



DRC Members in Attendance: Building Official Randy Spadafora, City Engineer Jon Lundell, Senior Planner Ryan Harris, Police Officer Kayson Shepherd, Fire Chief Ryan Lind, Assistant City Manager Jason Bond.

City Manager Norm Beagley and Public Works Director Jason Callaway were excused from the meeting.

Others in Attendance: Recorder Amalie Ottley, Engineer in Training Megan Wilson, Alex Rugg (CentraCom)

Engineer Lundell called the meeting to order at 10:00 a.m.

1. Hollow Flats Final Plan Review (Phase 2)

A final review of Phase 2 of a 135-lot subdivision approximately located east of Summit Ridge Parkway between S. Stone Brook Lane and S. Cedar Pass Drive.

Representative for the applicant Shawn Herring attended the meeting via Zoom.

Assistant Manager Bond had no comments.

Building Official Spadafora indicated that addressing has been completed for the site.

Fire Chief Lind indicated that the fire hydrants for the site look okay as long as no roadways or exits are blocked.

Senior Planner Harris pointed out that the plans include fruit-bearing crab apple trees. Per code, fruit-bearing trees are not allowed in City maintained landscaping. As such, different trees will have to be determined.

Officer Shepherd had no comments.

City Engineer Lundell addressed the missing storm drain calculations for the phase, adding that each phase will have its own storm drain plans. He pointed out notes regarding the R-Tank LID chambers and the ADS LID chambers asking that the applicant clarify what type of storm drainage tanks will be used. The applicant indicated they plan to install ADS LID chambers and will fix the incorrect labels on the plans. Engineer Lundell inquired if the sewer laterals will be constructed in Phase 2. The applicant indicated the plans are to construct all laterals in this phase. Engineer Lundell discussed that appropriate backfill for the storm drain chambers must be installed as those chambers are placed under sidewalks and driveways. Proper backfill and protection of the chambers will prevent settling in those areas. Engineer Lundell addressed mass grading for the project, indicating that fill for the mass grading must match permits already in place. Mr. Herring asked if a mass grading permit was in place as his understanding was that it wouldn't be implemented until Phase 3 of the project. City staff will follow up with Mr. Herring regarding mass grading permits whether they're in place now or planned for future phases.

Fire Chief Lind made a motion to approve the Hollow Flats Final Plan Review of Phase 2 with the condition that all redlines be addressed. Senior Planner Harris seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Absent
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Absent
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

2. Meeting Minutes Approval

Building Official Spadafora made a motion to approve the January 9, 2024, meeting minutes. Fire Chief Lind seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Absent
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Absent
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes
Assistant City Manager Jason Bond	Yes.

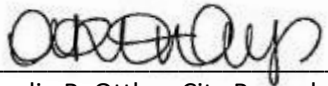
The motion passed.

Adjournment

Fire Chief Lind made a motion to adjourn.

The meeting was adjourned at 10:11 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder