



April 24, 2018

DRC Meeting Minutes

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 Hurst, and Post Office Official Jon Mendenhall. City Manager Ben Reeves and Community Development Director Jason Bond were excused.

Others in Attendance: John Caldwell Sierra Homes Representative.

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

Apple Hollow A10 and Orchards C6:

Mr. Beagley explained that this review is for two phases including multifamily and single family homes. This will complete Apple Hollow Plat A, as well as tie 90 West Street into Royal Land Drive to provide connectivity. They are proposing to have multifamily homes on Apple Seed Lane, and have added 4 single family lots facing South on Royal Land Drive, near Center Street. Mr. Beagley stated that the culinary water is installed but that sewer, P.I. and storm drainage need to be added to complete the utilities. He also stated that sewer trench boxes will most likely need to be installed to prevent damage to the existing culinary water line.

Mr. Bond provided his comments via email stating that due to the significant changes and additions (moving the club house & reallocation of units, these phases will need to go through Planning Commission and City Council review again.

Post Office:

Mr. Mendenhall asked about the Mail Box Unit Placement. He stated that the boxes for plat A9 were added to the MBU's on 90 West instead of the proposed location off of Apple Seed Lane. Mr. Beagley stated that the boxes for A9 boxes may still need to be installed before the C of O's can be issued. He asked if all of plat A9 is covered by the current MBU's on 90 West. Mr. Mendenhall stated that he will check. Mr. Beagley asked that Mr. Mendenhall compose a list of what addresses are currently covered by the current MBU's for A9. Then he will be able to inform Mr. Caldwell how many new boxes are needed. Mr. Mendenhall stated that the MBU area for A-10 looks good.

Police:

Chief Hurst asked if Apple Seed Lane is a private road. Mr. Beagley answered that both Apple Seed Lane and 90 West are private roads. He explained that approval for these roads was obtained prior to the ordinance amendment that now prohibits private roads.

Chief Hurst asked if traffic control signs will be needed on the private roads. Mr. Beagley stated that stop signs will need to be installed.

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Public Works:

Mr. Eva asked if the addressing will remain as it's shown on the plat and in previous phases. Mr. Spadafora stated that they are addressed consistent with the previous phases. Mr. Beagley stated that it makes the most sense to continue the addressing as is, due to the fact that it is contained within the Apple Hollow Plat A development area.

Building Official:

Mr. Spadafora stated that he and Mr. Lundell are working to complete the addressing. He pointed out that 901 and 903 should be switched if the intent is to continue the numbering from the previous plat.

Engineering:

Mr. Beagley stated that final approval will be contingent upon water dedication. He explained that 5.36 acre feet of water and as well as payment of money in lieu are still needed for these two phases. Mr. Caldwell stated that the water dedication is currently being reviewed by the County. Mr. Beagley reminded Mr. Caldwell that the City Council will also need to approve the plan changes.

Mr. Beagley pointed out that the clubhouse is not labeled on the plat. He also explained that the clubhouse needs to be a separate dedicated lot owned by an entity other than the HOA, in order to meet County Requirements.

Mr. Beagley stated that all buildings must be located outside the Public Utility Easement. Mr. Lundell suggested that the buildings be rotated clockwise to move them out of the PUE.

Mr. Beagley explained that lot 4 within Plat C-6 must be labeled as "no access" along Center Street. He also pointed out that lot (4) four's driveway cannot be located in the clear view area (east side of the lot).

Mr. Caldwell asked where fencing is required. Mr. Lundell explained that if a fence is shown on the approved plans it must be constructed. However, fencing for this plat will only be required along Center Street for The Orchards Plat 6 lot 4.

A landscaping plan for the multifamily units need to be submitted. And an updated overall storm drain plan also needs to be turned in.

Mr. Beagley stated that only one P.I service lateral is shown; however additional service laterals may be needed to service all of the landscaped common area. A separate PI lateral will also be needed to service the landscaping along Center Street. Mr. Beagley clarified that sleeves should be under the road however; PVC is not allowed underneath the road.

Mr. Beagley explained that the existing paved access along A9 must remain completely intact and usable and accessible by the public until all road improvements are made (I.e. Apple Seed Lane & 90 West Street). This will ensure that a second access is always provided, per City Code. He also stated

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that Royal Land Drive will need to have a 2-inch asphalt overlay extending a minimum of 15 feet past the last utility lateral cut on each end. All trenches must be "T" patched prior to the asphalt overlay. Mr. Beagley pointed out that there is a mislabeled slope of 5 percent on an ADA ramp that should be around 1-2 percent like the adjacent side ADA ramp.

Mr. Beagley stated that RCP (Reinforced Concrete Pipe) isn't required for storm drains on side roads.

Mr. Beagley stated that the landscaping along Center Street & within A-10 needs to match Apple Hollow Plat A-8. Mr. Lundell explained that there have been no previous approvals for gravel in the landscaping plan. Mr. Beagley stated that gravel may make sense, but it won't match the grass landscaping for A8. Mr. Caldwell asked if the HOA maintains the grass. Mr. Beagley stated that he will look into it.

No Comments from Infrastructure.

Motion:

Mr. Lundell motioned to table Apple Hollow A10 and Orchards C6 until engineering redlines and MBU's are addressed. Mr. Shepherd seconded. The vote was unanimous in the affirmative.

Minutes:

Mr. Lundell motioned to approve the minutes from April 10th 2018. Mr. Eva seconded. The vote was Unanimous in the affirmative.

Adjournment:

Mr. Beagley motioned to adjourn at 10:35 a.m.

Jason Bond Community Development Director

Kira Petersen, Deputy Recorder