



DRC Meeting Minutes

May 22, 2018

Committee Members Present: EIT Jon Lundell, Building Official Randy Spadafora, Public Works Director Wade Eva, Infrastructure Inspection Jared Shepherd, Police Chief Rod Hurst, Fire Chief Stephen Olson, City Manager Ben Reeves, and Community Development Director Jason Bond. City Engineer Norm Beagley was excused.

Others in Attendance: Brady Young, Andre Christensen, Scott Peterson Snell Storage Subdivision. Greg Bird representing the owner, AJ Delpeva Engineer, High Park Townhomes. Steve Larsen developer, Ken Berg Engineer, Larsen Subdivision Representatives.

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

Snell Storage Subdivision:

Located at Highland Drive and 120 East. Mr. Lundell explained that their proposal includes the existing house on the corner.

Fire:

Chief Olson asked if the accesses are 26-feet. Mr. Peterson confirmed that the access points are 26-feet and stated that he will add the measurements to the plan. Mr. Lundell asked if the turn radius for large trucks are included. Mr. Peterson stated that he will add that as well. Chief Olson asked what kind of a gate they will have. Mr. Peterson stated that there will be a gate behind the parking lot and office. Mr. Young clarified that it will be an iron exit gate.

Mr. Young stated that they plan to develop in phases, with phase one having a temporary access. Mr. Bond asked that phasing is shown on the plan. Chief Olson asked what type of construction and materials they plan to use. Mr. Young explained that the units will be steel cinder block structures with no outlets inside. He also stated that they will have some indoor climate controlled units with some electrical. Mr. Lundell stated that the total number of units and square footage need to be added to the plan. Chief Olson stated that the hydrant location looks good, but asked if they will be private. Mr. Lundell stated that some of the hydrant distances don't meet, and are greater than 250 feet. Mr. Lundell explained that anything over 500 feet requires water looping.

Building Official:

Mr. Spadafora stated that one address for the office will need to be proposed.

Engineering:

Mr. Bond and Mr. Lundell went through the engineering redlines. Mr. Bond explained that the subdivision review will need to go through Planning Commission and City Council. Mr. Lundell stated

that the parcel that extends further East needs to be extended and fully improved in order to be dedicated to City. Mr. Bond suggested that a contractor's agreement is made. Mr. Christensen asked if they can keep the road if they improve it. Mr. Bond explained that private streets are no longer allowed within the City. Mr. Lundell stated that any dedicated right of way must be fully improved. Mr. Bond suggested that they discuss a connectors agreement with the owners of the adjacent land.

Mr. Christensen stated that he doesn't feel that this requirement is fair as their project would not benefit from the road. Mr. Reeves stated that the Council will not accept a derelict parcel. However, he sympathizes with the developer and explained that they may petition the City Council for a connectors agreement. Mr. Bond pointed out that they can also petition for half plus 10 in this situation. Mr. Christensen stated that they may give the land to the adjacent land owners. Mr. Reeves stated that UDOT owns some of the adjacent property and the City Council may accept half of a parcel because this is a unique situation. Mr. Bond pointed out that a portion of the land is in the County and will require an annexation. He explained that they aren't telling the developer to build the road, however the City cannot accept a derelict parcel.

Mr. Lundell stated that since they front Highland Drive they will be required to install improvements along the road. He also stated that they will need an R tanks in the Right of Way. Mr. Peterson asked about the public retention pond. Mr. Lundell explained that they can have a public retention pond onsite. Mr. Peterson asked if it could be located on the corner. Mr. Lundell explained that it doesn't have to be underground. Mr. Lundell asked what sizes of pipe they will use. Mr. Peterson explained that the existing pipe is 42 inches and they will put in 30-inch pipe. Mr. Lundell explained that a three way stop signs will be needed at the intersection. He also stated that contours need to be shown on the grading plan. Retaining walls that are four feet or higher require an engineer stamp.

Mr. Lundell asked if they have done a geo tech report. Mr. Christensen explained that the report has been done, and they are waiting to get the results back. Mr. Lundell asked that they submit a copy of the results to the City.

Mr. Bond abstained from voting due to conflict of interest since he is related to the Robbins who are the adjacent property owners.

No Comments from City Manager, Police and Infrastructure.

Motion:

Mr. Reeves motioned to send a positive recommendation to the Planning Commission for Snell Storage Subdivision with the following conditions; that the engineering redlines are addressed, and that the applicant petitions the City Council for direction regarding the parcel of land to the East. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

High Park Townhomes:

Mr. Lundell explained that this project is located off of 400 West and Main Street. They are proposing to build 18 residential townhomes, with two building (14 units) fronting Main Street, and the two buildings (4 units) will front 400 West.

Fire:

Chief Olson asked if the elevation and roofline have been lowered. Mr. Lundell stated that the roofline has been lowered to 35 feet to meet City standards. Chief Olson stated that the hydrant spacing looks good.

Police:

Chief Hurst asked if they meet City parking requirements. Mr. Lundell confirmed that they do. Chief Hurst stated that regarding the parking agreement between the developer and Dr. Chisholm, any parking disputes should be handled between parties. He reminded them that staging cannot happen on the street, especially 400 West because of School traffic. Mr. Bird stated that they will be building in phases and will most likely stage on their own site. Chief Hurst asked that street parking is done like the Dawe project, with parallel parking only signs installed, and red curbing at the intersection.

