



DRC Meeting Minutes

November 13, 2018

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

Others in Attendance: Eric Stringham representing Johnson's Grove.

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

Johnson's Grove Preliminary Subdivision Review

Mr. Lundell explained that this is a preliminary review for a 23-unit apartment. The proposed parking is located along the back of the development, and meets City Code.

Public Works:

Mr. Eva asked if 500 West will continue through to the North. Mr. Lundell stated that previous discussions had been made with the city council regarding the connection of 500 West through this property and at that time it was determined that the City Council was not interested in purchasing this property for a road, and that a future roadway would/could connect to US Highway 6 further west.

Mr. Lundell explained that the developer plans to upsize the water line along Main Street to connect into the current T at 5th west. He also clarified that the cross section of Main Street and US Highway 6 meet the future build out for Main Street.

Mr. Eva asked if the sewer will connect to the west. Mr. Lundell explained that the sewer will connect into the manhole located directly to the east of the property. Mr. Eva suggested that due to the grade the sewer should be connected to the manhole to the West. Mr. Lundell stated the current sewer line easement that goes through the property immediately to the east needs to be updated to go where the actual sewer line is in the trailer park (not under the trailers).

Mr. Bond asked if the sidewalk will extend to the boarder of the property line. Mr. Stringham explained that UDOT stated that the sidewalk will need to connect to the existing sidewalk to the east of the project. He clarified that about 60 feet of sidewalk would be needed to accomplish UDOT's requirements. Mr. Stringham asked what the process for the sidewalk is, and if the City will help with it. Mr. Reeves explained that the City most likely won't install the sidewalk because it's a direct impact from the development but a request may be made to the city council requesting that they participate.

Infrastructure:

Mr. Shepherd asked if Main Street lighting standards will be met. Mr. Lundell confirmed that the subdivision meets UDOT's new requirements and the developers have proposed 2 arterial street lights. Mr. Shepherd pointed out that new strong box power meters will be required. Mr. Bond suggested that the spacing of the lights doesn't appear even. Mr. Lundell stated that he will verify the spacing of the street lights.

City Manager:

Mr. Reeves noted that the developer has done a great job with parking, providing easy garbage access, and improving the tot lot. He confirmed that there will be fencing between the highway

and development. Mr. Reeves asked where the Mail Box will be located. Mr. Lundell explained that it will be along Main Street to provide easy access for the Post Office. It's also located close to a fire hydrant and prevent parking in front of the mail box. Mr. Shepherd pointed out that snow plows may pile snow in front of it in the winter, and it may not be accessible. Mr. Reeves mentioned that he would prefer to see it on the island in the parking lot. Mr. Lundell stated that he will contact the Post Master and verify a different location for the Mail Box.

Building Official:

Mr. Spadafora pointed out that the building goes over the setback line on the south west corner. Mr. Stringham explained that the portion that overlaps the setback line is flatwork and roof portion only. Mr. Lundell informed him that setbacks are measured from significant structural support.

Planning:

Mr. Bond reported that ARC approval is needed sooner, rather than later to confirm the building architecture and orientation. He explained that a 3-foot-high fence will be needed in order to avoid obscuring the building. Mr. Bond confirmed that the landscaping and fencing look good.

Fire:

Mr. Lundell explained that Chief Olson recommended extending the 6-foot fence to building B. which would fence in the tot lot to prevent kids from running onto the street. Chief Olson also suggested that the developer consider installing a fence along the frontage. Mr. Bond pointed out that a fence isn't required along the frontage of Main Street, but it is a busy area for traffic where speed is increasing.

No Comments from Police,

Motion: Mr. Bond motioned to recommend preliminary approval for Johnson's Grove Subdivision with the following conditions; The Mail Box location be reconsidered, fencing options are considered, renderings are approved by the ARC prior to City Council approval, and that the sidewalk extension be completed per UDOT requirements. Mr. Reeves seconded. The vote was unanimous in the affirmative.

Approval of Minutes:

Motion: Mr. Shepherd motioned to approve the minutes from October 16, 2018. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

Adjournment

Mr. Bond motioned to adjourn at 10:26 a.m.