



DRC Members in Attendance: City Manager Norm Beagley, Assistant City Manager Jason Bond, Police Chief Rodney Hurst, Public Works Director Jason Callaway, Fire Department Representative & Emergency Management Director Chris Lindquist, Building Official Randy Spadafora, City Engineer Jon Lundell.

Others in Attendance: City Recorder Amalie Ottley, Planner Camille Moffat.

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

1. Silver Oaks Phase 1 Final Plan

A final review for Phase 1 of a 165-lot subdivision located at approximately 590 W. Main Street.

Derek Terry and AJ DelPivo attended the meeting representing the applicants.

Building Official Spadafora indicated that addressing has been completed for the site.

Chris Lindquist from the Fire Department had no comments.

Public Works Director Callaway suggested that a PI drain be added to the plans on the north side of the property. He added that access to sewers through manholes and/or gates be labeled on the southwest of the site. He pointed out that an 8-inch PI line is shown on the plans and suggested that 6-inch is all that city standard requires and would save the applicant some costs.

Police Chief Hurst inquired about placement of stop signs on the site.

Assistant Manager Bond discussed the possibility of parking near the pickleball courts. He suggested that 5-6 stalls be added to give residents a place to park while accessing the courts. Mr. Terry indicated that parking will be prioritized in the phase that includes the commercial spaces.

Manager Beagley inquired if the applicant has written approval from UDOT for the sewer access easement. Mr. Terry stated that they will provide documentation to the City from UDOT allowing access to the sewer in the public right-of-way. Manager Beagley also inquired about the plans not being the most recent set which includes the irrigation company's 24-inch lines and where the bends occur in those lines. Mr. DelPivo indicated that he will submit the newest set of plans and written approval from Summit Creek Irrigation Company (SCIC) to the City. Mr. Terry reiterated that proof of approval from SCIC will be submitted.

City Engineer Lundell reviewed the red curbs on the plans. Assistant Manager Bond added that a red curb needs to be added near unit #56. Engineer Lundell added that the applicant has added wider asphalt than required in the development agreement throughout the site, at the City's request. The DRC discussed possible parking along Frost Street and changes that may be made. Manager Beagley indicated the City will look at parking more closely offline in order to determine where any additional curbs need to be painted red.

Manager Beagley made a motion to apply a conditional approval to the Silver Oaks Phase 1 Final Plan with the conditions that redlines be addressed, written approval from UDOT for the sewer right-of-way

is provided to the City, and written approval from the Summit Creek Irrigation Company for irrigation lines is provided to the City. Assistant Manager Bond seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Rep. Chris Lindquist	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

2. Hollow Flats Preliminary Plan

A preliminary review of a 135-lot subdivision approximately located east of Summit Ridge Parkway between S. Stone Brook Lane and S. Cedar Pass Drive.

Shawn Herring appeared via Zoom and Skyler Tolbert and John Bowen appeared in person at the meeting representing the applicant.

Building Official Spadafora indicated that addressing has been completed for the site.

Chris Lindquist from the Fire Department had no comments.

Public Works Director Callaway asked if a culinary valve located mid-block on the plans could be moved to a corner so that Public Works personnel could more easily locate and shut off the valve. Engineer Lundell indicated that the maximum distance for the valve in the system as a whole is met by the current placement. Members of the DRC discussed the possibility of moving the valve and also meeting State standards for the placement of the valve. After the short discussion, Director Callaway agreed to the placement of the valve and indicated that operationally, the valves will likely be shut on and off at the intersections and ends of the roadways. He encouraged the applicant to be mindful of connecting the PI and water lines to the right zones. Manager Beagley asked the applicant to add a construction note to the plan indicating that the applicant will work with the city to properly identify pressure zones at the time of PI and culinary water line installation and connection. Director Callaway asked that PI labels on the plans be cleaned up.

Police Chief Hurst had no comments.

Engineer Lundell asked what the applicant has planned for mass-grading at the site. The applicant indicated that they emailed a letter addressing mass-grading and testing. Manager Beagley encouraged the applicant to coordinate Geotechnical inspection reports in a timely manner with the City.

Manager Beagley made a motion to make a positive recommendation to the Planning Commission on the condition that redlines are addressed and the City Engineer approved of the mass-grading plans prior to the plans being added to a Planning Commission agenda. Assistant Manager Bond seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Rep. Chris Lindquist	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

3. Traffic Control Request (730 & 770 N. 200 E.)

Engineer Lundell presented a traffic control request received from a resident requesting that a stop sign be relocated on 730 N and 200 E as well as additional crosswalks be painted on 770 N and 730 N.

Manager Beagley clarified that as the City has already worked with Nebo School District to properly place crosswalks, the request to add crosswalks on 730 N. and 770 N. will not be considered during this meeting. Engineer Lundell pointed out the stop sign on 770 N. and 200 E. for southbound traffic. The DRC discussed that data received through studies in the City and in the Manual on Uniform Traffic Control Devices that stop signs are not a mechanism to control speeds. Building Official Spadafora asked if residents no longer wish to use the designated walking route as determined by the school district. Members of the DRC added that 200 E. is a road designated for continual traffic and the stop sign currently placed should be removed. The DRC discussed the importance of school kids using the designated route for crosswalks enter the school at the front door crossing on 770 N.

Public Works Director Callaway made a motion to remove the stop sign for southbound traffic on 770 N. and 200 E. Building Official Randy Spadafora seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Rep. Chris Lindquist	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

4. Meeting Minutes Approval

Manager Beagley made a motion to approve the DRC Meeting Minutes from June 13, 2023. Building Official Spadafora seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Rep. Chris Lindquist	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes

Building Official Randy Spadafora
City Engineer Jon Lundell

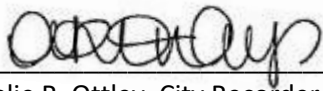
Yes
Yes

Motion passed unanimously in favor.

Adjournment

The meeting was adjourned at 10:54 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder