



**DRC Meeting Minutes
Tuesday May 14, 2019**

DRC Members in Attendance: Engineer Norm Beagley, Engineer Jon Lundell, Building Official Randy Spadafora, Infrastructure Jared Shepherd, Community Development Director Jason Bond, City Manager Ben Reeves, Police Chief Rod Hurst, Post Master Jon Mendenhall, Fire Inspectors Taylor Sutherland and Ryan Linde, and Public Works Director Wade Eva. Mr. Beagley called the meeting to order at 10:02 a.m.

Other's in Attendance: Miquela and Dallin Deuel representing the Secret Garden Subdivision. Debra Buffo Representing High Park North. Mike DeMarco representing the Foothill Village Plats U, V, F, and W.

Ross Subdivision Final Review

A **final** review of a 2 lot subdivision located at approximately 400 S. 100 W.

Planning: Mr. Bond asked if they applicant will be requesting a deferral agreement. Mr. Beagley stated that they will need to approach the City Council separately if they would like to request one.

Public Works: Mr. Eva asked if the home will meet side setbacks. Mr. Beagley confirmed that it will.

Engineering: Mr. Beagley noted that there are a few engineering redlines including that the meter locations on the plan are cleaned up.

No comments from Fire, Post Office, City Manager, Infrastructure, Building Official, or Police.

Motion: Mr. Bond motioned to forward a positive recommendation to the Planning Commission for the Ross final subdivision review with the following conditions: That the City Council reviews a deferral agreement prior to the Planning Commission review, and that the engineering redlines are addressed. Mr. Reeves seconded. The vote was unanimous in the affirmative.

Secret Garden Subdivision Preliminary Review

A **preliminary** review of a 2 lot subdivision located at approximately 444 N. 200 E.

Mr. Beagley explained that this subdivision would include finishing the sidewalk and curb and gutter.

Post Office: Mr. Mendenhall stated that he will check to see if the MBU to the North has room for this new home, if not, the developer will need to provide a new mail box at the property line.

Public Works: Mr. Eva noted that there are no utilities stubbed to this lot. Mr. Lundell explained that the developer has proposed to make a single trench cut along the middle property line for the water utilities. The sewer laterals will each be in separate road cuts.

Engineering: Mr. Beagley asked that the street light and the cross section of the road are labeled on the plat. He clarified that the cross section of the road is needed to ensure proper drainage. A geotechnical report is required and needs to be submitted. Mr. Deuel stated that he has a geo tech report and will submit it.

Mr. Bond clarified that since this is right of way dedication, it needs to be reviewed by Planning

Commission, City Council and then DRC. Mr. Beagley explained that the final plat needs to show all surrounding addresses.

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

Motion: Mr. Reeves motioned to forward a positive recommendation to the Planning Commission for the Secret Garden Preliminary Subdivision Review with the condition that the engineering redlines are addressed. Mr. Eva seconded. The vote was unanimous in the affirmative.

Mr. Beagley explained that the representative for Foothill Village is running late and has asked that the Foothill Village Plats be discussed last.

High Park North Final Subdivision Review

A **final** review of 13 residential townhomes located at approximately 300 W. and Main Street.

Fire: Mr. Lind asked that a no parking sign is posted in front of both buildings to keep the fire lane clear.

Post Office: Mr. Mendenhall asked that the developer ensure that the MBU is installed prior to the tenants closing/moving in.

Planning: Mr. Bond noted that architectural renderings are required to verify that the buildings meet code. He also stated that the landscaping redlines will be provided to the developer with the engineering redlines.

City Manager: Mr. Reeves reiterated the importance of no parking in the adjacent church parking lot along 300 W. Mr. Beagley stated that the CC&R's will be reviewed to ensure that parking is addressed.

Public Works: Mr. Eva asked if snow loading has been addressed. Ms. Buffo stated that it is noted on the grading plan. Mr. Eva asked that a note is added stating that snow can't be pushed onto 300 W.

Building Official: Mr. Spadafora confirmed that the addressing is good.

Police: Chief Hurst reiterated his concerns regarding staging on 300 West. He noted that High Park South has been using 400 West as a staging area and not keeping it onsite. Mr. Bond stated the importance of creating a staging plan prior to building. Mr. Reeves suggested that the developer build both buildings at the same time to avoid staging and parking issues within the development. Mr. Beagley noted that if the buildings are built separately, each unit that is issued a C of O needs to have unit and guest parking available.

Engineering: Mr. Beagley explained that a plan and profile for the existing and new sewer lines are required. Mr. Beagley indicated that the City will provide the developer with the redlines and any comments from DRC.

No comments from Infrastructure.

Motion: Mr. Bond motioned to table High Park North until the architectural renderings are provided, the engineering and landscaping redlines are addressed. Mr. Shepherd seconded. The vote was unanimous in the affirmative.

Foothill Village Plat U Final Subdivision review-

A **final** subdivision review of a 11 lot subdivision located at approximately 900 South and 100 West.

Foothill Village Plat V Final Subdivision review

A **final** subdivision review of a 25 lot subdivision located at approximately Red Ledges and the Frontage Road.

Foothill Village Plat W Final Subdivision review

A **final** subdivision review of a 10 lot subdivision located at approximately Badger Way and Red Ledges Road.

