MINUTES OF A REGULAR MEETING OF THE HYRUM CITY ADMINISTRATIVE LAND USE AUTHORITY HELD MAY 29, 2024 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

***CONVENED:*** 11:00 A.M.

***CONDUCTING:*** Matt Holmes

***PRESENT:*** Matt Holmes, Eric Dursteler, Jonathan Jenkins

***EXCUSED:***

***CALL TO ORDER:*** There being three present and three representing a quorum, Matt Holmes called the meeting to order.

***OTHERS PRESENT:*** Two citizens. Secretary Shara Toone recorded the minutes.

***PLEDGE OF ALLEGIANCE:*** Jonathan Jenkins led the governing body and the citizens in the Pledge of Allegiance.

***INVOCATION:*** Matt Holmes

***AGENDA APPROVAL:***

A copy of the notice and agenda for this meeting was posted on the Utah Public Notice Website and Hyrum City’s website, distributed to each member of the Administrative Land Use Authority, and posted at the City Offices more than forty-eight hours before meeting time.

**ACTION Jonathan Jenkins made a motion to approve the agenda for May 29, 2024 as written. Eric Dursteler seconded the motion and Holmes, Dursteler, and Jenkins voted aye.**

6. SCHEDULED DELEGATIONS

A. Josh Runhaar, Mountain View Estates South Subdivision- seeking final plat and construction drawing approval for Phase 6 of the Mountain View Estates South Subdivision. This phase consists of 23 single family lots and two open space lots on 7.6 acres.

***SCHEDULED DELEGATIONS:***

**JOSH RUNHAAR, MOUNTAIN VIEW ESTATES SOUTH SUBDIVISION- SEEKING FINAL PLAT AND CONSTRUCTION DRAWING APPROVAL FOR PHASE 6 OF THE MOUNTAIN VIEW ESTATES SOUTH SUBDIVISION. THIS PHASE CONSISTS OF 23 SINGLE FAMILY LOTS AND TWO OPEN SPACE LOTS ON 7.6 ACRES.**

Zoning Administrator Matt Holmes said Eric Dursteler sent him an email asking if he had a response letter from Neighborhood Nonprofit Housing Corporation. He said Eric Dursteler sent comments to him May 2, 2024. He downloaded the zip file, but never unpacked it, so he didn’t know that the comments were there. He said from the submission day, April 15, 2024, Hyrum City was supposed to have it back to Neighborhood Nonprofit Housing Corporation by May 9, 2024, but they didn’t. He said he also noticed that Hyrum City didn’t have a response letter from the first set of plans, they just had the new plans. He asked if they wanted to look through it together answering any questions they have.

Christopher Harrild said there were additional red lines that weren’t related to the previous ones. He didn’t think the city could do that.

Zoning Administrator Matt Holmes said if there are safety issues they are able to. If Hyrum City made a comment on an item and then changes were made that changed the effect of the item, they can make additional redlines. He said he had to do a quick review himself because Hyrum City didn’t have the ALUA set up. He told the ALUA to not do a heavy review on the plans. He added state code allows the Hyrum City to go back and address any safety concerns.

Zoning Administrator Matt Holmes said that some of the things can be applied, some cannot.

Jonathan Jenkins said he would like to walk through the plans to understand them.

Christopher Harrild said he doesn’t want to get caught up in a loop of continual redlines.

Zoning Administrator Matt Holmes- He understands that and he and he tries to respect that.

Christopher Harrild- appreciates the first review they got back had everything listed a comprehensive list. How many additional comments do you anticipate?

Zoning Administrator Matt Holmes- I haven’t been able to fully review. He just found the zip file that he downloaded, but didn’t unpack 45 minutes ago.

Christopher Harrild- they are in a big rush to pressure. Let’s take a look.

Eric Dursteler- Does the plat format need to change? What changes need to be on the front?

Jonathan Jenkins- the administrative body.

Christopher Harrild- We’ve had questions about the walkway width. We dug into that it’s supposed to be 14. Was originally 16, but reduced to 14.

Christopher Harrild-Commission and council need to come off Get a signature block for AULA. Do you have a chairman assigned?

Jonathan Jenkins- I think that’s Matt

Christopher Harrild- So we just need one signature spot for chair.