Public Works:

Mr. Eva asked if the sewer easement is shown on the plans. Mr. Lundell confirmed that it is.

Building Official:

Mr. Spadafora stated that he hasn't received any proposed addressing. He explained to the applicant that an engineer proposes the addresses and then he and the Post Master will review them. Mr. Lundell stated that they will need to provide individual numbers for each unit.

Mr. Lundell explained that the mail box unit location needs to be shown. Mr. Bird asked if it can be on top of the easement on the South West corner of 400 West. Mr. Eva stated that it's ok to have the MBU on top of the sewer easement. Mr. Reeves reminded them to check with the Post Master to see if he approves the location. Mr. Spadafora suggested that a sign is installed at the ingress to provide direction for the two back units.

Planning:

Mr. Bond stated that a landscaping plan needs to be submitted. Mr. Bird asked if rock and zero scape are permitted. Mr. Bond explained that the town has a landscape ordinance that will need to be met. He also stated that a parking study needs to be conducted. Mr. Bond stated that the parking agreement will also need to be provide as part of the review process.

Engineering:

Mr. Lundell explained that a property tie line from the property line to the building corners needs to be provided on the plat, as well as a grading plan showing the proposed infiltration gallery. He explained that overhead power will need to be moved underground. The school zone sign across the street is serviced by overhead power. Mr. Reeves stated that the crossing sign is no longer needed and will be removed. Mr. Bird explained that they won't remove the sign due to liability, but they will help coordinate its removal.

Mr. Lundell stated that one or more pressurized irrigation laterals will need to be provided to the site. He also stated that they need to provide a lighting diagram to verify that they meet City standards. Mr. Lundell stated that the trash enclosure isn't shown on the updated plans. Mr. Bird stated that they are

planning to have rollaway cans instead. Mr. Lundell explained that there is a concern about having up to 36 cans (if each unit were to have trash and recycling cans) on 400 West, especially during the school year. Mr. Bond stated that the developer will need to coordinate with Republic, the company who is in charge of City garbage.

Mr. Bond explained that he needs to see the architecture, and landscaping plans so these units can be reviewed by the ARC. Mr. Bird stated that all plans except for landscaping have been sent in, and he will provide the landscaping plan as soon as possible.

No Comments from City Manager, or Infrastructure.

Motion:

Mr. Bond motioned to send a positive recommendation to the Planning Commission for High Park Townhomes with the following conditions; they provide addressing and a directional address sign for the back two units, they provide the shared parking agreement, they figure out trash for the development, and that all engineering redlines are met. Mr. Shepherd seconded. The vote was unanimous in the affirmative.

Larsen Subdivision:

Mr. Lundell explained that this proposal is a bubble view of a proposed development for the Sumsion property on the East Bench. He explained that this property is currently zoned as agriculture, and they would need to apply for a zone change and a Planned Unit Development if they want to achieve their desired density. He also stated that there are no current utilities stubbed to the property.

Mr. Larsen explained that they are looking for an assessment of this property. Conceptually this development would include single family lots, townhomes, multifamily, and commercial lots. A sewer lift station would be required. He stated that they would need high density in order to fund the project.

Public Works:

Mr. Eva explained that he sees sewer as a problem, and stated that flow will be the biggest issue. He also stated that if they need to install a lift station it would have to be private, because the City doesn't have the time to maintain it. Mr. Larsen asked what the depth of the intersection is. Mr. Eva stated that it can be verified by pulling off the lid. He stated that he doesn't foresee water being a major issue for development. Mr. Lundell explained that the pressure zones are shown on the Master Plan.

Engineering:

Mr. Lundell explained that 3 acre feet of water, per acre is required. Mr. Larsen asked about the 30 percent slope limit. Mr. Lundell stated that it's based off of the slope of the entire development. Mr. Larsen asked about density allocation. Mr. Lundell explained that it is tied with the P.U.D. Mr. Larsen asked if there is any concern regarding fire flow. Mr. Lundell stated that each pressure zones is design to provide adequate fire flow. Mr. Berg asked what the City's desire for long term open space use. Mr. Bond stated that the master plan shows possible trails in that area.

Planning:

Mr. Bond stated that this is just a concept plan and a zone change would be the first step for development. A P.U.D. would also be needed for the desired density. Mr. Reeves asked for the length of the cul-de-sac. Mr. Lundell explained that it is limited to 1,000 feet within a hill side overlay zone. Mr. Bond asked that Mr. Larsen provide more detail in his plan prior to the Planning Commission Meeting. Mr. Reeves explained that Mr. Larsen can meet with the Planning Commission, and the City Council on a discussion basis, and receive more input on this project.

No Comments from Fire, Police, Building Official, or Infrastructure.

Minutes:

Mr. Reeves motioned to table the minutes from May 10, 2018. Mr. Eva seconded. The vote was unanimous in the affirmative.

Adjournment:

Chief Olson motioned to adjourn at 11:50 p.m.

Kira Petersen, Deputy Recorder