



DRC Meeting Minutes
Tuesday, November 12, 2019

DRC Members in Attendance: Engineer Norm Beagley, Building Official Randy Spadafora, Public Works Director Wade Eva, Fire Inspector Taylor Sutherland, City Manager Ben Reeves, and Community Development Director Jason Bond.

Other's in Attendance: Engineer Jon Lundell, Post Master Jon Mendenhall, Staff Planner Ryan Harris, Eli Clark, Steve McCleary, Brett Ludlow representing the Bella Vista project, Ken Berg, and Steve Larsen representing the Sumsion Mining site project.

Mr. Beagley called the meeting to order at 10:07 a.m.

Bella Vista Preliminary Review

A preliminary subdivision review of a 91 lot subdivision located at approximately 400 E. and 610 N.

Fire: Mr. Sutherland observed that the cul-de-sac shows a 55-foot radius from the center point. He explained that in order to meet fire code 96 feet of drivable surface is required. Mr. Ludlow stated that the cul-de-sac should be 55 feet from the center to curbing, but he will check to ensure that it meets code.

Post Office: Mr. Mendenhall asked about mail box locations. Mr. Ludlow stated that they are shown on sheet 4, between units 64 and 65. Mr. Mendenhall suggested that 6 mail box units (MBU's) will be needed to service the entire development. Mr. Lundell pointed out that one MBU is located on the private lane between units 72 and 73. Mr. Mendenhall clarified that the post office won't service mailboxes off of private lanes. He suggested that the MBU's could be located on the North streets with two stops to make things easier for mail delivery and residential pick up.

Planning: Mr. Bond reported that the trash enclosures as shown are in locations that would require garbage trucks to drive over the sidewalk and park strip and are perpendicular to the street. Mr. Ludlow stated that there will be a drive approach to the trash enclosure. Mr. Beagley explained that a truck turning radius needs to be shown. He clarified that additional information is needed showing that garbage trucks can access proposed dumpster locations without damaging infrastructure or blocking traffic. Mr. Bond noted that dumpsters are usually located in a parking area or, on the street with the least amount of traffic. Mr. Beagley reported that the developer will need to present other options because the current configuration won't work.

Public Works: Mr. Eva asked that any homes on the lots on the dead end streets are required to face north and south so they aren't located on a dead end. Mr. Beagley noted that the City won't snowplow dead end streets until such point in time as connectivity is provided. In the meantime, (until further connectivity is provided), another option is to provide HOA snow removal on the

dead end roads.

Planning: Mr. Harris explained that according to City code a garage must be at least 24 by 24 feet in order to count for two parking spaces. In order to determine how many total parking spaces will be provided for the development, the building plans need to be provided for review.

Engineering/Planning Redlines: Mr. Beagley stated that architectural renderings need to be provided. He also directed that a draft development agreement be provided for review. Mr. Beagley noted that a phasing plan needs to be submitted. Mr. McCleary explained that he doesn't plan to phase this project, but construct it all at once. Mr. Beagley asked that a note is provided on the plans stating that everything will be built concurrently.

Mr. Beagley directed that sidewalk connectivity is required from the parking lot to the buildings. He disclosed that this project is located adjacent to an agricultural protection area, and this needs to be called out on the plat. Mr. Harris instructed the developer that City code has certain requirements for developments located adjacent to an agricultural protected zone. Mr. Ludlow stated that he didn't see an agricultural protected zone called out in the City zoning map. Mr. Beagley clarified that agricultural protection areas were put in place by Utah County., The required Ag protection area wording is State mandated.

Mr. Bond explained that a PUD request is a legislative action and requires City Council approval. He suggested that some improvements are made to the proposed open space rather than just dedicating it as is to the City as raw land. Mr. Reeves explained that it is easier for the DRC and Planning Commission to see the proposal rather than to provide this information when it goes to the City Council.

Mr. Beagley noted that the storm drain infrastructure is incomplete, and doesn't sufficiently show all flows and drainage areas, etc. Mr. Beagley asked that the developer provide details for the tot lot. He reported that the cul-de-sacs requires a 15 by 20-foot snow loading area, and must be shown on the plat. Mr. Beagley asked that the size of the existing sewer line within 610 North be verified by city staff. He explained that it may need to be upsized to a 10-inch line because the area is flat and that the existing sewer line to be re-routed is a 10" line. Mr. Beagley asked that the storm drain study be updated, and stated that private and public water must be kept separate.

Mr. McCleary expressed concern with providing information that is subject to change. He feels that the information that is being requested is more consistent with a final review. Mr. Reeves explained that Santaquin City's preliminary review is an entitlement, meaning that more information is demanded. In contrast, the final review is an administrative review completed by the DRC and staff.

Motion: Mr. Bond motioned to table the Bella Vista Orchards Preliminary plan until the redlines are addressed. Mr. Eva seconded. The vote was unanimous in the affirmative.

Sumsion Mining Site Preliminary Review

A preliminary review of a multifamily, single family and commercial subdivision located at approximately 648 N. State Road 198.

Mr. Beagley informed the DRC that they have reviewed this plan last year. Since the last review, significant geotechnical and hazard mitigation work has been conducted onsite and significant changes had been made to the plan.

Fire: Mr. Sutherland indicated that the cul-de-sac measurements don't appear to meet fire code. He illustrated that a 96-foot diameter of drivable surface excluding sidewalk is required. Mr. Sutherland asked how many units would be in the multifamily buildings. Mr. Berg answered that buildings A and B would include 14 units each and be three stories tall. Mr. