



DRC Members in Attendance: Engineer Jon Lundell, Building Official Randy Spadafora, Public Works Director Jason Callaway, Fire Marshall Taylor Sutherland, City Manager Norm Beagley, Assistant City Manager Jason Bond, Police Chief Rodney Hurst.

Others in Attendance: Fire Chief Ryan Lind, Senior Planner Loren Wiltse, Planner Camille Moffat, Recorder Amalie Ottley.

Various members of the public attended the meeting.

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

Williams 3-Lot Subdivision Preliminary/Final Plan

A combined preliminary and final review of a 3-lot subdivision located at approximately 210 W. 200 N.

Morgan Williams and Gavin West with Atlas Engineering attended the meeting representing the Williams subdivision.

Building Official Spadafora pointed out addressing on the plans.

Fire Marshall Sutherland had no comments.

Public Works Director Callaway pointed out that the culinary and pressurized irrigation (PI) lines were shown as 10 feet from the property line and needed to be placed closer so that meter reading equipment can be used effectively. Engineer Lundell indicated that the PI water line is 5 feet from the uphill property line and the culinary water line is 7 feet from the uphill property line.

Police Chief Hurst had no comments.

Assistant Manager Bond addressed setbacks on the site making the south the front setback of the property. Therefore, the existing buildings on the property do not meet the current setback standards. The DRC discussed that either the property lines need to be moved or the accessory buildings need to be moved or taken down to meet setback requirements.

Engineer Lundell pointed out that the name of the subdivision needs to be adjusted per county requirements for unique subdivision names. Engineer Lundell noted that a 25-foot setback is required for garage doors, which is different than the living area of the house. Engineer Lundell showed the applicant an example for how to update the signature block on the plans. Engineer Lundell stated that the requirement for water dedication has been satisfied. He also pointed out that the subdivision has an approved deferral agreement. As such, curb, gutter, and sidewalk are not required at this time. Lastly, plans need to show the existing sewer laterals for the home.

Public Director Callaway made a motion to recommend the Planning Commission approve the Williams Subdivision on the condition that all redlines are met. Fire Marshall Sutherland seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes

Fire Marshall Taylor Sutherland	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Yes
Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

Silver Oaks Preliminary Plan

A preliminary plan review of a 165-lot subdivision located at approximately 590 W. Main Street.

Derek Terry with FIG and AJ DePivo with Atlas Engineering attended the meeting representing the Silver Oaks Subdivision.

Building Official Spadafora had no comments.

Fire Marshall Sutherland pointed out on the east side of the development there is a gap in fire hydrant coverage between units 69 and 72 as well as a gap by unit 18 on the north side of the development. He stated that hydrants can be adjusted to fill in those gaps. Mr. Sutherland discussed where fire hydrants on the residential side need to be moved to the commercial side so that fire access is obtainable on the commercial portion of the property. He also addressed drive aisle widths measuring 23 to 24 feet on the commercial flex area that need to be increased to at least 26 feet. Fire Marshall Sutherland spoke about the plans lacking a second point of egress for the residential area on the west side of the development. Per both city and fire code, a second means of ingress/egress is required. Members of the DRC reiterated the second means of egress and discussed where it may be obtained, possibly closer to the convenience store location on the plans.

Engineer Lundell pointed out where labels are missing from the plans such as trash collection/dumpsters that need to be clearly identified. Members of the DRC discussed with the applicant what the plans are for trash receptacles in the residential areas. The applicant indicated the trash dumpsters will be used rather than individual cans for every residential unit. Post office boxes also need to be located and identified on the plans and approved by the USPS. The convenience store use needs to be more clearly identified as well so that parking requirements can be determined. As the development connects to highway 6, UDOT approval needs to be granted for access and the proposed sewer line in their right-of-way. For fire flows, a second point of connection for culinary water is needed for the western side of the development. A water line extension will need to be put in place at that location. Engineer Lundell pointed out where PI line looping may be reduced on streets 3 and 4. Engineer Lundell indicated that sleeves are not allowed on city rights-of-way for lateral irrigation lines to go through. Director Callaway stated that some water line valving may be reduced later in the process. Members of the DRC and the applicant discussed the appropriate sizes of water lines coming from each unit (rather than a single line under the building) and connecting to master meters. DRC members also discussed where water vaults may be necessary depending on the size of water lines and connection placement. Engineer Lundell suggested that the proposed irrigation pipeline be relocated to connect to Hwy 6 and through street six tying into boxes at the north end of the site to reduce the number of valve boxes.

