



DRC Members Present: Benjamin Reeves, Norm Beagley, Jon Lundell, Jason Bond, Randy Spadafora, Russ Woodland, Jason Callaway, Ryan Lind

Others in attendance: Dennis Marker, Ryan Harris, Art Adcock,

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

1. Adcock's Acre Subdivision Concept Review

A concept review of a proposed 2-lot subdivision located at approximately 295 North 200 East. A 1 acre lot would be split into 2 half acre lots with one having an existing home.

Randy Spadafora noted that the addressing for the new lot will need to be adjusted before final approval.

Russ Woodland indicated no comments from the Police Department.

Jason Callaway noted that culinary and irrigation water lines are on the same side of the street. Sewer is on the opposite side of the road so road cuts will likely be needed.

Chief Lind indicating no issues from the Fire Department.

Jason Bond noted that the Planning Commission will review this during their March 8, 2022 meeting. A deferral agreement will need to go to the Council for approval. The deferral agreement will need to be completed before preliminary plans are submitted.

Art Adcock indicated he planned to have the agreement on the March 15 Council meeting. As a sitting City Councilor, he will recuse himself from the discussions.

Jon Lundell noted communication will be needed with the County surveyor office to confirm legal descriptions and monumentations. Mr. Lundell reviewed other plan redlines that will be provided to Mr. Adcock and his engineer. Plans need to show the closest fire hydrant.

No action was needed. Comments will be provided to the Planning Commission.

2. Ostler Subdivision Preliminary Review

A Preliminary review of a proposed 5-lot subdivision located at 421 South 100 West.

Randy Spadafora will review addressing at final plat submittal.

Russ Woodland indicated there were no comments from the Police Department.

Jason Callaway provided comments to Jon Lundell for redline discussion.

Ryan Lind had no comments from the Fire Department.

Jason Bond noted that a deferral agreement for this project would not be supported by staff due to proximity of existing improvements and length of the development.

Jon Lundell reviewed other redlines which will be provided to the applicant. The Planning Commission will need to approve one of the lots as an infill lot. Street improvements need to accommodate bulb outs at corners and coved parking along the street so on-street parking doesn't interfere with local through traffic. Jason Calloway noted that road delineators will be needed on the corner bulb outs.



Tyler Harper with Great Basin Engineering joined via zoom. He noted that a concrete ditch is on the property. The Summit Creek Irrigation company will need to be worked with to resolve easement needs, etc. Mr. Harper asked if the infill lot could be reviewed by the Planning Commission ahead of the preliminary plans. Jason Bond indicated the infill lot request would be forwarded to the Planning Commission at the same time as the preliminary plans and that there did not appear to be any concerns about the lot.

Norm Beagley moved to table action on the development until the numerous redlines are better addressed. Seconded by Ryan Lind. Vote was unanimous in favor.

3. The Hills at Summit Ridge Plat M Subdivision Final Review

A final review of a proposed 34-lot subdivision located at approximately Freestone Boulevard and Marigold Way.

Randy Spadafora provided addressing comments.

Russ Woodland asked that signage be added at the trailhead to restrict residents or long-term parking in those parking areas.

Jason Callaway deferred comments to the redline discussion.

Ryan Lind asked how many lots are within Juab County. Norm noted that the engineer will need to confirm the county line and the number of parcels in Juab. If part of the development land is in Juab County, then the plat will need to be recorded in Juab County and Utah County.

Jason Bond deferred to redline comment review.

Jon Lundell reviewed redline comments that will be given to applicant after the meeting.

Norm Beagley noted that the road widths for this project will be wider than the roads allowed by the associated development agreement. The developer was willing to work with the city to make those accommodations.

Jason Bond moved to approve the Hills @ Summit Ridge, plat M, subject to the redlines being addressed and the signage be added near the trailhead as discussed. Seconded by Norm Beagley. Vote was unanimous in favor.

4. The Hills at Summit Ridge Plat N Subdivision Final Review

A final review of a proposed 55-lot subdivision located at approximately Windsong Drive and Foxwood Road.

Randy Spadafora submitted address changes previously.

Russ Woodland noted that some of this plat is in Juab County. Roughly 11 lots will be in Juab County. There are enforcement concerns about the areas in Juab County. Norm Beagley noted that there are many questions about jails, school districts, etc.. The applicant indicated that homes would not be finished in this phase until 2023 and hopefully the county line issues will be resolved before then.

Jason Callaway had no comments

Ryan Lind raised similar concerns to the Police Department and hopes those can be resolved before any Certificate of Occupancy for a new home in Juab County is given.



Jason Bond noted concerns about unbuildable areas shown on lot 337. Preliminary plans approved by the Council showed the unbuildable area as public open space even though it won't be a park, just more lands to monitor. The area will need to be changed back to public open space. Jason Callaway asked about the landscaping. It was the consensus that the area remains natural open space and native vegetation. Jason had no concerns with that finishing plan.

Jon Lundell reviewed other redlines submitted by departments and will provide copies of the notes to the applicant.

Motion made by Norm Beagley to approve the Hills @ Summit Ridge, Plat N plans with the redlines being addressed and the open space changes noted. Seconded by Jason Callaway. Vote was unanimous in favor.

5. The Hills at Summit Ridge Plat O Final Review

A final review of a proosed 28-lot subdivision located at approximately Foxwood Road and White Sage Drive.

Randy Spadafora Randy Spadafora submitted address changes previously.

Russ Woodland noted the same concerns about the Juab County line.

Jason Callaway expressed no concerns.

Ryan Lind had no comments other than those previously raised with Plat N

Jason Bond asked for clarification about fencing styles be on the plans. He suggested similar parking signage be used in this plat as noted for Plat M.

Jon Lundell reviewed other redlines submitted by departments and will provide copies of the notes to the applicant.

Dennis Marker asked about the slopes and possible need for retaining walls or slope issues around the switchbacks indicated on part of the trail. Norm Beagley indicated that field adjustments will likely be needed as finish grading work is done on adjacent parcels.

Motion made by Jason Callaway to approve the Hills @ Summit Ridge, Plat O plans with the redlines and comments made during the meeting being addressed. Seconded by Russ Woodland. Vote was unanimous in favor.

MEETING MINUTES APPROVAL

No previous meeting minutes were available for review.

AJOURNMENT

Ryan Lind motioned to adjourn the meeting at 11:18 a.m.