



**Committee Members in Attendance:** Engineer Norm Beagley, Engineer Jon Lundell, City Manager Ben Reeves, Director Jason Bond, Infrastructure Jared Shepherd, Public Works Director Wade Eva, Police Chief Rod Hurst, and Fire Chief Stephen Olson, Fire Representative Taylor Sutherland, and Post Master Jon Mendenhall.

Other's in Attendance: Mark Wells and Taylor Smith representing Apex Storage. Scott Peterson & Clint Garner representing Summit Townhomes. Jon Caldwell and Dan Veckner representing Orchards East.

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

#### **Apex Storage Site Plan Review**

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

**Fire:** Chief Olson asked if the corner of the buildings are storage units and if the buildings are connected. Mr. Lundell explained that the plans indicate that the buildings are all connected. Mr. Wells clarified that there are fire barriers every 2500 square feet.

Chief Olson indicated that the drive aisle does not meet the required 26-feet. Mr. Wells noted that they can shorten the east end unit of building O to 10 feet by 10 feet in order to meet the drive aisle width requirement.

**Engineering Redlines:** Mr. Beagley explained that according to City code the site plan must be located on one parcel. He noted that preserved portion of the common area is share by the existing home to the south and access must be maintained to the existing home. Mr. Beagley explained that there appears to be drainage issues to the south and west of the proposed building that will need to be mitigated. Mr. Wells indicated that they won't be disturbing the existing driveway, and they may record a right of way easement for the driveway. Mr. Beagley reported that there is an existing right of way easement, but it may need to be changed once the buildings are built. He also noted that it appears that there is an overlap between the Highway 198 parcel and Apex Storage. Mr. Wells explained that he has obtained a single tax I.D. for property. Mr. Beagley asked that it is provided to the City. He noted that he will verify if a single tax I.D. is sufficient or if the parcel must be consolidated as well.

Mr. Beagley stated that the surface of the parking surface needs to be identified for the stalls to the east, the surface must be hard and cannot be gravel. He noted that the parking tabulation doesn't match what is shown on the plans. Written approval from UDOT is required indicating that they are ok with the proposed site plan.

Mr. Beagley explained that calculations need to be provided for the 6-inch water line, or it must be increased to the City standard of an 8-inch line. He stated that a lighting plan is required per code. Because the retaining walls are taller than 4 feet, the plans must be signed and stamped by an engineer and provided with the site plan. The rainfall intensities are incorrect and need to be

changed. The sidewalk requirement needs to be verified with UDOT. If no sidewalk is required, landscaping will be required up to the curb per City code.

**Public Works:** Mr. Eva asked if the water lines will be public. Mr. Beagley answered that they will be private. Mr. Eva asked if there will be a shutoff valve at the property line. Mr. Smith noted that a valve was installed to the at the intersection of Cherry Lane and S.R. 198 with a prior site plan.

No Comments from Police, Infrastructure, Post Office, or City Manager.

**Motion:** Mr. Bond motioned to table Apex Storage Phase 5 Site Plan until the Engineering Redlines are addressed including; that the drive aisle width is increased in order to meet fire regulations, and the parcel is consolidated to meet City code. Mr. Reeves seconded. The vote was unanimous in the affirmative.

### **Summit Townhomes Subdivision Preliminary Review**

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

**Fire:** Mr. Sutherland reported that pages 2 and 8 show conflicting access widths. He noted that a 26-foot access is required because of the fire hydrant location, and the required aerial apparatus width.

**Post Office:** Mr. Mendenhall confirmed that the MBU's will be located on the north end. He clarified that two 16 boxes will be required to service the community. Mr. Beagley asked that a concrete pad is shown around the MBU's. He noted that addressing hasn't been looked at yet, but comments will be provided later. The Committee discussed providing a private access to address the interior units off of.

**Police:** Chief Hurst asked if a GPS can recognize a private access address. Mr. Mendenhall explained that google gets address information from the Post Office once addresses are recorded. He noted that this can cause delays.

Chief Hurst asked about street parking on 300 West. Mr. Beagley explained that the curb will be marked red on the east side for no parking.

**Public Works:** Mr. Eva asked if there will be a master meter. Mr. Beagley explained that there will be a 4-inch master meter to service units 13-30, and another master meter by unit 7 to serve the remaining units. Mr. Beagley explained that the culinary line is on the south side of 100 North, if they relocate the north meter vault coming off of 300 West it will prevent a road cut.

**Infrastructure:** Mr. Shepherd asked if the 6-inch fire line is private or City owned. Mr. Beagley answered that it is a private water line once it leaves the right of way. He asked the developer to label the fire line as such. Mr. Beagley asked that the developer either provide calculations for the 6-inch line or provide an 8-inch line.

**City Manager:** Mr. Reeves noted that residents need to understand that parking on the west side of 300 West is not parking for the development. Mr. Beagley explained that this can be covered in the CC&R's. Mr. Reeves asked if proposed parking meets code. Mr. Beagley confirmed that the parking requirement has been met.

