



**DRC Meeting Minutes
Tuesday, June 25, 2019**

DRC Members in Attendance: Engineer Norm Beagley, Engineer Jon Lundell, City Manager Ben Reeves, Building Inspector Jared Shepherd, Engineering tech Drew Hoffman, Staff Planner Ryan Harris, Fire Inspector Taylor Sutherland, Public Works Director Wade Eva, and Police Chief Rod Hurst.

Other's in Attendance: Blaine Guymon representing Snell Storage Subdivision. Frank Johnson representing Frank Johnson Storage. Mark Wells and Taylor Smith representing Apex Storage. Mr. Beagley called the meeting to order at 10:01 a.m.

Snell Storage Subdivision Final Review

A **final** review of a single lot subdivision located at approximately 100 East and Highland Drive. Mr. Beagley explained that several new plan sheets were turned in late last night so they haven't been reviewed yet. He explained that phase one already has approval.

Mr. Bond clarified that the new owner wants to develop the second phase in conjunction with the first. The land has also been improperly subdivided. This will require that the new land owner's signatures must be on the development agreement, quit-claim deeds, etc.

Public Works: Mr. Eva asked if the irrigation culvert located in phase 1 will be overbuilt to prevent flooding. Mr. Beagley explained that approval will be required from the irrigation company.

Mr. Beagley stated that the developer will be deeding a portion of the property that is part of the future 100 E. as a City right of way. Mr. Bond explained the previous developer agreed to install a compacted trail such as gravel or road base to allow a traversable surface for children walking to and from school.

Planning: Mr. Harris stated that a landscaping and a photometric plan for phase two need to be submitted.

Infrastructure/Building: Mr. Shepherd asked if lighting is needed on 100 E. Mr. Beagley made a note to check the required lighting.

Engineering: Mr. Beagley explained that there are multiple engineering redlines which will be forwarded to the developer.

No Comments from City Manager, Fire, and Police.

Motion: Mr. Bond motioned to table the Snell Storage Subdivision Final Review pending the newly submitted plan sheets being reviewed, and the engineering redlines being addressed. Mr. Reeves seconded. The vote was unanimous in the affirmative.

Frank Johnson Storage Site Plan

A **site plan** review of a storage subdivision and caretaker dwelling located at approximately 700 N. State Road 198.

Fire: Mr. Sutherland explained that the access road width needs to be 26 feet. Mr. Beagley clarified that there needs to be 26 feet of drivable surface. He asked for confirmation that 24 feet of asphalt is sufficient as there is a drivable gutter pan that provides a 27-foot drivable width. Mr. Sutherland indicated that would be sufficient.

Mr. Sutherland stated that due to distance, another hydrant will be needed in the South West corner. Mr. Beagley clarified because this is a site plan review that all infrastructure will need to be installed for the entire project, with phase 1. Mr. Sutherland explained that since this development has a private water line, looping will be required. He noted that the lines will require annual testing. Mr. Sutherland noted that a minimum of one-hour fire rated construction for every 2500 square feet will be required; as well as 3-hour fire rated construction between the storage units and the office/home.

Planning: Mr. Harris stated that a photometric and landscaping plan need to be submitted. He also noted that the four parcels need to be consolidated into one parcel. Mr. Bond clarified that the land needs to be one parcel, but the construction of the building can be phased. He noted that all of the site improvements are needed up front, but the buildings can be phased.

Engineering: Mr. Beagley expressed concern with high pressure along Highway 198 and Cherry Lane. He explained that a Pressure Reducing Valve (PRV) needs to be installed. Mr. Beagley stated that staff will determine the best place for the PRV. Participation will need to be determined between the City and landowners. Mr. Beagley noted that the redlines will be emailed to the developer.

No comments from City Manager, Police, Infrastructure, or Building.

Motion: Mr. Bond motioned to table the Johnson Storage Site Plan until all of the redlines are addressed. Mr. Reeves seconded. The vote was unanimous in the affirmative.

Apex Storage Site Plan Review

A **site plan** review of a storage subdivision located at 625 N. State Road 198.

Police: Chief Hurst asked that the landscaping plan is reviewed to ensure that there won't be trees in front of the driveways for line of site purposes. A few of the proposed trees were identified as needing to be removed in order to maintain the clear view area.

Public Works: Mr. Eva asked what the width of the approaches will be. He asked that they are widened in order to provide more room for large trucks with trailers. Mr. Beagley stated that the approaches are approximately 35 feet wide. Mr. Wells explained that the Oberg approach provides an additional 15-foot approach. Mr. Reeves noted that one of the approaches is used to enter and another is used to exit which will help mitigate concerns.

Mr. Beagley reported that there is a need for a PRV in this area because of the private waterline that this development is connected to. He informed the developer that the City is looking at installing a PRV that will impact the water pressure.

Engineering: Mr. Beagley explained that there is a drainage swell on the back west side of the units. According to City code water can't drain off onto adjacent properties. A minor infiltration gallery or something similar will be needed for the water that collects in this area.

Mr. Beagley stated that they are also waiting for the recorded documents for the easement and driveway access. He explained that the surveyor has provided pins in the ground, but they haven't stated that there isn't a gap or overlap. This statement is needed.

No comments from Fire, Building, Infrastructure, City Manager, or Planning.

Motion: Mr. Reeves motioned to approve The Apex Storage Site Plan pending the following redlines: Storm drainage is maintained on site. A statement is provided by the surveyor ensuring that no gaps or overlaps exist. The recorded documents are submitted. And that the Police

Department's recommendation for the modification of landscaping is addressed. Mr. Shepherd seconded. The vote was unanimous in the affirmative.

Approval of Minutes for Meeting Held

Motion: Mr. Lundell motioned to approve the minutes from May 28, 2019 and June 11, 2019. Mr. Eva seconded. The vote was unanimous in the affirmative.

Adjournment

Mr. Lundell motioned to adjourn at 10:38 a.m.

Kira Petersen, Deputy Recorder