



DRC Meeting Minutes

January 8, 2019

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

Mr. Beagley called the meeting to order at 10:00 a.m.

Orchards East Subdivision Preliminary Review

A **preliminary** review of a 265-unit subdivision located at approximately Center Street and Ginger Gold Road.

John Caldwell and Nate Walters with LEI Engineering were in attendance, representing the developer.

Mr. Beagley explained that this is a new configuration of a previous seen plan. Some of the proposed changes include having the single family lots to the south, and clustering the townhomes and apartment buildings together on the north end. The development agreement requires a utility easement along Ginger Gold Road at the time of the first platting on the east side of Center Street within this development. The eastbound Ginger Gold Roadway dedication and connectivity and full roadway improvement comes over time, with City and developer cooperation.

Mr. Beagley recounted Chief Olson requiring another access off of Center Street per Fire Code. The Committee discussed road connectivity. Mr. Beagley stated that Royal Land Drive and Ginger Gold will be connected in the first phase in order to provide 2 access points, per code. He explained that the access onto 1050 North from the apartments is considered a driveway access for the apartments and will be taken care of by the HOA.

Mr. Beagley reported that the developer is proposing to have a modified section of roadway on 1050 N. and 20 E. That modified section would include having 36 feet of asphalt (which is more than current standard), however the developer would like to remove the sidewalk and park strip because of the amount of driveways fronting those streets. He clarified that any exception would require City Council approval. The Committee discussed concerns regarding snow plowing and storage because of the proximity of driveways, and lack of open space this proposal provides.

Mr. Caldwell told the Committee that the HOA will be removing snow from the driveways, after City plowing of the public streets, and they can be directed not to pile the snow in the roads. Mr. Beagley asked that the CC&R's indicate that the HOA will be in charge of removing snow that may block the entrance to the driveways that front 1050 North and 20 East.

Mr. Bond stated that the apartment access off of 1050 N. needs to be widened. Mr. Beagley explained that 29 feet of asphalt is the minimum requirement when sidewalk and park strip are installed. He clarified that the access will need to have at least the same amount of asphalt as 1050 North and 20 East. Mr. Beagley also directed that sidewalk will be needed for connectivity to the front building accesses to all multifamily units and the apartment entrances.

Fire: Chief Olson provided the following comments:

- Hydrants not labeled on 950 N.
- Verify hydrant spacing w/ CAD scaling.
- Parking lot of Apartment Phase:

- The Fire Dept. Connection (FDC) for Fire Sprinkler System must be LESS THAN 100' from nearest hydrant. FDC is not shown on plans, so I cannot verify this. Plans to include Building FDC location.
- All parking lot entrance ways need to be 26' width
- Street connecting 1050 S. & Ginger Gold should be labeled w/ an east Address.

Post Office: Mr. Mendenhall asked that the MBU's are placed in a circular pattern around the development to help with mail delivery. Mr. Beagley asked Nate Walters to label the MBU locations and provide a proposal for Mr. Mendenhall. Mr. Mendenhall stated that he would like an MBU located close to the high density units.

Public Works: Mr. Eva pointed out that snow removal on 990 North may be an issue, since it is a stubbed Street. Mr. Bond asked the developer if the HOA could plow 990 North until the road goes through at some point in the future. Mr. Caldwell stated that the HOA can plow the stubbed road to provide access for the homes that front it, until 990 North is completed through to 200 East.

Building Official: Mr. Spadafora stated that if the road locations are definite he will work on proposing addresses.

Planning: Mr. Bond stated that the parking areas around the multifamily units need sidewalks to provide proper access from the apartments to the parking lot/stalls.

Engineering: Mr. Beagley stated that he will email the redlines to developer. He also indicated that he will check the development agreement regarding whether Ginger Gold Road is required to be dedicated and not improved at this time. Mr. Beagley asked the developer to verify that the storm drain report is updated and according to the plan.

Mr. Bond told the developer that if these townhomes are consistent with the townhomes on the West side of Center Street, then Architectural Review Committee approval will not be required. He asked that the developer provide confirmation that they are the same.

No Comments from Police, Infrastructure or City Manager.

Motion: Mr. Bond motioned to recommend approval for the Orchards East Preliminary Plan with the following conditions: The engineering redlines be addressed. Sidewalks be connected to the front entrances and parking stalls. That 990 N. be plowed by the HOA because of the access needed for units, 60-68 until such time that the roadway becomes a through street to 200 East. The access from Ginger Gold road to 1050 North be widened. That the developer takes direction from the Post Office in regard to postal locations. And that the CC&R's indicate the removal/relocation of any snow that is plowed for driveway access off of 1050 North and 20 East is the responsibility of the HOA. Mr. Reeves Seconded. The vote was unanimous in the affirmative.

High Park North Preliminary Subdivision Review

A preliminary review of 14 residential townhomes located at approximately 300 W. and Main Street.

Brian Bird, Jacob Bird, and AJ Delpveo were in attendance representing the developer.

Mr. Beagley explained that developer will be required to provide red curbing and no parking signs along the west side of 300 West. He stated that Main Street may also need to be labeled as a no parking zone, as/if UDOT requires. UDOT approval is still needed for the access on 300

West and the proximity to Main Street.

Mr. Beagley stated that the developer has decided to have a master meter vault with one connection to the culinary water line to feed both buildings.

Fire: Chief Olson provided the following comments; No parking signs and painted curb on 300 West will be required.

