



**DRC Meeting Minutes
Tuesday July 9, 2019**

DRC Members in Attendance: Engineer Norm Beagley, Engineer Jon Lundell, Staff Planner Ryan Harris, Inspector Jared Shepherd, Building Official Randy Spadafora, Post Master Jon Mendenhall, Public Works Jason Callaway, GIS/Infrastructure Drew Hoffman, Community Development Director Jason Bond.

Other's in Attendance: Aaron Jensen representing Orchards A-12 Subdivision.

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

Ridley's Development Site Plan Review

A site plan review of Ridley's Grocery Store located at approximately 100 N. and 400 E.

Mr. Beagley reviewed the site plan which includes improving 500 East up to 200 North which the developer will install. The developer will also widen 400 East and build a grocery store. He explained that phase one includes preparation for 5 pad sites, one of which will be the grocery store, another will be a fuel center and the other 3 will be for future development.

Public Works: Mr. Callaway expressed concern regarding the width of the driveway entrances specifically for large trucks. Mr. Beagley explained that the proposed driveway accesses meet City code, but City Staff is asking for more width to avoid trucks turning into oncoming traffic to enter the grocery store.

Mr. Beagley reported that the developer will be removing and capping all of the utilities in the old Orchard Lane alignment. He noted that future waterline looping will be provided.

Building Official: Mr. Spadafora asked that the developer provide addresses for all of the lots so he can review them.

Planning: Mr. Bond reported that the proposed parking for the first phase doesn't meet code, it is short 12 parking stalls. He noted that it's hard to determine what parking will be needed for the future pad sites. Mr. Bond clarified that while the current plan doesn't meet code right now, Staff feels that it is a worthwhile discussion and it will be discussed with the City Council & planning commission. Mr. Bond stated that the landscaping and architectural plans have been approved.

Engineering: Mr. Beagley noted that engineering has minor redlines those redlines will be provided to the developer. He indicated that they are still waiting for overall site electrical and photometric plans.

No Comments from Fire, or Police.

Motion: Mr. Bond motioned to approve the Ridley's Development Site Plan with the following conditions: That a discussion is held with the City Council regarding parking code requirements. That the engineering redlines are addressed. That it's noted that while the current driveway widths meet City code, the City has requested wider driveway access widths. And that addressing is provided for all of the pad sites. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

Mr. Beagley noted that this Site Plan will need to be approved by the City Council because right

of way dedication needs to take place.

Snell Storage Subdivision Final Review

A **final** review of a 2 lot subdivision located at approximately 100 East and Highland Drive. Mr. Bond motioned to table the Snell Storage Subdivision Final Review. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

Marshall's Cove Preliminary Subdivision Review

A **preliminary** review of a 4 lot subdivision located at approximately 500 N. and 100 W.

Mr. Beagley reported that the Marshall's Cove subdivision meets code except, for a concern regarding the platting.

Post Office: Mr. Mendenhall noted that a new MBU (Mail Box Unit) will be required for this development.

Building Official: Mr. Spadafora stated that he has assigned addresses to the lots that will be provided to the developer.

Engineering: Mr. Beagley explained that the engineering redlines will be forwarded to the developer.

No comments from Public Works, Fire, Police, or Planning.

Motion: Mr. Bond motioned to forward a positive recommendation to the Planning Commission for the Marshall's Cove Preliminary Subdivision Review with the following conditions: That addressing is provided. That an easement is proposed for irrigation on the East side of the proposed lots. And that a signature block be changed to accommodate for a legislative body. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

Orchards F-5 Final Subdivision Review

A **final** review of a 7 lot subdivision located at approximately 260 W. and Braeburn Lane. Mr. Beagley

Fire: Mr. Sutherland was not in attendance but, provided his comments that the hammer head turnaround must be 20 feet wide and 70 feet from the end of the turnaround to the end of the drive able roadway with a 28 foot turning radius.

Post Office: Mr. Mendenhall noted that the MBU's for Orchards F-5, F-4 and F-3 will be located in the Orchards F-3 subdivision. He explained that 3 boxes will be needed to cover the single family lots.

Building Official: Mr. Spadafora stated that he will look at the addresses and verify that they match.

Engineering: Mr. Beagley noted that there are minor engineering redlines. He reported that there is an unbuildable lot at the hammer head turn around. Mr. Beagley clarified that the lot will remain unbuildable until the future road goes through.

No comments from Planning, Police, or Public Works.

