



DRC Meeting Minutes

Tuesday, February 9, 2021

DRC Members in attendance (Via Zoom): Engineer Jon Lundell, Building Official Randy Spadafora, Community Development Director Jason Bond, Police Chief Rod Hurst, Assistant City Manager Norm Beagley, and Fire Inspector Taylor Sutherland.

Other's in Attendance (Via Zoom): Staff Planner Ryan Harris. John Money and Justin Hatfield with Apex Engineering representing 341 Townhomes.

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

341 Townhomes Final Review:

Mr. Lundell noted a right of way clarification that was made previously, and the subdivision was subsequently tabled.

Police: Chief Hurst asked if the parking requirements are met. Mr. Lundell confirmed that they are. He clarified that each unit would have a 2-car garage, with one outside parking space per unit.

Planning and Zoning: Mr. Bond explained that the number of parking stalls are met, but there is not enough room for unit 3 to back out. He explained that there needs to be at least 5 feet from the edge of unit 3 to the south end of the parking stalls. Mr. Hatfield asked if the parking stalls can be reduced to 18 feet instead of the full 20 feet. Mr. Beagley confirmed that this is correct if other provisions in code are met as well.

Engineering: Mr. Lundell instructed the developer that the deferral agreement needs to be reviewed prior to final approval from the Planning Commission. He indicated that there are items missing on the plat to ensure that the full right of way width is being maintained. Specifically, points missing with several length dimensions. Additionally, he asked how has the center line of 100 South has been determined and what is it tied to? Mr. Lundell asked that they verify the area on the boundary description. He noted that any proposed modifications to the ditch along the front of the property needs written approval from the ditch owner/Irrigation company. Mr. Money indicated that he has provided that letter previously and can resend it if needed.

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

Administration: Mr. Beagley motioned to table the 341 Townhomes Final Subdivision Review due to the ties missing on the right of way, and the parking issues. Mr. Bond seconded.

Roll Call:

Mr. Callaway	Aye
Mr. Sutherland	Aye

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Mr. Spadafora	Aye
Mr. Bond	Aye
Mr. Beagley	Aye
Mr. Lundell	Aye
Chief Hurst	Aye

The motion passed unanimously 7 to 0.

Approval of Meeting Minutes:

January 12, 2021

Motion: Mr. Spadafora motioned to approve the minutes from January 12, 2021. Mr. Sutherland seconded. The motion passed unanimously.

Adjournment

Mr. Bond motioned to adjourn at 10:23 a.m.

Jon Lundell, City Engineer

Kira Petersen, Deputy Recorder