



DRC Members in Attendance: City Engineer Jon Lundell, City Manager Norm Beagley, Assistant City Manager Jason Bond, Public Works Director Jason Callaway, Fire Marshall Taylor Sutherland, Police Chief Rod Hurst, Building Official Randy Spadafora.

Others in Attendance: Recorder Amalie Ottley, Planner Camille Moffat, Assistant Stephanie Christensen, Sr. Planner Loren Wiltse, Weston Southwick, Dennis Carlisle, Jimmy DeGraffenried, Paul Watson via Zoom, Cameron Spencer, Andy Flam.

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

Heritage Heights Concept Review

A concept review of a 3-lot subdivision located at 850 E. 450 S.

Building Official Spadafora stated that addressing hasn't been completed on the site as it's still in the concept review phase. He inquired about the home shown on the lot. Engineer Lundell confirmed that the house showed on the plans is an existing home. Mr. Spadafora encouraged the applicant to make sure the minimum side yard is set for the proposed lots alongside the existing home.

There were no comments or suggestions from the Fire Department.

Public Works Director Callaway inquired if the developer is required to complete the sidewalk, curb, and asphalt around the corner to 900 East. Engineer Lundell stated that in the City's current Master Plan, 900 East will extend farther south and then back to the west to connect to future roads. The anticipated right of way on the lot will need to have improvements such as curb, gutter, and sidewalk. Mr. Callaway stated that existing utilities in the roadway will be easily accessible. The DRC discussed the frontage on 450 South would keep a combination of curb, gutter, and sidewalk and then transition to the trail corridor on 900 East or planter strip. Assistant Manager Bond stated that any street improvements on 900 East that are wider than what is generally required by city code may fall under a future reimbursement agreement.

There were no comments or suggestions from the Police Department.

Engineer Lundell and the applicant discussed the dedication and improvement of the right of way on 900 East. The city will provide a checklist of redlined comments to the applicant for preliminary review. Engineer Lundell pointed out that the applicant must obtain a certificate from the Utah County Surveyor's office stating there are no monuments on the site and provide that to the city. The applicant and DRC discussed the process of including the whole of the subdivision on the plat. All future street improvements need to be shown on the plans.

Stratton Acres Final Review

Final plan review of a proposed 37-lot subdivision located at approximately Royal Land Drive and 200 E.

Building Official Spadafora stated that addressing was adjusted taking into account the change in the street from 150 East to 160 East. Engineer Lundell confirmed that due to a shortage of numbering in the units, the streets had to be re-numbered to best fit the City's address grid and existing addressing in the neighborhood.

There were no comments or suggestions from the Fire Department.

Public Works Director Callaway noted the relocation of the water meters on the lot.

Chief Hurst inquired if 200 East would be improved on both sides of the road. Engineer Lundell confirmed that the applicant has worked with Nebo School District to improve the road to the curb, not including the sidewalk. Chief Hurst also asked about a stop sign on 200 East and Royal Land Drive. The DRC suggested that the stop sign be put in place.

Assistant Manager Bond stated that the applicant still needs to provide, on the plat, documentation from the Nebo School District that memorializes the completion of the 200 East improvements. Roadway lines on the plat will need to include dedication and signatures from the school district and landowners. The applicant and Engineer Lundell discussed turning in easements and legal descriptions for the plan. The applicant stated the legal descriptions were turned in and they are ready to have the easements recorded. Engineer Lundell stated that the recorded easements must also be provided to the city for review.

Manager Beagley stated that there will be a section on the east side of the 200 East roadway (approximately 900 feet long) east of the school and north of the 730 North intersection that is not part of the development and will not be completed at this time.

Engineer Lundell pointed out that lot #33 on the plans needs to be enlarged to meet code. He also stated that thought needs to be put into where lots/homes would front along the anticipated frontage with the school district property. Pedestrian access and visibility also need to be taken into consideration with home frontage location. The DRC discussed homes fronting either Royal Land Drive or 200 East. Chief Hurst stated that for emergency response purposes it makes more sense for homes to front 200 East and addressing to follow suit. Engineer Lundell pointed out various labels that need to be cleaned up on the plans. He also stated that an easement for the storm drain needs to be provided. Engineer Lundell recommended on the irrigation plan that the double 45-degree pipes be switched to a single 90-degree bend to reduce the number of fittings. Construction valves on the culinary and irrigation lines need to be added on north phase line. State minimums on the sewer line elevations need to be met and manholes adjusted accordingly. The applicant inquired about the size of sewer lines, 15-inch versus 18-inch. The DRC confirmed that 18-inch sewer lines are required within the future Ginger Gold Road alignment.

Assistant Manager Bond made a motion that the Stratton Acres Final plan be approved with the condition that documentation from Nebo School District for both easements and right of way is provided to the city, easement documentation is provided for the sewer lines, and various redlines are addressed. These conditions must be addressed before the plat is recorded. The motion was seconded by Public Works Director Jason Callaway.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Marshall Taylor Sutherland	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Director Jason Bond	Yes
Building Official Randy Spadafora	Yes
Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

Cortland Park Preliminary Review

A preliminary review of a 102-unit multifamily subdivision located approximately 200 N and 400 E.

Building Official Spadafora stated that addressing hasn't been completed on the site. The DRC discussed recommendations for the naming of the streets and addressing of the individual units.

Fire Marshall Taylor stated that the remote Fire Department Connections (FDC) for sprinklers in the buildings are within code. All fire hydrants are along 200 North and 500 East and are within code as well.

The DRC discussed where the central water meters and corresponding lines for the buildings are located. Fire-risers and shut off valves were discussed as well as the location of where public access stops and private access begins. Easements for the valves need to be in place so the city can maintain control of connections in the event of a line break, backflow control, and anticipated repairs. The number of meter vaults for each building was also discussed.

Chief Hurst inquired about red-curbing 400 East. Manager Beagley stated that the full perimeter of the site will be red-curbed. Chief Hurst also pointed out private and public driveways regarding visibility.

Assistant Bond stated that Architectural Review for the site is pending. An ARC meeting will be set to address landscaping and building design. Assistant Bond commended the applicant for adjusting the pedestrian access between the site and the neighboring property at the direction of the DRC.

The DRC discussed the amenities for the units are addressed in the Development Agreement and following amendment. The Development Agreement should be taken into account when phasing is considered.

Assistant Manager Bond made a motion to recommend approval of the preliminary plan with the condition that redlines be addressed prior to the plans being added to a Planning Commission agenda. Manager Beagley seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Marshall Taylor Sutherland	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Director Jason Bond	Yes

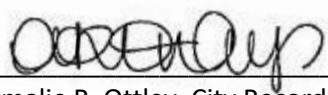
Building Official Randy Spadafora
Engineer Jon Lundell

Yes
Yes

Motion passed unanimously in favor.

The meeting was adjourned at 11:12 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder