



DRC Members in Attendance: Engineer Jon Lundell, Public Works Director Jason Callaway, Fire Chief Ryan Lind, Community Development Director Jason Bond, Building Official Randy Spadafora.

Others in Attendance: Assistant City Manager Norm Beagley, Police Chief Rod Hurst, Shaun Young and Luke Howarth via zoom on behalf of Ridleys, and Ben Lakey on behalf of Orchard Hills.

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

Minor Change to Ridley's 3-Lot Commercial Subdivision Plan

A proposed minor change to the Ridley's 3-lot commercial subdivision located at Main Street and 500 East that will move the north property line by 15 feet. A minor change has been requested to extend lot 9 by 15 feet.

Chief Lind inquired about the future of the road.

The applicant, Shaun Young, pointed out that the road shown on the plan may not be a connector road and without specifically knowing the future development of the area cannot speak to where that road will go. Shaun stated the road will likely be realigned and connect to the other developments on the lot traveling north and will be accounted for in future developments.

Assistant City Manager Norm Beagley stated that the changes to lot 9 will help with parking in that area.

Director Bond clarified that per city code, a minor change may be approved by the DRC, the plat and mylar will need to be modified on the northern boundary line.

No further comments from public works, engineering, building, or police.

Motion: Assistant Manager Beagley moved to approve the minor change to the site plan. Chief Lind seconded the motion. The motion passed unanimously in the affirmative.

Orchard Hills Storage Subdivision Concept Plan

A concept review of a proposed 2-lot subdivision located at approximately 120 E and Highland Drive. Two applications are associated with Orchard Hills – the site plan for the storage units and the plan for the subdivisions. The existing home and parcel on Highland Drive and 120 E was improperly subdivided causing further review of the subdivision plat.

Ben Lakey stated that the previous applicant was Snell Storage who let the application lapse. Snell Storage was bought by Orchard Hills Storage who are refiling the concept application. Ben pointed out that the nuisance parcel would be dedicated to the city as it serves no value or purpose to Orchard Hills. The applicant inquired about working with the city to discuss reimbursements owed to the city for improvements made to the parcel. The applicant inquired about mass grading the land as two separate parcels.

Jason Callaway raised concerns about the high water on the property that will need to be addressed. Mr. Callaway agreed with Chief Hurst that the grates on the current water hazards located on the property provide significant safety hazards to children nearby.

Chief Hurst stated that should a trail be dedicated, the existing water hazard ought to be secured. The applicant indicated that a fence is intended to direct traffic along the trail.

Engineering: Mr. Lundell confirmed that most of the comments on the current plat coincide with the previous application. The city provided a checklist that will need to be addressed on the next set of plans. The overall parent parcel, including the “cherry stem”, is all a single parcel and will have to go through the subdivision process conceptually. All landscaping must meet city code. Any changes or improvements to the irrigation ditch must be approved by Summit Creek irrigation. The city installed improvements along Highland Drive adjacent to this subdivision (i.e., curb and gutter, asphalt trail and widening, landscaping) in anticipation of this development and frontage road realignment. As such, reimbursement to the city is required. Previously approved plans may be provided to the applicant for a point of reference only and not to be taken as improvements on the current application.

Director Bond stated the prior agreement regarding the land that extends to the south involved many moving pieces including the developer providing pedestrian access for the nearby school.

Assistant Manager Beagley pointed out that improvements are required for future development of Highland Drive and 100 E. Mr. Beagley also stated that all conditions approved on the previous application have lapsed and the applicants have essentially started over. Manager Beagley confirmed that any proposed grading plans submitted to the city will need to be reviewed.

No further comments from building or fire.

All concept information will be provided to the applicant.

MEETING MINUTES APPROVAL

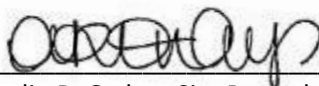
January 11, 2022

Motion: Chief Lind motioned to approve the minutes from January 11, 2022. Jason Callaway seconded. The motion passed unanimously in the affirmative.

ADJOURNMENT

The meeting was adjourned at 10:28 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder
Prepared on March 28, 2022