



**DRC Meeting Minutes  
Tuesday January 22, 2019**

**DRC Members in Attendance:** Engineer Norm Beagley, Engineer Jon Lundell, City Manager Ben Reeves, Community Development Director Jason Bond, Police Chief Rod Hurst, Building Official Randy Spadafora, Public Works Director Wade Eva, and Fire Chief Stephen Olson.

**Other's in Attendance:** Mike DeMarco representing Salisbury Homes, and John Money representing 341 Townhomes.

Mr. Beagley called the meeting to order at 10:03 a.m.

**The Hills Subdivision Preliminary Review**

A preliminary subdivision review located south of Summit Ridge Parkway and Sageberry Drive.

**Public Works:** Mr. Eva expressed concerns regarding the cul-de-sacs in the middle of the development, and the proposed open space along the north east side of the Parkway. Mr. Beagley shared that the open space along the north & east appears to be an open ditch behind the sidewalk, and is not permissible or desirable. Mr. DeMarco indicated that it won't be an open ditch, but rather a Low Impact Development infiltration that is riprapped and fully lined. Mr. Bond directed the developer to add more detail for the proposal including landscaping. He clarified that the concerns for the cul-de-sac are because of the steep grade, and snow plow concerns.

Mr. Eva stated that there will need to be a Pressure Reducing Valve (PRV) in the middle of the upper (elevation) locations. Mr. Beagley explained that the existing PRV's will not be able to service all this new development in its current location.

**Fire:** Chief Olson asked what the steepest road grades are. Mr. Lundell reported that the steepest proposed road grade is 11 percent, there are also a few at 9.5 percent. Chief Olson noted that the intersection of Sawtooth and Foxberry appears very steep. Mr. DeMarco expressed that slopes are the biggest concern with this subdivision, and substantial fill will be required. Mr. Beagley informed the developer that the maximum slope allowed by City Code is 10 percent. In order to allow a steeper slope, Code would have to be changed by the City Council.

Chief Olson asked how the boundary line to the west of the development will be built with the steep grades Mr. Beagley assumes that retaining walls will be required in order to have a buildable building envelope. Mr. Spadafora stated that in order to build on fill lifts and proper compaction are required. Appropriate reporting will also need to be furnished for this work. Chief Olson stated that the hydrant scaling looks ok.

**Police:** Chief Hurst asked how soon the development will cross the Utah/Juab County line. Mr. DeMarco stated that it will happen in the last phase, probably 3-4 years away. Chief Hurst suggested that the major and minor residential roads on the east side of the subdivision are switched. He also expressed concern regarding visibility along Summit Ridge Parkway. Chief Hurst asked for clarification on the difference between a minor and major street. Mr. Beagley

explained that the width for a minor residential street is 46 feet wide, while the width for a major is 49 feet wide. Mr. Beagley and Mr. Reeves agreed that both roads should be the width of major residential roads because both roads connect to the intersection.

Mr. Beagley explained that the developer is currently proposing a wider right of way than what is required in the development agreement.

**Planning:** Mr. Bond asked that the developer delineate the trails that they're proposing in the natural open space. He also asked that they provide more details for the open space that will act as detention areas. Mr. Lundell stated that if open space is intended for public use, there are maximum depth and slope requirements. Mr. Beagley noted that if it's not intended to be used by the public the open space needs to be completely fenced off. Mr. Bond indicated that the sliver of open space to the west is not something the City is interested in.

Mr. Bond asked that the details of the future development located in the north east corner are provided. Mr. DeMarco asked if the City desires to locate the satellite fire station on the north east corner. The Committee discussed the possible locations they would like for the satellite fire station. Chief Olson suggested that the triangle of open space shown along Sageberry is squared off to the north, to provide room for the fire station. Mr. DeMarco explained that he would need to look at grading for the area. It was decided that between 1.5-2 acres will be needed for the satellite fire station. Mr. DeMarco suggested a potential fire station/park combination and stated that he will look into the details.

Mr. Bond asked that more details and easement verification are provided for the power line corridor. Mr. DeMarco reported that the developer is still negotiating with Rocky Mountain Power regarding the power line, relocation, other options, etc.

**Engineering:** Mr. Beagley reviewed the following redlines, and stated that he will provide them to the developer: The unbuildable lots need to be identified and building pads and retaining walls shown. The toe of any slope has to be a minimum of 15 feet from any buildable envelope. Hillside overlay areas need to be according to the hillside overlay map. Trail details need to be delineated, irrigation, sod, etc. may not be required. Roadway connectivity and water line looping according to phasing needs to be considered and addressed. More asphalt is needed on the east residential road access connecting to SR Pkwy. With right and left only turns and an inlet need to be shown at this access point. Double fronted lots aren't allowed, and need to be labeled as no access on the areas where there isn't an alternative. Slope labels need to be provided for all roads. The existing utilities need to be shown properly. Two PRV's are needed to the west with the current configuration. There isn't an existing sewer stubbed to the west as the plans show. The area that isn't buildable with the current pressure zones needs to be identified.

