



DRC Members in Attendance: Engineer Jon Lundell, Public Works Director Jason Callaway, Fire Chief Ryan Lind, Community Development Director Jason Bond, City Manager Ben Reeves, Police Officer Russ Woodland.

Others in Attendance: Police Chief Rodney Hurst, Chris Wall, Steve Larsen, Ken Burg, David Simpson, Kaden Cole, and Shaun Herring via Zoom, and resident Cliff Kelly.

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

Wall Brothers Orchard Venue Site Plan Review

A site plan review of a proposed social/reception center at approximately 950 North SR 198.

The applicant, Chris Wall, inquired about the difference between the county and the city fire flow requirements. He stated he is working on getting the sprinkler system information to the Fire Department as soon as possible.

Jason Callaway questioned if city utilities will be connected to the site.

Ryan Lind requested to be advised of group A occupancy and the sprinkler/well system and advised of mandatory secondary backup systems (a generator) must be in place. Mr. Lind requested that sprinkler system fire flow information be provided to him.

Engineering: Mr. Lundell stated that written approval from UDOT is needed for any or no improvements to SR 198, that written approval must be submitted to the city. A storm drain report will need to be submitted that contains storm water calculations for the proposed development, including the access roads to the property. Information for the proposed pumps for the water system is needed. Building officials have designated a proposed address. Septic Tank approval from the County Health Department will also need to be submitted to the city with a building permit. The current retaining wall of 4 feet is sufficient without a building permit but should it be any higher a building permit will be needed. Per code, a 5-foot landscape area is needed in the parking lots at the end of each drive aisle. Planter boxes in the parking lot will be required to be 6 feet wide. Applicant stated that the dumpster enclosure will be constructed with cinder block. DRC stated that the dumpster enclosure should match the building in colors, materials, etc. A UPDES permit will need to be issued by the State due to the site disturbance area being over an acre. Mr. Lundell asked that the applicant work with the State for stormwater controls and submit the UPDES NOI to the city. Lighting photometrics recommend 4 more lights be added to the parking lot. The storm drain report will be reviewed by Mr. Lundell.

Director Bond will get the ARC information out to the parties. No other issues stated.

Manager Reeves reiterated what the Planning Commission previously stated and their excitement for the venue in the city.

No additional comments from Public Works.

Motion: Director Bond moved to approve the site plan with the conditions that all redlines be addressed and the ARC review be completed. Chief Lind seconded the motion. The motion passed unanimously in the affirmative.

Grey Cliffs Subdivision Preliminary Review

A preliminary review of a proposed 215-lot residential subdivision with approximately 26.28 acres of commercial space; located east of State Road 198 and approximately 600 N.

The applicants, Steve Larsen and Ken Burg, are onboard with changing the cul-de-sac radius to meet the updated standards. Steve Larsen explained the HOA family camp site is for picnics and family gatherings and will not be designed for long term camping or a parking lot with multiple vehicles. Furthermore, campfires will be restricted, and the area will be for HOA members only. Policing the area would be broad as fencing is more for definition than denying access. Ken Burg stated that additional valving will be added where the utility lines run on the fault line on the up and down thrusts on top of standard valving clusters. Steve Larsen believes that safer access to the back wilderness area of the property is better on the south end and proposes widening the trail at that point rather than the north. Final grades will be prepared in more detail in the final proposal and design.

Jason Callaway stated that the P.I. line is next to booster pump station and recommends the addition of a pump to service the lots and keep certain lots off culinary water. Mr. Callaway asked if it is possible to eliminate PRV 2.

Ryan Lind commented about the radius on High Bluff Street as the current radius does not meet the city code radius of 96 feet. Mr. Lind also pointed out that the private drive to the park needs to meet fire road width. Chief Lind is willing to work with the applicants on the fire hydrant requirements to anticipate future commercial growth.

Police Chief Hurst inquired about any proposed traffic control devices (i.e., stop signs.) Chief Hurst recommended that all east and west streets should have stop signs. 4-way stops may need to be implemented at the major intersections. Chief Hurst inquired about the HOA family camp and asked if access will be exclusive. Chief Hurst wondered how the area will be policed. Chief Hurst had concerns about ATV trails going in the area and what kind of impact ATV trails will have to the land and to the residents in that area.

Engineering: Mr. Lundell stated that a conditional use permit has been approved for the mass grading. City standard for cul-de-sac radius was once 55 feet, however, the fire code discrepancies required an update to the rules in early March 2022. Mr. Lundell stated that a cost/benefit analysis would be required to address the additional pump brought up by Jason Callaway. Water line movement is required for the PRV 2 line along with two points of access to meet code. An updated storm drain report is needed. Slope stabilization is associated with mass grading and should be congruent with subdivision grading. Fault lines run directly through the open space and along Grey Cliffs Drive and should be considered when protecting infrastructure. A traffic impact study is required. The sewer master plan update draft has been received and still needs to be addressed. Written approval from UDOT for modifications of SR 198 is required. The current agricultural fence is in the wrong location and will need

to be appropriately adjusted with the neighboring property owner. A name change of Vista Ridge vs Vista Range needs to be considered. Constructability on certain lots needs to be addressed on roads where access is on both sides of the lot. The design of the proposed lift station is problematic when considering maintenance and sump/pump controls. The DRC questioned if the lift station is public or private. Commercial areas will need to have fire hydrants every 300 feet. The overall size of the booster pump will need to be modified and located on a separate parcel. Future commercial lots will need to include easements on the plat. Use of the retention pond limits the usability of Commercial Lot C. As such, the size of the retention pond should be addressed. Easements are also required for any storm drain or other utilities proposed to be located private property. Slope stabilization should be addressed in the grading plan. Mr. Lundell pointed out that some areas of the proposed roadways are short (50 feet) in transitions between 5% and 10% and it is recommended that those transitions be addressed. All parking areas must meet city standards.

