



DRC Meeting Minutes

Tuesday June 12, 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, Community Development Director Jason Bond, and Council Member Keith Broadhead. Fire Chief Stephen Olson was excused.

Others in Attendance: Mike DeMarco, Salisbury Homes representative. Matt Brown, and Eric Stringham Johnson's Grove representatives. Scott Peterson Orchard Hills representative.

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

Foothill Plat E:

Mr. Beagley explained that Foothill Plat E is located West of plat's B and A. This plat will continue the road on 900 South and include a new road that will connect to Red Butte Drive. This plat includes 20 lots.

Post Office:

Mr. Mendenhall asked where the Mail Box Units will be located. Mr. Lundell explained that an area has not yet been delineated. Mr. DeMarco stated that the MBU's located off of 1100 S. have enough room for plat E. Mr. Mendenhall suggested that Mr. DeMarco add more concrete to the MBU at 1100 S. in order to accommodate more boxes for future development.

Public Works:

Mr. Eva asked about the water line connectivity. Mr. Lundell stated that the water line doesn't need to be looped in the cul-de-sac.

Engineering:

Mr. Beagley stated that a written easement description and written document will need to be recorded with the County, and submitted for the offsite sewer and the offsite water in 900 South. He explained that discussion with the City Council regarding the continuation of the half plus 10 road on 900 South will be required. Mr. Beagley stated that written approval from UDOT is needed for the offsite sewer. Mr. DeMarco stated that he will provide the encroachment permit. Mr. Broadhead asked if there is a restoration plan for Summit Ridge Parkway Mr. Beagley stated that it hasn't been addressed. He explained that he will check the existing condition of the road and work with UDOT and Mr. Eva to determine what will be required for restoration. Mr. Beagley reminded the developer that clearance from Nephi gas will also be needed.

Building Official:

Mr. Spadafora explained that lots 93 and 94 have the same address. He stated that lot 94 needs to be assigned a new address.

Planning:

Mr. Bond pointed out that the trail has been removed between lots 88 and 89. He asked if that change has been recorded on plat C. Mr. Lundell stated that it hasn't been recorded yet.

No Comments from Police, Infrastructure, or City Manager.

Motion:

Mr. Reeves motioned to table Foothill Plat E until the following concerns are addressed; the half plus 10 road has been reviewed by the City Council, the offsite sewer concerns have been addressed, the location for the MBU's have been determined, and all engineering redlines are addressed. Mr. Bond seconded. The vote was unanimous in the affirmative.

498 W. Main Street (Johnson's Grove):

Mr. Beagley stated that this is a concept review for a multifamily development of 24 units. Mr. Stringham explained that they plan for the units to be apartments.

Post Office:

Mr. Mendenhall stated that he would like the Mail Box Units to be located before the ingress on Main Street (HWY 6), preferably by the fire hydrant. Mr. Beagley stated that hydrants haven't been looked at yet as this is a concept review. Mr. Lundell reminded the developer that they will be responsible for providing the MBU's.

Police:

Chief Hurst asked if Main Street will be widened with this development. Mr. Beagley explained that full improvements along Main Street along this project's frontage as well as the ingress and egress will be required. Mr. Broadhead stated that the road needs to match the general plan. Chief Hurst asked if there are enough parking stalls. Mr. Beagley explained that their current plans are short one stall, and that is included in the redlines.

Public Works:

Mr. Eva asked if there will be a sewer easement on City property. Mr. Beagley explained that all sewer will all be offsite, with an easement located on private property.

Engineering:

Mr. Beagley explained that the developer will need to install new water and pressurized irrigation lines to service all 24 units. He stated that full improvements such as curb, gutter, and storm drain will need to be provided. Mr. Bond asked the developer if they have talked with UDOT regarding the ingress and egress locations on Main Street. Mr. Stringham stated that he has talked to UDOT about receiving a variance. Mr. Beagley explained that UDOT final approval is based off of the final site plan, not preliminary.

Mr. Beagley stated that the current dumpster location doesn't meet accessory structure setbacks. He stated that in order for the parking ordinance to be met, another parking stall needs to be added, and each parking stall must be at least 20 feet long. Mr. Beagley explained that three of the parking stalls

need to be designated as handicap. He also stated that the entrances can't be in the back of the building.