Jonathan Jenkins - So you’re thinking a lot of these things have been taken care of?

Christopher Harrild-Some of them are new, some of them are recommendations, some of them are questions. Some of these distances of bearings have been adjusted. The scales been adjusted.

Jonathan Jenkins- Do you have the recent copy with you?

Christopher Harrild- No, I didn’t bring it with me. I didn’t know about this. Matt should have a copy of it. The things I want to check on here are specific to some of the questions Eric Dursteler has called out about measurements. I want to double check those pieces, not comment on the fly. I know the ownership needs to change. I know who owns it, but I need to talk to the recorder.

Jonathan Jenkins- Does the owner’s approval. How does that read? How should it read? The owner’s dedication?

Christopher Harrild- it’s the adjacent property. Neighborhood Nonprofit purchased it. So we know that one needs to be updated and it’s not on the current update.

Jonathan Jenkins- and the basis of the arrangement.

Christopher Harrild-I want to double check that. I think they updated that, but I think that’s worth checking. I don’t know about the open space, so I want to look at that. That hasn’t been asked before.

Eric Dursteler- talk about the terrain, what kind of drainage challenges do you have. You’re on phase 6. How are things going.

Christopher Harrild- good, we’ve completed through phase 5, no surface collection points.

Eric Dursteler-Do you have basements in these.

Christopher Harrild- we do.

Eric Dursteler- No problems there?

Jed Al-Imari- No, the ground there is so rocky and good material for drainage. A few years back I met with Ron and possibly Matt and we decided it would be better to inject it into the ground instead of having retention instead of detention basins. And to do away with swales, because nobody maintains swales. We did perc tests and it showed that we could inject everything, everything coming off of the roads, and any of that could go into the ground

Eric Dursteler- What are you using for injection means?

Jed Al-Imari- There is a manhole in the middle of it.

Christopher Harrild- It’s in the drawings too.

Jed Al-Imari- There’s sewer and water, but it’s basically the same. We have pipes coming in from both sides and then the area shows. If There’s a basin. There’s one on each end. It’s worked really well so far.

Jonathan Jenkins- While you were upstairs, they discussed that ownership needs to change, but not current map. Have you already done that or do you intend to do that?

Christopher Harrild- we’ll have ownership. We’ll get that. need to talk to assessor

Jed Al-Imari- we didn’t know that it hadn’t been changed.

Christopher- That’s why I’ve had some odd conversations with the county. I’m not getting clear feedback. I need to go chat with the recorder. The assessor is confused with who owns it, but I’m not.

Jonathan Jenkins- some of these may have already addressed. Do you want to walk through those and tell us what you know off hand. Do you want to console something on your phone you want to look at. How to you want to proceed?

Christopher Harrild- Let’s start on the left and work our way across. So the open space question, I don’t know. I can check and see why that number looks different than what’s showing on this plat. That may be something. It looks like it’s smaller.

Zoning Administrator Matt Holmes- I don’t know if anything was done to adjust line work to make it match up better and make sure frontages were met on all the lots.

Christopher Harrild- it may be. We’ll look and get you an answer.

Eric Dursteler Dursteler-I think that’s the key, just respond back to our questions.

Christopher Harrild- That’s fine. I can do that. The next question on showing full development. That is correct. It should show this specific phase, but there should also be a second page that shows the entire thing. I don’t know if this one didn’t have that or if it’s just not showing the second page. We’ll double check on that. Question about a survey gap. both question about survey gap.

Eric Dursteler- Oh that’s that property change.

Christopher Harrild- There is a great question there and I’m not sure about that. I don’t know off the top of my head on the question about the gap between the properties.

Zoning Administrator Matt Holmes-Is that your property now? So they actually own the property to the south as well?

Christopher Harrild-It will be more of a question that comes up when we talk about annexation and needed discussion with the county about roads. I think the county is going to say they have a right to the access.

Jed Al-Imari- We’ll have everything from Jeff Nielson on that soon.

Christopher Harrild- Jeff Nielson is doing the survey of the south property. We’re about to get all of that back. The next note says ownership. We’ve talked about that. Eric Dursteler says the frontage is okay so I’m going to mark that one off. It looks like we need to have that corporate boundary line showing, and it’s not. I will double check that one too.

