



DRC MEETING MINUTES

TUESDAY, November 14, 2017

Mr. Beagley called the meeting to order at 10:01 a.m.

Others Present: CVMC representatives Bruce Fallon (WPA) and Kyle Merchant, Ladeaux Scoville, LDS Stake Center Representatives, Roger Knell, Cottonwood Subdivision Representative, Jared West Representing Atlas Engineering

CVMC Addition: other CVMC representatives were in attendance as well

Engineering: Mr. Beagley explained that the proposed changes include adding an additional couple of hundred square feet to the South West corner, additional parking, and a second drive access.

Fire: Chief Olson stated that the building still meets fire code with the approved changes.

Planning: Mr. Bond explained that temporary signage cannot be posted for longer than 60 days. he stated that a temporary sign that is informational rather than promotional regarding the project can be displayed past 60 days. Mr. Reeves stated that it would be approved as long as the signage is onsite, and in support of the project.

Engineering: Mr. Beagley stated that the proposed changes will slightly affect landscaping, but that he doesn't have any concerns regarding those minor changes.

Building Official: Mr. Spadafora expressed concern that the second access cannot be added until the temporary building is removed. Mr. Beagley explained that the second access will be bonded for, and will be completed when their temporary building is removed.

Mr. Bond stated that he doesn't think that these changes need an additional review by the ARC.

Public Works: Mr. Eva asked if there are any storm calculations for future parking. He suggested adding an additional sump now so they will not have to reconfigure their parking lot. CVMC stated that they will most likely add an additional sump later on.

Engineering: Mr. Lundell reminded the developer that the calculations on sheet 2 need to be updated to reflect the minimum distance between the two entries.

No comments or concerns from Infrastructure, or Police.

Motion: Mr. Lundell moved to approve the CVMC addition with the conditions that they update the storm drain and parking calculations. Mr. Eva seconded. All in favor in the affirmative.

Scoville Subdivision:

Engineering: Mr. Lundell explained that Mr. Scoville is proposing to split his property into two lots. His proposal meets setback requirements.

Planning: Mr. Bond asked where the utilities will be stubbed. Mr. Beagley stated that there is a water line that runs the length of the property and a sewer line that runs most of the property. Mr. Beagley stated that he would recommend that the City Council approve a deferral for curb, gutter, landscape, P.I. and sewer. The City Council will review this Subdivision at their Tuesday Meeting next week.

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Building Official: Mr. Spadafora asked if this new lot will be given a County or City address. Mr. Scoville stated that he currently uses a City address. Mr. Spadafora expressed concern the Mr. Scoville's 600 S. address may become a street address. Mr. Spadafora stated that he would like to look at changing the current address from 600 S. at the same time the address for the new lot is created. Mr. Beagley stated that when the new subdivision is platted the new address will override the old one so no affidavit will be required.

Engineering: See attached redlines for engineering comments.

Planning: Mr. Bond expressed concern about having two separate owners on the same deferral agreement. Mr. Beagley suggested that each lot is assigned a percentage of the cost. Mr. Scoville suggested that the new lot should take responsibility for the sewer cost. Mr. Reeves recommended that two separate agreements are made, one for each lot.

No comments or concerns from Fire, Police, Infrastructure, or Public Works.

Motion: Mr. Bond moved to approve the Scoville subdivision subject to the conditions included in the engineering redlines, that 2 separate deferral agreements are made, and that the address concerns are resolved. Mr. Shepherd seconded. All in favor in the affirmative.

LDS Stake Center:

Located at 400 E. 450 S.

Fire: Chief Olson asked if there will be an upper floor for the HVAC units. Roger Knell stated that there will be an upper floor, but they haven't been submitted with their plans yet. Chief Olson stated that he will need to assess the fire sprinkler design review. The additional information that will be needed are the riser building difference, fire sprinklers, and the location of the fire panel. Chief Olson suggested that the hydrant location be moved just West of the handicap parking stalls so the hydrant won't be partially obstructed.

Engineering: Mr. Beagley stated that the road they will be working on was recently paved, because of this, a 2-inch overlay will be required along the frontage at the end of the project.

Mr. Reeves asked if the developers have a start date in mind. They responded that they want to start as soon as possible. Once they receive approval for the design they will go to bid, and they plan to begin construction when the weather breaks.

Public Works: Mr. Eva stated that the road widens to the north and expressed concerns with the road capacity. Mr. Beagley stated that the City doesn't own the property needed for that project.

