



DRC Meeting Minutes

Tuesday April 10, 2018

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

Others in Attendance: Tony Dawe, Dawe Condominiums representative. Brigham Ashton, Nate Walter Orchards F-4 Representatives. Mike DeMarco, Salisbury Representative.

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

Apple Valley:

Mr. Beagley explained that this is the formal process to subdivide the plat. They are proposing 10 single family home lots across from the new school, with the school being located on lot 1 (total of 11 lots).

Post Office:

Mr. Mendenhall stated that he will check if the existing Mail Box Unit will be able to accommodate the new subdivision, or if a new MBU will need to be installed.

Councilman Broadhead asked if they have had a final walkthrough. Mr. Beagley stated that they haven't but they have bonded for the subdivision improvements so they can still plat. Mr. Beagley stated that the road has not been dedicated yet. 200 E. is currently open, but a portion of which is not yet dedicated by platting.

Building Official:

Mr. Spadafora stated that the addresses need to be assigned, and that he and Mr. Lundell will work on it.

Fire:

Chief Olson asked if any of the infrastructure approved with the school site plan has changed. Mr. Beagley stated that it hasn't.

No comments from planning, police, or Infrastructure.

Motion:

Mr. Bond motioned to grant final approval for Apple Valley Plat A with the following conditions; Pending comments from the Post Office regarding the MBU. That all engineering redlines are addressed. And that addressing is assigned. Mr. Eva seconded. The vote was unanimous in the affirmative.

Dawe Condominium:

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Mr. Beagley explained that the Dawe Condominiums have received preliminary approval. This is the final plat and plan approval.

Fire:

Chief Olson asked if the parking requirements are met. Mr. Beagley explained that the development falls under the previous ordinance, and parking requirements have been met. Previous comments include providing signs for the parallel parking on 400 West.

Chief Hurst asked if the addresses will be posted on both the front and the back of the townhomes. Mr. Spadafora confirmed that they will need to be posted on the front and back.

Planning:

Mr. Bond asked if the CC&R language has been revised. Mr. Lundell stated that he hasn't seen the language revisions. Mr. Dawe said that he will follow up on the CC&R's. Mr. Lundell stated that the CC&R's are needed prior to recordation.

Post Office:

Mr. Mendenhall stated that the addresses look good. He reminded the developer that the MBU's are the developer's responsibility to provide and install. The park strip on 4th West was discussed as a possible location for the MBU. Mr. Dawe stated that he will check with Mr. Mendenhall regarding the box placement before it is installed.

Police:

Chief Hurst asked when they plan to break ground for this project. Mr. Dawe said they plan to at the end of the summer. Chief Hurst reminded them that the lot is a small area, and since the road is a one-way street no materials will be allowed in the right of way.

Mr. Beagley emphasized the importance of making sure the footings are in the correct place because of the tight site area constraints. There is not a lot of room for error if footings are placed in an incorrect location. Chief Hurst suggested that Mr. Dawe contact the property owner to the North and ask to store materials on their property during construction.

Mr. Beagley stated that he will send the engineering redlines to Mr. Dawe and his engineer. Mr. Bond stated that a plat will not be recorded until the full bond amount is paid for.

No comments from Infrastructure or Building Official.

Motion:

Mr. Lundell motioned to approve the Dawe Condominiums subdivision with the conditions; That they provide the needed Mail Box Units, and note that staging cannot take place in the right of way. Mr. Shepherd seconded. The vote was unanimous in the affirmative.

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Orchards F-4:

Fire:

Chief Olson coordinate road block no turn around. Mr. Beagley a secondary turn around over 150 feet. Full easement for the hammer head turnaround. Hydrant location looks good, and the flow is good.

Post Office:

Mr. Mendenhall suggested that the developer add to the MBU location on 300 West. Mr. Ashton asked what size of MBU is required. Mr. Mendenhall stated that the size is up to the developer and recommends that they install 16 units for future growth. Mr. Ashton asked if there is room to install them by the church. Mr. Beagley stated that the plans for Orchard F-3 need to be consulted for the previously approved MBU location.

Councilman Broadhead asked if the utilities will be looping. Mr. Beagley stated that the water line doesn't need to loop due to less than 10 homes and less than 500-foot length, but the sewer does need to go through the adjacent property, and will require an offsite easement.

Infrastructure:

Mr. Shepherd asked if the North road will be developed to the back of the curb. Mr. Beagley stated that half plus ten is an exception however the developer can approach the City Council and request an exception if they choose to do so. Mr. Ashton stated that his concern is that the neighboring developer may not want to cooperate.

Public Works:

Mr. Eva asked if the dead end requirements are being met. Mr. Beagley explained that the water line on the dead end meets the standards. Mr. Lundell stated that there is a P.I. drain at the dead end as well. Chief Olson stated that the flow is well above standards.

Mr. Beagley stated that he will send the engineering redlines.

Mr. Ashton asked what type of curb cut will be required for the temporary turn around. Mr. Beagley stated that a low back curb will work.

