03 a.m.

The Hills Plat E Final Plan

A final review of a 38 lot subdivision located at approximately Marigold Way and Foxberry Road.

Mr. Shawn Herring of Region Engineering representing the developer, participated via Zoom.

Mr. Lundell explained that this plat will be to the West of the recently paved Longview Road in this development. He noted that the developer has received final approval for The Hills Plats D, C, B, and A.

City Manager: Mr. Reeves asked when the two phases that are located in Juab County will be submitted for review. Mr. Shawn Herring stated that the applications for Plats J and K, will probably submitted in February or March of 2021.

Public Works: Mr. Eva asked if there will be a snow load zone in the cul-de-sac. Mr. Lundell noted that it's shown on the utility plan, but not on the plat; he asked that the developer include it on the plat. Mr. Lundell explained that an additional easement area is needed for snow loading. Mr. Eva clarified that the easement needs to be 15-feet-wide by 10 feet deep.

Building Official: Mr. Lundell indicated that the Building Official has reviewed the addresses and his comments will be provided with the redlines.

Planning: Mr. Bond explained that when the City Council approved this development, they did so with a condition that access would be provided for the knoll between plats K, I and E for access purposes. He noted that the grade is very steep and asked if it can be reduced. Mr. Bond also explained that the developer has proposed to develop first 9 lots of Plat E in order to move forward. He explained that this would need to be provided in a plat form for review, and indicated that phase E is contingent upon phases D, F and L being built.

Engineering: Mr. Lundell asked how and when the open space or knoll will be dedicated to the City. Mr. Reeves explained that it will be installed by the developer, dedicated to the City, and maintained by the HOA. Mr. Herring asked if this needs to be included with a plat? Mr. Bond suggested that they combine it with a plat. Mr. Reeves noted that the expectation of the open space is that there will be a natural landscape with trail heads, observation areas, trails, etc. Mr. Herring stated that a detailed plan will be proposed with one of the future plats.

Mr. Bond noted that Fire Chief Lind was planning to look at the best access points for the knoll area, he suggested that this is done in the near future, prior to the review of the open space. He indicated that there is a 35 % slope which will not work for emergency vehicles. Mr. Beagley explained that most likely emergency vehicles will not be able to travel from the top to the bottom of the knoll . Mr. Bond suggested that switchbacks are provided.

Mr. Lundell indicated that the street lights are unevenly spaced from the North to the South. He explained that due to the length between the two intersections, a culinary shutoff valve will need to be located there. Mr. Lundell stated that the storm drain line shown on the plat hasn't been installed. He asked how the storm water is going to be accounted for before the other phases are built to the South and the storm drain line is installed.

Motion: Mr. Bond motioned to table the Hills at Summit Ridge Plat E until the redlines are addressed, phasing details are provided, and more details regarding access and improvement to the knoll are provided. Mr. Reeves seconded. The vote was unanimous in the affirmative.

Cross Walk/Signage Request

A request for a cross walk and signage across the Street from Apple Valley Elementary.

Mr. Lundell explained that this request is to re-stripe the crosswalk from Apple Valley Elementary on 770 N. As well as install two additional stop signs at the intersection of 730 N. And creating a North to South crosswalk on the east side of 730 N. Mr. Lundell noted that the School district has been consulted and that the Northern crosswalk would be manned by the school district staff.

Mr. Reeves clarified that the cross walk wouldn't be painted until this fall and the stop signs would be installed when Public Works is able to install them.

Motion: Mr. Reeves motioned to approve the painting of a crosswalk between Apple Valley Elementary on 770 N. And the addition of two stop signs at the intersection of 770 N. and 100 East; as well as the addition of a crosswalk located from North to South at the intersection of 730 and 100 East. Mr. Eva seconded. The vote was unanimous in the affirmative.

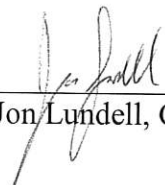
Approval of Minutes for Meeting Held

April 14, 2020

Motion: Mr. Eva motioned to approve the DRC minutes from April 14, 2020. Mr. Sutherland seconded. The vote was unanimous in the affirmative.

Adjournment

Mr. Reeves motioned to adjourn at 10:24 a.m.


Jon Lundell, City Engineer


Kira Petersen, Deputy Recorder