



DRC Meeting Minutes
Tuesday, October 13, 2020

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

Other's in Attendance: Staff Planner Ryan Harris, Assistant City Manager Norm Beagley (Attending via Zoom), Shawn Herring representing the Foothill Village Plats. Pete Evans, and Garrett Seeley representing Flagship Homes for the Pedersen Subdivision. And John Money representing the 341 Townhomes Subdivision.

Mr. Lundell called the meeting to order at 10:08 a.m.

Foothill Village Plat K Final Review

A final review of a 27 lot phase of the Foothill Village Development, located at approximately Raintree Lane and Dogwood Drive.

Mr. Lundell explained that Plat H didn't meet City Code requirements for access and water looping so, the developer has proposed to develop Plat K concurrently in order to meet City Code.

Building Official: Mr. Spadafora indicated that he will provide address redlines to the developer.

Engineering: Mr. Lundell asked that the developer coordinate the Mail Box location with the Post Office.

No comments from Fire, Police, Public Works, Administration or Planning and Zoning.

Motion: Mr. Bond motioned to grant final approval for Foothill Subdivision Plat K with the condition that it be developed concurrently with Plat H and that all engineering redlines be addressed. Mr. Reeves seconded. The vote was unanimous in the affirmative.

Foothill Village Plat H Final Review

A final review of a 22 lot phase of the Foothill Village Development, located at approximately Raintree Lane and Foothill Village Boulevard.

Building Official: Mr. Spadafora stated that he will provide the address redlines to the developer.

Engineering: Mr. Lundell stated that there ~~is~~ appears to be a low spot ~~in at~~ the intersection of **Foothill Village Boulevard and Raintree Lane**, where ~~a~~ AA pressurized irrigation drain will be required ~~in this location to allow the system to drain~~. He also asked that details be provided on the plat for the trail along Foothill Village Boulevard. He also asked that the mail box location be coordinated with the Post Office.

No comments from Fire, Police, Public Works, Administration or Planning and Zoning.

Motion: Mr. Bond motioned to grant final approval for Foothill Subdivision Plat H with the condition that it be developed concurrently with Plat K and that all engineering redlines be addressed. Mr. Reeves seconded. The vote was unanimous in the affirmative.

Pedersen Concept Subdivision Review

A concept review of a 110 lot subdivision which encompasses the following parcel numbers; 32:040:0012, 32:040:0001, 32:004:0147 and is located on South Main Street.

Mr. Lundell explained that this is a concept review, meaning Staff will give feedback to the developer regarding their proposal but no action will be taken.

Administration: Mr. Reeves asked how many units were increased based on the PUD designation. Mr. Seeley explained that the PUD would add 22 units. Mr. Reeves explained that the City would benefit from obtaining a retention basin ~~to~~ on the north side of the future Main Street ~~Northern most side~~. He explained that it would also benefit all of the homes in the area from potential debris flow from the mountain slopes to the east. Mr. Reeves recognized that the connection of Main Street to Oak Summit would provide better ingress and egress, and public safety access to the entire East bench.

Mr. Bond asked the developer if they are proposing to provide improvements for the park/detention basin? Mr. Seeley answered that they plan to provide improvements and coordinate with the City. Mr. Reeves indicated that he sees this proposal as very favorable without the option of High Density. He added that additional commercial space would be a positive addition.

Planning and Zoning: Mr. Bond asked if the developer would propose to improve the perpetuation of the 900 East trail. Mr. Seeley answered that they would improve the trail and coordinate the improvements with the City. Mr. Bond pointed out that the commercial property is about 2.5 acres, and asked the developer if they plan to keep it as one commercial lot or subdivide it? Mr. Evans explained that they would like to subdivide into 1 or half acre lots.

Mr. Bond explained that the proposed 3400 square foot lots are too small; the minimum PUD lot size is 6000 square feet. He noted that he appreciates that the lots are all single family, but the size needs to be addressed in order to meet PUD requirements. Mr. Bond also noted that the yield plan hasn't been calculated correctly. He stated that he likes the retention basin/park proposal, but doesn't see the benefit of two pocket parks for the City. Instead, he would prefer to see those incorporated to expand retention basin/park, or provide a fence along the trail instead. Mr. Bond suggested that the developer ensure that their proposal meets code prior to the public hearing held at the Planning Commission meeting.

Mr. Evans asked what zoning a 6000 square foot lot would fit into. Mr. Bond explained that 6000 square feet is the minimum lot size in a PUD, not a specific zone. Mr. Beagley suggested that the proposal is cleaned up and changes addressed prior to the Council reviewing it at a work meeting, since this proposal doesn't meet the framework of code.

Building Official: Mr. Spadafora pointed out that there is an existing power line, and asked that they ensure that all of the proposed lots are buildable.

Engineering: Mr. Lundell asked that the developer address the power line with Rocky Mountain Power as soon as possible. He also explained that the water dedication of 3 acre-feet per acre would need to be provided for this project. ~~If the water tied to property doesn't cover the~~

~~requirement, money in lieu of will be accepted in accordance with current City Code~~ Mr. Lundell indicated that there is a pressure zone boundary in this area, so PRV's will need to be associated with both the culinary and P.I. water lines. He indicated that phasing plans are required at the time of the preliminary plan review. Mr. Lundell reminded the developer that waterline looping and traffic circulation will be looked at with the potential phasing of the project.

341 Townhomes Final Plat

A final review of a 2-unit townhome development located at approximately 341 E. 100 S.

Mr. Lundell explained that due to a right of way issue, the project was changed from a 3, to a 2-unit townhome. Mr. Bond indicated that the City Council has expressed that they would prefer to see a deferral agreement for the curb, gutter and sidewalk improvements for this project.

Planning and Zoning: Mr. Bond explained that the architectural approval will need to be verified and ratified by the Architectural Review committee, but a separate review won't be required.

Engineering: Mr. Lundell stated that the engineering redlines will be provided to the project engineer and applicant. He explained that the right of way dedication needs to be taken care of via a boundary line agreement or a quit claim deed. Mr. Lundell explained that since the project will have 2 units rather than three, separate meters won't be required.

No comments from Fire, Police, Public Works, or Administration.

Motion: Mr. Bond motioned to recommend final approval for the 341 Townhomes with the condition that the deferral agreement be reviewed by the City Council and that the redlines be addressed. Mr. Reeves seconded. The vote was unanimous in the affirmative.

Stop Sign, Speed Bump, and Additional Signage Request

The DRC will review a request for a stop sign, additional signage and a speed bump on 770 N.

Mr. Lundell explained that this request includes a speed bump, school zone traffic signs, children at play signage, etc. He noted that ~~former previous studies evaluations~~ have been done along within this the area for previous requests.

Mr. Spadafora asked if there are currently any school zone signs? Mr. Lundell answered that there are signs by the cross walk on the Center Street. He noted that the City has added at a cross walk and stop sign at 730 E. and 100 N.

Mr. Reeves stated that the Police Chief is not in attendance but spoke to him earlier regarding this request. Mr. Reeves explained that currently the City is providing a manned cross walk on Center street because it is an arterial road. The school is also providing traffic control to cross at North and South at the intersection of 100 E. and 770 N. The City has also installed improvements of a painted crosswalk and stop sign at 730 N. He also noted that all of the sidewalks are installed along 770 N.

Mr. Reeves noted that there are not speed bumps in front of any of the 3 other elementary schools in the Community. Relying on past data from recent traffic studies ~~they that~~ indicate that they are in conformance of the ability of the road for dealing with pedestrian and vehicular traffic. Mr. Reeves explained that it was the Police Chief's recommendation not do anything at

this time, but to allow the traffic control to work and evaluate as the year goes on and readdress it with the School District, and Chief of Police at that time.

Mr. Lundell clarified that internal evaluations have been done but no traffic study has been held for the traffic in the area.

Mr. Sutherland agreed that the recent improvements that have been added to the area should be given time to work. Mr. Spadafora, Mr. Bond and Mr. Lundell agreed as well.

Motion: Mr. Reeves motioned to deny the request at this time; with the plan to take the action of meeting with Nebo School District (with representation from the PTA) at the end of the school year to re-address any issues that may arise. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

MEETING MINUTES APPROVAL

September 22, 2020

Motion: Mr. Reeves motioned to approve the minutes from September 22, 2020. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

The meeting was adjourned at 11:26 a.m.