



**DRC MEETING MINUTES**  
**Tuesday December 5, 2017**

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

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

**Others attending:** Mike DeMarco, Salisbury Representative

**Stone Hollow Preliminary Review Plats H-K:**

Mr. Beagley explained that these plats cover the remaining Salisbury lots in the Summit Ridge Stone Hollow area. Salisbury had previous plat approval for Stone Hollow Plat H, however they have made changes and have now submitted plats H-K for preliminary approval.

**Fire:** Chief Olson stated that the hydrant spacing may need to be changed. Chief Olson said that he will print off and scale the plans to verify the hydrant placements, and provide the developer his recommendations.

Chief Olson asked about the drainage flow to the North and North East lots. Mr. Beagley explained that the Homes on the Northern and Eastern borders will have walk out basements to reduce the amount of fill needed and possible slope easements.

**Infrastructure:** Mr. Shepherd stated that the street light at lot 173 isn't needed.

**Building Official:** Mr. Spadafora explained that the addresses on the North side of Sandstone way need to be re-numbered, the odd and even numbers are on the wrong sides of the road. He stated that himself and Mr. Lundell will review the addresses and send changes to the developer.

**Public Works:** Mr. Eva expressed concern with snow loading at dead ends and cul-de-sacs. He asked if an area can be created in the cul-de-sac to push snow. Mr. Eva stated that these streets are narrower so there isn't anywhere to push the snow on the street. Mr. Beagley stated that the cul-de-sac can be addressed by adding a snow loading easement. Such as 1 or 2 easement areas with a low back curb.

Mr. DeMarco expressed the need to know the snow loading easements up front so buyers will be aware. Mr. Eva stated that the water line looping, drainage, and P.I. have been identified.

**Planning:** Mr. Bond expressed concern with access to the North being put in with plat K instead of upfront with plat H. Mr. Bond suggested incorporating lot 183 into plat K to eliminate land locking and provide access with plat H. Mr. DeMarco stated that they were under the impression that they must provide access, but not that there was a time frame for providing that access. Mr. Bond explained that he will check with the City Attorney to make sure that it meets City code. Mr. Reeves stated that he believes the access timing is fine as proposed. Mr. Beagley indicated that the land use law will need to be consulted.

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Mr. DeMarco communicated that the intent is not to restrict access, but rather to delay when it's put in. Mr. Bond stated that he isn't concerned with that plan from a planning or designing standpoint he just wants to confirm with legal that it will meet code.

Mr. Reeves pointed out that since the whole project is being done at once it may not be an issue. Mr. Bond explained that he needs to make sure that access can happen at the end of phasing rather than at the beginning. Mr. Bond clarified that this is essentially 1 plat with 4 different phases. He stated that if there are any legal concerns the developer will be notified.

**Engineering:** Mr. Beagley stated that the engineering comments will be emailed to the developer, he will need the adjusted plans completed by Friday. Mr. Beagley stated that there are closure issues in plats J and K, Mr. Lundell will check the closures tomorrow. Utilities, lines, storm drain size, fill area for utility, P.I. and culinary services are in the wrong places.

**Motion:** Mr. Bond moved to approve the preliminary plan for Stone Hollow Plats H-K with the conditions that they address engineering comments by Friday, they evaluate hydrant location on Sandstone Way, and the City attorney reviews access timing. Chief Olson seconded. The vote was unanimous in the affirmative.

**Minutes:** Mr. Reeves motioned to approve the minutes from November 14th. Mr. Shepherd seconded. The vote was unanimous in the affirmative.

Mr. Shepherd motioned to adjourn at 10:37 a.m. Mr. Eva seconded. The vote was approved unanimously.