Motion:

Mr. Bond motioned to grant final approval for Orchards F-4 with the following conditions; A connectors agreement is made for full road development, or an exception from the City Council is given. The easements for storm drainage to the North are finalized. Mail Box Unit locations are confirmed, and all engineering redlines are addressed. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

No comments from Planning, Police, or Building Official.

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Foothill plat E:

Mr. Beagley explained that this is a 20 lot subdivision next to plats B and C. Significant offsite sewer is shown on the current plans. Discussed the 900 S. Water, P.I. Sewer, storm drain extend sewer to the North.

Fire:

Chief Olson stated that the hydrant locations look good. He pointed out that the addresses are duplicated and on the wrong sides of the street. Any approval will be pending a flow test because this development is at the top of the zone. Mr. Beagley explained that a turnaround or hammer head, etc. will be required at the dead end. No second access is required under the current configuration.

Mr. DeMarco stated that a turnaround will be put in at the dead end.

Planning:

Mr. Bond asked about the access easement between lots 88 and 89. Mr. Bond stated that he would like the easement to be the least maintenance possible. Mr. DeMarco stated that they plan to zero scape the sides of the trail with gravel. Mr. Beagley stated that it is a 10-foot trail. Mr. DeMarco explained that in this case it will be asphalt only. Mr. Bond asked why there a trail between two streets. Mr. Beagley indicated he believes that the connectivity amenities are covered in the development agreement. Councilman Broadhead stated that he doesn't see the point of connecting a 5-foot sidewalk to a 10-foot trail. Mr. Bond proposed to get rid of this connection. Mr. Beagley pointed out that plat C hasn't been recorded and in order to remove the trail it would need to go back through the City Council, depending on what is required/shown in the development agreement.

Mr. DeMarco stated that he believes the connectivity to the South East is needed (not located within this phase), but that the connectivity between lots 88 and 89 isn't necessary. Mr. Bond stated that the current plan should move forward as shown with the least amount of maintenance.

Post Office:

Mr. Mendenhall asked if 900 S. will be the Main Corridor for the South exit. Mr. Beagley explained that the Frontage road will eventually be the main connectivity from Center Street to the South exit. Mr. Mendenhall stated that he likes the mailboxes to be on the outside of the property. Mr. DeMarco stated that they will add additional MBU's to the current easement at 900 S.

Councilman Broadhead asked when Salisbury plans to start working on this Plat. Mr. DeMarco explained that they plan to begin after they receive approval and have a preconstruction meeting. When will they pave the frontage road? Mr. Beagley they won't install paving. Mr. DeMarco is working with U dot and Rocky mountain. Mr. Beagley suggested that if UDOT has the fee and title to the property Salisbury obtain UDOT approval for the offsite sewer. The City will require written UDOT approval prior to approving a final plan.

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Police:

Chief Hurst stated that the plat is missing a number (callout) for the stop sign in the intersection of 900 S.

Public Works:

Mr. Eva asked if the dead end complies for utilities. Mr. Beagley stated that it doesn't require water looping because it is less than 500 feet, and less than 10 lots.

Engineering:

Mr. Beagley explained that the roadway dedication needs to be addressed. Half plus 10 is no longer the practice but they may take it to the City Council and ask for an exception if they choose. Mr. Beagley explained that the plat shows the P.I. line and the culinary line flipped (neither are shown in the existing and correct locations). He also stated that there isn't the required 10-foot minimum between the sewer line and the culinary line. Mr. Beagley stated that he will send the engineering redlines to Mr. DeMarco & his engineer.

No Comments from Building Official or Infrastructure.

Motion:

Mr. Lundell motioned to table Foothill Plat E due to the amount of items listed on the engineering redlines. Mr. Bond seconded. The vote was unanimous in the affirmative.

Beal Single Lot Subdivision:

Mr. Beagley explained that this subdivision was illegally created in 1999. There are now two parcels and the parcel to the North has been sold. Mr. Lundell explained that the new owner is requesting water and utilities for his horses on the north parcel. In order for this parcel to have utilities connected to it, it must be a buildable lot, which it is not, and impact fees must be paid.

Fire:

Chief Olson asked about the hydrant distance. Mr. Beagley explained that it meets the required distance/spacing.

Planning:

Mr. Bond asked if a deferral agreement will be made or if the improvements will be made. Mr. Beagley answered that if they want it recorded as a subdivision they will either need to install the improvements now or enter into a deferral agreement with the City, if approved the City Council.

Post Office:

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Mr. Mendenhall stated that if the owner decides to build on the lot they can assign the address at that time.

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

Motion:

Mr. Bond motioned to grant approval for the Beal two lot Subdivision with the following conditions; that either a deferral agreement or other improvements are made. Engineering redlines are addressed and that a new address is provided. Mr. Lundell seconded. The vote was unanimous in the affirmative.

Minutes:

Mr. Lundell motioned to approve the minutes from March 13th, and March 27th. Chief Olson seconded. The vote was unanimous in the affirmative.

Adjournment:

Mr. Bond motioned to adjourn at 11:27 a.m. Chief Olson seconded.

Jason Bond Community Development Director

Kira Petersen, Deputy Recorder

