



## DRC Meeting Minutes

Tuesday August 1, 2018

**Committee Members Present:** City Engineer Norm Beagley, EIT Jon Lundell, Building Official Randy Spadafora, Public Works Director Wade Eva, Infrastructure Inspection Jared Shepherd, Police Chief Rod Hurst, City Manager Ben Reeves, and Community Development Director Jason Bond. Fire Chief Olson was not in attendance.

**Others in Attendance:** Matt Brown High Park North Representative. Aaron Jensen, Dan Fechner (engineer) Orchards East Representatives.

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

### High Park North:

Mr. Beagley explained that each unit will be three stories tall, with a single car garage. The parking ordinance requirements have been met.

Mr. Brown stated that all storm water will be handled on-site with a product called storm brix, which is an underground retention system similar to Storm Tech chambers.

### Public Works:

Mr. Eva asked if the road 300 West will be two-way by the time the development is completed. Mr. Beagley explained that they will finish the east side as it develops, but that it's not required by code for this development.

Mr. Beagley explained to the developer that paving cannot be done after October 15<sup>th</sup> because of winter conditions.

Mr. Beagley recommend that a concrete pad rather than asphalt is put in front of the dumpster. Mr. Bond asked which units the dumpster to the north will service. Mr. Brown stated that it will service all of the units. Mr. Beagley explained that trash enclosure materials need to match, or compliment the building. He explained that a local service provider recommends that the gates are made a tougher material than vinyl, such as metal, or chain link. The same local service provider recommends ½ capacity for each unit plus 10% to 20% additional.

### Police:

Chief Hurst expressed concern about on street parking. Mr. Beagley asked if Chief Hurst would like 300 west to be a no parking zone. Chief Hurst stated that he would like it designated as no parking, as well as the Clearview area around the corner onto Main Street. Mr. Bond stated that the clear view area would be 45 feet based on the speed limit. Chief Hurst suggested that on street parking could be reconsidered when the road is widened.

Mr. Beagley stated that UDOT approval is needed for the Main Street access to remain. Mr. Brown indicated that they will not be using the access off of Main street.

Chief Hurst asked if these units will be individually owned or rented. Mr. Bond explained that the units will be subdivided so they can be individually owned.

#### **Public Works:**

Mr. Eva asked if separate utility meters will be installed for each unit. Mr. Beagley confirmed that they will have separate gas, electric and water meters. Mr. Beagley stated that an HOA and CC&R's will be required for this development.

Mr. Eva asked if they will tie into the existing manhole. Mr. Beagley explained that they will be pouring a new manhole.

#### **City Manager:**

Mr. Reeves explained that the north parking spots in front of the LDS church will likely be used by residents of this development if signage is not provided. Mr. Beagley explained that the developer will need to coordinate with both the City and the church in order to determine what they will or will not allow there. Mr. Beagley stated that the developer may need to provide signage for those spots identifying them as no parking or as no overnight parking for this development.

#### **Building Official:**

Mr. Spadafora explained that units 8-14 need to be addressed off of 300 west. He stated that he will provide address recommendations to the developer.

#### **Engineering:**

Mr. Beagley explained that a geo tech report is needed. Mr. Brown stated that it has been done and he will submit that report.

Mr. Beagley outlined the following redlines for the developer: Mr. Beagley explained that the parking requirements are met, but the table on the plans isn't updated. UDOT approval will be required regarding the location of the proposed access along 300 West. They require a minimum distance from the intersection for site access. The grading plan needs to be shown for the retention basin.

Road cut patches must be overlaid 15-feet on each side. Mr. Lundell discussed the possibility of having a single trench in order to only cut the road once. Mr. Beagley asked Mr. Eva if a 3-inch pipe could be installed rather than two, two inch laterals. Mr. Eva explained that a four-inch pipe is more common and a wider trench is easier to patch. Mr. Eva stated that the four-inch shut off valve will be needed at the curb in order to shut off the utilities before the meters.

#### **Planning:**

Mr. Bond explained that the ARC will still need to approve the architectural renderings and review the landscaping. Mr. Bond expressed concern about the proximity of the tot lot to the parking lot.