Zoning Administrator Matt Holmes-Look here. You have Hyrum City Zone 2 and Cache County Zone A10. It may just be the zoning, but Cache County and Hyrum City that pretty much shows boundary as well.

Christopher Harrild- That might be fine, but we can address it as a question. There’s a note that says “roadway section shows paving to extend 7 feet beyond property line with transition slope to match.”

Jed Al-Imari- I was thinking we layed it 20 feet.

Zoning Administrator Matt Holmes- 20 is the minimum for fire access, 26 if there’s a fire hydrant.

Christopher Harrild- This is saying this is 68 feet wide, two 34 foot sections. So we need to verify what should be there.

Zoning Administrator Matt Holmes- so it should be 21 feet. It should be 13 feet for the park strip with curb and gutter. Maybe not gutter. 13 feet from the top back of curb to the right of way line. That gives you 21 feet for the pavement

Christopher Harrild- Okay so we just need to address that. There should be a line there. I think that might be something that is already updated. And the basis of bearing, we’ve already updated, but we’ll check both of those. Anything to do with the legal description on basis of bearing has been addressed, but we’ll double check. This says “move Hyrum power signature up by water and sewer.” Where’s water and sewer at? Is it a separate box?

Zoning Administrator Matt Holmes- I think we can leave that alone because water and sewer are required to sign on this. Hyrum Power is just given the option. They are not required.

Christopher Harrild- I’m going to x those for now. If something changes, let us know. We are happy to make whatever change. We’ll make sure plat is updated to reflect Administrative Land Use Authority. Is Matt the Chair? Do we need his signature on here?

Zoning Administrator Matt Holmes-Yeah we’re going to have to do that.

Christopher Harrild - Did you want to give us language that you want in a signature block or do you want us to put together something that looks like the council’s or planning commissions type format? If you have a preference let us know.

Zoning Administrator Matt Holmes-Change city council approval to Land Use Authority.

Christopher Harrild -So wherever it says city council, we’ll say Land Use Authority and instead of saying Hyrum City Mayor

Zoning Administrator Matt Holmes-I’d say presented to Hyrum City this day. Cross out council.

Christopher Harrild - Don’t say Land Use Authority again? recorder

Zoning Administrator Matt Holmes- And then if we could have Hyrum City Mayor/LUA Board and then line through whichever one doesn’t apply.

Christopher Harrild -Do you want the recorder on this? They are usually there to attest.

Zoning Administrator Matt Holmes-They probably will need to. I’ll check with Stephanie Fricke to see if we need to.

Eric Dursteler-Did we address the 16 foot walkway connection?

Christopher Harrild - Not yet. We’re kind of circling back. If we’re good there, let’s talk about note on #8. Is this your note Eric Dursteler? Is it a recommendation?

Eric Dursteler- yes

Zoning Administrator Matt Holmes- I’ve copied this from another county that I’ve worked for. If we want to vacate a portion of that road, we would look and re-restricting at the new line, rather than the new one.

Christopher Harrild - The scale has been addressed. The 16’ width on walkway. We’ve been through that about a year ago and found that it’s actually 14’. We were trying to draw it as 16 and got corrected and you said not it’s 14. I’ll double check. I can’t remember off the top of my head where that came from, but I know it's 14.

Jed- I think was the width of the sidewalk.

Christopher Harrild - I can address that one here, but do you want addition support for that? Are we on the same page with the width?

Zoning Administrator Matt Holmes- I want to stay consistent. If we’ve done 14 before, I think we can continue it.

Christopher Harrild -I think the basis of bearings have been addressed on the update. That’s on our list to address so you will get a formal response back.

Jonathan Jenkins- New guidance from the surveyor’s office is to put the word measured and monumented.

Christopher Harrild - Is this the updated set with corrections.

Zoning Administrator Matt Holmes- This is the updated set.

Christopher Harrild - read clarify that construction drawings provided for construction and construction drawing approval provided is provided by basics home and not for the overall development. Can you clarify what you’re looking for there?

Jonathan Jenkins- Yes

Christopher Harrild - C101 question on service lines. Polyurethane tubing. Is that just a heads up? Is there a preference there?

Zoning Administrator Matt Holmes-Polyurethane is what we are using. That should be ¾” not 1”, unless you want to install a 1” to a meter, but the meter will be ¾”. We’ve had problems with some of that copper that has been installed.