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Engineering: Mr. Beagley stated that the three main problems they have are Street dedication, PUE's, and easements for the storm drain. He suggested that plating the area may help clean up those issues and accomplish road way dedication. See document attached for redlines.

Sewer clean out is required every 100 feet.

Fire: Rep asked what the flow rate is. Chief Olson stated that he would estimate the flow to be around 1200 and that he can conduct a flow test to determine the exact amount.

No Comments from Planning, Infrastructure, Police, Public Works.

Motion: Mr. Bond moved to approve the LDS Stake Center subject to the engineering red lines being met specifically; that A1-a backfill is used for the roadway and trenches, legal descriptions for the PUE's and storm drains are provided if the property is not platted, and the curb inlets located in the road meet City standards. Mr. Spadafora seconded. All in favor in the affirmative.

Cottonwood Subdivision:

Mr. Beagley stated that these 7 lots were originally platted in the 1980's. When it was platted, no improvements were made and it shouldn't have been approved. There is a road that goes through but only for fire and emergency.

Fire: Chief Olson asked where the road way will go. Mr. Beagley explained that it will be a stubbed street to the west.

Mr. West explained his feelings regarding the change in the half plus 10 ordinances. He stated that while he agrees that more asphalt should be required but doesn't understand the requirement of improving the curb and gutter on the other side of the road. Mr. Eva stated that this may need to be figured on a case by case basis. Mr. Beagley invited Jared to attend the City Council meeting when the public hearing will be held for the half plus 10 ordinance adjustments.

Building Official: Mr. Spadafora stated that lot 6 doesn't have an address, the county lists it as 346 and that would work for the City as well. He explained that lot 19 shows the address as 361, but it needs to be an even number. He suggested changing it to 362. Mr. Lundell stated that it may require a change of address affidavit if it is recorded on the plat.

Police: Chief Hurst asked if the road on 350 West is still a dirt road. Mr. Beagley stated that there is asphalt for the homes on the east side but will still be partially dirt on the west. He explained that it will be paved and finished on the east side. Chief Hurst asked if the intersection will be cleaned up for better visibility. Mr. Beagley replied that it will be cleaned up and the trees and shrubs will be removed for better visibility. Mr. Beagley stated that the curb and gutter will be continued to the North.

Public Works: Mr. Eva asked how the culinary water will be configured because considering the two different pressure zones. Mr. Beagley stated there will be a PRV near the north end Mr. Eva informed

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Jared West that there is an irrigation line that ties into the South side on 4th North. Because of this line precautions will need to be taken when they develop these remaining properties.

Engineering Red Lines: See redlines attached.

Chief Hurst asked when the street will be widened. Mr. Beagley explained that will take place when the remaining 3 lots to the west are developed and those home owners can take care of their frontage.

No Comments or concerns from Planning, or Infrastructure.

Motion: Chief Olson motioned to approve the Cottonwood Subdivision conditioned upon engineering comments and redlines, specifically; that written legal descriptions for the storm drains on private property are provided, a manhole replaces the sewer clean out, and the P.I. valve is adjusted to the grade. Chief Hurst seconded. All were in favor in the affirmative.

Discussion regarding the issuance of building permits:

Mr. Beagley explained that the practice has been that building permits are issued once the developer has submitted a bond, however this doesn't match fire code. Chief Olson explained that he has discussed this with the State Fire Marshals, they have stated that according to fire code the road doesn't have to be asphalt however, it must be a compactable surface that is traversable. Mr. Eva pointed out that a storm can make a compacted dirt road non traversable.

Chief Olson explained that during a heavy rain event, access will be impossible, however they can require the job site to be shut down until the road is traversable. Mr. Eva asked who will be in charge of enforcing it. Mr. Lundell stated that according to the development community as soon as road base has been placed, the building permit can be issued. Mr. Beagley explained that a traversable surface will need to include storm, sewer, water, P.I., and traversable compacted road base. Mr. Beagley stated that this requirement will drive developers to get these improvements done sooner. Mr. Eva suggested that Chief Olson is invited to final inspections.

Approval of Minutes: Mr. Lundell motioned to approve the minutes from September 12th, and October 10th. Mr. Spadafora seconded. All in favor in the affirmative.

Motion to adjourn at 11:52 a.m.

Jason Bond Community Development Director

Kira Petersen, Deputy City Recorder