



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

Other's in Attendance: Assistant City Manager Norm Beagley, Staff Planner Ryan Harris, Post Master Jon Mendenhall.

Chuck Petersen, Dawn Marie Petersen, and Chris Poulson representing the Parker View Subdivision.

Riley Greenhalgh and Case Greenhalgh representing the Orchards G3 Subdivision.

Weston Southwick and Dan Valls representing the Bylund Commercial Subdivision.

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

Parker View Subdivision Final Plat Review

A final review of a 3 lot subdivision located at the corner of Main Street and Highland Drive.

Mr. Lundell clarified that the applicant has decided to continue with the subdivision review for now, and the site plan will be reviewed separately at a later time.

Planning: Mr. Bond explained that the proposed subdivision will remove some of the parking for lot 2. Mr. Harris stated that roughly 21 parking stalls are required for the existing Big O Tires on lot 2. He asked that the size of the building is provided, so the exact number of required parking stalls can be determined.

Engineering: Mr. Beagley noted that the utilities for lot 1 would require a road cut in Main Street. He explained that there is a significant road cut fee required, especially since it is a newer road. Mr. Reeves asked how long a road cut would take. Mr. Lundell answered that it typically takes one to two days. Mr. Reeves noted that it is the main access for Maverik and the developer will need to maintain good communication with them.

Mr. Lundell expressed concern with the existing ingress and egress easement, and stated that it needs to be addressed. He directed that a note be added to the plat stating that "No Access" is allowed on Highland Drive. Mr. Lundell asked that the applicant clarify if a 2-inch CW meter be sufficient for a car wash. Mr. Poulson stated that they have received confirmation of this from the engineers of the car wash. Mr. Lundell asked that verification be provided.

Mr. Beagley asked if the landscaping onsite will be handled through the culinary water as no P.I. connection is shown on the plans. He suggested that the amount of landscaping doesn't justify an additional road cut for P.I.; and using culinary water would avoid damage to the sewer, etc. Mr. Lundell noted that most subdivisions require water dedication, and water dedication may be

required for this subdivision. Mr. Beagley clarified that money in lieu of may also be able to be provided for water dedication.

Mr. Bond informed the developer that a car wash isn't clearly specified within this zone as a use. He explained that staff is moving forward to clarify the ordinance stating that car washes can be a standalone business within this zone.

Motion: Mr. Reeves motioned to approve the Parker View Subdivision Final Plat review with the condition that all Engineering redlines are addressed. Mr. Sutherland seconded. The vote was unanimous in the affirmative.

Orchards G-3 Final Plat

A final review of a 22 lot subdivision located at approximately 920 N. and 20 E.

Post Office: Mr. Mendenhall asked that the MBU is placed along lot 512 which is the South West corner of this subdivision.

Engineering: Mr. Beagley explained that while the developer is building 20 East they need to make sure that all sewer and culinary water laterals to the townhomes (not part of G-3) are bonded and stubbed before the road is paved. Mr. Lundell explained that the proposed addresses are still pending and will be reviewed by the Building Official who is currently out of town at a conference. He indicated that the temporary P.I. drain at the end of 20 East needs to be connected to the detention basin/curb inlet. Mr. Lundell noted a waterline peak in the plans and explained that it needs to be installed completely flat to avoid the need for an air inlet removal facility/blow off, per city standards. Mr. Beagley clarified that this applies to both the culinary and P.I. lines.

Motion: Mr. Bond motioned to approve the Orchards Plat G-3 Final with the condition that the Engineering redlines be addressed. Mr. Reeves seconded. The vote unanimous in the affirmative.

Bylund Commercial Site Plan

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

Public Works: Mr. Eva asked if a sewer connection has been made with the neighboring Stringham's Hardware store. Mr. Reeves answered that it hasn't, but the sewer will now be within 300 feet of the hardware store; meaning that they now meet the State requirement for connecting to the sewer system. He noted that this is a good opportunity to reach out to Stringham's to coordinate the sewer connection. Mr. Southwick asked if P.I. line is a lateral or a main line. Mr. Beagley stated that it is a main line and suggested that it would benefit the developer to connect to the P.I. line.

Police: Chief Hurst asked that the landscaping doesn't interfere with the clear view area. Mr. Beagley explained that there are no proposed trees along the park strip. Mr. Bond added that

there are no additional trees on the West side of the trail.

