



DRC Meeting Minutes
Tuesday, September 22, 2020

DRC Members in Attendance: City Engineer Jon Lundell, City Manager Ben Reeves, Building Official Randy Spadafora, Community Development Director Jason Bond, Public Works Director Wade Eva, Police Chief Rod Hurst, and Assistant City Manager Norm Beagley (Attending Via Zoom).

Other's in Attendance: Kevin Olson and John Smiley representing the Orchards Hills II Subdivision. Shawn Herring (Attending Via Zoom), Region Engineering representing Foothill Village.

The meeting was delayed due to some technical difficulties.
Mr. Lundell called the meeting to order at 10:15 a.m.

Orchard Hills II Preliminary Subdivision Review

*A **final** review of a 19-unit townhome and commercial development located at approximately 120 E. and Highland Drive.*

Mr. Lundell noted that this is the second preliminary review of this subdivision. He reported that the City Council recently approved a quit claim deed for the right of way between 120 E. and the project.

Public Works: Mr. Eva asked about the water meter connections. Mr. Lundell explained that they will have 2, 4-inch master meters to service the subdivision. Mr. Eva noted that the proposed street names haven't been updated and are still too close to existing street names.

Building Official: Mr. Spadafora stated that the address comments are pending.

Administration: Mr. Reeves asked if the Fire Department's issues were resolved? Mr. Lundell explained that one unit has been removed in order to meet the turnaround requirements.

Engineering: Mr. Lundell indicated that a pedestrian connection is needed from the commercial units to the Highland Drive trail. Mr. Olson stated that he could provide steps. Mr. Lundell explained that ADA parking needs to be provided. He asked that details be provided regarding how the HVAC units will be screened. Mr. Lundell indicated that the storm drain report is still needed. He explained that an easement will be required on the plat for the mail box since it is proposed to be on private property.

Planning and Zoning: Mr. Bond asked if there is connection to the sidewalk for the parking North East of unit 12. Mr. Olson stated that there will be pedestrian access and that is where they plan to provide an ADA connection. Mr. Bond indicated that the redlines will need to be addressed prior to the Planning Commission meeting. He also explained that it is preferred that

the ARC review is held prior to the Planning Commission Meeting.

Motion: Mr. Bond motioned to forward a positive recommendation to the Planning Commission for the Orchard Hills II Subdivision; with the condition that the redlines be addressed prior to the review by the Planning Commission. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

Foothill Village Plat X Final Subdivision Review

A final review of a 41 lot subdivision located at approximately Brubaker Way and Highland Drive.

Mr. Lundell reiterated the phasing changes that were granted at the last meeting; namely that Plat Z was broken off from Plat Y. He explained that plat Y includes all of the single family homes and Plat Z has the patio or detached townhomes.

Building Official: Mr. Spadafora explained that he has completed the addressing redlines and will provide them to the developer.

Planning and Zoning: Mr. Bond asked that a more detailed plan regarding the park area below plat Z be provided. He noted that there will be architectural and landscaping requirements for the single family homes, because this is a Planned Unit Development (PUD).

Engineering: Mr. Lundell stated that the CC&R's need to be reviewed with the previous CC&R's that were recorded with plat V. He explained that the Pressurized Irrigation needs to be an 8-inch line from Highland Drive to the intersection, per the master plan.

Mr. Bond noted that plats X and Y need to be approved and developed concurrently. The DRC members decided to discuss plat Y prior to making a motion.

Foothill Village Plat Y Final Subdivision Review

A final review of a 10 lot subdivision located at approximately Horizon Loop and Badger Way.

Engineering: Mr. Lundell stated that Plat Y has similar engineering redlines to plat X.

Building Official: Mr. Spadafora stated that he will provide the address redlines to the developer.

Administration: Mr. Reeves asked for details regarding the park plan. Mr. Bond explained that the developer indicated that they will landscape the park. Chief Hurst asked if there will be fencing around the home that abuts the park. Mr. Lundell stated that there isn't required fencing for that home. That said, future homeowners may choose to install fencing. Mr. Lundell clarified that the park will be City owned and maintained.

Motion: Mr. Spadafora motioned to grant final approval for Foothill Village plats X and Y with the condition that all redlines be addressed. Mr. Eva seconded. The vote was unanimous in the affirmative.

200 E. and 700 N. Stop Sign Request

The DRC will review a request for a three way stop at the intersection of 200 E. and 700 N.

Engineering: Mr. Lundell explained that according to the Manual on Uniform Traffic Control Devices (MUTCD), the traffic doesn't warrant a stop sign on either the North or South side of the intersection. He explained that the MUTCD manual states that at least 6,000 cars per day are needed in order to warrant a stop sign. The traffic study for this intersection didn't come close to this number.

Police: Chief Hurst noted that while he doesn't think a stop sign is warranted right now; in the future when the land to the East is developed a stop sign will be warranted.

Motion: Mr. Bond motioned to deny the request for a stop sign south bound on 200 E. and 770 N. with the findings that it doesn't meet MUTCD standards and traffic doesn't warrant it; but that it be considered in the future when further development happens. Chief Hurst seconded. The vote was unanimous in the affirmative.

Approval of Minutes for Meeting Held

September 8, 2020

Motion: Mr. Spadafora motioned to approve the minutes from September 8th, 2020. Mr. Reeves seconded. The vote was unanimous in the affirmative.

Adjournment

Mr. Reeves motioned to adjourn at 10:47 a.m.