



DRC Meeting Minutes
Tuesday, January 12, 2021

DRC Members in Attendance: Jon Lundell City Engineer, Jason Callaway Public Works Director, Jason Bond Community Development Director, Ben Reeves City Manager (Attending via Zoom), Rod Hurst Police Chief (Attending via Zoom), and Taylor Sutherland Fire Inspector (Attending via Zoom).

Other's in Attendance: Norm Beagley Assistant City Manager (Attending via Zoom), Ryan Harris Staff Planner (Attending via Zoom). Jared Mitchell representing Ridley's Pad Site C (Attending via Zoom). Ben Tuckett LEI Engineering (Attending via Zoom), and Curtis Leavitt DR Horton (Attending via Zoom), representing the Summit Ridge Towns Plat B. Trent Pedersen property owner (Attending via Zoom), Gary Webb True North Real Estate Attending via Zoom), Pete Evans with Flagship Homes (Attending via Zoom), and Greg Wall with Avenue Consultants (Attending via Zoom) representing the Pedersen Property Concept. Kevin Olson (Attending via Zoom), Scott Petersen (Attending via Zoom), Colton Olson (Attending Via Zoom) representing the Jones Property Concept Review. Joe Santos, and Matt Harris (Attending Via Zoom) representing the Sorenson Subdivision.

Mr. Lundell called the meeting to order at 10:03 a.m.

Ridley's Pad Site C - Site Plan

A site plan review of a 3-unit commercial building located at approximately 471 E. Main Street.

Public Works: Mr. Callaway expressed concern about the P.I. drain. Mr. Lundell explained that there is a pressure Irrigation line that runs along the North Boundary line of the City plaza property that the developer is planning to connect to. Mr. Lundell stated that the that a drain will need to be included to avoid the PI line from freezing.

Planning and Zoning: Mr. Bond noted that the architecture will be reviewed by the Architectural Review Committee (ARC) tonight, and a proposed parking reduction will be discussed at tonight's Planning Commission Meeting.

Engineering: Mr. Lundell suggested that the retaining walls along the South and East sides of the property may need fall protection due to their height. Mr. Bond clarified that this is not a requirement, unless required by building code, but a suggestion.

Mr. Lundell informed the developer that Reinforced Concrete Pipe (RCP) is not required per City Code. He stated that sewer cleanouts are required every 100 feet and at changes in direction. Mr. Lundell pointed out that the DRC doesn't review structural details of the building, this will be handled during the building review/permitting process. He explained that the turning radius regarding the drive through exit on the north east of the building meets requirements but suggested that they make it larger for easier access.

No comments from Police, Fire, or Administration.

Motion: Mr. Bond motioned to grant final approval for Ridley's Retail Pad Site C as proposed with the following conditions: That the redlines be addressed. That ARC approval be granted and that the parking stall shortage be addressed. Mr. Sutherland seconded.

Roll Call:

Mr. Sutherland	Aye
Mr. Reeves	Aye
Chief Hurst	Aye
Mr. Callaway	Aye
Mr. Bond	Aye
Mr. Lundell	Aye

The motion passed unanimously 6 votes to 0.

Summit Ridge Towns Phase C Final Review

A final review of Summit Ridge Towns Phase C consisting of 26 townhome units located at approximately Brookside Drive and Harvest View Drive.

Police: Chief Hurst asked how the units will be addressed. Mr. Harris answered that the units to the East will be addressed off the private road Oakdale Drive. He added that the units to the West will be addressed off Harvest View Dr. Chief Hurst asked if the West side of Harvest View Drive will be finished? Mr. Lundell answered that the road will be fully improved, including curb and gutter.

Administration: Mr. Reeves asked that a note be added to the plat stating that Thistle Drive and Cattail Drive need to be maintained by the HOA, until such a time as the roads go through. He added that this will apply to any stubbed streets to the North as well. Mr. Lundell stated that there is a note recorded on the mylar regarding this.

Public Works: Mr. Callaway stated that since they are stubbing the Pressurized Irrigation (P.I.) line to the North, verification is needed that the lines will not be affected by the soccer field drain. Mr. Lundell explained that the elevation of the P.I. and water is not shown as it is constructed. He explained that the waterlines for the soccer fields were laid with the topography of the native ground which is lower than the platform of the soccer fields. Mr. Beagley stated that if lines need to be relocated it needs to be shown and noted on the plat.

