



DRC Meeting Minutes

Tuesday, October 16, 2018

Committee Members Present: City Engineer Norm Beagley, Engineer Jon Lundell, City Manager Ben Reeves, Infrastructure Inspection Jared Shepherd, Public Works Director Wade Eva, and Post Master Jon Mendenhall.

Not in attendance: Police Chief Hurst, Fire Chief Olson, Community Development Director Jason Bond, and Building Official Randy Spadafora.

Others in Attendance: Mike DeMarco Salisbury Representative, Joyce Lamb Utility Billing Clerk.

Mr. Beagley called the meeting to order at 10:04 a.m.

Brubaker Preliminary Review

A preliminary review of a subdivision located at approximately 900 S. and 100 W. Mr. Beagley noted that this is essentially an extension of the Foothill Village Subdivision. A portion of which is currently under construction by Salisbury Homes.

The proposed 26 acres are currently zoned R-15, the developer is proposing to change that to an R-10 PUD to increase density slightly and to provide for larger to medium to smaller lots. A public hearing will be held next week at the Planning Commission meeting. Mr. Beagley explained that the developer would like to rezone and phase with slightly higher density but with all single-family homes, & no attached multi-family.

Mr. Shepherd asked what the minimum square footage of the lots are. Mr. Lundell stated that they are proposing to have the patio homes on 3800 to 5000 square foot lots. The PUD ordinance allows for 3500 square foot lots. Mr. Shepherd asked if the setbacks will be different for the smaller lots. Mr. Beagley explained that the setbacks are agreed to in a PUD/development agreement. Mr. Eva asked how wide the street will be. Mr. Beagley stated that they will be the standard street width of 55 feet.

Public Works:

Mr. Eva stated that the cul-de-sac needs to have a snow load zone. Mr. Beagley asked that the snow load zone is added on the plat. Mr. DeMarco confirmed that he will have it added.

Mr. Beagley discussed the possibility of at least one P.I. and one culinary connection along the Frontage Trail for a potential future linear type park.

Mr. Eva expressed concern regarding home owners parking trailers, boats, etc. in the street during the summer. After some discussion the Committee decided that parking along Highland Drive behind the patio homes could also become an issue. Mr. Beagley stated that Highland Drive can have a red curbed painted and designated as a no parking zone.

Planning and Zoning:

Mr. Lundell asked if the park in phase two will be dedicated to the City. Mr. DeMarco stated that it will be. Mr. Lundell discussed the number of units allowed within the different zones, and clarified that the PUD will allow the development to be somewhat denser, but not necessarily provide more lots than currently approved.

Engineering:

Mr. Lundell told the developer that items such as P.I. drains, storm drains, etc. need to be provided with the preliminary plans. At the connection of Canyon Road and the Frontage Road a P.I connect is shown, however, there is no culinary connection shown.

Mr. Beagley noted that the storm drain on the corner of Canyon Road may not be needed. Mr. Beagley stated that he will provide the redlines to the developer.

Police:

Mr. Beagley stated that Chief Hurst provided comments stating his concern about the connectivity through and access to/from the Evan's property and the Frontage Road. No Comments from City Manager.

Motion:

Mr. Reeves motioned to grant Preliminary approval for the Brubaker Subdivision with the following conditions; that the snow loading zone for the cul-de-sac is added, and that the redlines provided by Engineering and Planning and Zoning are addressed. Mr. Lundell seconded. The vote was unanimous in the affirmative.

Foothill Preliminary Review

This is a revision to the previously approved plans for the overall Foothill Subdivision.

Mr. Beagley explained that the developer has removed most of the high density multi-family units. He noted that the current development plan allows for 450 units; the developer is seeking to add 16 units to that. Mr. DeMarco asked if there was an inconsistency in the calculations. Mr. Lundell replied that he will look into it.

Public Works:

Mr. Eva asked if the road widths will be changed where the high density was originally going to be located. Mr. Beagley stated that the smaller roads were allowed due to the development agreement. He stated that the development agreement needs to be looked at to determine what is allowed.

Mr. Eva explained that any Cul-de-sac's will also need designated snow loading areas.

Planning and Zoning:

Mr. Lundell stated that the current zoning classification is R-15 PUD with a C-1 Commercial zone in the South West Corner. Part of the developer's request is to change the South West corner from C-1 Commercial to be consistent with the rest of the development (R-15 PUD).

Engineering:

Mr. Beagley informed the developer that several standard plat requirements are missing such as public utility easements, addressing, lot sizes and dimensions, etc. Mr. Beagley noted that he

will check the development agreement regarding the private road designated between the small single family lots.

Mr. Lundell stated that the plat is missing locations of drains and inlets etc. He also noted that two valves are shown at each intersection bulb, but only one is needed. Mr. Lundell noted that the storm drain overlaps over the culinary lines in some areas of the plats. He explained that the P.I. line doesn't need to be looped, but the culinary line does.

Mr. Eva asked if the water line needs to be located down the center road to the smaller lots.

Mr. Beagley confirmed that the waterline isn't required.

No Comments from City Manager or Infrastructure.

Motion:

Mr. Reeves motioned to grant preliminary approval for the Foothill Subdivision with the following conditions; that snow load zones are added to the cul-de-sac's, the private road is looked into, and that the Engineering and Planning and Zoning redlines are addressed. Mr. Eva seconded. The vote was unanimous in the affirmative.

Approval of minutes:

Motion:

Mr. Lundell motioned to approve the minutes from September 25, 2018. Mr. Shepherd seconded. The vote was unanimous in the affirmative.

Adjournment:

Mr. Reeves motioned to adjourn at 10:44 a.m.