



DRC Meeting Minutes

Tuesday, September 25, 2018

Committee Members Present: City Engineer Norm Beagley, Engineer Jon Lundell, Public Works Director Wade Eva, Fire Chief Stephen Olson, and Police Chief Rod Hurst.

Building Official Randy Spadafora, Infrastructure Inspection Jared Shepherd, City Manager Ben Reeves, and Community Development Director Jason Bond were not in attendance.

Others in Attendance: Scott Peterson, Val & Spencer Robbins

Mr. Beagley called the meeting to order at 10:05 a.m.

Robbin's Subdivision Preliminary Review

Mr. Beagley explained that this is a proposed single lot subdivision located on 500 South. The culinary and P.I. are being connected along 5th west. The sewer line will run along 5th west as well. Mr. Peterson confirmed that they have sufficient slope and elevation for the sewer to work.

Mr. Eva asked if there will be future development to the North. He suggested that if they plan to develop there in the future that they run the sewer along 600 West & to the North East to connect.

Mr. Beagley asked Mr. Robbins if his home currently is on City sewer or septic. Mr. Robbins stated that it is on a septic system. Mr. Beagley explained that there is a State rule that if a sewer comes within 300 feet of a home lot it needs to be connected to the sewer. Mr. Beagley stated that if changing the existing homes to sewer isn't feasible, it needs to be documented. Mr. Peterson stated that the proposed sewer will be too shallow.

Mr. Robbins asked about previous discussions regarding a future road going through 500 West. Mr. Beagley stated that the Cities intention is to have 5th or 6th west go through and connect at some point in the future, but is not currently decided where, or when.

Fire:

Chief Olson stated that the new hydrant location is good. Mr. Beagley stated that the hydrant is shown coming off an existing 8-inch line. Mr. Eva suggested that the line is checked to make sure it's 8 inches. Mr. Lundell checked and stated that the existing line is shown to be a 6-inch line. Mr. Beagley stated that a 6-inch line should fine, because it loops and connects giving flow in both directions. Mr. Eva explained that he isn't sure if the 6-inch line will work for ISO ratings. Mr. Beagley stated that if needed, the hydrant can be connected to the 16-inch line instead.

Chief Olson explained that he would like to decide which culinary line needs to be connected to depending on the flow test. If the 6-inch line flow test is sufficient, he stated that the hydrant can be connected to it.

Public Works:

Mr. Eva asked if the road will need to be resurfaced. Mr. Beagley stated that the road isn't currently in good repair. He explained that the County may require the gravel pit operator farther to the west to participate in repairing the road because of damage that they caused. Olsen's Greenhouse (Summit Creek Nursery) also has funds deposited with the City to help, if nothing happens with the County & gravel pit owner. Mr. Eva stated that the road needs to be redone. Mr. Beagley explained that the applicant will be required to T patch the trenches after construction. The City will more than likely overlay the road afterward with participation from Olson's Greenhouse and or the County.

Engineering:

Mr. Beagley explained that the City Council will need to approve this subdivision because of right of way dedication, and the potential for a deferral agreement. Mr. Robbins stated that he is having the land on 500 South surveyed. Mr. Beagley stated that the curb return isn't needed at 500 South and asked that the road is kept straight and not curved. Mr. Beagley explained that the two Summit Creek Irrigation lines need to be shown on the plans. A street light will be required, but could be potentially deferred if the Council chooses to allow deferral. Mr. Beagley asked that the street light is still shown on the plans.

Mr. Lundell explained that a deferral agreement needs to be proposed prior to City Council's review. Mr. Beagley explained that approving the subdivision and deferral agreement are separate. Mr. Beagley stated that the City can provide a draft of a deferral agreement for the Robbins consideration.

No comments from Chief Hurst.

Motion:

Chief Olson motioned to approve the Preliminary plans for the Robbins Subdivision based on Engineering Redlines and the discussed comments. Mr. Eva seconded. The vote was unanimous in the affirmative.

Approval of Minutes:

Mr. Lundell motioned to approve the minutes from September 18, 2018. Chief Olson seconded. The vote was unanimous in the affirmative.

Adjournment:

Mr. Lundell motioned to adjourn at 10:27 a.m.

Kira Petersen, Deputy Recorder