Post Office: Mr. Mendenhall indicated that he likes the MBU location off of 300 West.

Public Works: Mr. Eva expressed concern regarding snow removal. Mr. Bird explained that he plans to install a concrete fence on the west (possibly the north as well) that snow can be pushed against. Mr. Beagley asked that the fence is labeled as concrete on the plans. The plans currently show a vinyl fence. Mr. Bird stated that the CC&R's can address snow not being pushed off site and into the 300 West right of way.

Mr. Beagley explained that construction staging can't take place in the city right of way or neighboring property, and will be enforced as necessary. Mr. Bird stated that they plan to build the South building first. Mr. Beagley instructed that C of O's for the South building will require that the parking on the south end is accessible for use by residents of the first building and not used/taken up by construction materials and or construction vehicles.

Building Official: Mr. Spadafora stated that the addresses for the units 8-14 are wrong. He clarified that those addresses shouldn't begin with the number 3.

Planning: Mr. Bond explained that one handicap parking stall, with a 5-foot van accessible side area is required. He also mentioned that the open space is 200 square feet short of the code requirement. Mr. Beagley stated that Staff will provide the developer with a breakdown of their open space and the requirements so the developer can better determine their options. Mr. Bond also explained that the tot lot can be changed to another amenity because it is within 1,000 feet of a City park. Mr. Beagley clarified that if the developer chooses to provide another amenity they will still need to propose what those plans are for review and approval. Mr. Bond asked that the developer turn in their architecture plans, and explained that if they are the same as High Park South's plans, Architectural Review Committee approval will not be required.

Engineering: Mr. Beagley discussed the need to come to an agreement stating that the developer is responsible for meeting drinking water standards once it's past the master meter.

Mr. Beagley stated that the maximum slope allowed on parking stalls is 2 %.

Mr. Bond noted that a landscaping plan will also be required.

No comments from Police, Infrastructure, or City Manager.

Motion: Mr. Bond motioned to table the High Park North preliminary subdivision, until the open space numbers are clarified, and the site plan has been verified to meet City Ordinance. Mr. Shepherd seconded. The vote was unanimous in the affirmative.

Foothill Subdivision Preliminary Review

A **preliminary** review of a 534-unit subdivision located at approximately 900 S. and 100 W. Mike DeMarco was in attendance representing Salisbury Development.

Mr. Beagley explained that this is a Re-Preliminary Plan review. The developers have removed almost all of the attached townhomes in favor of a detached townhome product. They also incorporated the Brubaker subdivision (approximately 25.38 acres) (located to the North of 900 South) to be a part of the Foothill subdivision.

Mr. Reeves explained that the developer has proposed to install a masonry wall along the Frontage

Road to buffer the homes. Mr. Bond clarified that details, and a visual for the fence will be required prior to Planning Commission and City Council reviews.

Mr. Beagley reported that the developer is asking for a small density increase. Mr. Bond clarified that they are planning to disperse density from the Brubaker area to Foothill. Mr. Beagley pointed out that this overall density increase also removes most of the attached townhomes.

The Commission discussed the proposed open space which includes two parks. Mr. Beagley stated that Cul-De-Sac lengths need to be verified. Mr. Beagley reported that a booster pump station will be required to service 30- 40 lots for the Foothill Plat D and other lots higher in elevation to the south. A pressure irrigation loop line is required through the Jamie Evans parcel. Mr. DeMarco stated that they can sewer the South portion of Brubaker off of the existing sewer infrastructure.

Post Office: Mr. Mendenhall asked if there will be access off of the road for package delivery. Mr. DeMarco explained that there will be doors on either side of the homes in the detached townhome area. Mr. Mendenhall stated that the MBU's can be taken care of one phase at a time.

Public Works: Mr. Beagley reported that the utilities need to be cleaned upon the plans. Mr. Eva asked if the street widths fall under old requirements, and if they will be allowed to have private roads. Mr. Beagley stated that the developer is looking for a potential exception to remove the planter strip along the road that borders the high density areas. He clarified that they will still have sidewalk, curb and gutter, and 31 feet of asphalt. Mr. Beagley stated that this possible exception will need to be approved by the City Council.

Infrastructure: Mr. Shepherd asked about the high pressure gas line on the North end. Mr. Beagley stated that the gas line is outside of this project. However, the developer has been in contact with Nephi Gas.

Building Official: Mr. Spadafora indicated that addressing will be taken care of with phasing.

Planning: Mr. Bond stated that the easement trail through lots 394 and 395 is not needed. He proposed that the trail connecting to the pond be widened to 20 feet and to include 10-feet of asphalt with zero scape on either side.

Engineering: Mr. Beagley stated that he will email the redlines to the developer.

No Comments from City Manager, Fire, or Police.

Motion: Mr. Bond motioned to recommend approval for the Foothill Subdivision Preliminary Review with the following conditions: The redlines are addressed. The Cul-De-Sac lengths are verified, and meet City Code. The developer provides details and a visual for the masonry wall that will be installed along the Frontage Road prior, to Planning Commission and City Council's review. And that the trail width is increased to 20 feet with 10 feet of asphalt with zero scape on the sides. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

Approval of Minutes for Meeting Held:

December 11, 2018

Mr. Spadafora motioned to approve the minutes from December 11, 2018. Mr. Shepherd seconded. The vote was unanimous in the affirmative.

Adjournment

Mr. Eva motioned to adjourn at 11:38 a.m.