



**DRC Members in Attendance:** Engineer Jon Lundell, Assistant City Manager Jason Bond, Public Works Director Jason Callaway, Fire Chief Ryan Lind, Police Chief Rod Hurst, City Manager Norm Beagley

**Others in Attendance:** Recorder Amalie Ottley, Planner Camille Moffat, Senior Planner Loren Wiltse, Officer Kayson Shepherd, Tod Rowley, Jace Rowley, Derek Terry (FIG), AJ DelPivo (Atlas Engineering), Marc Bing, and Isaac Riches via Zoom.

Various members of the public also attended the meeting.

Building Official Randy Spadafora and Fire Marshall Taylor Sutherland were excused from the meeting.

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

### **Rowley's Red Barn Expansion Site Plan**

*A proposed site plan expansion of the existing Rowley's Red Barn located at 901 S 300 W.*

Isaac Riches attended the meeting via Zoom. Tod and Jace Rowley attended the meeting in person.

Fire Chief Lind pointed out that a fire hydrant needs to be added close to the loading dock on the back northeast side of the building. Chief Lind and Engineer Lundell also addressed the need for identifying the building fire sprinkler connection on the plans for the fire risers and FDC sprinkling system. Mr. Riches confirmed with Chief Lind that three separate dedicated water lines will be connected to the building site for fire hydrants, the building fire sprinkling system, and culinary. Engineer Lundell inquired about looping the water line between the hydrants. Chief Lind confirmed that the fire hydrants and FDC sprinkling system need to be looped into the city's main system.

Public Works Director Jason Callaway had no comments.

Police Chief Hurst recommended that the 32-foot ingress/egress to the north RV parking area be increased in size. The DRC informed the applicant that, per city code, the entryway may be increased up to 40 feet with an approved exception from the DRC. Chief Hurst inquired about the purpose of the crosswalk. Assistant Manager Bond and the applicants indicated that the crosswalk will be used during the time that the Red Barn is hosting events (Fall Festival, U-pick season, etc.). Chief Hurst had concerns about people parking on the roadway. Director Callaway recommended that signs be installed close to the crosswalk to alert drivers. Members of the DRC discussed city and state guidelines regarding crosswalks and signage.

Assistant Manager Bond brought up the requirement to schedule an Architectural Review Committee meeting per city code. He also pointed out that uses for the building need to be labeled on the plans so calculations for parking needs can be completed. He went on to say that the city code requires improvements such as curb, gutter, and sidewalk to be installed along the building frontage but indicated that the improvements as presented may be looked at in a future agreement. Manager Beagley added that any agreement would be reviewed by the City Council.

Engineer Lundell addressed a lot line adjustment and consolidation on the plans indicating that as long as it doesn't create any additional parcels, there will not be any city approval required prior to the adjust

the lot line. Engineer Lundell also brought up the servicing of outdoor irrigation, assuming that the Rowley's will take care of irrigation with their own private water shares. However, because indoor water use will increase, additional water dedication may need to take place. Engineer Lundell addressed city code requirements for dumpster enclosures. Engineer Lundell recommended that due to parking stall depths, sidewalk widths be increased, adding that both measurements for the sidewalk and parking stalls meet current City code. He pointed out that details and labeling for use in the courtyard area need to be added to the plans so that parking requirements can be calculated. Potential sewer flows and data also need to be added to the plans so that effluent going into the city's treatment plant can be calculated. Engineer Lundell agrees with the proposed topography on the plans and the method in which storm water will be controlled. He added that easements will be required for the sewer line traveling along 780 South on private property. Mr. Riches added that the Rowley's intend to preserve the right-of-way along the front face of the property should the road need to be widened in the future. Engineer Lundell inquired about the southern access on the plans pointing out the potential for the property on that line being outside of the current right-of-way. Mr. Riches and members of the DRC discussed the location of the southern ingress/egress and the possibility of easements on that property, including the area the parallels the proposed water line along private access. Manager Beagley discussed the city code requirement for any retaining wall over 4 feet tall to be engineered. Mr. Riches indicated that the plans for the large retention wall on the east of the property will be over 4 feet. Manager Beagley confirmed that a separate building permit will be required for the retaining wall. Engineer Lundell went over the requirements for controlling a 100-year storm event and storm drainage. Manager Beagley pointed out that obtaining percolation rates will help in determining what size of retention will be required at the site including designated water flows into the neighboring retention ponds. Engineer Lundell addressed additional details for curb inlets and sumps in pipes underneath the parking lot. Engineer Lundell pointed out that the requirements for the trash enclosure would entail materials similar in color to the original building. Lastly, Engineer Lundell pointed out notes and recommendations for landscaping.