Engineer Lundell brought up the road connections at 500 West and 200 North, specifically citing the concern for visibility and traffic issues at the intersection. As such, intersection improvements need to be completed around the radius at 200 North. Manager Beagley pointed out that portions of the intersection at 200 North and stated that landowners will need to be consulted regarding intersection improvements. Director Callaway inquired about a dedicated line for fire flow for the commercial space. Members of the DRC and Fire Chief Lind discussed the requirements for firewalls and sprinkler systems and where a water line loop will need to be placed. Engineer Lundell pointed out that storm drain infiltration galleries require a 5-foot setback from the back of the curb and a 10-foot separation from the property line for private galleries. Storm drain comments will be returned to the applicant with the storm drain report. Engineer Lundell pointed out where the Legal Description and Legislative approval needs to be fixed for the mylar. Engineer Lundell also discussed the recent update to city standards for wider asphalt to meet needs for parking and emergency access. He stated the Engineering Department will continue to work with the applicant to reduce the size of planter strips to allow for more asphalt.

Chief Hurst inquired what the city code requires in reference to street parking, pointing out that accesses in the development will need stop signs. Chief Hurst also pointed out that stop signs are missing at Main Street and 200 N. Members of the DRC discussed if a stop sign will need to be placed on 500 W. or if that road will be left open to through traffic. Members of the DRC also discussed how to manage parking within the development and where “No Parking” labels and red curbing need to be added to the plans. Assistant Manager Bond inquired if there was a measurable driveway length in front of the garage accesses for the residential areas. The applicant represented that there will not be driveways or a place to park in front of garages in the residential areas. Manager Beagley suggested that staff review the plans in order to address safety and parking issues and make recommendations to the applicant at a future meeting. Assistant Manager Bond addressed potential shared parking in the commercial areas for residents. He pointed out that conflicts may arise with the HOA and suggested that shared parking be established early on in the development process and be brought before the Planning Commission for review. Assistant Manager Bond indicated that the City Council recently approved a code amendment allowing for different amenities in developments. Approval or exceptions for amenities will also be reviewed by the Planning Commission.

Assistant Manager Bond inquired if agreements have been put in place with Mr. Ercanbrack for the street or retention basin. The applicant indicated that the storm water basin will be on private property. Manager Beagley asked that the parcel for the storm water basin be clearly marked so that intentions are clear with the development and neighboring property.

Fire Marshall Sutherland asked that turns have at minimum a 28-foot turning radius along the commercial area of the property. Manager Beagley inquired about improvements along Main Street. The applicant indicated that they are working through the plans for Main Street Improvements and will bring it before the city at a future meeting. Assistant Manager Bond inquired if fencing will be placed along the north of the property. The applicant indicated that there will be fencing around the property and will be added to the plans. Other labeling issues were pointed out on the plans, i.e. trash dumpsters.

Assistant Manager Bond made a motion to table the Silver Oaks Preliminary site plan so that redlines and notes can be addressed. Manager Beagley seconded the motion pointing out that approvals from UDOT and sewer access will all need to be addressed before the application is set on a City Council agenda.

Police Chief Rodney Hurst	Yes
Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Marshall Taylor Sutherland	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Yes
Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

Meeting Minutes Approval

January 24, 2023


Manager Beagley made a motion to approve the DRC Meeting Minutes from January 24, 2023. Fire Marshall Sutherland seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Marshall Taylor Sutherland	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Yes
Engineer Jon Lundell	Yes


Motion passed unanimously in favor.

Adjournment

The meeting was adjourned at 10:54 a.m.



Jon Lundell, Engineer



Amalie R. Ottley, Recorder