



DRC Meeting Minutes
Tuesday, November 26, 2019

DRC Members in Attendance: Engineer Norm Beagley, Fire Inspector Taylor Sutherland, Police Chief Rod Hurst, Public Works Director Wade Eva, Building Official Randy Spadafora, Community Development Director Jason Bond, and City Manager Ben Reeves.

Other's in Attendance: Post Master Jon Mendenhall, Engineer Jon Lundell, and Staff Planner Ryan Harris.

Foothill Village Plat D

A final review of a 33 lot subdivision located at approximately 100 W. and 1100 S.

Foothill Village Plat G

A final review of a 33 lot subdivision located at approximately the Frontage Road and Foothill Village Blvd.

Foothill Village Frontage Road

A review of the Frontage Road improvements.

Motion: Mr. Bond motioned to table agenda items 1-3 related to Foothill Village. due to the plans not being ready for this review. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

Ellsworth Townhomes

A preliminary review of a single lot subdivision located at approximately 290 S. and 200 E. Mr. Beagley reviewed the proposed 8-foot side setbacks.

Public Works: Mr. Eva asked if sidewalk will be installed. Mr. Beagley explained that frontage improvements will need to be made unless, the applicant applies for and is granted a deferral agreement by the City Council. Mr. Bond pointed out that the Council hasn't approved deferral agreements for multifamily units in the recent past.

Building Official: Mr. Spadafora noted that the twin homes would be addressed as 165 E. and 175 E. Mr. Beagley noted the addresses.

Planning and Zoning Redlines: Mr. Beagley explained that the scale and vicinity maps aren't correct. Mr. Harris indicated that only 35 % of the front yard setback can be made up of parking and driveway space. He noted that right now, there are only two valid parking stalls shown on the plan, but 4 parking stalls are required.

Engineering: Mr. Beagley explained that the utilities and power would need to be moved underground if the project moves forward. He also stated that the culvert which is assumed to belong to Summit Creek Irrigation needs verification and approval for any irrigation company

modifications/improvements. Mr. Beagley pointed out that the existing P.I. line is shown on the wrong side of the road.

Motion: Mr. Reeves motioned to table the Ellsworth Twin Home Preliminary Review. Mr. Bond seconded. The vote was unanimous in the affirmative.

Chisholm Dental Addition Site Plan

A site plan review of an addition to the existing dental office located at approximately 10 S. and 300 W.

Planning: Mr. Bond explained that the parking agreement between Dr. Chisholm and High Park South has been confirmed and meets required city codes for shared parking. He clarified that per the shared parking agreement, the dental office can use three extra parking stalls during business hours. This provides them a total of 20 parking stalls as required per code. Mr. Bond reported that since the expansion area shown is less than 40% of the development proposal, only the expansion area is included in the site plan. Mr. Bond explained that regardless of this requirement he is encouraging the applicant to finish the whole site including the fence on the south side of the property. He also suggested that Architectural Review Committee (ARC) approval is included as a condition of approval. Mr. Bond reported that the dumpster between the applicant's property and neighbor to the south needs to be moved as it's not in an appropriate place. He explained that there is a new screened dumpster pad to the West of the back entrance where the dumpster should be placed.

Public Works: Mr. Eva asked if the City can require that the area in front of dental office on Main Street is red curbed to prevent parking. Mr. Beagley stated that the City can't require the dental office to put red curbing on Main Street, but they can work with UDOT to propose red curbing and signage in the area in front of the dental office. Mr. Eva stated that the dental office needs to be aware of the proposal, because they currently use that area for parking. Chief Hurst suggested that the red curb is brought around the corner on 300 West, etc.

Mr. Reeves suggested that the applicant provide signage for the shared parking, specifying the hours in which each property owner (i.e. the dental office and or the townhome owners) can use the shared parking spaces.

Motion: Mr. Bond motioned to approve the Chisholm Dental Addition Site plan with the following conditions; That the ARC is reviewed and approved with the associated landscaping. That the dumpster is moved from the South East area of the property. And that signage be posted for all of the shared parking stalls indicated in the shared parking agreement. Mr. Reeves seconded. The vote was unanimous in the affirmative.

Approval of Minutes for Meeting Held

October 22, 2019

November 12, 2019

Motion: Mr. Spadafora motioned to table the minutes from October 22, 2019 and November 12, 2019. Mr. Bond seconded. The vote was unanimous in the affirmative.

Chief Hurst provided comments regarding Foothill Plat G and noted that the stop sign icon was wasn't labeled. Mr. Beagley stated that he will add that comment to the redlines that it needs to be labeled.

Chief Hurst also pointed out that a stop sign is needed on Foothill Plat D, between lots 54 and 53. Mr. Beagley noted that he will also add this comment to the redlines.

Adjournment

Chief Hurst motioned to adjourn at 10:22 a.m.

*Approved on 12/10/2019


Kira Petersen, Deputy Recorder