Mr. Beagley explained that the City prefers that, if the developer plans to subdivide to be able to sell units at any time in the future, the subdivision plat is done concurrently with the site plan. Mr. Stringham indicated that they don't plan to subdivide at this time. Mr. Bond explained to them that if they choose to subdivide in the future they will be held to the current City Code at that time.

Infrastructure:

Mr. Shepherd pointed out that the street lights will need to meet the Main Street ordinance. He explained that since the lights on Main Street are metered, the developer will need to provide a meter. Mr. Beagley stated that 200 feet of spacing between street lights is required on Main Street.

Building Official:

Mr. Spadafora stated that each unit will need to have its own address.

Planning:

Mr. Bond explained that for the architectural review the developer will need to submit materials, percentages of the materials, colors, etc. He expressed concern that the tot lot is shown so close to Main Street. Mr. Bond suggested that they look into ways to mitigate safety concerns. Mr. Reeves suggested that they install a fence. Mr. Stringham stated that they want to make sure that the tot lot is safe and will probably install a fence.

Mr. Beagley explained that no motion is needed for a concept review. He stated that he will update the redlines according to DRC comments and once those are addressed the applicant can move forward with a site plan review.

Orchard Hills:

Mr. Beagley explained that this is a subdivision review for a previously reviewed site plan. The developer has since added 6 parking stalls. They have also changed the meter set location as staff requested.

Building Official:

Mr. Beagley explained to the developer that the private lane will need to be named so the back four units can be addressed off of that private lane. Mr. Spadafora stated that those units (K-N) will need to be odd numbered addresses (currently showing even numbers). Mr. Mendenhall suggested that the numbers are grouped together for each group of buildings in order to distinguish them from the other buildings.

Post Office:

Mr. Mendenhall asked where the mail box unit will be located. Mr. Peterson stated that they will be at the North entrance. Mr. Mendenhall suggested that they will need two boxes to service all 17 units. Mr. Beagley pointed out that if the MBU's are located by the North entrance the mail deliverer will have to pull into a driveway. Mr. Mendenhall stated that he would prefer if the MBU's were located on 120 East. Mr. Broadhead asked if the City can restrict parking in front of MBU's. Mr. Mendenhall explained that he

has worked with other cities that have added red curbing in front of the MBU's. Mr. Eva pointed out that 610 South already has red curb, and suggested that the MBU's are located there. Mr. Peterson stated that he will place the MBU's between unit's J and K on 610 South.

City Manager:

Mr. Reeves asked how many stories the units will be. Mr. Peterson explained that the units on 610 South will be 3 stories, and the rest of the units will be 2 stories.

No Comments from, Police, Public Works, Infrastructure, Building Official, and Planning.

Motion:

Mr. Reeves motioned to approve Orchard Hills with the following conditions; that the private road is named, the addresses are assigned for units K-N, the location of the postal pad is changed, and pending any comments from Chief Olson. Mr. Shepherd seconded. The vote was unanimous in the affirmative.

Apple Hollow A-10 and Orchards C-6:

Mr. Beagley explained that the developer is proposing to dig the sewer for the four homes located off Royal Land Drive on private property rather than Royal Land Drive. Mr. Eva suggested that since they will be digging on Royal Land Drive for pressurized irrigation and water, they dig the sewer there as well. He suggested that the City requires that Royal Land Drive is overlaid after the utilities are dug.

Post Office:

Mr. Mendenhall stated that the MBU's should be located on Apple Seed Lane. He asked if parking will be allowed on this road. Mr. Beagley stated that parking will be allowed , and reminded him that Apple Seed Lane is a private road.

Engineering:

Mr. Lundell explained that the stubbed utilities need to be consistently located. He also stated that the current retention pond isn't large enough to handle this phase and needs to be rebuilt. Mr. Beagley explained that developer is aware that the retention pond will need to be rebuilt.

No Comments from Police, Public Works, Infrastructure, Building Official, Planning, or City Manager.

Motion:

Mr. Bond motioned to table Apple Hollow A-10 and Orchards C-6 until the location of the utility laterals is addressed, the storm drain capacity basin and report are addressed and, all other engineering comments are addressed. Mr. Reeves seconded. The vote was unanimous in the affirmative.

Minutes:

Mr. Lundell motioned to approve the minutes from May 10th and May 22nd. Mr. Eva seconded. The vote was unanimous in the affirmative.

Adjournment:

Mr. Reeves motioned to adjourn at 11:07 a.m.