



DRC Meeting Minutes
Tuesday, August 24, 2021

DRC Members in Attendance: Engineer Jon Lundell, Police Chief Rod Hurst, Public Works Director Jason Callaway, Community Development Director Jason Bond, City Manager Ben Reeves.

Others in Attendance: Officer Russ Woodland, Operations Manager Dennis Marker, Staff Planner Ryan Harris. Shawn Young and Jared Mitchell representing Fiiz Drinks Site Plan.

Mr. Lundell called the meeting to order at 3:02 p.m.

DeGraffenried Single Lot Split Concept Review

A concept review of a single lot split located at 245 E. 100 N.

Mr. Lundell explained that there is an existing home located on the parcel. The developer is proposing to split the lot into two with each lot being just under a half an acre. They are proposing to build a new single-family home on the new lot.

Public Works: Mr. Callaway noted that a road cut will be needed for the sewer.

Planning and Zoning: Mr. Bond explained that there will be no action taken today since this is a concept. The Planning Commission will hold a Public Hearing tonight.

Engineering: Mr. Lundell explained that curb gutter and sidewalk is required with any subdivision. Since it is located within the core area of town a deferral agreement could be requested. This would require City Council approval. Mr. Lundell indicated that the basic requirements within the R-8 zone will need to be met for this lot split. Mr. Marker asked if the setbacks have been checked? Mr. Lundell answered that the setbacks have been verified with the addition of a new lot.

No comments from Police, Fire and Administration.

Ridley's Pad Site A (Fiiz Drinks) Site Plan Review

A site plan review of a commercial building located at approximately 30 N. 400 E.

Mr. Lundell noted that this site plan was previously tabled, due to concerns regarding queuing for the drive through, and the trash enclosure location. He pointed out that the developer has addressed those concerns by including a single lane drive through and a different location for the trash enclosure.

Police: Officer Woodland pointed out a proposed tree in the northeast corner of the entrance he recommended that the tree not be put there to preserve visibility.

Planning and Zoning: Mr. Bond encouraged the developer to place the order menu for the drive through as close to the pickup window as possible. He explained that if the menu board is set too far back, there won't be very much room for cars to que.

Administration: Mr. Reeves noted that he likes this configuration better.

Mr. Marker suggested that the 3 parking stalls to the east be extended to eliminate island parking. Mr. Bond noted that since there isn't a proposed layout from Pad Site B that may not work if there is an entrance to another drive through in that area. Mr. Young explained that with the current market each tenant wants a drive through. Mr. Lundell noted that the parking count is met with this proposal.

Mr. Bond asked if a railing is shown between the patio area and the drive through lane? Mr. Lundell confirmed that the developer has proposed a hand rail in that area. Mr. Marker expressed concern that people will walk through the drive through lane and landscaping. Mr. Young confirmed that the railing goes the length of the patio area to discourage pedestrians from walking through. He also noted that there are grading challenges in the area.

Engineering: Mr. Lundell indicated that the dumpster enclosure needs to have architectural elements that match the building. He noted that the trash enclosure is located too closely to the back of curb. He suggested that it be shifted down and possibly rotated to provide the required 5-foot separation. Mr. Lundell asked that the area to the northeast of the development not be blocked to provide access for emergency services. Chief Hurst stated that he doesn't think that it will be an issue until pad site B is being built, etc. Mr. Lundell suggested the developer could provide signage or red curbing. He stated that the proposed tree located at the entrance of the development needs to be moved. Another tree needs to be added on the southwest corner.

No comments from Public Works, or Fire.

Motion: Mr. Bond motioned to approve Ridley's Pad Site A (Fiiz Drinks) Site Plan with the condition that the redlines be addressed and that the applicant work with the city on the optimal location for the menu boards. Mr. Reeves seconded. The motion passed unanimously in the affirmative.

Traffic Control Device Request- 4 Way Stop Sign

The DRC will review a request for a 4 way stop at 400 S. and 100 W.

Mr. Lundell explained that currently there are stop signs for west and east bound traffic on 400 S. There are no northbound or southbound stop signs on 100 W.