Christopher Harrild -So we need to make sure this matches what is happening? sewer connections are we doing Bondcrete grout or boots?

Jed Al-Imari- I thought that were doing the grout.

Zoning Administrator Matt Holmes-They are always grouted, but the standard calls out a resilient boot, but I can’t remember if you do both.

Eric Dursteler- Yeah you do a boot and then you grout the outside.

Christopher Harrild - So we just need this to match what we are doing?

Eric Dursteler- Let’s maybe put the word annulus

Christopher Harrild - Annulus?

Eric Dursteler- yeah because you have your pipe penetration, the annulus needs to be rounded and booted on the outside.

Christopher Harrild - remove Rocky Mountain Power. Anything else for C101 C104. Let’s start on the left.

Zoning Administrator Matt Holmes- There is no note 20. There’s a 20 in the intersection.

Christopher Harrild -show street number sign or add note for stop sign. Okay. Anything I say okay to I’m just going to pass on to the engineer and have him update.

Eric Dursteler- That’s fine.

Christopher Harrild - read appears as storm water storage sump. So we just need that labeled?

Eric Dursteler- yes.

Christopher Harrild - read Sewer services should be placed at side of lot on down sewer side to avoid services and driveways.

Eric Dursteler- Matt this is your call on how you want to approach this.

Zoning Administrator Matt Holmes- The only thing I think we are require. Our standard says water is supposed to be at the center of the lot and avoids conflict with driveways. I know at some point you guys have discussed moving to the side of lot. Is that something you still want to do. If it’s in the center, you can have the drive on either side of the lot.

Jed- The only reason we have done that is because lots are getting smaller, but if we can get that in the center without causing any problem to the driveway so that we don’t cleanouts in the middle of driveway.

Christopher Harrild -We set it up so that when someone goes to build on the lot, they are restricted to a floorplan with a driveway on the north side. We want to avoid that same issue. We are aware of that and restrict where the driveway goes.

Zoning Administrator Matt Holmes- For the sewer that’s great, for the water, can we have it placed at the center of the lot, just so our water guys don’t have to hunt for the water line.

Christopher Harrild - That’s problematic. That puts water too close to driveway and that’s not where you want it either. We try to keep all of the utilities to the side of the property, whether north or south, so there’s no potential impact. Because of those narrow lots, if the driveway takes up a certain portion of that, it may be part of the center lot is part of the driveway.

Jed- I think you’re going to find that Kartchner’s will be doing that same thing.

Zoning Administrator Matt Holmes- Our standard calls out water at the center of the lot.

Jed- We can try and do that.

Christopher Harrild -We can look at that, but we’ve done that with the last three or four phases.

Zoning Administrator Matt Holmes-I’m not sure what agreement happened there, if it was with Corey years ago.

Christopher Harrild - No, it was with you.

Zoning Administrator Matt Holmes- I know it came through, but someone had told me they had discussed it with the water department.

Christopher Harrild - No, we just made some of those updates in the couple of years. I don’t have a problem making those adjustments, but at this point it’s a problematic adjustment. If it impacts where the driveway goes, that changes everything that has already been approved. We don’t have a problem looking at it. We’ve already looked at it. I’m giving you my strong opinion that it needs to stay where it’s at, but we’re happy to look it over.

Jonathan Jenkins- If it’s not in the center of the lot, where would it be?

Jed- It would be on the opposite side of driveway.

Jonathan Jenkins- maybe the argument is if you measure it from the driveway where the lot line is, it still is in the center or is there some language change we need? could look at.

Christopher Harrild - I’m not familiar with the refence Matt is making to the code.

Zoning Administrator Matt Holmes- It’s in our construction standards. I’ll have to pull it up.

Jonathan Jenkins-These are slightly off center. I wonder if there is a language change we could look at.

Eric Dursteler-Just a thought. Irrigation, water is here, irrigation, irrigation. Typically, I’ve seen water, water, sewer, sewer, water, water. You could do water, irrigation, irrigation, water. That would here’s two sewer connections and two water connections. Would you be opposed to that in the future? So that it's not water, sewer, sewer, water.

Jed-the only reason it was changed like that was because of the driveways.

Zoning Administrator Matt Holmes-We’re looking to go through our standards and get all of the departments to weigh in on it.

Jonathan Jenkins- Well obviously nobody wants a connection for a clean out in the driveway. So maybe a language change to say, “the measurement is from the driveway.”

Zoning Administrator Matt Holmes- the sewer line itself it recommends them not to be in the driveway, but it doesn’t prohibit it.

Jonathan Jenkins-As I see these, they’re slightly off-center. Maybe the standard says center, but maybe there’s some flexibility in our language on that.

Jed-We can go back and look at where we’ve got each of those driveways set. We did that so we didn’t have any services in the driveways.

Jonathan Jenkins- that might be bad for both sides. You do have driveways set on these properties?

Eric Dursteler- Could you put where the driveways are going to be?

Christopher- As people move through our program, they go to the lot and they select the house plan they want for their lot. I don’t feel comfortable saying that’s where the driveway is going to be.

Eric Dursteler- Do you give them a selection of plans?

Christopher Harrild - Yes, one of four. They might want this house plan, but we’re going to have to mirror it to make it work with the driveway. That’s what this accommodates. I like the idea of have sewer on a shared line and then secondary and culinary water on the other. I’ll talk to the engineer and see if there’s a reason why that can’t work. We also don’t want this to look like a set of row houses. There are some design aspects that they want to avoid with that.

Christopher Harrild -We’ve got sewer. We’re going to look at those. There’s a question about Hyrum Power.

Zoning Administrator Matt Holmes- That one it’s probably just a representational so the schematic for the power is something that the power department sent over to them. They usually just draw with a pencil on there, so they just put those in. Everything will be behind the sidewalk.

Christopher Harrild - Yeah, we’re going of that rough sketch.

Zoning Administrator Matt Holmes- Yeah, it’s just the line they put in has things in the park strip where gas goes.

Christopher Harrild - So we should be okay with that one? Anything you need to address Eric Dursteler?

Eric Dursteler- No

Christopher Harrild - reads “Call out need for temporary flushing mechanism can meet requirements for disinfection. Is that for the secondary line or culinary line?

Eric Dursteler- Culinary

Zoning Administrator Matt Holmes- I’m not sure we need a flushing there.

Christopher Harrild -So we’re okay on that one? And there’s a note here “this lot should already have irrigation service” and it might. We can double check that.

Christopher Harrild - Let’s go to the other side of the road. Reads “due to 0.4% gutter slope, not compliant with city code.” So, we need to check the slope on that section.

Eric Dursteler- We’re okay with 0.4% aren’t we?

Zoning Administrator Matt Holmes- The other one we did it because of the swells. It’s pretty flat out there.

Christopher Harrild - What does the code specify?

Zoning Administrator Matt Holmes-0.5% is the limit on the street. The big question would be, at 0.4% slope is the water it going to pond in yards or will stay in the public right of way.

Christopher Harrild - So we’re looking at prevention of ponding there to the extent of no ponding or just no ponding in the yard?

Zoning Administrator Matt Holmes- Ponding into the yard.

Christopher Harrild - Do you want us to get you some kind of calculation?

Eric Dursteler-Can we change to 0.5%?

Christopher Harrild - We can ask. I don’t know. Read “Call out station into offset”

Eric Dursteler- That was a recommendation. The next little thing. The rim should be lower than the TBC.

Christopher Harrild - If it’s reasonable, I don’t see any reason why we shouldn’t do that.

Eric Dursteler- The rim should be 6” lower than TBC. That’s okay.

Christopher Harrild - City standard detail for water service. What’s the thought there?

Zoning Administrator Matt Holmes- Placing the meter behind the sidewalk is fine on this one.

Christopher Harrild -We’ve talked about the next one about opposite sides. I know we meet the requirements as far as proper separation, but I understand preference on separate sides. In this case, are we going to let those be?

Zoning Administrator Matt Holmes-Yes

Christopher Harrild - There is a code reference there too. Do you know what that’s talking about? I think it was reference on the other sewer placement.

Zoning Administrator Matt Holmes- That’s where it talks about the water should be at the center of lot. Irrigation should not be located closer than 5’ to the water lateral. Sewer lateral should be at least 10’ away from the water lateral on the downstream side of the lot.

Christopher Harrild - When you say downstream side of the lot, you’re talking about surface flow?