Engineering: Mr. Lundell indicated that the calls don't meet with the legal description. He stated that an easement is needed for the sewer line along Oakdale Drive. He asked that the developer verify that two P.I. service laterals will be adequate for the landscaping. Mr. Lundell asked that the location of the MBU's be verified with USPS. Mr. Lundell asked if the retaining wall will be constructed all at once? Mr. Tuckett answered that it is anticipated that it will be built with Plat C. Mr. Beagley added that the retaining wall needs to go to the end of the grass roughly 200- 250 feet North of the Plat C boundary.

Planning and Zoning: Mr. Bond noted that that the terra park needs to be approved by the HOA as well and written approval will need to be provided. Mr. Leavitt explained that they would like to improve the terra park and add a pickle ball court and sand volleyball courts and enhance

the amenities in the area. Mr. Bond stated that the City is in favor of the developer improving the amenities.

No comments from Fire.

Motion: Mr. Bond motioned to grant final approval for Summit Ridge Townhomes Plat C with the condition that the redlines be addressed. And with the understanding that the terra park and hammock grotto will be consolidated in Plat C and that other amenities will replace the hammock grotto in Plat A, namely pickle ball courts, and a sand volleyball court. Mr. Reeves seconded.

Roll Call:

Chief Hurst	Aye
Mr. Sutherland	Aye
Mr. Reeves	Aye
Mr. Callaway	Aye
Mr. Bond	Aye
Mr. Lundell	Aye

The motion passed unanimously 6 to 0.

Pedersen Property Concept Review

A concept review of a 98-lot subdivision located at approximately 150 S. and 900 E. which encompasses the following parcel numbers; 32:040:0012, 32:040:0001, 32:004:0147.

Police: Chief Hurst asked what the developer is proposing to do with the vacant property across from Maverik. Mr. Bond explained that they have proposed to have commercial development along the frontage of Main Street.

Fire: Mr. Sutherland asked if there will be road access between the patio homes to the west. Mr. Wall explained that these homes would have a shared driveway per 4 homes, it is not anticipated to have a road connected all the way through.

Public Works: Mr. Callaway asked if Main Street would connect through? Mr. Lundell explained that it would connect through to the east. He added that 900 East would continue North from 150 South and connect into Main Street.

Planning and Zoning: Mr. Bond explained that shared driveways cannot be accessed for more than two units per City Code. He stated that each unit would need to have access on a Public road. Mr. Bond informed the developer that the small pockets of open space as shown are not very usable or desired by the City. He suggested that they instead be consolidated into larger open space areas which would be more appealing by/to the City Council, etc. Mr. Evans stated that they would propose that the pocket parks be maintained by the HOA. Mr. Bond asked that in the future they label proposed public vs private open spaces. Mr. Reeves expressed concern with the proposed pocket parks along Main Street being a dangerous space for children to play.

Engineering: Mr. Lundell informed the committee that discussion is pending between Rocky Mountain Power (RMP) and the developer regarding the power line. Mr. Wall explained that RMP has indicated that they will require a 50-foot-wide easement on either side of the power line. He noted that RMP indicated that the home footprint may be within the 50-foot easement. RMP's main concern is the distance between the conductor and the homes. Mr. Beagley

expressed concern about building homes within the 50-foot easement. He asked that the developer provide in writing RMP's requirements. Mr. Wall clarified that they are not proposing to build homes within the 50-foot easement.

Mr. Lundell explained that 900 East is designated as a collector road. The width of 900 East will need to match the width of the existing portion to the South.

Administration: Mr. Reeves expressed the importance of having a good collector road that creates good traffic flow for the long term good of the community; specifically, because of how closely it is located to the freeway interchange. He explained that the Engineering department is working to deal with high debris flows that come out of the mountains. The City has received grants to build debris basins, etc. but, land acquisition isn't covered by those grants. Mr. Reeves stated that it is the overall public sentiment that the existing zoning be maintained in this area. He recognized the difficulty of trying to find a happy medium between finding long term solutions to the constraints on the East Bench and maintaining the developer's property rights.

Mr. Beagley requested that the developer include a more accurate aerial image of the Eastern and Southern Borders.