Police: Chief Hurst explained that they ran a few tests on this road. Each test was run for 7 days. He explained that they tried to isolate the traffic coming out of the Morley Meadow's Subdivision. They set the tolerated speed at 35 mph because the complaint noted multiple vehicles going more than 35 mph. See Attachment 'A' for the test results.

Public Works: Mr. Callaway noted that there is a 4 way stop, two blocks away on 200 S. which should slow down the traffic in the area.

Administration: Mr. Reeves stated that stop signs are not used as a method to prevent speeding.

Engineering: Mr. Lundell explained that the city uses as a guidebook *The Manual on Uniform Traffic Control Devices* (MUTCD) to determine if a traffic control device is warranted. He explained that the MUTCD provides recommendations for when a 4-way stop is warranted and the recommended average daily trips (ADT) for a 4-way stop is 6,000 vehicles per day. According to the traffic counts for this intersection there are not nearly that many vehicles per day. Mr. Lundell explained that stop signs are not a good method to control speeds. Studies have shown that drivers will speed up faster after stop signs. Based on those two criteria Mr. Lundell recommended that a 4-way stop wouldn't be warranted in the intersection of 400 S. and 100 W.

No comments from Planning and Zoning and Fire.

Motion: Chief Hurst motioned to deny the request for a 4 -way stop located at 400 S. and 100 W. Mr. Callaway seconded. The motion passed unanimously in the affirmative.

Traffic Control Device Request- Cross Walk and School Signs

The DRC will review a request for a cross walk and school signs along 200 E.

Mr. Lundell explained that this request is for a pedestrian crossing on 200 E at 610 north. He noted that there has been additional street signage and crosswalks added in the area around Apple Valley Elementary specifically on 770 and 730 N.

Police: Chief Hurst asked if anything has changed since a similar request was previously denied? Mr. Lundell noted that a study was conducted last summer, there has been no new development in the area since that study. Mr. Reeves clarified that the previous request was denied because there was no sidewalk located on the east side of the road.

Administration: Mr. Reeves indicated that he is sensitive to having east/west corridors. He stated that the challenge with painted surface is creating a perceived safe zone.

Engineering: Mr. Lundell explained that using guidance from MUTCD an uncontrolled cross walk needs to meet certain criteria; the traffic count and number of pedestrians at the location. He stated that in this case it is anticipated that most of the pedestrian traffic is from children attending Apple Valley. He explained that it is unknown how many children are coming from the area south of 400 North to the school. Mr. Lundell clarified that this information has been requested from the school district but has not yet been received. Previous traffic counts indicate about 500-600 vehicle trips per day which wouldn't warrant a stop sign.

Mr. Lundell added that it may be prudent to come up with an overall route that children should use to get to Apple Valley Elementary. He noted that this may need to be done in conjunction with Apple Valley Elementary and the school district. Chief Hurst stated that 200 E. is a safe route to school, but it is indicated on the west side of the street where the existing sidewalk is located. Mr. Reeves asked if it make more sense to have a cross walk on 400 N. to tie onto the west side of 200 E. Mr. Callaway asked if enough data has been gathered? He suggested that if the land to the east develops, it makes sense to conduct a study then and come up with a plan at that time. Mr. Reeves explained that the School District can provide GIS data showing where the children are coming from to have a better understanding of the number of pedestrians. He suggested that this item be tabled until this data can be obtained. Mr. Marker stated that between a half and a quarter mile is the usual walking distance. Chief Hurst noted that 1 and a half miles from the school is not within bussing distance. Mr. Lundell noted that Apple Valley Elementary is directing students to cross at 2 locations, Center Street, and the intersection of 100 E. and 770 N.

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

Motion: Mr. Reeves motioned to table The Cross Walk and School Sign request at 200 E. Seek GIS data from the School District to consider the requested cross walk; and plan a safe route for children and the location of future sidewalk in the community within financial restraints. Mr. Callaway seconded. The motion passed unanimously in the affirmative.

MEETING MINUTES APPROVAL

August 10, 2021

Motion: Mr. Reeves motioned to approve the minutes from August 10, 2021. Mr. Callaway seconded. The motion passed unanimously in the affirmative.

AJOURNMENT

Mr. Bond motioned to adjourn at 3:55 p.m.