Foothill Village Plat F Final Subdivision review

A **final** subdivision review of a 39 lot subdivision located at approximately Red Cliff Drive and Foothill Village Blvd.

Mr. Beagley proposed to discuss all 4 plats simultaneously.

Mr. Beagley explained that the Frontage Road must be connected prior to the 150th home being built in this development. Chief Hurst expressed concern that the developer may build less than 150 homes in order to avoid building the Frontage Road. Mr. Beagley stated that it is his understanding that all 4 plats and the Frontage Road will be developed concurrently. Mr. Reeves clarified that while the developer could potentially plat 3 of the subdivisions prior to installing the road, the City understands that it is their intent is to plat all the subdivisions simultaneously. The Committee discussed the installation of the asphalt at the intersection of the Frontage Road/Highland Drive and Summit Ridge Parkway. Mr. Eva stated that the asphalt needs to be placed throughout the intersection in order to provide full connection. Mr. Beagley stated that he will add that as an engineering redline.

Mr. Reeves expressed concern that the road connection will appear as a curve, and thinks that an intersection tee with a stop sign would mitigate potential issues. Mr. Beagley explained that requiring traffic control signage is outside of the development agreement scope. However, he believes that these concerns can be worked out with the developer.

Mr. DeMarco explained that they are getting Plat V approved for the storm drain facilities for all three phases (U, V, & W), they are not intending to build plat V homes right away. He reported that Salisbury plans to build these 4 phases plus two more, and install the Frontage Road this year (2019).

Fire: Mr. Linde stated that the roads need to be either paved or traversable during development in order to accommodate fire trucks if needed. Mr. Beagley explained that road base and working hydrants are required per State Fire Code before any building permits can be issued.

Post Office: Mr. Mendenhall stated that the MBU's have all been addressed.

Planning: Mr. Bond asked if the retention basins in plat V will be landscaped and if so will it be HOA maintained. Mr. DeMarco explained that the basin will be fully landscaped, and HOA maintained. Mr. Bond asked that landscaping plans are provided. Mr. Beagley clarified that fully landscaped means grass, trees, shrubs, etc. Mr. DeMarco concurred.

Mr. Bond noted that because this is a PUD zone, landscaping is required prior to C of O's being issued.

Public Works: Mr. Eva asked if all the streets will be City Streets with the required widths. Mr. Beagley confirmed all of the streets will be public streets, with the appropriate widths. He explained that the major roads will have a 55 foot right of way which meets City Standards. 900 S. will be a 62 foot right of way. In plat V there will be a 45 foot right of way, combo curb gutter, and sidewalk, with 31' of asphalt.

Mr. Eva asked how snow loading will be taken care of for the patio homes. Mr. DeMarco stated that snow loading will be maintained by the HOA.

Mr. Eva noted that there are potential issues with trailers, boats etc. being parked in the street. He suggested that an RV storage area is implemented. Mr. DeMarco explained that RV's won't be allowed on the street and will be enforced by the HOA. Mr. Bond noted that this is an enforcement issue, as code only allows RV's to be parked onsite for 48 hours.

Building Official: Mr. Spadafora confirmed that the addresses are all good.

Engineering: Mr. Beagley stated that he will provide engineering redlines to the developer. No Comments from City Manager, Infrastructure, or Police.

Motion: Mr. Reeves motioned to grant final approval for the **Foothill Village Plat U Final Subdivision** contingent upon engineering redlines and the comments discussed in this meeting. Chief Hurst seconded. The vote was unanimous in the affirmative.

Motion: Mr. Reeves motioned to grant final approval for **Foothill Village Plat V Final Subdivision** contingent upon engineering redlines and the comments discussed in this meeting. Mr. Shepherd seconded. The vote was unanimous in the affirmative.

Motion: Mr. Reeves motioned to grant final approval for **Foothill Village Plat W Final Subdivision** contingent upon engineering redlines and the comments discussed in this meeting. Mr. Shepherd seconded. The vote unanimous in the affirmative.

Motion: Mr. Reeves motioned to grant final approval for **Foothill Village Plat F Final Subdivision** Contingent upon engineering redlines and that the frontage road connection redlines are considered and addressed. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

Chief Hurst asked if there are any plans to pave 900 South between Pole Canyon and Santaquin Canyon road. Mr. Reeves explained that it's not on the road paving schedule for this calendar year. He clarified that it is part of a 3-part plan; first finishing the Frontage Road, then the intersection and connectivity for Highland Drive, and finally 900 South will be paved. Mr. Bond pointed out that when the Frontage Road is installed traffic should be alleviated from 900 South.

Approval of Minutes for Meeting Held

Motion: Mr. Lundell motioned to approve the minutes from April 23, 2019. Chief Hurst seconded. The vote was unanimous in the affirmative.

Mr. Beagley reported that plans have been submitted for the Grocery store. He anticipates that it will be reviewed as soon as possible. Mr. Reeves explained that the review process is between 3-6 months, and the developer plans to break ground prior to the fall. He explained that the Council approved the extension of the incentive agreement. Mr. Spadafora noted that he has only received concept plans and the full building plans need to be submitted.

Adjournment

Mr. Lundell motioned to adjourn at 11:03 a.m.

Kira Petersen, Deputy Recorder