Zoning Administrator Matt Holmes- Whichever way the sewer is flowing. That’s not very clear. Sewer flows north, street flows South.

Christopher Harrild - That’s something that we need to talk about, see if we can get some better alignments in place. It’s not required, but preferred, in this instance. “Show feed to electrical box?” Are we missing something there? Where’s it coming from?

Zoning Administrator Matt Holmes- The left.

Christopher Harrild - “Call out sidewalk section for pathway, planting, or landscape.” So, we just need to call it out?

Zoning Administrator Matt Holmes- Yeah, I would say just add quick detail to the plan.

Christopher Harrild - Okay, I think I already have that, so that’s not going to be an issue. “Call out station and offset and manhole diameter for sewer manholes.” So, we just need another call out there?

Zoning Administrator Matt Holmes- Is that going to be 4 or 5 foot manhole?

Christopher Harrild - I don’t know.

Zoning Administrator Matt Holmes- Five foot is mandatory on everything except for terminal manholes. Terminal manholes may be 4 feet.

Christopher Harrild -Show sump and call out station offset. It says “diameter and” and stops. Did something get cut off?

Eric Dursteler- That’s probably all.

Christopher Harrild - “Show fire hydrant in profile and call out station offset. Okay. We have a Grade question again to the 0.5%.

Eric Dursteler- Recognizing this ties into two roads, right?

Christopher Harrild -“Show fire hydrant.” I’m just going to mark that that needs to be done. We already have the note about the water service that we need to update. It looks like that’s consistent throughout. It’s supposed to be ¾” poly, correct? It says we need to specify what’s old and what’s new. I think that is the case on here. Everything here is new except for the sewer. Anything else on C104? C112, show phase 6 construction limits. Cap and block water line. Do you just need that called out?

Zoning Administrator Matt Holmes- Yes, with a thrust block.

Christopher Harrild - A ramp cross-slope 2%. So, we need to just check that slope?

Eric Dursteler- Yes

Christopher Harrild - Specify if it’s existing or to be installed. Make note that we’ll make it fit that. Show call out fire hydrant. We’ll update that. That’s it for 112?

Zoning Administrator Matt Holmes- I think that other fire hydrant is existing. I think that’s from the previous plan. Check to see if that’s existing. It’s between lots 107 and 106.

Christopher Harrild - C201 What is being used as the infiltration rate? I don’t know.

Jed-We did all of that.

Christopher Harrild -We need the data. On the C500 item 2 we include tracer wire, so we just need to show that’s what’s happening on the drawing. Then #5, 6” flange between and finish surface. So that’s just another indicator?

Eric Dursteler- Just make a note.

Christopher Harrild - What type of cones are we using?

Jed- I think we chose eccentric cones.

Christopher Harrild -So we just need that drawing to be updated?

Eric Dursteler- Yes, just updated.

Zoning Administrator Matt Holmes- It could be just a cut from a different angle.

Christopher Harrild - They could write on here, use eccentric cone?

Zoning Administrator Matt Holmes- yes, and then the big thing is rotating it so the manhole is the furthest from the curb as it can be to prevent infiltration.

Christopher Harrild - Is that is for C500? C501, top left section. Twelve foot per standard.

Zoning Administrator Matt Holmes- For the 60’, it’s a 12’ right of way. Just mark it to 7 or 8. 15.5 for 60’.

Christopher Harrild -15.5 for 60’. Is this the same thing?

Zoning Administrator Matt Holmes- Yes, that’s the same thing.

Christopher Harrild - So, it says 14.5 and it should say 15.5? We’re short 2’. Pit run gravel and untreated base coarse is to extend 1’ beyond back of curb.

Jed- When they rough grade it, it goes all the way through to 1’ behind back of curb.

Zoning Administrator Matt Holmes- If they can just show that, it will cover all of the subdivisions.

Christopher Harrild - Okay, then down below. How do you want to do 1’ foot buffer for 60’?

Zoning Administrator Matt Holmes- 1’ buffer isn’t showing in the other one either.

Christopher Harrild - Would you like it shown or not like it shown?

Zoning administrator Matt Holmes- I’d say keep it as it is. This detail shows the pit run going underneath everything.

