



DRC Members in Attendance: City Manager Norm Beagley, Senior Planner Ryan Harris, City Engineer Jon Lundell, Public Works Director Jason Callaway, Building Official Randy Spadafora, Police Officer Kayson Shepherd, Emergency Manager Chris Lindquist

Others in Attendance: Assistant Stephanie Christensen, Steve Larsen (Grey Cliffs applicant/owner), Ken Berg (Grey Cliffs Engineer).

Engineer Lundell called the meeting to order at 10:02 a.m.

1. Grey Cliffs Plat A Final Plan

A final plan review for the Grey Cliffs Subdivision Plat A (22 lots) located east of State Road 198 and approximately 1082 E. Grey Cliffs Drive.

Building Official Spadafora indicated that modifications were made to the addressing on the plat.

Public Works Director Callaway stated that water and sewer lines to be verified for size. He pointed out that sizing on the plans is different from what the City's records show. Engineer Lundell discussed with the applicant his concerns over the proposed sewer lateral lines and placement of manholes.

Emergency Manager Lindquist stated that Fire Chief Lind reviewed the plans and pointed out that temporary turnarounds will need to be added at each of the dead-end roads to accommodate fire engines (96 feet in cul-de-sac or hammerhead form). Chief Lind's communications continued to state that he could not see on the plans if fire hydrants are placed at the four-way road, lots 118, 119, or 112. Chief Lind added that hydrants must be placed in the areas meeting the 500-foot requirements. Engineer Lundell pointed out placement of hydrants on the plans.

Police Officer Shepherd added that a street sign plan showing stop signs for the subdivision was not included with the plans and will need to be reviewed. Mr. Berg pointed out the symbol on the plans that indicate stop signs. Engineer Lundell asked that those symbols be labeled clearly.

Senior Planner Harris pointed out that the commercial lots on the plan are not platted according to the approved phasing plan. Engineer Lundell indicated that all improvements will be required around the perimeter of the subdivision, including the SR 198 area. Senior Planner Harris noted that exterior fencing will need to be maintained by the property owners and noted such on the plans.

Engineer Lundell pointed out various notes and missing callouts on the plans, and that redline comments will be sent to the applicant. He added that all geotechnical information must be submitted to the City. Engineer Lundell discussed that reinforced concrete pipes (RCP) are not required but the applicant may install them as proposed on the plans or required by the Utah Department of Transportation (UDOT). He added that service laterals going into each lot are not clear on the plans, adding that the plans were difficult to read overall and requested that they be made more legible. Manager Beagley noted that storm drain infiltration galleries need to be placed (and labeled on the plans) at least 5-feet back from the curb and gutter. At Cherry Lane and SR 198, sizing for P.I. lines need to be verified. Engineer Lundell showed where Pressure Reducing Valves (PRVs) need to be relocated on the appropriate sized P.I. lines. Engineer Lundell also discussed the placement and sizing of P.I. lines and

whether two 45-degree bends should be placed versus a 90. He added that the City will work with the applicant/owners to make sure appropriate waterline looping is placed in the development. Manager Beagley addressed concerns about fault zones in the development and what types of pipes will be required due to those fault zones, especially in consideration of emergencies. Members of the DRC discussed that ductile iron pipes will be required within identified fault zones and standard PVC lines in other areas of the development.

City Manager Beagley made a motion to table the Grey Cliffs Plat A Final Plan so that redlines can be addressed. Building Manager Spadafora seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Emergency Manager Chris Lindquist	Yes
City Manager Norm Beagley	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed unanimously.

2. Traffic Control Request (400 S. 200 W.)

The applicant is requesting a four-way stop at 400 S. 200 W. due to increased traffic along the frontage road. Engineer Lundell indicated that traffic counters have been placed on the road in the location as well as a speed trailer (placed last year) to gather data in the area. The posted speed limit in the area is 25 miles per hour and the recorded average speed through the study is 30 miles per hour. He added that the volume of traffic is 1,200 average daily trips (ADT) on the northbound route and 1400 ADT southbound. After review of the Municipal Uniform Traffic Code and Devices (MUTCD) standards, the volumes of traffic do not warrant a stop sign from an engineering perspective.

Building Manager Spadafora asked if there is a downside to putting stop signs at the location. Engineer Lundell stated that studies show stop signs to not slow traffic down but rather increase the speed at which individuals stop and start at an intersection. Manager Beagley added that noise complaints have been documented at the intersection and along this roadway with regards to large/heavy trucks and expressed concerns that if a stop sign is placed, that the large trucks would have more engine brake and other noise disturbances. Director Callaway pointed out that multiple traffic studies have been conducted in the area. He added that other options like a larger speed limit sign and roadway striping may be more helpful than a four-way stop. Emergency Manager Lindquist conveyed Chief Lind's concerns about a four-way stop at the intersection contributing to additional truck noise and issues for snowplows. Officer Shepherd and Planner Harris both agreed with everything discussed. Engineer Lundell recommended that roadway striping be added on the road on 200 W. to include two outer white lines and a double yellow center line which would narrow the road and slow people down.

Director Callaway made a motion to stripe 200 West and approximately 600 S. to Main Street. Building Official Spadafora seconded the motion.

Police Officer Kayson Shepherd	Yes
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Public Works Director Jason Callaway	Yes
Emergency Manager Chris Lindquist	Yes
City Manager Norm Beagley	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed unanimously.

Meeting Minutes Approval

Manager Beagley made a motion to approve the October 24, 2023 meeting minutes. Building Official Spadafora seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Emergency Manager Chris Lindquist	Yes
City Manager Norm Beagley	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed unanimously.

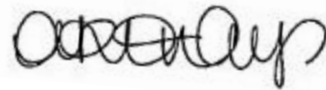
Adjournment

Director Callaway made a motion to adjourn.

The meeting was adjourned at 10:59 a.m.

Jon Lundell

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder