



DRC Meeting Minutes
Tuesday, November 9, 2021

DRC Members in Attendance: Officer Russ Woodland, Fire Chief Ryan Lind, Community Development Director Jason Bond, City Manager Ben Reeves, and Assistant City Manager Norm Beagley.

Others in Attendance: Staff Planner Ryan Harris. Race Ostler representing the Ostler Subdivision. Kent Stephens property owner and developer for the Timber Valley Concept Review. Chad Lillinquist and Brad Gilson representing the Summit Ridge Commercial Phase A Final Plat Review.

Mr. Beagley called the meeting to order at 10:13 a.m.

Ostler Subdivision Concept Review

A concept review of a proposed 5-lot subdivision located at 421 S. 100 W.

Planning and Zoning: Mr. Bond noted that this is a concept plan. Since it's 5 lots, preliminary approval will need to come from the City Council. He explained that the infrastructure isn't in place and this development is located within the core area of town. He stated that the adjacent subdivisions do have curb and gutter. Mr. Bond indicated that Staff wouldn't recommend a deferral agreement in this case since the location for the infrastructure is known within the area. He explained that the applicant is asking for infill reduction for lot number 2. This would require Planning Commission approval.

Engineering: Mr. Beagley noted that the proposed pressurized irrigation line needs to be shown on the plans. Staff can provide GIS utility locations. He stated that the existing utilities and service connections need to be shown for the current home. He stated that the remaining engineering redlines will be provided to the developer.

Mr. Beagley explained that no action is taken today for this agenda item. A public hearing will be held tonight for this item at the Planning Commission meeting.

Mr. Race Ostler asked for more information regarding deferral agreements. Mr. Bond explained that deferral agreements are common for areas within the core area of town where the infrastructure locations are unknown. The improvements will need to be installed regardless of whether a deferral agreement is approved or not. A deferral agreement merely determines at what time those improvements will be required. Mr. Bond clarified that without a development agreement the developer has the option of bonding or building the improvements 'at risk'. He clarified that if a bond is in place, the lots can be marketed and sold while the improvements are being constructed. Otherwise, the improvements need to be fully completed prior to the recordation and sale of the lots.

No comments from Police, Fire, Building Official, Public Works, or Administration.

Timber Valley Concept Review

A concept review of a proposed 3-lot subdivision located at 465 N. 500 W.

Planning and Zoning: Mr. Bond explained that this is an administrative action which will be approved or denied based on if it meets code or not.

Engineering: Mr. Beagley explained that this subdivision is eligible for a streamlined process since it is 3 lots or less. Preliminary and final review can be done concurrently, the Planning Commission is the land use authority.

Administration: Mr. Reeves noted that there is a pressure reducing valve located in 500 W. He suggested that the developer check with Public Works. Mr. Beagley indicated that Staff can provide GIS utility data on request. Mr. Bond noted that there is already existing curb, gutter, and sidewalk in the area. He noted that the utility laterals will need to be provided for the lots.

Mr. Reeves asked if there are existing structures on the property? Mr. Stephens indicated that they would have the area surveyed and remove the structure if needed. Mr. Bond added that any permanent structure would need to be shown on the plans.

Mr. Stephens explained that he wanted to keep the open feel of the area and the existing lots surrounding it by subdividing larger lots instead of the minimum R-10 zoning.

No comments from Police, Fire, Building Official, or Public Works.

Summit Ridge Commercial Phase A Final Plat Review

A final review of 1-lot commercial subdivision located South of the intersection of Summit Ridge Parkway and South Ridge Farms Road.

Engineering: Mr. Beagley stated that the name of the Mona Road should be South Ridge Farms Road, so it matches the Utah County Parcel Map. He asked that the developer show the proposed addressing as provided by staff. He noted that the table needs to be paired down to just address one lot. He clarified that this is located within the Planned Community (PC) zone which is subject to Commercial C-1 regulations.

Mr. Beagley asked the Fire Chief if the 25-foot width drive access is too narrow? Chief Lind answered that it meets code, but it may limit turning radius for semis. Mr. Beagley indicated in other commercial subdivisions have provided a 30-foot opening which is more appropriate for the use. Mr. Gilson stated that they could provide a turning radius between 30- 35 feet. Mr. Beagley explained that they won't likely be able to use the existing storm drain sumps/inlets. He explained that City standards have changed, and they need to meet current standards.

Planning and Zoning: Mr. Bond noted that sidewalk isn't shown on the North side of the lot along Summit Ridge Parkway. He explained that there is a trail along Summit Ridge Parkway near the railroad tracks. The city would like to see this trail perpetuated to the East side of the freeway. He asked that this improvement be noted on the plan. Mr. Beagley explained that this is for staff to work out with the development agreement.

No comments from Police, Fire, Building Official or Public Works.

Motion: Mr. Reeves motioned to approve the Summit Ridge Commercial Phase A Final Plat Review contingent to redlines. Chief Lind seconded. The motion passed unanimously in the affirmative.

MEETING MINUTES APPROVAL

October 26, 2021

Motion: Chief Lind motioned to approve the DRC minutes from October 26, 2021. Officer Woodland seconded. The motion passed unanimously in the affirmative.

AJOURNMENT

Mr. Bond motioned to adjourn the meeting at 10:38 a.m.

Jon Lundell, City Engineer

Kira Petersen, Deputy Recorder