Motion: Mr. Bond motioned to approve the Orchards F-5 Final Subdivision with the conditions that the engineer redlines be addressed, and that it is noted on the plat that lot 1 will remain unbuildable until such a time that the future road goes through. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

Orchards A-12 Final Subdivision Review

A **final** review of a multifamily subdivision located at approximately Ginger Gold Road and 120 E.

Post Office: Mr. Mendenhall noted that the MBU's for the townhomes will be installed in the grass near the South East corner of the townhomes. 5 boxes will be located in this area. He indicated that he will provide the box locations for other parts of the project to Mr. Jensen.

Public Works: Mr. Callaway asked if the developer will be rebuilding Ginger Gold Road. Mr. Beagley confirmed that they will be and explained that an agreement has been made with the City regarding this. He noted that Ginger Gold Road will be re asphalted, with added curb and gutter, etc.

Mr. Hoffman asked if there will be a truck turnaround at the west end of 1040 N. Mr. Beagley stated that he will look into it, he explained that if the private access is more than 150 feet in distance a temporary turnaround must be provided. Mr. Sutherland provided comments from the Fire department noting that there must be an approved fire apparatus turn around at the end of 1040 N. until 120 E. is constructed.

Mr. Beagley reported that snow removal in front of the townhomes will be taken care of by the HOA. He clarified that the City will still do their basic snow plowing on the street, however the HOA will take care of driveway accesses.

Planning: Mr. Harris indicated that architectural drawings need to be submitted. He noted that if they are the same as past projects ARC approval won't be needed, but the architectural plans will be needed for verification. He noted that the landscaping plans have been provided and they will be approved in conjunction with ARC.

Building Official: Mr. Spadafora explained that he will verify the addresses and make sure that the adjustments that were made match the addressing grid.

Engineering: Mr. Beagley explained that there are significant redlines. He stated that private roads aren't allowed and currently there is one shown. Mr. Beagley clarified that private accesses are allowed, but that they can't have a City address. He explained that a private access will need to be platted as part of the open space for the apartments since it will be serving as the second access for the apartments.

Mr. Beagley noted that distances and bearings for the buildings need to be provided. He explained that the PUE (Public Utility Easement) along the front needs to be 10 feet instead of 5 as currently shown. Mr. Beagley indicated that storm drainage needs to be contained onsite. A geo technical report needs to be submitted. He also noted that a few of the proposed trees are providing site distance issues and will need to be removed from the plan.

Motion: Mr. Bond motioned to table the Apple Hollow A-12 final plan until all of the engineering redlines are addressed including; that the private access is renamed and platted as part of the open space for the apartments, that the PUE distance is increased, and that a geotechnical report is provided. Mr. Callaway seconded. The vote was unanimous in the affirmative.

The Hills Phase a Final Subdivision Review

A **final** review of a subdivision located at approximately Summit Ridge Parkway and Longview Road.

Mr. Beagley reported that this is the first phase of the Hills subdivision and will include 51 lots. He noted that the preliminary plans were approved last month by the City Council.

Post Office: Mr. Mendenhall indicated that 3 MBU's will be needed for this phase, he would like them located by the retention pond at the North West corner of the development. Mr.

Beagley noted that the MBU's need to be shown on the plans.

Public Works: Mr. Callaway asked where the subdivision will tie into water. Mr. Beagley answered that they will tie into two locations. Mr. Lundell noted that the PRV (Pressure Reducing Valve) is located above the intersection of Cyprus Pointe. Mr. Beagley indicated that the PRV will need to be relocated farther down in Summit Ridge Parkway, or the developer will need to tie in above and provide more pipe to reach that tie in connection. Mr. Beagley stated that he will discuss this with the developer.

Planning: Mr. Harris noted that his comments are pending but are minor.

Building Official: Mr. Spadafora explained that addressing needs to be provided for review.

Engineering: Mr. Beagley indicated that this subdivision meets looping, phase and access requirements. He explained that there are some concerns with utilities and sewer lines that will be forwarded to the developer who is not in attendance.

Motion: Mr. Spadafora motioned to table the Hills Plat A Final Subdivision Review. Mr. Callaway seconded. The vote was unanimous in the affirmative.

Approval of Minutes for Meeting Held

June 25, 2019

Motion: Mr. Spadafora motioned to approve the minutes from June 25, 2019. Mr. Bond seconded. The vote was unanimous in the affirmative.

Adjournment:

Mr. Bond motioned to adjourn at 10:50 a.m.