



**DRC Meeting Minutes  
Tuesday, April 23, 2019**

**DRC Members in Attendance:** Engineer Norm Beagley, Engineer Jon Lundell, Building Official Randy Spadafora, Infrastructure Jared Shepherd, Fire Taylor Sutherland, Public Works Director Wade Eva, and Police Chief Rod Hurst. City Manager Ben Reeves, Community Development Director Jason Bond, Fire Chief Olson, and Post Master Jon Mendenhall were excused.

**Others in Attendance:** Jon Caldwell, Matt Brown, Dan Feckner, Scott Peterson, Jared representing Evergreen Pointe Townhomes. Derk Palfreyman applicant for Countryside Estates Plat E.

Mr. Beagley called the meeting to order at 10:04 a.m.

**Orchards East (Apple Grove “A” and “B”, Apple Hollow A-11 and Orchards G-1) Final Subdivision review**

A **final** review of a 134-unit subdivision located at approximately Center Street and Ginger Gold Road.

Mr. Beagley indicated that as the updated plans were received late last night, they haven't been reviewed yet. He noted that any approval will be contingent upon the redlines having been addressed in the new plans.

**Fire:** Mr. Sutherland stated that only two fire hydrants are labeled on the plans. He asked that all of the hydrants are labeled.

**Police:** Chief Hurst reminded the developer that clear view areas need to be maintained with landscaping on corners. Mr. Beagley noted that Mr. Bond has provided the developer with landscaping details. Mr. Lundell stated that the street signs are shown on the plans, but not labeled and asked that the labels are added.

**Engineering:** Mr. Beagley verified with the developer that the previous engineering comments regarding the dumpster locations and fire truck access have been addressed. Mr. Lundell noted that for the detention basin on the North side of Ginger Gold Road, the total storage volume provided does not included in the volume of the gravel surrounding the existing pipes. Mr. Caldwell indicated that the landscaping has been updated as asked for at the last meeting.

There were no comments from Public Works, Infrastructure, Planning and Zoning or Building.

**Motion:** Mr. Spadafora motioned to approve Orchards East based on approval of engineering redlines. Mr. Lundell seconded. The vote was unanimous in the affirmative.

**Evergreen Pointe Townhomes Preliminary Subdivision Review**

A **preliminary** review of a 30-unit multifamily subdivision located at approximately 300 W. and 100 N.

**Public Works:** Mr. Eva asked that the plans show a location for snow storage and prohibit offsite snow storage. Mr. Peterson stated that he will provide it on the plans as well as in the CC&R's.

**Building Official:** Mr. Spadafora explained that addressing hasn't been reviewed yet.

**Planning and Zoning:** Mr. Lundell noted that the building elevations need to be provided. Mr. Peterson indicated that they have provided the elevations. Mr. Peterson also stated that he will

provide the Architectural renderings via email.

Mr. Peterson asked for clarification regarding when Architectural Review Committee approval is needed. Mr. Lundell explained that ARC approval is needed prior to the City Council review, but not prior to Planning Commission review.

**Police:** Chief Hurst asked about the staging plan. Mr. Peterson stated that the buildings the face the road to the North of the property will be built first so staging can happen in the parking stalls. He noted that staging may happen in the neighboring backyard with the owner's approval. Chief Hurst asked where the residents will park if the parking lot is being used for staging. Mr. Peterson explained that they will maintain the necessary parking for the finished units, and they plan to use the neighboring yard to provide storage for materials. Mr. Beagley suggested that the developer also consider the parking needed for construction workers. He asked if parking will be assigned. Mr. Peterson confirmed that it will be. Mr. Beagley also noted that there will be no parking allowed on the east side of 300 W.

**Engineering:** Mr. Beagley indicated that he will provide the redlines to the developer. He noted that one of the master meters is missing a water connection on 100 North. He also stated that the storm drain is shown as 12 inch instead of the 15-inch minimum. Mr. Beagley asked that the existing right of way on 300 West is added to the plans.

No comments from Fire, Planning and Zoning, & Infrastructure.

**Motion:** Mr. Lundell motioned to provide a positive recommendation to the Planning Commission for the Evergreen Pointe Townhomes with the condition that architecture and landscaping requirements are reviewed, and pending engineering redlines being addressed. Mr. Shepherd seconded. The vote was unanimous in the affirmative.

### **Countryside Estates Plat E Concept Review**

A **concept** review of a 3 lot subdivision located at approximately 200 E. and 820 S.

**Fire:** Mr. Sutherland explained that with the addition of the proposed houses, there would be too many homes on a dead end street. Because of this another access will need to be provided in order to build additional homes. Mr. Beagley clarified that any subdivision with 10 lots or more requires a second access, per City code.

**Public Works:** Mr. Eva noted that the utilities aren't stubbed to the lots. Mr. Beagley stated that P.I. and water appear to be stubbed to all three lots. However, it has only been confirmed that sewer is stubbed to one of the lots. Mr. Beagley added that an overlay is required for any road cuts. Mr. Eva stated that snow storage and plowing would also be a concern with a dead end street.

**Planning and Zoning:** Mr. Lundell stated that the R-10 zone minimum sizing requirements are met in this subdivision proposal. He noted that a geotechnical report is already associated with this development.

**Engineering:** Mr. Beagley explained that verification is needed for what utilities are stubbed to each of the lots. In addition, an overlay of the entire road would be required if road cuts are needed for utility services. Mr. Beagley stated that storm drain sumps can't be located in the right of way. Mr. Eva asked if there is a possible second access location. Mr. Beagley indicated that the possible second access would be located to the east.

No Comments from Police, Building and Infrastructure.

**Approval of Minutes for Meeting Held:**

Mr. Shepherd motioned to approve the minutes from March 12, 2019, and April 9, 2019. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

**Adjournment**

The meeting was adjourned at 10:33 a.m.

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Kira Petersen, Deputy Recorder