**Planning:** Mr. Bond explained to the developer that there are several communities in the City with the name Summit. He asked that they come up with another name for this project to avoid confusion.

Mr. Bond explained that unit renderings need to be provided at preliminary review. Mr. Peterson indicated that the renderings will be finished next Wednesday. Mr. Bond reminded them that an

Architectural Review is also required.

Mr. Bond reported that the plans don't show adequate open space. Mr. Lundell explained that only open space that is located on the property can be counted towards the open space requirement. He asked that the developer provide clarification for the proposed open space, and calculations.

**Engineering:** Mr. Beagley reported that there are drainage concerns to the west of the parking lot. He explained that storm water can't drain towards the street, and needs to be maintained onsite. Mr. Beagley noted that the report shows storm bricks, but a pond is shown on the plans, and needs to be clarified.

Mr. Beagley noted that the minimum pipe size in the right of way is 15" for laterals and 18" for trunk lines. He indicated that the proposed private common areas, need to be shown on the final plat. Mr. Beagley asked that the developer provide the CC&R's up front, so the Planning Commission and Council can review them. Mr. Beagley asked that the notes are updated regarding the geotechnical report for clarity.

**Motion:** Mr. Reeves motioned to table Summit Townhomes Preliminary Subdivision review until all engineering redlines are addressed, including; The open space is clarified and meets code requirements. And that the drainage plan is clarified. Mr. Bond seconded. The vote was unanimous in the affirmative.

### **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.

**Post Office:** Mr. Mendenhall indicated that the MBU locations have been addressed in previous meetings. He noted that a total of 17 MBU's will be needed.

**Police:** Chief Hurst asked if street signs and stop signs have been provided on the plans. Mr. Beagley explained to the developer that street signs and stop signs aren't shown, and need to be added.

**Public Works:** Mr. Eva asked how the townhomes and apartment complexes will be metered. Mr. Lundell explained that each townhome has an individual meter located along the City street. The apartments have a separate meter for each building. Mr. Eva asked where the meters are located. Mr. Beagley stated that the water meters are located in the front of the buildings, however they aren't labeled on the plans. Mr. Beagley verified that the apartments will have private culinary water lines and asked that they are shown on the plans.

**Planning:** Mr. Bond noted that renderings and landscaping plans are needed for the townhomes, to verify that they are consistent with the apartments that have been approved by the ARC.

**Engineering:** Mr. Beagley asked that the address changes are provided on all of the sheets. He explained that the parking lot and building lighting needs to be directed downward per city code and shown on the plans. The curve on lot 202 is mislabeled and needs to be corrected. Mr. Beagley noted that a 2-inch PI service may not be needed for townhomes on the dead end street depending on the amount of landscaping.

Mr. Beagley explained to the developer that they can plat the land for the parking lot and use a

parking stall or two as an area for a temporary dumpster as units are being built. He clarified that it can only be located there temporarily, and regardless of its temporary nature, it needs to be screened. Mr. Reeves indicated that the temporary enclosure needs to be bonded.

Mr. Beagley noted that there is conflicting information provided on the storm drain report and asked for clarification. Also the calculations and volumes don't match on the plans and storm drain report.

The platting along Center Street requires that improvements are provided up to the edge of the road including the landscaping. An easement for the temporary storm drain pond located on the north side of 20 East needs to be provided.

The existing storm drain boxes located in the existing Ginger Gold retention pond are not constructed according to plan, if the volume associated with the existing infrastructure is to be counted the pond will need to be constructed to plan.

Chief Hurst reminded the developer that staging cannot happen offsite, and is often an enforcement issue for the Police.

No Comments from Fire, Infrastructure, and City Manager.

**Motion:** Mr. Bond motioned to table the Orchards East Final Subdivision Review until all engineering redlines are addressed. Including; The street and stop sign locations are provided on the site plan. A rendering and landscaping plan is provided for the townhomes. The address changes are implemented and provided on all of the plans. The temporary dumpster plan is clarified and bonded for. The storm drain report calculations are verified. And that improvements are provided up to the edge of landscaping along Center Street. Mr. Shepherd seconded. The vote was unanimous in the affirmative.

### **Foothill Village Plat V Final Subdivision Review**

A **final** review of a 25 lot subdivision located at approximately 900 South and the Frontage Road.

Mr. Reeves moved to table Foothill Village Plat V Final Subdivision Review. Mr. Bond seconded. The vote was unanimous in the affirmative.

### **Approval of Minutes for Meeting Held:**

The minutes from March 12, 2019 were tabled until the meeting on April 23<sup>rd</sup> 2019.

Mr. Reeves motioned to approve the minutes from March 26, 2019. Mr. Eva seconded. The vote was unanimous in the affirmative.

### **Adjournment**

---

Kira Petersen, Deputy Recorder