City Manager Beagley made a motion to table the Rowley's Red Bard Expansion to allow for redlines and agreements to be addressed. Assistant Manager Bond seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Absent
City 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 and AJ DelPivo attended the meeting.

Fire Chief Lind pointed out that fire hydrants are required to be placed within 100 feet of any fire department connection (FDC) and are missing on the plans near the area labeled "Flexible Space". He also stated that fire hydrants should be placed adjacent to each building and accessible from the south sides of unit numbers 8,9, 17, and 18.

Director Callaway stated that the irrigation line that currently exists on the property is not called out accurately on the plans in relation to sizing. Summit Creek Irrigation and Canal Company must provide written approval of the proposed changes. He also pointed out that water meters are not showing on the plans. Members of the DRC and the applicants discussed meter requirements and appropriate pipe sizing for the units.

Chief Hurst addressed missing stop signs on Main Street and 200 North and the intersection of Street #5 and Street #1. He inquired about the landscaping plans addressing site triangles for tree placement. He encouraged the applicant to check the city's requirements for landscaping plans.

Assistant Manager Bond noted that the applicant received conditional approval from the Architectural Review Committee on the residential units. He pointed out that shared parking hasn't been noted on the plans and should be agreed upon and clarified. A formal agreement of the shared parking plan then needs to be provided to the city.

Manager Beagley inquired if street names and addressing has been taken into consideration. Assistant Manager Bond added that the building department would like to start working on addressing for the site.

Engineer Lundell added that landscape end caps in the parking lots need to be appropriate widths. He also pointed out city code requirements for measurements around the trash enclosures. Engineer Lundell stated that notes on the plans need to match land uses for all areas of the plans. Engineer Lundell also discussed the need for an easement and access to the offsite sewer line that runs west of the property and along UDOT right-of-way. Director Callaway added that as the sewer line is being built, a truck needs to be able to access the line for future maintenance needs. Engineer Lundell pointed out that a water line needs to be run on the north side street of the convenience store to provide a second point of connection. Due to the narrowness of 500 West, the curb needs to be painted red so that parking along that road won't occur. Engineer Lundell thanked the applicant for working with the city to provide wider asphalt throughout the development. Chief Hurst added that stop signs need to be added to the new road added north of the convenience store.

Assistant Manager Bond inquired if there were any points of concern holding the development back in engineering or infrastructure. Engineer Lundell indicated that the current redlines for items such as easements will be coordinated through the engineering department. Manager Beagley inquired about the phasing plan and stated that the sewer line easement will need to be approved with UDOT prior to beginning the first phase.

Police Chief Hurst made a motion to recommend approval of the Silver Oaks Preliminary Plan with the condition that redlines be addressed adding that the plans would not be included on a Planning Commission agenda until the redlines are sufficiently addressed. Public Works Director Callaway seconded the motion.

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

Motion passed unanimously in favor.

### **Z.L. Goodall Plat A Subdivision Concept Plan**

*A concept plan review of a 2-lot subdivision located at 159 S. 300 E.*

Marc Bing attended the meeting.

Fire Chief Lind had no comments.

Public Works Director Callaway encouraged the applicant to double check the sewer and water lines on the property so that depths are confirmed when it's time to build.

Manager Beagley pointed out that the subdivision has a current "Waiver of Protest" on the property and will remain in place as the plans move forward. The Waiver of Protest attends that improvements such as curb, gutter, and sidewalk have been waived until a future date.

Engineer Lundell pointed out that the plans currently show a side 10-foot PUE that may be adjusted to 5 feet. He went on to say that the correlating setbacks should be added to the plan set. Engineer Lundell went over the options for pulling the lateral for culinary water across the road without having to cut the road itself, adding that if the road is cut, bonding and an overlay would be required.

As the plan is still in the concept phase, no action was taken.

### **Meeting Minutes Approval**

Manager Beagley made a motion to approve the DRC Meeting Minutes from March 14, 2023. Chief Lind seconded the motion.

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

Motion passed unanimously in favor.

**Adjournment**

The meeting was adjourned at 11:14 a.m.

*Jon Lundell*

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Jon Lundell, Engineer



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Amalie R. Ottley, Recorder