



DRC Meeting Minutes
Tuesday, February 11, 2020

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

Other's in Attendance: Staff Planner Ryan Harris, Building Inspector Jared Shepherd, Assistant City Manager Norm Beagley, GIS/Infrastructure Drew Hoffman, Post Master Jon Mendenhall, Rob Horlacher, Curtis Leavitt, and Nate Walters representing Summit Ridge Townhomes.

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

The Hills Plat B Final Review

A final review of a 21 lot subdivision located at approximately Aspen Drive and Summit Ridge Parkway.

The Hills Plat C Final Review

A final review of a 36 lot subdivision located at approximately Sawtooth Boulevard and Windmere Road.

The Hills Plat F Final Review

A final review of a 32 lot subdivision located at approximately Freestone Boulevard and Sawtooth Boulevard.

Mr. Lundell explained that plats B, C, and F don't meet City code regarding access requirements. This means these three plats can't stand on their own without plats D and L. He stated that final plans for plats D and L have not yet been submitted.

Building Official: Mr. Spadafora stated that he would like to verify the addresses for plats B, C, and F.

There were no additional comments from the DRC Members.

Motion: Mr. Bond motioned to table The Hills Plats B, C, and F; until such time as Plats D and L come forward with a final plat, so that access requirements can be met. Chief Lind 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.

Post Office: Mr. Mendenhall suggested that all of the boxes are located near each other and

noted that about 16 Mail Box Unit's (MBU's) will be needed. He expressed the importance of making sure the boxes flow throughout the development for the mail carrier. Mr. Horlacher explained that due to phasing, it is difficult to provide just one location. However, they are open to providing fewer centralized locations.

Fire: Chief Lind explained that due to the road width on Oakdale and Nettle Drive, the roads must be red curbed and the appropriate fire lane must be installed along either side of the roadway. He indicated that Fire Code states that a 26-foot roadway is exclusive of curbs, this proposal causes concern because it counts the curbs as part of the drivable surface. Chief Lind requested that a hydrant is located on the North West corner of Divide Drive. He illustrated that there is no curvature for the approach of the private roads, which will make turning a fire apparatus onto those roads difficult. Chief Lind noted that narrow roads causes difficulty for Public Safety.

Chief Lind expressed concern with some of the proposed street names being similar to existing streets. He explained that it is a public safety hazard. Mr. Lundell stated that these comments are included in the redlines.

Public Works: Mr. Eva clarified that City utilities should not be located on private streets. Mr. Lundell explained that City Standards have been modified to require all multifamily units of three or more to be served by a master meter. He noted that this is a cause for concern, because it would require the removal of 434 individual meters. Mr. Lundell explained that new master meter locations need to be considered. Mr. Beagley noted that the developer could eliminate some of the shown P.I. looping, which isn't required.

City Manager: Mr. Reeves suggested that the potential commercial area is noted on the plat. Mr. Horlacher expressed concern that this may cause speculation about what will be located there. Mr. Reeves asked that vague information regarding where the commercial uses could be located is provided. Mr. Horlacher agreed that this would make the plat appear more complete.

Building Official: Mr. Spadafora asked that the developer provide address proposals. Mr. Beagley noted that the address grid will be provided to the developer.

Police: Chief Hurst asked that the developer take into consideration staging in order to avoid traffic issues with equipment, parking for existing residents, delivered materials, etc. Mr. Horlacher explained that staging of large equipment will happen in the future commercial area. Chief Hurst asked that they also keep in mind mud tracking and keeping the roads clean.

Mr. Bond asked the developer if they have a timeline for this project. Mr. Leavitt expressed their plan for this to be a 2-3-year project. Mr. Eva noted that there are several dead ends that will require snow loading zones. Mr. Leavitt stated that snow loading plans and delineation (between City and private streets) will be provided.

Planning and Zoning/ Engineering: Mr. Lundell explained that City code requires that the full roadway width be improved with the development. He noted that it is understood that there is an NRCS flood channel on the far East side of the subdivision. Mr. Beagley stated that utilities need to be run to the North end of the proposed development for future development as well. Mr. Horlacher explained that he is trying to configure the roadway and flood channel. He clarified that Dasher Drive is anticipated to be continued forward to the North, but they haven't anticipated continuing Thistle and Cattail Drive. Mr. Lundell explained that since these are public right of way roads, they need to be able to extend and connect when the land to the North is developed. Mr. Walters suggested that stubbing these two roads out could be more problematic for future development. Mr. Horlacher explained that he doesn't see that all four roads need to be extended to the North, but thinks that one road would be sufficient. Mr. Beagley expressed that he thinks extending one of the roads in the middle will be adequate.

Mr. Bond noted that fencing will be needed between units 133-241 to separate them from the neighboring property. He also suggested that the name of Bramble Hedge Road be changed to be concurrent with the adjacent 'Harvest View Park'.

Mr. Lundell asked for additional details regarding the open space and amenities, specifically the pool size, bathrooms, etc. He also asked that they include details regarding the phasing of the amenities. Mr. Lundell stated that pedestrian access needs to be shown from the parking stalls to the homes throughout the development. He explained that code requires parking stalls to be 20 feet deep and 9 feet wide. Mr. Beagley noted that if a 6-foot sidewalk or a 5-foot landscaping overhang is provided, the depth of the stalls can be reduced to 18 feet.

Mr. Bond explained that the Architectural Review Committee (ARC) will review the first phase, but won't need to review the additional phases if they are consistent with the previously approved phase. He noted that landscaping usually goes along with the ARC review, and asked that landscape phasing is provided concurrently.

Mr. Lundell informed the developer that 3-acre feet of water needs to be dedicated per acre of land that is developed. Mr. Beagley noted that this is required at the time of final review. Mr. Lundell noted that some of the proposed street names aren't consistent on all sheets of the plans and asked that they are verified. He also asked that the developer verify the existing utility connections. Mr. Lundell requested that they also verify the P.I. slopes as the P.I. drains need to be drained each year. Mr. Beagley explained that a written easement will be needed if the sewer is to be located on private property. He clarified that the manholes need to be located in the public street. Mr. Lundell asked that storm drain calculations are provided for the South West corner of the development.

Motion: Chief Lind motioned to table the Summit Ridge Townhomes Preliminary review until redlines are addressed. Mr. Eva seconded. The vote was unanimous in the affirmative.

Approval of Minutes for Meeting Held

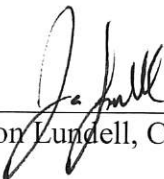
January 28, 2020

Motion: Mr. Reeves motioned to approve the minutes from January 28, 2020. Chief Lind seconded. The vote was unanimous in the affirmative.

Adjournment

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

*Approved on February 25, 2020



Jon Lundell, City Engineer



Kira Petersen, Deputy Recorder