



DRC Meeting Minutes

August 27, 2019

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

Other's in Attendance: Post Master Jon Mendenhall, Infrastructure Drew Hoffman, Planning Ryan Harris, Engineer Jon Lundell. Steve McCleery representing Bella Vista. Jim Zufelt and Eric Stringham, and Matt Brown representing Johnson's Grove.

Manager Reeves addressed the residents in attendance and explained why DRC meetings are held during the day. He also noted that no public hearing is held at this meeting, this meeting is a technical meeting for the developments.

Bella Vista Preliminary Subdivision Review:

A Preliminary subdivision review of a 104-unit subdivision located at approximately 400 E. and between 550 N. and 750 N.

Mr. Beagley explained that these are new plans for the Bella Vista Subdivision. He also clarified that this subdivision is a proposed Planned Unit Development (PUD) meaning that the City Council will be the approving body.

Fire: Mr. Sutherland indicated that the dead end at 300 East will require an approved fire turnaround due to the length. He also pointed out that the cul-de-sac has a 50-foot radius including the sidewalk, which isn't wide enough. A minimum of 96-foot diameter of drivable space is needed. Mr. Sutherland indicated that the Private Lane isn't wide enough and due to the hydrant, it would need to be 26 feet wide and marked as a red no parking zone.

Post Office: Mr. Mendenhall suggested that 5-6 boxes will be required for the development and explained that he would prefer them located in the same general area. Mr. Mendenhall pointed out that the boxes could be separated between single family and multifamily.

Police: Chief Hurst asked if this development meets the parking ordinance. Mr. Beagley explained that it hasn't been determined, but more information has been requested as part of the redlines. Chief Hurst noted concern about the number of vehicles backing into traffic. He asked if the North and South streets are narrower than the other streets. Mr. Beagley indicated that they are and noted that it is also an Engineering redline. Chief Hurst suggested that a 4 way stop sign should be located at the corner of 610 N. and 300 E. and striped for cross walks. Chief Hurst asked what the additional road width of 400 East is. Mr. Lundell answered that it is an arterial road so it will be a 62 width right of way. Chief Hurst asked if parking will be allowed on that road. Mr. Beagley indicated that it will be looked into.

Public Works: Mr. Eva asked about water looping circulation. Mr. Beagley indicated that the looping is sufficient. Mr. Eva asked indicated that he would like to see master meters for all of the multifamily units. Mr. Beagley noted that it is currently shown on the plans, and calculations

need to be provided showing that a 2-inch meter will suffice. Mr. Eva sewer asked if the sewer connection has been worked out. Mr. Beagley stated that it has and explained that the sewer will be located in the streets with a single 6-inch connection per building. Mr. Eva noted that a snow loading zone will be required in the proposed cul-de-sac.

Building: Mr. Spadafora explained that he hasn't looked at addressing as this is a preliminary plan. Mr. McCleery noted that they provided proposed addressing on page two.

Engineering: Mr. Beagley outlined the following Planning and Zoning and Engineering Redlines: An updated yield plan is needed; it currently doesn't appear that the PUD zone requirements are being met. Architectural and landscaping plans need to be submitted and should be part of the preliminary stage. Mr. Beagley explained that the garage sizes aren't included on the plans and need to be provided. He also clarified that the parking requirements can't be determined with the current information. Mr. Bond asked that the developer submit their architectural plans to the ARC as soon as possible. He explained that the Planning Commission and Council like to see the architectural renderings before they approve a subdivision. Mr. Beagley described that a development agreement needs to follow up any PUD rezone, he encouraged the developer to get it done ASAP so the City Council has something to consider for the rezone.

Mr. Beagley asked which way the units will be accessed and explained that sidewalk connectivity is required. Mr. McCleery clarified that most of the units will be front loaded with no access along the backyard. Mr. Beagley asked that a designation is provided on the plans.

Mr. Beagley noted that a phasing plan is required if the developer intends to phase the subdivision. He noted that each phase needs to stand on its own for water looping, access, connectivity, etc. Mr. Beagley explained that it is the desire of the Council to provide 6-foot masonry fencing between single family and multifamily units. He noted that it may be a condition of approval from the Council.

Mr. Beagley asked for more information for the open space, tot lot, soccer fields, etc. He also asked who will install all of these amenities? Mr. McCleery explained that their intent is to turn over the open space to the City. Mr. Bond asked that the amenities are taken off of the plat as the developer won't be installing them. Mr. Beagley communicated that if the intent is to give open space to the City, it needs to be included on the plat. Mr. Beagley explained that there are inconsistencies on the diagrams including open space. He directed that buildable areas on the plat have to be shown. The adjacent property owner's names and addresses also need to be included on the plat. Mr. Bond asked about the open space to the West. Mr. McCleery explained that they would like to have that be HOA maintained open space. Mr. Bond asked that the proposed public versus private open spaces are delineated on the plat.

