



DRC Meeting Minutes

December 11, 2018

DRC Members in attendance: Engineer Norm Beagley, Engineer Jon Lundell, Building Official Randy Spadafora, Infrastructure Jared Shepherd, Police Chief Rod Hurst, Community Development Director Jason Bond, Public Works Director Wade Eva, & Fire Chief Stephen Olson.

Others in Attendance: John Caldwell and Aaron Jensen (Blue River/Sierra Homes) Don Lyster and Mike DeMarco (Salisbury Homes).

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

Orchards East Subdivision Preliminary Review:

Mr. Beagley explained that this is a **preliminary** review of a 265-unit subdivision located at approximately Center Street and Ginger Gold Road. He clarified that this subdivision is a continuation of the Orchard Subdivision.

Fire: Chief Olson asked that the specs such as the turn radius' for fire trucks are added to the entry and exit points. He pointed out that there are no hydrants shown at 1050 North, and indicated that he needs additional time to analyze the hydrant spacing.

Chief Olson explained that the multifamily units are required to have fire sprinklers with a FDC, and a shutoff. He clarified that engineered sprinkler plans need to be submitted to him. Mr. Beagley pointed out that sprinkler plans are part of the building permit requirements.

Chief Olson asked if there is anything restricting another access point through to Center Street. He believes that the amount of people this development will bring warrants another access. Mr. Lundell explained that City code only requires two access points and, the current traffic study indicates that once Ginger Gold is built out, the access should be sufficient. Chief Olson pointed out that Ginger Gold won't connect to the east for some time. Mr. Beagley asked if there are any fire restrictions or codes that would justify requiring an additional access. Chief Olson referenced International Fire Code 503.1.2 'Fire code official is authorized to require more than one apparatus access road.' Based off of this code, Chief Olson directed that he will require an additional access point off of Center Street.

Chief Olson asked how many stories the Townhomes will have. Mr. Beagley verified with the developers/owners that the townhomes will be two stories, and the apartments will be 3 stories.

Public Works: Mr. Eva asked what the width of 1050 North Street is. Mr. Beagley explained that the street is currently proposed to be 29 feet wide of asphalt. He explained that staff doesn't support having a narrow street lined on either side by driveway's, but it's ultimately up to the Council. The Committee discussed how narrow roads can create parking and snow plowing issues etc.

Mr. Eva asked if the utilities are connected. Mr. Beagley stated that they aren't shown properly on the plans, and are listed as a redline for the developer.

Mr. Eva brought up possible address concerns. Mr. Beagley reported that there are more apartment buildings than the 49 odd numbers available between 950 and 1050. Mr. Spadafora explained that there have been addressing problems in this area. He stated that he will provide recommendations to the developer and then have the developer work with the Post Office. Mr. Spadafora suggested that the private access is given a name in order to provide more numbers. Mr. Beagley asked what Police and Fire prefer. Chief Olson explained that having apartment buildings clearly labeled, and numbering the individual units is easier for Police and Fire. Chief Hurst stated that he would prefer numbers rather than letters. Mr. Spadafora clarified that each apartment building needs to have its own unique physical address.

Infrastructure: Mr. Shepherd explained that there are some missing street lights. Mr. Lundell has added to the redlines.

Building Official: Mr. Spadafora stated that he will provide addresses for the townhomes, and single family units, but addressing for the apartment buildings needs to be determined.

Police: Chief Hurst asked if the whole development will be part of a HOA. Mr. Beagley explained that everything except for the single family homes will be under a HOA. He also explained to the developer that the HOA will be responsible for snow removal of the private access for the apartments.

Chief Hurst asked what the purpose of the cement dividers in the parking lot are. Mr. Beagley explained that they help with traffic control, and landscaping requirements.

Mr. Spadafora asked if the developer will be required to provide curb and gutter on Center Street. Mr. Beagley said no and explained that the City is responsible to expand both sides of the road in the future and will provide curb and gutter at that time

Planning: Mr. Bond asked if the single family homes can face, rather than back Center Street in order to be consistent with the homes on the other side of the street. He stated that there is

pedestrian access from Apple Seed Lane to Center Street, and suggested that pedestrian access is provided on the east side as well. Mr. Bond recommended that there is a transition in between the single family homes and the apartment buildings. He clarified that this could be achieved by putting townhomes in between.

