



DRC Members in Attendance: Engineer Jon Lundell, Community Development Director Jason Bond, Police Officer Russ Woodland, Assistant City Manager Norm Beagley, and Emergency Manager Chris Lindquist

Others in Attendance: Planner Ryan Harris, Art Adcock on behalf of Adcock's Acre, Shawn Herring and Kaden Cole on behalf of Vistas West.

Mr. Lundell called the meeting to order at 10:00 a.m.

Vistas West at Summit Ridge

A second preliminary review of a proposed 95-lot subdivision located at approximately Vista Ridge Drive and Crest Dale Lane.

Building Manager Randy Spadafora stated all addressing is completed.

Safety Manager Chris Lindquist, on behalf of the fire department, inquired about safety concerns with regards to the fencing around the upper side of the retention basin and for the park area.

Police Officer Russ Woodland inquired if there was enough room for parking on the street in front of the park area.

Engineering: The updated plans for the retention basin on the northern part of the development showed the addition of the pavilion and playground area. A recessed retention area will be put in to address the storm water needs of the proposed development. Utility services must be installed for the park. The storm drain report needs to be updated to address flood volumes in the retention basin. The area to the west of the development, that the proposed trail connects to is currently private property. It is anticipated that this area will be open space at a future time. As such, it would be prudent to place signage to inform individuals that the land is private. The applicants must match trail cross-sections already in place in other Summit Ridge areas. In addition to trail grading, the applicants must specify grading for the floating pipe.

Assistant Manager Beagley expressed his appreciation for the thought put into the public areas of the development. Mr. Beagley recommended taking out the planter strip to allow for additional parking space at the park and retention basin area.

Director Bond commended the applicants in their thought process regarding the park and retention basin area. Director Bond encouraged the applicants to place a retaining wall just shorter than four feet in height. Director Bond stated that a delineation fence is required.

Motion: Director Bond moved to approve the site plan and allow the plat to move on to Planning Commission on April 26th, 2022, with the conditions that all redlines be addressed. Officer Woodland seconded the motion. The motion passed unanimously in the affirmative.

Adcock's Acre Subdivision Final Review

A final review of a proposed 2-lot subdivision located at approximately 295 North 200 East.

Engineering: Jon Lundell indicated that the deferral agreement in place stated that the curb, gutter, and sidewalk would be postponed until a later date. Mr. Adcock confirmed that the curb, gutter, and sidewalk, per the agreement, would not be put into place at this time. As such, the above stated improvements must be removed from the existing site plan.

Building Official Randy Spadafora inquired about the address and confirmed that Planning will send the notes to the applicant.

No additional comments from fire or police.

Motion: Director Bond moved to approve the site plan with the conditions that the public improvements (curb, gutter, and sidewalk) be removed from the plat to match the deferral agreement, and all redlines be addressed. Assistant Manager Beagley seconded the motion. The motion passed unanimously in the affirmative.

The applicant, Art Adcock, inquired about the asphalt requirements and road-base tie ins. He also inquired about the P.I. and culinary trenches coinciding with the gas and power trenches. Assistant Manager Beagley encouraged the applicant to work with all utility companies to make the trenching process as efficient as possible while still meeting each utility company's needs.

MEETING MINUTES APPROVAL

January 25, 2022
February 8, 2022
February 22, 2022
March 22, 2022

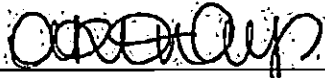
Motion: Assistant Manager Beagley motioned to approve the minutes from January 25th, February 8th, February 22nd, and March 22nd. Randy Spadafora seconded. The motion passed unanimously in the affirmative.

ADJOURNMENT

The Meeting was adjourned at 10:31 a.m.



Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder