



## DRC Meeting Minutes

February 27, 2018

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

**Others attending:** Salisbury Homes Representative Mike DeMarco.

Mr. Beagley called the meeting to order at 10:03 a.m.

### **Centennial Park:**

Mr. Reeves motioned to table Centennial Park Condo's per the developer's request. Mr. Bond seconded. The vote was unanimous in the affirmative.

### **Stone Hollow Plat I:**

Mr. Beagley explained that Stone Hollow plats I-K have preliminary approval, the developer is now seeking final approval for Plat I.

Mr. Beagley stated that infrastructure, curb, gutter, sidewalk, P.I. Lines, and water lines will all be installed in this plat.

### **Infrastructure:**

Mr. Shepherd stated that the meters on lots 145 and 146 are too close to the intersection. He would like to see them farther back on the lots. Mr. Beagley stated that this is included in the redlines, asking the developer to find a better place for the laterals on those two lots. Mr. Beagley stated that the City standard for laterals is between 5 and 7 feet from the uphill lot line. However, for these two lots

### **Building Official:**

Mr. Spadafora stated that he needs the address proposals submitted so he can review them.

### **Planning:**

Mr. Bond clarified that the sidewalk being on 1 side of the road is consistent with the subdivision. He also verified that there is a snow storage easement in the cul-de-sac.

Mr. Bond asked if the pedestrian access between lots 145 and 146 will be improved. Mr. DeMarco stated that he wasn't sure whose responsible for the improvements. Mr. Beagley stated that it hasn't been improved yet, and it is the developer's responsibility. Mr. Beagley explained that Sunset Trails went in as the homes were built.

Mr. Bond asked who will be responsible for its maintenance, the City or the HOA. Mr. Beagley stated that he needs to verify whose responsible for the maintenance. Mr. Bond suggested that the developer

coordinate with the City with how it will be developed. Mr. Bond stated that he would prefer that the improvements are done in a way that requires the least amount of maintenance.

Mr. Beagley stated that usually the same fencing is installed on both sides, with an asphalt trail. The easement is 20 feet wide. Mr. Reeves suggested that a 5-6-foot concrete walk way is installed. Mr. Lundell stated that the trail in Sunset Trails can be used as a model trail for this project. Mr. DeMarco stated that Salisbury usually provides vinyl fencing with rock on either side of the trail.

Mr. DeMarco stated that the trail will be installed when the homes are built, because the grading hasn't been established yet.

#### **Engineering:**

Mr. Beagley stated that he will provide a copy of the redlines to the developer. Questions on Laterals. Fire hydrant conflicts. Sewer lateral can't run into a manhole; it needs to be run into pipe. Mr. Lundell that there is a lateral shown that goes over the valves. Plat clean up items addresses, buildable area, square feet etc. Mr. Lundell missing plan and profile on Redrock Drive. Mr. Beagley slopes need to be provided. Pending Fire and Public Works Comments.

#### **Fire:**

Chief Olson provided his comments for Stone Hollow Plat I via Email; Sandstone Way & Granite Dr. must connect with Asphalt, full width (not half plus 10).

No Comments from City Manager, or Police.

#### **Motion:**

Mr. Bond motioned to approve Stone Hollow Plat I with the conditions that they provide pedestrian access, consider the relocation of laterals on lots 145 and 146, that they provide addressing, and address all of engineering's redlines. Pending any comments from Public Works. Mr. Shepherd seconded. The vote was unanimous in the affirmative.

#### **Minutes:**

Approval of minutes from January 23<sup>rd</sup>, January 30<sup>th</sup>, and February 13<sup>th</sup>.

Mr. Lundell motioned to approve the minutes from January 23<sup>rd</sup> and 30<sup>th</sup>. Mr. Shepherd seconded. The vote was unanimous in the affirmative.

Mr. Lundell motioned to table the minutes from February 13<sup>th</sup>. Mr. Bond seconded. The vote was unanimous in the affirmative.

Chief Hurst asked about the progress of Centennial. Mr. Bond explained that the developer is currently working to receive approval to subdivide the property. Chief Hurst asked about Parking. Mr. Beagley explained that staff is researching parking and subdividing in order to give the information to the City Council.

#### **Adjournment:**

Mr. Lundell motioned to adjourn at 10:19 a.m. Mr. Bond seconded. The vote was unanimous in the affirmative.