



## DRC Meeting Minutes

July 13, 2021

**DRC Members in Attendance:** City Engineer Jon Lundell, Police Chief Rod Hurst, Public Works Director Jason Callaway, Fire Chief Ryan Lind, Community Development Director Jason Bond, Assistant City Manager Norm Beagley.

**Others in Attendance:** Code Enforcement Officer Russ Woodland, Staff Planner Ryan Harris, Operations Manager Dennis Marker, Mark Ridley and Shawn Young (Attending Via Zoom), representing Ridley's Phase 2 and Ridley's Pad Site A. Brad Gilson with Gilson Engineering representing Summit Ridge Commercial Subdivision.

Mr. Lundell called the meeting to order at 3:00 p.m.

### **Summit Ridge Commercial Subdivision Preliminary Review**

*A preliminary review of a proposed 9-lot commercial subdivision located South of the intersection of Summit Ridge Parkway and South Ridge Farms Road.*

Mr. Lundell clarified that there are 8 commercial lots in this proposed subdivision.

**Police:** Chief Hurst asked if there are proposed stop signs or traffic control? Mr. Lundell noted that there are existing stop signs at the intersection of Summit Ridge Parkway and South Ridge Farms Road (south frontage road). Mr. Bond clarified that further information regarding signage and traffic control will be provided during the final subdivision phase and reviewed at this time. Chief Hurst indicated that he would ask that the developer provide proposed stop signage for the proposed development.

**Public Works:** Mr. Callaway noted that the waterline looping, and irrigation look good. He indicated that some of the hydrants need to be moved due to the widening of the roadway (ask Jason C). He asked that the asphalt that will need to be repaired at a spec that can handle the heavy truck traffic to the South (city will provide the spec).

**Fire:** Chief Lind explained that fire hydrants need to be spaced every 300 feet in a commercial subdivision. He stated that fire access needs to be shown and provided for the lots to the east. This is fine to be handled with the site plan. Mr. Beagley suggested that the developer provide new or connect to existing stub outs for hydrants, site fire lines, etc. to avoid multiple road cuts at both subdivision and site plan.

**Planning and Zoning:** Mr. Bond referenced a note shown on the plans referring to future roadway improvements. He stated that some of those improvements will need to happen up front due to the lot locations/configurations. He added that it is anticipated that there will be another Public Hearing for this subdivision at the preliminary stage.

**Engineering:** Mr. Lundell asked that the developer update the subdivision name so it's consistent on the plat sheet, as needed. He stated that a general note needs to be added stating that City and State specifications need to be followed. Mr. Lundell explained that the plan

set is no longer showing lot 8, but the plat does. He asked that the plans clarify at which stage the roads will be built. He indicated that due to the heavy truck traffic through the area the asphalt will need to be a ¾ inch mix to handle that heavy traffic (city will provide the spec). Mr. Beagley pointed out an 8-inch water line stub shown on the northeast corner of the intersection of Summit Ridge Parkway and Mona Road; he explained that it currently is not existing and asked that it be clarified on the plans. Mr. Lundell asked for clarification regarding the existing and new sewer laterals. Mr. Beagley indicated that maximum distance on a dead-end waterline is 750-foot extension. He noted that a future lot to the south seems to be out of that range and suggested that the developer look into it.

Mr. Marker asked if the City trail master plan has been consulted for this area? He explained that the south end of the plat where the road curves the cross section anticipates sidewalk on either side of the road. He asked if there is a need for sidewalk on both sides of the road? He suggested the sidewalk should terminate at the intersection of lots 4 and 5. Mr. Beagley stated that this is included in engineering redlines, encouraging that the improvements to go the length of the project, not the length of adjacent parcels to the south.

No comments from the Building Official.

**Motion:** Mr. Bond motioned to table the Summit Ridge Commercial Subdivision Preliminary review based upon the number of redlines. Chief Hurst seconded. The motion passed unanimously in the affirmative.

### **Ridley's Phase 2 Commercial Subdivision Concept Review**

*A concept review of a 3-lot commercial subdivision located at approximately Main Street and 500 E.*

**Police:** Chief Hurst indicated that he would like to see fewer islands and obstructions in the parking area. Chief Lind noted that only having one road going into this subdivision makes it difficult for fire apparatuses to enter. Mr. Bond indicated that this discussion (about interior parking lot islands) is for a different discussion on a different day, as that particular item is not on the agenda for today's meeting.