Jones Property Concept Review

A concept review of a 19 lot subdivision located at approximately 495 S. 300 E.

Administration: Mr. Reeves pointed out that there is a gap between the parcel on the northern most part of 400 East. He stated that it appears to be City property on the Utah County Parcel map. Mr. Reeves indicated that he wants to ensure that there are no survey issues in that area. He also stated that the proposal looks good and will provide good connectivity. Mr. Lundell added that there are some potential property overlaps on 300 E.

Public Works: Mr. Callaway explained that the storm drain masterplan identifies a project on the North East corner of the property. Mr. Lundell indicated that the storm water stumps tend to get overloaded at the intersection of 400 E. and 450 S. He explained that the City has installed some improvements, and this subdivision is a good opportunity to work with the developer to improve the storm drainage in the area long term.

Engineering: Mr. Lundell explained that there is an existing Summit Creek Irrigation ditch that runs through the property. He informed the developer that any modification or removal of the ditch would require written approval from Summit Creek Irrigation. He stated that there is a major ravine that runs through a portion of the development; a lot of fill will be needed, and a geo technical report will be required. He noted that a storm Drain report will also be required. Mr. Lundell indicated that the Cul-De-Sac setbacks need to be shown to ensure that lots 11 and 12 have the required frontage. He stated that this subdivision follows the standard zoning, so no development agreement would be required with the layout.

No comments from Police, Fire and Planning and Zoning.

Stone Hollow Phasing Plan

A review of the overall phasing plan for Stone Hollow; comprising plats H, I, J, K & L.

Mr. Lundell explained that this is a proposed rephrasing plan for the North West Stone Hollow Development of Summit Ridge. The proposal is to separate plat K into plats K and L.

Planning Commission: Mr. Bond explained that if this is approved, the developer would need to provide the necessary final plats for K and L. He stated that a legal review is pending and is required prior to any approval to ensure that the plat can be modified as shown.

No comments from Fire, Police, Public Works, Administration and Engineering.

Motion: Mr. Reeves motioned to table the Stone Hollow Phasing Plan until the legal counsel has reviewed it. Chief Hurst seconded.

Roll Call:

Chief Hurst	Aye
Mr. Sutherland	Aye
Mr. Reeves	Aye
Mr. Callaway	Aye
Mr. Bond	Aye
Mr. Lundell	Aye

The motion passed unanimously 6 to 0.

Sorenson Subdivision Final Review

A final review of a 2 lot subdivision located at approximately 300 E. and 100 N.

Mr. Lundell noted that there is an existing home located on the corner of 100 N. and 300 E. He explained that the Planning Commission is the final land use authority on this subdivision. He also added that the applicant has requested a deferral agreement, which would need to be approved by the City Council.

Public Works: Mr. Callaway noted that the waterline is on the west side of the road and he would prefer to see a bore rather than a road cut. Mr. Lundell stated that this is noted on the plat.

Planning and Zoning: Mr. Bond informed the developer that the city needs the deferral agreement document back in order for it to be on a future Council meeting agenda.

Engineering: Mr. Lundell explained that most of the redlines are addressing the proposed utilities. He explained that the storm drain needs to be relocated within the City right of way. He explained that enough asphalt needs to be added on East and South sides of the road to accommodate parking on 100 N. and 300 E. Mr. Lundell stated that an easement needs to be provided for the existing ditch on the south property line, or the ditch needs to be removed. He added that any modifications made to the ditch need approval from the irrigation company.

No comments from Police, Fire, and Administration.

Motion: Mr. Bond motioned to recommend approval for the Sorensen 2 lot subdivision with the conditions that the redlines be addressed, that a deferral agreement be considered and discussed by the City Council, and that the ditch be appropriately taken care of. Mr. Callaway seconded.

Roll Call:

Chief Hurst Aye

Mr. Sutherland Aye

Mr. Reeves Aye

Mr. Callaway Aye

Mr. Bond Aye

Mr. Lundell Aye

The motion passed unanimously 6 to 0.

MEETING MINUTES APPROVAL

November 10, 2020

Motion: Chief Hurst motioned to approve the minutes from November 10, 2020. Mr. Sutherland seconded. The vote was unanimous in the affirmative.

AJOURNMENT

Mr. Bond motioned to adjourn at 11:59 a.m.