Director Bond added to Chief Lind's comments about the private access to the HOA area recommending a 3-foot set back on each side of the access road to prevent individuals building or structures on top of the fire access road. He requests that the next iteration of the plans address in more detail the HOA family camp and encourages more consistency among all the plans. Mr. Bond recommended small fences rather than privacy fencing to help delineate private vs publicly dedicated areas and to prevent homeowners from encroaching onto the open spaces. Mr. Bond appreciated the thought put into the delineation between private properties and public lands. Pedestrian and bike access will understandably be changed due to slopes and vegetation and Mr. Bond recognized the applicants' intentions to add biking plans but for the purpose of the current plans basic access points need to be identified. Guidance from the City Council is anticipated to address biking, hiking, ATV usage of the trails.

Major concerns to be discussed between the applicant and the city are as follows: sewer lift stations, trail improvements discussions with Council and Planning Commission, and storm drains. Comments and notes to be sent to applicant.

Manager Reeves requested that the trails be wide enough for fire vehicles and ATVs in case of an emergency. Mr. Reeves also appreciates the thoughtfulness put into the plans.

Motion: Mr. Bond moved to table subject to changes noted in the meeting. Public Words Director Jason Callaway seconded the motion. The motion passed unanimously in the affirmative.

Vistas West Preliminary Review

A preliminary review of a proposed 95 lot subdivision located at approximately Vista Ridge Drive and Crest Dale Lane. A previous extension was requested and approved to address storm drainage and relocation of lots. This preliminary review is to address a reduction in size to several of the proposed lots in order to accommodate the drainage basins.

The applicants David Simpson, Kaden Cole, and Shawn Herring via Zoom all appeared to address the revised plans. Shawn Herring appreciates any suggestions the city might have regarding the landscaping and construction of retention basins. David Simpson will address suggestions with a landscaper and

report to the city at a later time. David Simpson requested a motion to move to preliminary discussions to allow to move forward sooner than an anticipated 4 weeks.

Jason Callaway suggested more natural landscape for retention basins rather than use of boulders or strictly grass. (i.e., drought resistant plants and trees.)

Ryan Lind requested that the cul-de-sac be brought up to code – 96 ft diameter and updated on the plat. The applicant confirmed that the code has been met and will update the labels on the plans.

Engineering: Mr. Lundell showed that phase 3 & 4 sewer and storm drainage would need to be constructed along with phase 1. In the event that phase 3 & 4 are not constructed at the same time as phase 1 the notes should reflect where the sewer is going to be routed. Each phase should stand on their own in the notations. Drainage easements run parallel to the property lines, but the storm drain line does not follow/parallel those lines. “No Access” needs to be noted for lots 1-5 on Sage Berry Drive. Direction of flow notations need to be made for all P.I. lines to make sure there are no conflicts with the sewer and storm drain. Sage Berry and Vista Ridge fencing is required. Fencing would need to be constructed on adjacent lots near trail heads. USPS approval is needed for mailbox locations. Crosswalks need to be labeled. The current storm drain report was not received by the city. Curb lines to be addressed in phases one by one. Plan and profile for the storm drain line on Vista Ridge needs to be provided. Closures and callouts need to match legal descriptions. Crest Dale Lane connections to western open space anticipated to have 2 rail fencing. Storm drain into the retention basin needs to be piped to protect neighboring parcel owners.

Director Bond requested that dedicated trail access on West View Cove not be directed to private property or temporary signage show that currently it is privately owned by USP. The land is anticipated to be public property at some point in the future. Currently the retention basin will use small boulders/cobble. The DRC questioned if there is a better, more usable way to construct retention basins to allow for less maintenance in the public works department.

A special DRC Meeting may be set on the 5th Tuesday of March upon review of the storm drain report and other submitted items.

No comments from Police or Administration.

Motion: Director Bond motioned to table further action on the preliminary plans subject to changes noted in the meeting red lines and pending storm drain report. Russ Woodland seconded the motion. The motion passed unanimously in the affirmative.

Traffic Control Device Request

The DRC will review a request for a traffic control sign at 459 East 300 South that indicates an autistic child lives in the area.

The applicant, Cliff Kelly, shared that his 5-year-old son is autistic and has a propensity to run to the road and requests that a sign be put up notifying drivers that a child with a disability lives in the area.

Jason Callaway stated that extraneous signs can be difficult to maintain and encouraged extra education of neighbors.

Russ Woodland agreed with Jason Callaway.
Ryan Lind had no comment.

Engineering: Mr. Lundell shared that research was done using national transportation standards. Signs similar to those requested are used in a very limited manner due to sign fatigue and generally, these types of signs, are not enforceable. Mr. Lundell feels that it would not be prudent to put the requested sign in this area.

Director Bond stated that residents should be driving safely through the neighborhood regardless of posted signage. Director Bond suggested that the applicant write a letter to the neighbors as it would be internalized more than a sign on the street and would be happy to help show him how to obtain addresses for those that live close to him.

Manager Reeves expressed appreciation for the applicant's willingness to share information about his son and their situation. Manager Reeves is empathetic to equal and fair treatment under the law for individuals with disabilities and requests that the applicant feel free to provide information to the city on how we can better serve those in our area.

Motion: Mr. Reeves moved to deny the motion. Mr. Bond seconded the motion. The motion was unanimously denied.

MEETING MINUTES APPROVAL

March 8, 2022

Motion: Mr. Lind motioned to approve the minutes from March 8, 2022. Mr. Callaway seconded. The motion passed unanimously in the affirmative.

ADJOURNMENT

The Meeting was adjourned at 12:09 p.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder