



**DRC Meeting Minutes
Tuesday February 25, 2020**

DRC Members in Attendance: Engineer Jon Lundell, City Manager Ben Reeves, Public Works Director Wade Eva, Community Development Director Jason Bond, and Fire Inspector Derrick Spencer.

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

Kevin Olson, and John Smiley representing Orchard Townhomes II.

Chad Rowley and Jeff Sloan representing Cherries Dance Studio.

Curtis Leavitt, and Nate Walters representing Summit Ridge Townhomes.

Mr. Lundell called the meeting to order at 10:02 a.m.

Orchard Hills Townhomes II Concept Review

A concept review of a 20-unit townhome and commercial development located at approximately 120 East and Highland Drive.

Mr. Bond explained that this is a proposed expansion of the first phases of the Orchard Hills Townhomes.

Post Office: Mr. Mendenhall suggested that the best location for the Mail Boxes would be to the North side of the North entrance on 120 E.

City Manager: Mr. Reeves commended the developer for including the commercial aspect to the frontage. He stated that it is a higher and better use for the community.

Public Works: Mr. Eva informed the developer that master meters are required for multifamily housing rather than individual water meters.

Planning and Zoning: Mr. Bond explained that the current proposal is one parking stall short for the commercial use, based off of Staff's estimation. He asked that the developer provide the commercial square footage in order to verify that the required parking is provided.

Mr. Bond stated that a landscaping and architectural plan will need to be submitted. He clarified that if the architecture for the townhomes is consistent with the first phase ARC approval will not be required. However, the units with a commercial frontage will need to have ARC approval.

Mr. Lundell asked how the parking will be delineated between commercial and residential? Mr. Olson suggested that signage can be provided to delineate the parking.

Mr. Bond indicated that because of the additional units being added to this development, supplementary amenities may need to be provided. This needs to be looked into and determined. Mr. Harris noted that the building setbacks on units 8 and 14 are close to impeding on setbacks. He suggested that the developer check on them.

Engineering: Mr. Lundell informed that developer that there is an overhead power line above the lot for the existing billboard. Mr. Olson indicated that he will be removing the existing billboard and he is working on transferring the power lines underground for the development. Mr. Lundell stated that for phase one of the development there is a sump for storm water located in an existing driveway. He indicated that this needs to be accounted for in the future phase design.

Cherries Dance Studio Commercial Site Plan

A commercial site plan review of a proposed Dance Studio located at approximately 575 N. State Road 198.

Fire: Mr. Spencer expressed concern with the turning radius in the parking lot. He clarified that at least a 28 foot turning radius is required. Mr. Spencer stated that the radius isn't shown on the plan and asked that it is provided. Mr. Bond noted that the drive aisles are shown as 24 feet wide, but it is his understanding that a 26-foot drive aisle is required per fire code. Mr. Spencer indicated that he will find out if the width is measured from the curb or the asphalt.

Post Office: Mr. Mendenhall explained that he would prefer the mail box to be located by the entrance so the Mail carriers don't have to turn into the parking lot. He suggested the planter strip on the North East side as an ideal location.

Public Works: Mr. Eva asked if they will have a septic tank. Mr. Lundell confirmed this and noted that they have the required Utah County paperwork. Mr. Eva asked if they will be connecting to the private water line. Mr. Lundell stated that they have received permission to connect to the private line. Mr. Lundell explained that an above ground double check valve will be required for landscaping watering purposes.

Planning and Zoning: Mr. Bond noted that the landscaping plan and architectural renderings have been submitted and an ARC and they will be reviewed at a meeting soon.

Engineering: Mr. Lundell informed the developer of the need for a PRV valve to be installed between SR 198 and Cherry Lane due to the end of the line location and the resulting high pressure zone. He discussed potential partnering between the adjacent land owners and the City to install the PRV. Mr. Lundell noted that according to State Code they will be required to connect to the sewer line, as soon as it is within 300 feet of the property. Mr. Lundell recommended that a connection is provided between the two leach fields of the septic tank.

Mr. Beagley expressed concern with the infiltration gallery. He asked that the grading to the North East is defined/shown on the plans. He noted that the R tanks need to be installed below grade, in order to avoid water spilling out overland and potentially causing flooding downstream. Mr. Lundell stated that the trash enclosure needs to match the architectural elements of the building.

Mr. Lundell noted that the DRC is the final approving body for a site plan.

