



DRC Members in Attendance: Engineer Jon Lundell, Public Works Director Jason Callaway, Fire Chief Ryan Lind, Community Development Director Jason Bond, Assistant City Manager Norm Beagley, Police Officer Russ Woodland, Building Official Randy Spadafora.

Others in Attendance: Tyler Harper representing Great Basin Engineering via Zoom and Race Ostler on behalf of Ostler Subdivision, Planner Ryan Harris.

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

Ostler Subdivision Preliminary Review

A Preliminary review of a proposed 5-lot subdivision located at 421 South 100 West. This was a second review of the application. The prior application was tabled in order to address various red lines and storm drain issues.

Jason Callaway inquired about the relocation of an existing fire hydrant. A delineator must be placed on the curb bulb-out so that snowplow drivers can see it during the winter season.

Ryan Lind had no comments.

Russ Woodland had no comments.

Randy Spadafora stated he will complete the addressing before the final review.

Assistant Manager Beagley inquired about proper frontage on lot #2, Planner Ryan Harris confirmed it will be submitted to the Planning Commission for review and consideration of infill development allowance.

Engineering: Mr. Lundell pointed out that labels need to be cleaned up on the plan and that sheet C-1 is missing. The fire hydrant must be moved to the property line as well as retained and protected until it is relocated and operational. The overhead communication lines on the plans need to correspond and agree with existing notes. The applicant and DRC discussed these overhead utilities, which will likely be Century Link and placed underground. The plans must reflect what work will be completed including poles, ditches, and utilities. The applicant must provide written notice to the city from the irrigation company regarding the cement ditch or a separate easement must be provided if the ditch is to remain as is. Engineer Lundell recommended that driveway approaches be adjusted to 20 feet rather than the minimum of 12 feet. The proposed storm drain retention distance from the back of the curb to the infiltration galley must be 5 feet to allow for long-term protection of our curb and gutter. Planning will send a checklist with references to the applicants.

Assistant City Manager Beagley and Director Bond inquired about the missing C-1 sheet. They both wanted to know if there were action items on the C-1 sheet that needed to be addressed or reviewed prior to the plans being submitted to the Planning Commission. Mr. Lundell confirmed that redlines on the C-1 sheet have been addressed.

Motion: Director Bond moved to approve the site plan and submit it to the Planning Commission with the conditions that all redlines be addressed prior to the plans being added to the PC agenda. Chief Ryan Lind seconded the motion. The motion passed unanimously in the affirmative.

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| Building Official Randy Spadafora | Yes |
| Police Officer Russ Woodland | Yes |
| Public Works Director Jason Callaway | Yes |
| Fire Chief Ryan Lind | Yes |
| Assistant City Manager Norm Beagley | Yes |
| Community Development Director Jason Bond | Yes |

MEETING MINUTES APPROVAL

April 12, 2022

Motion: Assistant Manager Beagley motioned to approve the minutes from April 12, 2022. Jason Callaway seconded.

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| Building Official Randy Spadafora | Yes |
| Police Officer Russ Woodland | Yes |
| Public Works Director Jason Callaway | Yes |
| Fire Chief Ryan Lind | Yes |
| Assistant City Manager Norm Beagley | Yes |
| Community Development Director Jason Bond | Yes |

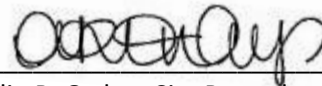
The motion passed unanimously in the affirmative.

ADJOURNMENT

The meeting was adjourned at 10:22 a.m.

Jon Lundell

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder