



**DRC Meeting Minutes
Tuesday February 26th 2019**

DRC Members in Attendance: Engineer Norm Beagley, City Manager Ben Reeves, Community Development Director Jason Bond, Building Official Randy Spadafora, Infrastructure Jared Shepherd, Fire Chief Stephen Olson, Police Chief Rod Hurst & Post Master Jon Mendenhall.

Other's in Attendance: Jimmy Degraffenried & Jared West representing the Green Hollow Subdivision.

Mr. Beagley called the meeting to order at 10:02 a.m.

Green Hollow Preliminary Subdivision Review

A preliminary review of a 22 lot subdivision located at approximately 300 West and 500 North. Mr. Beagley noted that this subdivision will be an asset to the community as it will connect 200 West and 500 North making them through streets.

Fire: Chief Olson indicated that the hydrant locations look good. No other concerns or comments.

Post Office: Mr. Mendenhall asked that the MBU (mail box unit) is put in a centralized location such as the southeast corner of lot 11. He suggested that two 12 unit MBU's are installed to service the whole development.

City Manager: Mr. Reeves stated that he is happy with the connectivity this development will provide.

Police: Chief Hurst asked what the City's plans are for 300 West. Mr. Beagley explained that the intent is to build out asphalt on the East side of 300 West and restore it to a two-way street in 2019.

Building Official: Mr. Spadafora informed the developer that addressing needs to be proposed. He also noted that he would like to see addressing on the existing adjacent lots to compare the new addresses to.

Planning/Engineering: Mr. Beagley informed the developer that infiltration galleries can be no closer than 5 feet to the back of curb. Mr. West explained that storm bricks are easier to install, and provide more storage. Mr. Beagley stated that storm bricks are fine, but a clean-out port is needed at the end opposite the inlet from the inlet for proper clean out. Mr. West asked if the cleanout can be located in the sidewalk. Mr. Beagley answered that it can be, as long as it is adjusted to finished grade.

Mr. Beagley reported that the multiple streets have no existing park strips. There was discussion regarding whether or not to keep and continue the park strips, or remove them. It was decided that the park strips should remain for storm drainage and other purposes.

Mr. Beagley noted that there is a pressure zone break along 450 North. He explained that the water line in 300 West will need to be tied into north of the PRV (Pressure Reducing Valve) and manhole on 300 West. Mr. Beagley also noted that at the intersection of 500 North and 200 West doesn't need CW or PI lines installed to the south. He asked that the developer verify and

show the slopes on the Pressurized Irrigation (P.I.) lines to ensure that there aren't any low spots. Mr. Beagley explained that even though the P.I should usually be located on the south side of 500

North it should be moved to the north side to provide consistency and avoid unnecessary cross over. He noted that an 8 inch P.I. line is shown on 450 North and only a 6-inch line is required. Mr. Beagley emphasized that the front face of any infiltration gallery needs to be 5 feet behind the curb and gutter. That needs to be both shown and noted on the plans. Mr. Beagley noted that the developer needs to provide a geotech report. He also asked that a density table is added to the plans.

Infrastructure: Mr. Shepherd stated that a street light meter box will be required. Mr. Beagley asked that Mr. West show a proposed location for the street light meter box.

Motion: Mr. Bond motioned to recommend preliminary approval to the Planning Commission for the Green Hollow Subdivision pending comments and engineer redlines. Mr. Shepherd seconded. The vote was unanimous in the affirmative.

Approval of Minutes for Meeting Held:
February 12, 2019

Motion: Mr. Bond motioned to approve the minutes from February 12, 2019. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

Mr. Shepherd motioned to adjourn at 10:30 a.m.

Kira Petersen, Deputy Recorder