#### **Fire:**

Chief Olson was not in attendance but provided the following comments:

'I'm concerned with 24' parking lot lane. If these are more than single story buildings, they would need to be 26' for aerial ladder truck access. I also think high density housing needs to be spaced apart from other high density developments. It is a safety issues with too many kids living feet away from a state highway. Verify that parking requirements are met.'

Mr. Beagley explained that this is a concept review, and no action is required.

No comments from Infrastructure.

**Orchards A-11, G-1 & Apple Grove Apartments:**

Mr. Beagley explained that the development will have dual connectivity on Ginger Gold Road and Royal Land Drive. The apartments, townhomes and single family homes in this development will have two points of access to Center street via those two roads. Mr. Reeves asked if both accesses will be installed prior to development. Mr. Beagley explained that the road connectivity will be required at the time of phasing and development. The developer is aware of this requirement.

Mr. Beagley stated that waterline looping will go through Center Street to Ginger Gold Road. He explained that water dedication needs to be approved from the City Council, some of which was granted by the City Council in 2007.

**Public Works:**

Mr. Eva asked if the curb, gutter and sidewalk will be realigned. Mr. Beagley stated that it won't be realigned.

Mr. Eva explained that dead end streets cause problems with snow removal. He stated that the snow plow can't turn around and is forced to back into an intersection. Mr. Reeves suggested that a note is put on the plat stating that no snow removal will take place on the dead end stub street, until the road continues through.

**Police:**

Chief Hurst expressed concern about the roads being finished with sidewalk before construction begins. He stated that it can cause enforcement issues. Mr. Beagley explained that the developer has to replace any broken sidewalks, curb and gutter, etc. before they can get their C of O. Mr. Beagley explained that it is part of the development agreement. Mr. Beagley stated that the developer can plate the sidewalk or put dirt over it to try to protect it.

**Engineering:**

Mr. Beagley stated that he will provide the developer with a full list of redlines.

Prior to final approval the developer will need to provide full water dedication as contained within the development agreement associated with the development. Tie lines to the bearings are needed on the plats. The Apartments need to be labeled on the plat, and need their own unique address off of a street. Mr. Beagley explained that the private access can be named, and the apartments can be addressed off of that. The trash enclosure needs to be included in the first phase. Mr. Beagley stated that he will look into the trash enclosure requirements to see if a temporary trash enclosure is allowed.

There is a low point in the P.I. that may be able to serve as a drain, it would need to connect to a storm drain inlet or sump. Water line looping for fire flow to the apartments will be needed in order to meet fire code. The apartments need fire sprinklers with an 8-inch line to service all of the buildings.

Disturbances on Ginger Gold road and possible City participation to asphalt the road needs to be discussed. The utilities need to be labeled and capped at the T. Storm drain calculations need to be updated and verified. Manhole calculations need to be provided.

**Infrastructure:**

Mr. Shepherd asked if the detention basin will be redone. Mr. Beagley explained that it will be reconstructed with a gravel gallery and above ground storage. The City is holding bonding that can be released once it's completed. Mr. Beagley explained that they will be increasing detention capacity.

**Planning:**

Mr. Bond stated that the townhomes still need ARC approval. Since this area is in a P.U.D. there are landscaping requirements for the single family homes as well. The landscaping for the trail on Center Street needs to be coordinated. Mr. Lundell explained that the lots that back Center Street and Ginger Gold Road need to be labeled as no access on the plat.

**Fire:**

Chief Olson was unable to attend the meeting but provided the following comments:

'Apartment A & B would need to have fire sprinkler systems installed. Addressing plan for apartment buildings. Confirm that road will connect through the project in one phase or several phases?'

No Comments from City Manager, or Building Official.

**Motion:**

Mr. Bond motioned to make a positive recommendation for Orchards A-11, G-1 & Apple Grove Apartments with the following conditions; A plat note is added indicating that the stubbed streets won't be snow plowed until the street continues through. The details are worked out for the dumpster. And all engineering redlines are addressed. Mr. Reeves seconded. The vote was unanimous in the affirmative.

**Minutes:**

Mr. Lundell motioned to approve the minutes from July 10<sup>th</sup>, 2018. Mr. Shepherd seconded. The vote was unanimous in the affirmative.

**Adjournment:**

The meeting was adjourned at 11:03 a.m.