**Public Works:** Mr. Callaway asked if the utilities have been stubbed into this property? Mr. Lundell stated that the sewer was extended near the north end of lot 3, but no other utilities were stubbed to the east of 500 East. He noted some locations where Culinary, and P.I. is currently stubbed through the old Orchard Lane that could be tied into. Mr. Callaway stated that he would like to see as few road cuts on 500 East as possible.

**Fire:** Chief Lind asked if the businesses shown on the plans are proposed businesses or just examples? He noted concern regarding the proposed business shown on Lot 2 regarding potential storage hazards. He explained that the current configuration would provide a tight turnaround for a fire truck as well as delivery vehicles. Chief Lind indicated that fire hydrants will be needed every 300 feet for this development.

Mr. Beagley asked that a tire tracking plan be shown for the circulation of large vehicles. He asked if they plan to phase this subdivision separately or construct it all at the same time? Mr.

Ridley stated that the intent would be to install utilities concurrently and then build the buildings as the businesses come in.

**Engineering:** Mr. Lundell explained that the average daily trips (ADT) for lot 1 may require another access point, depending on its use. He noted that proposed addressing will need to be provided. He added that Public Utility Easements will need to be shown and provided. Mr. Lundell indicated that a sidewalk will need to be included along the east side of 500 E. Different sidewalk configurations were discussed. Mr. Young explained that they may need to connect the sidewalk to the North end of lot 3, down to the Macey's instead to meet ADA requirements. He noted that they would also consider providing sidewalk along the intersection to the South as well.

Mr. Marker noted that the boundary line of the plat is shown in the middle of the access road. He asked if there will be a plat note or a reservation of access? Mr. Young answered that a 30-foot cross access easement will be provided. He added that they will also add an easement for the existing water main on the plat.

No Comments from the Building Official.

#### **Ridley's Pad Site A Site Plan Review**

*A site plan review of a commercial building which will be located at approximately 30 N. and 400 E.*

**Planning and Zoning:** Mr. Bond clarified that this is a site plan review, so details such as drive through, parking, etc. should be considered. He explained that the Architectural Review Committee (ARC) reviewed the architectural renderings and granted approval with conditions.

Mr. Bond expressed that his biggest concern for this site plan is the way it will affect Pad Site B, specifically the dumpster location and any future drive through for Pad Site B. Mr. Young stated that if the drive through for Pad Site B is angled, it should work. Mr. Beagley noted concern regarding dead area between parking spaces, double drive isles, the dumpster and islands. He expressed concern that some of the available parking spaces for Pad Site B are being overtaken/eliminated in this configuration. Circulation issues were also brought up. Mr. Young explained that the void space is a gas easement where nothing can be built, this also dictated where the trash enclosure can be located. Mr. Bond explained that one of the proposed parking stalls does not work as it would impede with the drive through exit. Mr. Bond stated that the landscaping buffer doesn't meet requirement unless the parking stalls are at least 20 feet long.

**Fire:** Chief Lind pointed out the required Fire Department Access (FDA) to the Northeast of the development where no parking will be allowed. He asked that this FDA area be extended to the proposed dumpster location to provide a proper turning radius.

**Engineering:** Mr. Lundell stated that a photometric plan needs to be provided. He noted that currently, pedestrian connectivity is shown from the plaza to the site. However, there is no pedestrian access shown from Pad Site A to Pad Site B, to Macey's or any of the other lots. Mr. Young explained that they plan to carry the sidewalk down from Macey's down to Pad Site B. Mr. Lundell explained that landscaping requirements around the dumpster enclosure are 5 feet. The current plans only show 2 and half feet of landscaping. He stated that a 3-foot pretreatment catch basin is required on the inlets to keep silt from infiltrating into the storm drain system. Mr.

Lundell also asked that the developer provide a storm drain report indicating that the existing retention pond on the northwest corner of the Macey's development, is appropriately sized to accommodate this development. Mr. Bond stated that a railing will be needed between the patio area on the South side of the building and the drive through.

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

**Motion:** Mr. Beagley motioned to table Ridley's Pad Site A Site Plan due to the redlines, and the dumpster and parking requirements that need to be addressed. Chief Lind seconded. The motion passed unanimously in the affirmative.

### **MEETING MINUTES APPROVAL**

June 22, 2021

**Motion:** Mr. Beagley motioned to approve the DRC Minutes from June 22, 2021. Mr. Callaway seconded. The motion passed unanimously in the affirmative.

### **AJOURNMENT**

The meeting was adjourned at 4:15 p.m.

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Jon Lundell, City Engineer

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Kira Petersen, Deputy Recorder