Mr. Beagley stated that the utility easement for the future Ginger Gold Road needs to be granted to the City once the first plat goes in along Ginger Gold Road. He explained that the development agreement will ensure access, and waterline looping.

Mr. Beagley explained that, in general, the City prefers street lights to be located across the street from hydrants and signage. He also stated that storm water inlets need to be provided at the end of the streets. The developer indicated that they would like each apartment building to be subdivided by lot, for a total of 5 lots each with one apartment building. Mr. Bond pointed out that the setback for the townhomes on the East side aren't consistent with the setback on the West side of Center Street.

The Developer and the Committee discussed the options for widening 1050 North, such as making the units rear loading and providing a path in front of the units. Mr. Beagley explained that vesting ensures the number of units, not the configuration, road locations, etc. The Committee then discussed the potential of changing the configuration of the road.

Motion: Mr. Lundell motioned to table The Orchards East Preliminary Subdivision review pending the following items; engineering comments being addressed, possible site layout changes, and an additional access on Center Street per the Fire Chief's recommendation. With the clarification that either a positive or negative recommendation can be made once the engineering comments are addressed. Mr. Bond seconded. The vote was unanimous in the affirmative.

Summit Ridge Subdivision Concept Review:

Mr. Beagley explained that this is concept review of a proposed development at the south end of Summit Ridge Parkway and Sageberry Drive. The developer is proposing to build about 550 units total. Mr. Beagley stated that through an amendment to the development agreement passed in 2017 the developer is entitled to build up to 650 units. The majority of the proposed units will be single family homes. Higher density is not shown on the concept plans, but there are roughly 50 multifamily units proposed/planned for this development near SR Pkwy & the RR tracks.

The LDS church is looking at parcels in this development for a future church. Mr. Beagley expressed the need for a potential fire station in this development as well.

Fire: Chief Olson explained that the fire station location needs to be decided. Mr. DeMarco asked if the fire station needs to be included in the first phase of development. Mr. Beagley stated that it doesn't necessarily need to be in the first phase, but it does need to be on the forefront of the development. Chief Olson suggested that a separate meeting is held to look at possible locations for a fire station.

Public Works: Mr. Eva asked what the steepest road grade will be. Mr. Beagley explained that the roads will be between a 7-10 % grade. Mr. DeMarco reported that he has applied for a separate mass grading permit to address the grading issues. He explained that the roads have been designed closer to a 7% grade. Mr. DeMarco stated that he will provide an exhibit with the intended road grades for the City to review.

Infrastructure: Mr. Shepherd asked what the width of the road coming off the corridor is. Mr. Beagley explained that the roads in Summit Ridge are identified and classified in the development agreement. He noted that City Staff is working with the developer to obtain more asphalt and width than what is currently required by the development agreement. Mr. Beagley also explained that collector roads are wider than local roads as classified in the development agreement.

Building Official: Mr. Spadafora asked what the line through the development represents. Mr. DeMarco stated that it is a phase line. He clarified that they plan to do the mass grading for all of the phases at once. Mr. Spadafora asked if the green line represents the power line. Mr. Beagley explained that it is a high voltage power line. Mr. DeMarco stated that Rocky Mountain Power has said that the power line can't go underground. Mr. Beagley noted that code indicates that power should be underground for new development, and communication is needed with Rocky Mountain Power.

Police: Chief Hurst suggested that the shortest route to exit the development will be used the most people, and that it is made the primary access in and out. He also stated that the County line issue needs to be addressed. He explained that it can cause issues because another County has another jurisdiction, County jail, and prosecutor's etc. Mr. Beagley clarified that a small part of phase two is partially in Juab County. Mr. Beagley asked if a separate mass grading permit is needed for Juab County. He suggested that this is addressed as soon as possible.

Chief Olson also noted that the trees in the islands on Summit Ridge Parkway may cause visibility issues for left hand turns off of Summit Ridge Parkway.

Planning: Mr. Bond explained that the shaded area shown on the plan needs to be designated. He also asked if a mass grading conditional use permit requires a public hearing. Mr. Bond indicated that it does require public noticing and a hearing.

Engineering: Mr. Beagley stated that the engineering redlines will be sent to the developer.

Approval of Minutes:

Chief Olson motioned to approve the minutes from November 13th, and November 27th 2018.

Mr. Lundell seconded. The vote was unanimous in the affirmative.

Mr. Bond motioned to adjourn at 11:23 a.m.

Kira Petersen, Deputy Recorder