



DRC Meeting Minutes
Tuesday, May 11, 2021

DRC Members in Attendance: City Engineer Jon Lundell, City Manager Ben Reeves, Community Development Director Jason Bond, Fire Marshall Taylor Sutherland, Public Works Director Jason Callaway, Police Chief Rod Hurst.

Others in Attendance: Assistant City Manager Norm Beagley, Staff Planner Ryan Harris, Shawn Herring representing the Hills at Summit Ridge Plat E. (Attending via Zoom)

Curtis Leavitt and Ben Tuckett representing Summit Ridge Townhomes Plat D (Attending via Zoom)

Gavin West with Atlas Engineering representing the Cottonwood Subdivision (Attending via Zoom).

Mr. Lundell called the meeting to order at 10:03 a.m.

The Hills at Summit Ridge Plat E Final Subdivision Review

A final review of a 38-lot subdivision located at approximately Marigold Way and Onyx Drive.

Mr. Lundell indicated that this plat was previously tabled due to grading concerns along the back of lots.

Engineering: Mr. Lundell asked for details for the fence that will run between the open space and the lots that will front Marigold Way. Mr. Herring stated that they are thinking about a wooden split rail fence. Mr. Beagley asked that they provide details regarding the style, stain, etc. Mr. Bond suggested that the developer check with the HOA and their requirements. Mr. Lundell asked for more detail regarding the stepped grading/retaining walls in the Northwest Corner of the Cul-De-Sac. Mr. Herring stated that he anticipates it will be a series of 4-foot-tall boulder landscape wall. Mr. Lundell explained that there are still significant concerns regarding the grading of the lots in the cul-de-sac. He asked what product is anticipated for those lots? Mr. Herring explained that he met with home builder who indicated that these lots are buildable with the finish grading as shown. He noted that they will provide detailed grading information with the building permit. Mr. Lundell stated that this subdivision is in a hillside overlay zone, and maximum slopes apply. He also indicated that the proposed amenities need to be submitted to the City and HOA to review.

No comments from Public Works, Police, Fire, Administration or Planning and Zoning.

Motion: Mr. Bond motioned to grant final approval for the Hills at Summit Ridge Plat E with the condition that the redlines be addressed, and that the grading for the lots at the edge of the cul-de-sac be reviewed with the building permit. Mr. Callaway seconded. The motion passed unanimously in the affirmative.

Summit Ridge Towns Plat D Final Subdivision Review

A final review of a 97-unit townhome development located at approximately Harvest View Drive and Patchwork Drive.

Police: Chief Hurst pointed out that there is no stop sign at the corner of Harvest View and Hidden Springs Drive.

Planning and Zoning: Mr. Bond stated that the specs for the proposed fence need to be provided for architectural review. He explained that the Architectural Review Committee has already approved the buildings. Mr. Leavitt mentioned the cost increase of concrete. He explained that they will be submitting plans for the fence material and color to staff and Rob Horlacher as well as the HOA. Mr. Bond asked that the plans for the amenities be consistent with the approved plans, as the current plans are still showing the old layout.

Engineering: Mr. Lundell indicated that there are landscaping redlines that will be provided with the redlines. He explained that the 4 most North West units will require an ejector pump in the basement and asked that a note be added on the mylar. Mr. Tuckett clarified that those units will not have basements, but they will still have ejector pumps on the main floor. Mr. Lundell instructed that the ejector pumps will need to be connected into the sewer lines.

Mr. Lundell explained that the city will not be abandoning the existing well located on the west end of Hidden Springs Drive. He stated that the well still needs to be accessible and it is anticipated that it will be used for irrigation purposes in the future. He directed the developer to provide a 60-inch manhole, adjusted to final grade to be 6-12 inches below finished grade with manhole cover over it. Mr. Beagley asked that they install a waterproof cap with a seal, so water doesn't go down the pipe.

Mr. Lundell explained that since casings for culinary water will be located underneath the sewer exemptions from the State Division of Drinking Water will be required. He indicated that it would be beneficial to lay the culinary water line deeper, remove 45's and reduce the chance of leaking.

No Comments from Public Works, Fire, or Administration.

Motion: Mr. Reeves motioned to grant final approval for the Summit Ridge Towns Plat D conditioned upon the engineering redlines be addressed. That the developer reviews the changes to the water line configuration and address the needs to protect the well. Mr. Bond seconded. The motion passed unanimously in the affirmative.

Cottonwood Subdivision Final Plat Review

A final review of an 8-lot subdivision located at approximately 300 North and 350 West.

Mr. Lundell explained that this subdivision was originally recorded in the 1990's, but no infrastructure was ever constructed for the lots. This review is to verify that the design for the infrastructure and review a proposed turnaround at 300 N. and 350 W. He noted that the right of way dedication between lots 1 and 2 must be approved by the City Council.

Public Works: Mr. Callaway expressed concern for the proposed Pressure Reducing Valve (PRV) at 350 W. He explained that he doesn't believe it would function properly at the proposed elevation. Mr. Callaway also noted concern about the operation of the existing PRV's located North of this subdivision. Mr. Beagley stated that the PRV on 350 W. is shown in the master plan. He indicated that these concerns will be discussed with the modeling engineering firm to discuss these concerns.

Police: Chief Hurst asked for a recommendation for controlling East Bound traffic on the half plus 10 road at the intersection of 300 N. and 350 W. Mr. Beagley recommend 4 way stop signs be installed. Mr. Reeves noted that the stop signs on the two half plus 10 legs could be relocated as development is improved. Chief Hurst asked if 300 N. will be continued in the future? Mr. Bond stated that it is a stubbed street into private property so it may be developed in the future.

Planning and Zoning: Mr. Bond asked that clarification be added indicating that the hammerhead between lots 1 and 2 will be dedicated to the City. He asked that signage be provided stating that no parking is allowed.

Fire: Mr. Sutherland explained that the hammerhead will need to have signage that indicated that it is fire lane, as well as no parking.

Engineering: Mr. Lundell explained that the public utility easements through the hammerhead need to follow code requirements. He instructed that a note be added to lot 1 indicating that the sewer as designed is shallow so an ejector pump would be required if there is a basement. He stated that setbacks need to be updated and corrected on the plat. Mr. Lundell clarified that City Council is the only approval required for the amendment. He indicated that the current sump 3 needs an updated legal description for the easement. He stated that the waterline that connects 3rd north to 350 W connects through lot 2 needs to be removed. Mr. Lundell instructed the developer to maintain 10 feet of horizontal separation between the sewer line and the culinary water line.

Motion: Mr. Reeves motioned to recommend a favorable approval to City Council as they consider the plat amendment to the Cottonwood Subdivision. That the developer addresses the redlines from the DRC as they are not the approving body. Mr. Callaway seconded. The motion passed unanimously in the affirmative.

MEETING MINUTES APPROVAL

Approval of Meeting Minutes from


April 27, 2021

Motion: Mr. Bond motioned to table the minutes from April 27, 2021. Mr. Reeves seconded. The motion passed unanimously in the affirmative.

AJOURNMENT

Mr. Reeves motioned to adjourn at 10:59 a.m.


Jon Lundell, City Engineer


Kira Petersen, Deputy Recorder