Motion: Mr. Bond motioned to approve the Cherries Dance Studio Site Plan with the following conditions: That the fire department comments regarding the turning radius' and drive aisles be addressed. That the architectural and landscaping plans be approved by the Architectural Review Committee, and that all other redlines be addressed. Mr. Reeves seconded. The vote was unanimous in the affirmative.

Ellsworth Townhome

A final review of a single lot subdivision located at approximately 290 S. and 200 E.

Public Works: Mr. Eva asked if curb and gutter will be installed. Mr. Bond explained that the applicant has requested a deferral agreement from the City Council. Mr. Eva noted that he would prefer to see a deferral agreement granted, because the alignment of the curb isn't currently known.

Planning: Mr. Bond stated that this project is pending architectural review and will be reviewed at the next ARC meeting.

Motion: Mr. Bond motioned to forward a positive recommendation to the Planning Commission for the Ellsworth twin home subdivision; with the condition that the deferral agreement be considered by the City Council, ARC approval is received and engineering redlines be addressed. Mr. Reeves seconded. The vote was unanimous in the affirmative.

Summit Ridge Townhomes Preliminary Review

A preliminary review of a 434-unit multifamily subdivision located at approximately Summit Ridge Parkway and 1200 W.

Fire: Mr. Spencer pointed out that the plans haven't been updated to reflect 26 feet of flat driving space on both Oakdale and Nettle Drive. Mr. Walters stated that these plans are based upon the original development agreement, that counted the mountable curb as drivable space. Mr. Spencer explained that the Fire department has approved mountable curb as part of the turnaround area in the past, but they wouldn't like to approve them now. He stated that he will verify this with Fire Chief. Mr. Beagley asked the developer if they have room to widen the drivable area. Mr. Walters answered that to provide 26 feet of drivable surface they would lose 5-6 units. Mr. Beagley suggested that the City Attorney be consulted to determine how to balance the fire code and the development agreement.

Post Office: Mr. Mendenhall explained that when boxes are installed with each phase it is important to include enough to service the entire phase that is being constructed. Mr. Walters explained that he has specified the number of boxes per phase on the plans. Mr. Beagley stated that if the Mail Box Units are located on private property an easement is required for the Post Office. Mr. Mendenhall asked that the developer ensure that the MBU's are installed prior to the units closing.

City Manager: Mr. Reeves asked that the developer highlight the commercial area. Mr. Leavitt asked what he would like to see. Mr. Reeves suggested that they provide a separate conceptual plan for the City Council to review. He noted that this would help the Council see and understand the vision of the development.

Public Works: Mr. Eva expressed concerns with snow removal. Mr. Beagley indicated that the developer has provided a snow removal plan delineating the private versus public streets. Mr. Eva pointed out that the dead ends are located on public streets and explained that this requires the snow plows to back out of the road. He also noted that there is a proposed Mail Box at the end of Divide Dr. where snow will be piled. Mr. Lundell noted that there is an area on the North end of town with 4 units on a dead end road where the HOA is responsible for snow removal. Mr. Beagley suggested that these details could be provided in the CC&R's.

Planning and Zoning: Mr. Bond asked that the developer address the pending Planning and Zoning redlines. Mr. Bond asked if the architectural renderings have been provided. Mr. Leavitt indicated that the HOA has approved them and they will be provided for the ARC to review soon.

Engineering: Mr. Lundell requested that the size of the main waterline be verified. Mr. Walters asked if the details can be provided at the time of the final review. Mr. Beagley indicated that meter sizing can be determined at the final review, but line sizing needs to be provided before that. Mr. Lundell asked the developer to locate as many of the utilities in the public, rather than private roads.

Motion: Mr. Beagley motioned to table The Summit Ridge Townhomes pending the redlines being addressed and the developer and engineering providing more information. Mr. Reeves seconded. The vote was unanimous in the affirmative.

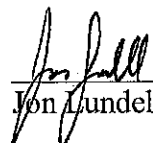
Approval of Minutes for Meeting Held

February 11, 2020

Motion: Mr. Reeves motioned to approve the minutes from February 11, 2020. Mr. Beagley seconded. The vote was unanimous in the affirmative.

Adjournment

Mr. Reeves motioned to adjourn at 11:08 a.m.


Jon Lundell, City Engineer


Kira Petersen, Deputy Recorder