

Approved April 24, 2025

Meeting Minutes

Date: 4.1.2025

Time: 4:00PM

Location: Highland City Council Chambers

Meeting Type: Development Administration Board

Attendees:

Chris Trusty – Public Works Director/City Engineer

Rob Patterson – City Attorney/Planning and Zoning Administrator

Trent Thayne – Planning Commissioner

Chris Howden – Planning Commissioner

Gretchen Homer – Public Works Adm Assistant

Christian Purkis – Focus Engineering

Ben Duzzett (Phone) – Focus Engineering

Purpose

1. Approval of Meeting Minutes – April 11, 2024, and October 10, 2024
2. Approval of the final plat and subdivision improvement plans for the 11-lot subdivision known as Ridgeview Planned Development located generally at 10000 North 5000 West, in Highland.

Consent Items:

ACTION TO APPROVE THE MINUTES OF APRIL 11, 2024, AND OCTOBER 10, 2024

MOTION: Rob Patterson moved to approve the meeting minutes from April 11, 2024, and October 10, 2024.; Chris Howden seconded the motion.

- | | |
|-----------------|---------------|
| 1. Yes | Rob Patterson |
| 2. Abstain from | Chris Trusty |
| 3. Yes | Chris Howden |
| 4. Yes | Trent Thayne |

MOTION PASSES 3:0

ACTION: FINAL PLAT APPROVAL FOR RIDGEVIEW PLAT M

DISCUSSION:

This plat is in the middle of the Ridgeview Project. It is one of the last few Estate (larger) lots. There will be 11 estate lots. Staff have reviewed it, and are comfortable that it meets the Ridgeview planned development zoning requirements and utilities. We did have a few final minor comments.

Plat Comments:

1. Plat must receive final review from JUB and Utah County for conformance and recordability. Lot addresses to be added after approval.

Sheet C3 (Site Plan):

2. The site plan must be updated to reference the street monuments that are to be installed.

Sheet C4 (Grading & Drainage Plan) and Storm Drain Report:

3. The previously committed runoff volume (from Plat K) associated with sump 413 must be included, and applicants must show that the proposed volumes from Plat M have room in this sump.
4. The asphalt spread is within 0.05' of maximum allowed at existing combo box 402, and the bypass spread is quite large for an inlet at a curb return. This is not in the best interest of the development to have such a large bypass volume at this location. Applicant's engineer indicates that a double inlet may have been constructed at this point during Plat K. Please confirm what was built and the plan to mitigate these two issues.

Sheet C6 (Water Plan):

5. The water plan still shows the culinary line to be PVC C900. All references to the culinary line need to be shown as ductile iron pipe CL350.

Chris Howden had a question about the utilities and water. Rob Patterson will revise the wording to make it clearer.

ACTION TO APPROVE THE FINAL PLAT AND SUBDIVISION IMPROVEMENT PLANS FOR THE RIDGEVIEW PLAT M SUBDIVISION, SUBJECT TO THE (3) STIPULATIONS RECOMMENDED BY STAFF.

STIPULATIONS

1. The recorded plat shall be in substantial conformance with the final plat dated February 27, 2025, as approved by Zoning Administrator and City Engineer, except as modified by these stipulations. (attachment 4)
2. Development and improvement of the subdivision shall be in substantial conformance with the subdivision improvement plans dated February 27, 2025, with the revised Grading and Drainage Plan (C4.0) and Storm Drain Report submitted dated 03.21.2025, as approved by City Engineer, except as modified by these stipulations. (attachment 4, 5, and 6)

3. The final review comments from staff dated March 31, 2024, shall be addressed and corrected to the Zoning Administrator's and City Engineer's satisfaction prior to recordation of the plat and approval of the improvement plans for construction. (attachment 7)

MOTION: Chris Howden makes a motion "That the Development Administration Board accept the findings and APPROVE the final plat and subdivision improvement plans for the Ridgeview Plat m subdivision, subject to the three (3) stipulations recommended by staff. Seconded by Chris Trusty

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|--------|---------------|
| 1. Yes | Chris Trusty |
| 2. Yes | Rob Patterson |
| 3. Yes | Trent Thayne |
| 4. Yes | Chris Howden |

Motion Passes 4-0

- **Meeting Adjourned:** 4:08PM
Minutes Prepared By: Gretchen Homer