Mr. Beagley asked that the proposed setbacks are listed on the plat. He noted that State mandated wording is required for any plat located with 300 ft of an agricultural protection area. Mr. Beagley directed that the scale is mislabeled, and needs to be checked. He stated that the P.I. drains need to be shown as well as the slopes on P.I. lines. Mr. Beagley also asked that the existing utility lines versus the proposed lines needs to be clarified and updated on the plans.

He noted that the street light locations need to be shown. Mr. Beagley asked that the location for the trash enclosures be called out on the plat, and clarified that it's not in City's best interest to have separate garbage cans for the high density units.

Mr. Beagley illustrated that the utilities aren't shown going North of the property line as required per City code. He noted that the legends and line types aren't clear and inclusive. Mr. Beagley elucidated that utilities can't be serviced in private roads, and noted that any sewer serviced off of a private road would be a private utility. Mr. Beagley stated that valves are required in each leg of intersections for culinary and P.I. He asked that clarification is provided explaining that that existing sewer will be abandoned.

Mr. Beagley explained that some of the road cross sections don't meet City standards. He noted that if the developer is asking for exception, it must be done through the City Council. Mr. Beagley noted that ADA accesses and ramps aren't shown. Finally, Mr. Beagley stated that the storm drain calculations need to be submitted with the preliminary application.

Motion: Mr. Reeves motioned to table the Bella Vista project because the following conditions are not being met: That the application is incomplete and a landscaping plan has not been provided. The Density Allocation for a PUD is not being met. It does not meet City standards for utilities. More information is required to ensure that the parking requirements are being met. More information is required regarding the open space. And that all of the engineering redlines and comments submitted by Board members are addressed. Mr. Bond seconded. The vote was unanimous in the affirmative.

Johnson's Grove Final Subdivision Review:

A final review of a 23-unit multifamily development located at approximately 498 W. Main Street.

Mr. Beagley administrative act and final approval can be given by DRC.

Fire: Mr. Sutherland explained that the proposed location for the carports isn't allowed due to the fact that the parking area would be the aerial fire access. He clarified that the buildings are outside of the distance to use Main Street as the fire access. Mr. Sutherland asked if the fire riser room will have an exterior access. Mr. Zufelt confirmed that it will. Mr. Sutherland explained that because of this the PIV valve isn't required. Mr. Sutherland also explained that any dead end over 150 feet requires a fire improved turnaround. Mr. Bond reported that the previous Fire Chief has quit and didn't catch these fire regulations. Since this wasn't brought to the attention of the applicant sooner, it was discussed that this will need to be reviewed by Legal Counsel.

Public Works: Mr. Eva asked about the sewer connectivity. Mr. answered that the sewer will connect to the East. Mr. Eva confirmed that there will be access to the manholes.

Mr. Beagley instructed that the 4-inch fire line doesn't meet code, as a 6-inch line is required. He also noted that a 1.5-inch culinary lateral to each building may not be sufficient. Mr. Zufelt indicated that he believes it will be sufficient as each unit only has on bathroom.

Building: Mr. Spadafora asked how the multifamily units will be addressed. He noted that at last meeting Public Safety and the Post Office asked for individual addresses. The DRC

Members asked that the developer provide proposed addresses for the individual units. Mr. Bond pointed out that the units are addressed as apartments, but the project is labeled as condominiums. Mr. Bond suggested that they are labeled as units rather than apartments.

Mr. Bond expressed concern with the far right unit not being flush with the rest of the building. He stated that this could be a concern as ARC approval has already been granted. Mr. Stringham noted that the plans haven't been changed since they received ARC approval.

Engineering: Mr. Beagley explained that an updated storm drain report is needed. He indicated that they haven't received written approval from UDOT regarding access. Mr. Beagley stated that the setbacks and PUE's aren't labeled correctly or clear enough. The easement for the sewer main line in the neighboring property and the easement for connecting into the manhole must be in provided.

Mr. Matt Brown explained that UDOT access isn't a problem, but UDOT is requiring a drainage agreement. He stated that UDOT has indicated that they won't allow low ground retention in their right of way. Now the developer is looking at taking public water on private property. Mr. Brown noted the UDOT drainage agreement states that the City will maintain the system. He indicated that they will provide the UDOT agreement to the City.

Mr. Brown asked if a crash gate and an easement to the east side of the property would suffice in place of a fire access turnaround. Mr. Sutherland indicated that it would work for fire if the gate is 26 feet wide.

Mr. Mendenhall asked if the addresses need to fit into the grid system. Mr. Spadafora indicated that they do and indicated that he will provide the grid to the developer.

Motion: Mr. Bond motioned to table the Johnson's Grove Final Subdivision review until the redlines are addressed, the UDOT contract is provided and reviewed. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

Approval of Minutes:

Motion: Mr. Spadafora motioned to approve the minutes from August 13, 2019. Mr. Eva seconded. The vote was unanimous in the affirmative.

Adjournment:

The meeting was adjourned at 11:12 a.m.

Kira Petersen, Deputy Recorder