



DRC Minutes

Tuesday May 10, 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, Fire Chief Stephen Olson, Post Office Official Jon Mendenhall, City Manager Ben Reeves, Community Development Director Jason Bond, and City Council Member Keith Broadhead.

Others in Attendance: Ryan Hall, and Tyrell Gray Centennial Park representatives. John Caldwell, and Dan Fechner Apple Hollow A-10 and Orchards C-6 representatives.

Mr. Beagley called the meeting to order at 11:01 a.m.

Centennial Park Final Subdivision Review:

Mr. Beagley explained that this is a final Subdivision Plat Review for Centennial Pak located at 100 S. and 300 W. The developer is requesting this subdivision review so the units can be sold individually.

Fire:

Chief Olson asked if the fire sprinkler lateral and shut off valve in building one are shown in the right place on the plans. Centennial Park Representatives verified that the location on the plans are correct. Chief Olson asked if parking for these units falls under the old parking ordinance. Mr. Beagley explained that they have vesting because the site plan was approved before the parking requirements were changed.

Police:

Chief Hurst asked if there will be street parking on 300 West. Rep verified that they plan on having parallel parking there. Chief Hurst requested that a 15-foot red edge from the intersections of 300 West and 100 South.

No comments from Community Development Director, City Manager, Building Official, Engineering, Public Works, or Infrastructure.

Motion:

Mr. Lundell motioned to grant final subdivision approval for the Centennial Park subdivision with the following conditions; that they add red curbing at the intersections of 100 South and 300 West, at the North and South entrances to the parking lot, and at the interior parking lot curb transition. Mr. Shepherd seconded. The vote was unanimous in the affirmative.

Apple Hollow A10 & Orchards C6:

Mr. Beagley stated that this is a preliminary review for Apple Hollow A10 and Orchards C6. He explained that this phase will complete the buildout of the original Apple Hollow Plat A area, and complete both Apple Seed Lane and 90 West to provide connectivity.

Engineering:

Mr. Beagley stated that the redlines have already been sent to the developer. Mr. Fechner stated that they have reviewed the redlines and uploaded the corrected plans. He explained that in reference to the grade being 5 percent at the intersection, they have hand calculated it and determined that 5 percent is correct.

Planning:

Mr. Bond asked if there will be a landscape median at the South entrance. Mr. Beagley stated that there will be a median at the South entrance, similar to the one at the north end of 90 west street. Mr. Bond asked what the purpose of the medians are. Mr. Beagley answered that they are an entrance feature. Mr. Bond asked who will be in charge of maintaining the landscaping. Mr. Beagley stated that it will be the HOA's responsibility since it's on a private road. Mr. Beagley clarified that fencing will not be installed for the multi-family units but for the single family home along Center Street only (C-6, lot 4).

Fire:

Chief Olson asked if this development will provide full road connection. Mr. Beagley stated that all of the roads will be finished, and provide full connectivity. Chief Olson asked if the road width will change by the townhomes. Mr. Beagley stated that the road width will not change. Chief Hurst asked which of the streets belong to the City and which ones are private. Mr. Beagley explained that all of the roads will be private roads because they had site plan approval prior to the ordinance amendment. Chief Olson asked what will happen to the asphalt access behind unit 21. Mr. Beagley explained that the asphalt access must be maintained until there is full connectivity of Apple Seed Lane and 90 West.

No additional comments from Police, Infrastructure, Building Official, Public Works, or City Manager.

Motion:

Mr. Reeves motioned to grant preliminary approval for Apple Hollow A10 & Orchards C6 pending the engineering redlines being reviewed and approved. Mr. Bond seconded. The vote was unanimous in the affirmative.

Orchard Hills Preliminary Subdivision Review:

Mr. Beagley stated that this is the last plan to fall under the old parking ordinance. Mr. Lundell explained that the developer has added four additional parking stalls to their original plans.

Public Works:

Mr. Eva asked if the private streets will tie into public streets. Mr. Beagley explained that the private street will tie into 120 East.

Engineering:

Discussion was held on addressing for the four units that front the private street. Mr. Broadhead asked how private streets are differentiated within the City. He suggested that private streets have a different colored street sign.

Mr. Lundell stated that there will be a storm drainage sump at the North entrance. Mr. Beagley stated that the plans show a retaining wall as well as a berm, and he will discuss this with the developer at the preconstruction meeting.

Fire:

Chief Olson asked if the utilities have been addressed. Mr. Beagley explained that the utilities were approved with the site plan review. Chief Olson explained that the existing curb and gutter is red, and asked if it will remain a red no parking zone. Mr. Beagley stated that he believes it should remain the way it is.

Public Works:

Mr. Eva asked where the water meters and hydrants will be located. Discussion was held on the best place to locate these utilities. Mr. Beagley explained that the site plan is already approved, but possible changes can be discussed with the developer as needed.

Motion:

Mr. Lundell motioned to grant preliminary approval for the Orchard Hills Subdivision. With the conditions that addressing is provided, water line location is discussed with the developer, and engineering redlines are addressed. Mr. Reeves seconded. The vote was unanimous in the affirmative.

Minutes:

Chief Olson motioned to approve the DRC minutes from April 24th 2018. Mr. Lundell seconded. The vote was unanimous in the affirmative.

Adjournment:

Mr. Bond motioned to adjourn at 11:46 a.m.

Kira Petersen, Deputy Recorder