



**DRC Members Attending:** Engineer Norm Beagley, Engineer Jon Lundell, City Manager Ben Reeves, Community Development Director Jason Bond, Infrastructure Jared Shepherd, Building Official Randy Spadafora, Public Works Director, Wade Eva, and Police Chief Rod Hurst.

**Others in Attendance:** Jimmy Degraffenried, Kirk Greenhall, and Andrade Christensen.

Mr. Beagley called the meeting to order at 10:00 a.m. He rearranged the agenda items to discuss the Thomas Subdivision first.

**Thomas Subdivision Concept Review**

Mr. Beagley informed the Committee that this is a concept review of a proposed 21 lot subdivision located at approximately 300 West and 500 North.

Engineering: Mr. Beagley explained to the developer that their design needs to give the correct right of way widths for 300 West. He clarified that a minimum 55 foot right of way is required, and the West and East lines need to be defined. If the project will be phased, a phasing plan will be required. Mr. Beagley noted that the two parcels to the south will require an owner transfer on the plat or other deed transfer. He informed the developer that the cul-de-sac could create a protection strip for a non-buildable lot, and recommended that it is discussed with the adjacent property owner.

Mr. Beagley explained the following complications with the proposed cul-de-sac; Lot 8 in the cul-de-sac doesn't meet frontage requirements, and there is potential for double frontage on lots 7 and 8. Mr. Beagley recommended that if a stone type fence is installed to deter gates allowing double frontages. He also noted that the plat will require to be marked as no access on the west sides for lots 7 and 8. Mr. Beagley suggested that 500 North goes through rather than having the cul-de-sac. Mr. Degraffenried explained that the cul-de-sac provides him one additional lot.

Public Works: Mr. Eva explained that a designated snow load zone is required in a cul-de-sac. Mr. Beagley clarified that the easement is often placed on a lot line where it is less impactful. The Committee discussed the possibility of a PRV pressure zone split being required.

City Manager: Mr. Reeves expressed that he is happy to see 200 West go through. He asked if there is a way the City can aid the developer in continuing 500 North through as a road rather than a cul-de-sac.

No comments from Infrastructure, Building Official, and Police.

**Snell Storage Subdivision Final Review**

Mr. Beagley informed the Committee that this is a final review of a 2 lot subdivision located at approximately 100 East and Highland Drive. He explained that it is a proposed storage unit subdivision, and the existing home will remain.

Engineering: Mr. Beagley stated that construction valves are needed at the end of phasing, and need to be shown on the plans. He also specified that the geotech report needs to be submitted.

Public Works: Mr. Beagley noted that the storm drain will be in the detention pond along the Frontage Road for the first phase. Mr. Eva pointed out that the developer may run into issues tying lines into the 610 East. Mr. Eva suggested that the developer slope the sump in order to prevent flooding and protect property.

Infrastructure: Mr. Shepherd asked if phase 2 will have to come back to DRC for review. Mr. Beagley explained that both phases require their own final DRC review. Therefore, the second phase must come back to DRC in the future.

Police: Chief Hurst reminded the developer that construction materials must be staged inside the project and not in the street.

Building Official: Mr. Spadafora confirmed that the new address is an even number.

Planning and Zoning: Mr. Bond asked if there is a landscaping plan for the trail across the street, and the rest of the property. Mr. Christensen stated that he will submit landscaping info. Mr.

Beagley clarified that today's motion will be contingent on landscaping approval.

Mr. Bond explained that the development agreement, deed with the City, and the Mylar will be recorded at the County simultaneously.

Mr. Reeves thanked the developer for the trail system they will be providing. Mr. Beagley asked when the trail will be installed. Mr. Reeves stated that the time frame will need to be revisited to see what is in the recorded development agreement.

**Motion:** Mr. Bond motioned to grant final approval for the Snell Storage Subdivision Phase One with the following conditions; the landscaping plan be reviewed and approved, the geotech report is provided, and that construction valves are shown on the plans at the edge of phase one. Mr. Reeves seconded. The vote was unanimous in the affirmative.

**Approval of Minutes**

Mr. Reeves motioned to table the minutes from November 13, 2018. Mr. Bond seconded. The vote was unanimous in the affirmative.

**Adjournment**

Mr. Bond motioned to adjourn at 10:34 a.m.