Christopher Harrild - Let’s see 7’ and 1’ buffers required back of sidewalk. Is that part of the same note?

Zoning Administrator Matt Holmes- I think it’s part of the same one. I would keep it 8’ just because there’s going to be a lot more snow removal along here. It gives us more room to put it during the winter.

Christopher Harrild - So the note above says should be 7’ for 60’ right of way. With the 1’ buffer, we’d be fine. The 8’ is correct. Eliminate the note above, is that correct?

Zoning Administrator Matt Holmes- Well still show the 7’-8’ because on a 60’ road you’re going to have 5’ of sidewalk and 7’ of park strip.

Christopher Harrild -We’re calling out 26’. Is that a math issue? It should say 26 and it says 22.

Zoning Administrator Matt Holmes- It’s just an error.

Christopher Harrild - And then #2, it should be shown as future 80’ right of way and it say 68.

Zoning Administrator Matt Holmes-Well 34 was all that you were able to do at that point. This is the problem with not having a transportation master plan. It’s just marked as an artillery road.

Jed- This is for 6200?

Zoning Administrator Matt Holmes-Yes, I never pressed the issue to make it an 80’ right of way and doing 40’ because we didn’t have in our code at that point to reinforce that.

Christopher Harrild - So do we need to change that or let it be?

Zoning Administrator Matt Holmes- Yes, leave it as it is.

Christopher- Provide detail for flared driveway section. That’s something we don’t have anywhere else in here.

Zoning Administrator Matt Holmes- When the driveways go in, there should be and expansion joint between the sidewalk and the driveway as well.

Jed- Do you want an expansion joint or just so that they’re not poured together?

Zoning Administrator Matt Holmes- Expansion joint. It’s in our standards.

Christopher Harrild - Then we’ve got this cloud here. This is an old detail, does not comply with current ADA requirements. So, it needs to be updated?

Jed- What are you asking for on this?

Zoning Administrator Matt Holmes- Part of it is some of these aren’t going to work. Part of it is the landing at the top. These are not drawn to meet the current ones. You have to have the minimum turning area on there and then the 7’.

Christopher Harrild - So we just need to update to meet the current ADA requirements?

Zoning Administrator Matt Holmes- Yes.

Christopher Harrild - It says no galvanized permitted.

Zoning Administrator Matt Holmes-That’s one of the issues we’ve been having with those water services. The galvanized rots out and brakes quickly, so a stainless steel nipple.

Christopher Harrild - 502. What do you want to talk about on that one?

Zoning Administrator Matt Holmes- to include a curb inlet as well as the grate.

Christopher Harrild - Is it intentional to have this so wide?

Zoning Administrator Matt Holmes- Just call it out as the proper call with stainless steel bands and 4.5” valve box so that you can drain it in the fall.

Christopher Harrild -So do you want to see the box with the lid on this drawing?

Zoning Administrator Matt Holmes- Yes, just draw it real quick. Are you comfortable with what we discussed today?

Christopher Harrild - We accomplished what we needed to. We’ll get these over to Michael. We’ll get that prepped and back. Timing wise, I think we’re fine. We aren’t going to make a big deal with that. As long as things are moving forward, I think we are on the same page.

Zoning Administrator Matt Holmes- I don’t know how you feel about coming back or get a conditional approval with these notes.

Jonathan Jenkins- If you are willing to represent everything that we’ve gone through that you can do. We can probably do a conditional approval.

Christopher Harrild -We prefer not to have to come back and do it again. If you want to condition it based on final review by Matt, say we’ve met those requirements. That’s simple enough.

Jonathan Jenkins- as long as they have a comment letter back to us indicate that we’ve addressed the comments.

Christopher Harrild - I think we did that last time. We can do that again.

**ACTION Jonathan Jenkins made a motion to approve the final plat and construction drawing for Phase 6 of the Mountain View Estates South Subdivision subject to the conditions that were discussed and that has been represented by Neighborhood Nonprofit will be corrected and updated. Eric Durstelerseconded the motion and Holmes, Dursteler, and Jenkins voted aye.**

***ADJOURNMENT:***

**ACTION There being no further business before the Administrative Land Use Authority, the meeting adjourned at 12:24 p.m.**

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 Matt Holmes

ATTEST:

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Shara Toone

Secretary

Approved: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 As Written