Mr. DeMarco asked if vinyl fencing on the other side of the rail road tracks is ok. Mr. Reeves pointed out that the vinyl fence to the north of the tracks has destroyed panels and isn't secure. Mr. Beagley suggested that chain link fencing with slats may be more durable.  
No Comments from: City Manager, or Building Official.

**Motion:**

Mr. Bond motioned to table The Hills Subdivision Preliminary Plan until further clarification regarding open space, road grades, unbuildable areas and the power line easement are provided;

and engineering redlines are addressed. Mr. Eva seconded. The vote was unanimous in the affirmative.

### **341 E. 100 S. Concept Subdivision Review**

A **concept** review of a multifamily subdivision located at approximately 341 E. and 100 S. Mr. Beagley explained that the developer is proposing four rear loading units.

**Fire:** Chief Olson asked if parking is needed on 100 South. Mr. Bond stated that parking isn't permitted in the City right of way, because the required parking is met onsite. Chief Olson asked if the right of way along 100 South will remain gravel. Mr. Bond explained that landscaping will be required. Mr. Eva suggested that asphalt is put there instead for street parking. Mr. Beagley stated that there's enough room for landscaping and asphalt, but it's the Council's decision as to whether or not to allow a deferral of improvements. Mr. Reeves brought up the need for curb and gutter in the right of way. Mr. Beagley explained to the developer that the Council has required curb and gutter up front with multifamily units in recent approvals (i.e. no deferrals have been allowed).

Chief Olson stated that there are hydrants on both corners, but no scale is provided to ensure that it's within the required distance. Mr. Beagley stated that hydrant spacing needs to be provided at the preliminary review. Chief Olson asked for the height of the buildings. Mr. Money answered that they will be two stories. Chief Olson stated that a 26- foot drive aisle width is required for multistory units per fire code.

**Planning:** Mr. Bond stated that this proposal doesn't provide enough open space for the 4 proposed units. He clarified that the current plans are about 400 square feet short of the open space requirement. Mr. Beagley explained that open space is a Code requirement, that the Council won't consider waiving. Mr. Beagley stated that a dumpster enclosure will also be required by the Council. Mr. Bond also noted that an Architectural Review will be required.

**Public Works:** Mr. Eva asked that the developer install four separate utility meters within the utility easement. He also asked who will maintain the utility meters. Mr. Beagley answered that there will be an HOA to maintain the landscaping, meters, etc. Mr. Lundell asked the developer if they plan to subdivide the units. Mr. Money stated that he plans to subdivide so the units can be individually owned.

**Police:** Chief Hurst shared his concern that there won't be enough parking. Mr. Beagley stated that they meet the Code for two parking stalls in the garage and one outside per unit. Mr. Bond added that Staff is asking that the CC&R's state that garages are used for parking rather than storage.

**Engineering:** Mr. Beagley explained to the developer that he will provide comments, but no formal action is taken for a concept review.

### **Nicole's Cove Final Review**

A **final** review of a 3 lot subdivision located at approximately 500 N. and 100 W.

Mr. Beagley explained that the developer will be improving the roadway on the east side. He also stated that there won't be roadway dedication. Mr. Bond clarified that because no roadway dedication is required, Planning Commission will be the final approval body.

**Public Works:** Mr. Eva asked how the road cuts will be fixed. Mr. Lundell stated that after

paving, the developer will be required to provide a 2-inch overlay.

**Police:** Chief Hurst expressed concern regarding the driveway approach for the middle lot lining up with the intersection. Mr. Beagley noted his concern to discuss with the developer.

**Planning:** Mr. Bond pointed out the ditch located on the east side. Mr. Beagley stated that he will check to see if there's an existing easement, or if one is needed. Mr. Bond stated that fencing for the ditch will be the responsibility of the property owners.

No comments from: Fire, Building Official or City Manager.

**Motion:** Mr. Bond motioned to recommend final approval for Nicole's Cove Subdivision to the Planning Commission with a condition that the driveway locations be considered and verified, and that all engineering redlines are addressed. Mr. Reeves seconded. The vote was unanimous in the affirmative.

**Approval of Minutes for Meeting Held:**

Mr. Reeves motioned to approve the minutes from January 8<sup>th</sup> 2019. Chief Olson seconded. The vote was unanimous in the affirmative.

**Adjournment:**

Mr. Reeves motioned to adjourn at 11:21 a.m.