Planning: Mr. Bond indicated that the Architectural Review Committee has conditionally approved the architectural renderings. Mr. Bond explained that the infrastructure (curb, gutter, etc.) between Stringham's Hardware and the Bylund Commercial building will need to be completed. Mr. Bond noted that the trash enclosure must match the building materials. He also informed the developer that according to City Code, a landscape island is required at the end of the parking aisle.

Mr. Bond asked where the drive through window will be located and recommended that it is moved as far back on the building as possible, to allow room for queuing. Mr. Harris asked that the building's square footage (specifically for the Marco's Pizza and the rest of the building) is provided to allow Staff to determine the exact parking requirements. Mr. Bond explained that different commercial uses can have different parking requirements. Mr. Beagley asked how the parking will be determined for future uses. Mr. Bond indicated that the parking is evaluated when a business license is applied for to determine if there is adequate parking. Mr. Vall noted that while all business uses may not work in the building, they plan to provide adequate parking for most commercial uses.

Post Office: Mr. Mendenhall asked that the Mail Boxes are in one easily accessible location. Mr. Beagley noted that if the MBU is located on private property an easement will be need to be provided for USPS. Mr. Mendenhall requested that the boxes are in a spot that don't require the Mail delivery to back up.

Engineering: Mr. Lundell stated that the water meter needs to be located within the right of way. Mr. Beagley indicated that there is an agreement in place regarding shared access for the Bylund property, the hardware store and Dairy Queen. He noted that it needs to be reviewed to ensure that it is sufficient for this proposed site. Mr. Lundell explained that UDOT approval will be required for the access, as State Road 198 is a UDOT facility.

Mr. Lundell instructed that City Code doesn't allow for storm drainage to flow to an adjacent property owner. He specifically expressed concern regarding storm drainage on the North corner of the property. He suggested a method such as a curb inlet, etc. is used to mitigate the storm water. Mr. Lundell explained that historically storm water has flown along a drainage channel from the Canyon to the East through this property. Mr. Beagley informed the developer that the City is trying to obtain government funding to install needed infrastructure onto Highway 198. Mr. Southwick asked if they can tie into this infrastructure? Mr. Beagley answered that they can't as they must retain storm water onsite. He also clarified that the City has yet to obtain this funding.

Motion: Mr. Reeves motioned to table the Bylund Commercial Site Plan due to the significant redlines. Mr. Bond seconded. The vote was unanimous in the affirmative.

Foothill Plat I Final Review

*A **final** review of a 22 lot subdivision located at approximately Red Cliff Drive and Foothill Village Boulevard.*

Foothill Plat L Final

*A **final** review of a 29 lot subdivision located at approximately Eagle Road and Red Cliff Drive.*

Mr. Lundell explained that Foothill Plats I and L are dependent on each other and suggested that they are reviewed together. Mr. Beagley informed the DRC members that construction on the Frontage Road will be completed this year.

Post Office: Mr. Mendenhall asked if the mailbox unit locations are called out on the plans. Mr. Harris pointed out that they are called out in one place on Plat L, but not on Plat I. Mr. Mendenhall indicated that he will reach out to the developer regarding the locations of the MBU's.

Engineering: Mr. Beagley asked how the waterline looping will be addressed. Mr. Lundell answered that they plan to install a waterline on the South end of Highland Drive. Mr. Lundell stated that there are 5 dead ends where there will be no waterline looping. Mr. Eva asked if the dead ends are one home deep. Mr. Lundell answered that 4 of them are, but one of the dead ends will be 5 lots deep until future development continues the road.

Chief Hurst asked when the Frontage Road will be installed. Mr. Beagley reiterated that the 151st building permit **will not** be issued prior to the road being paved. He clarified that currently about 100 building permits have been issued for this development.

Mr. Lundell noted that there is some right of way areas on Plat L that will need to be vacated. He indicated that there appears to be high points within the Culinary and pressure irrigation water lines that will either need to be laid flat or have blow off valves and air reliefs installed at the high point. Mr. Lundell also pointed out the water line has not been adequately looped to the north.

Motion: Mr. Bond motioned to table Foothill Plats I and L the until waterline looping is addressed. Mr. Reeves seconded. The vote was unanimous in the affirmative.

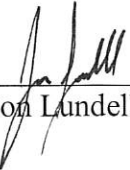
Approval of Minutes for Meeting Held

February 25, 2020

Motion: Mr. Reeves motioned to table the minutes from February 25, 2020. Bond seconded.

Adjournment

Mr. Bond motioned to adjourn at 11:04 a.m.



Jon Lundell, City Engineer



Kira Petersen, Deputy Recorder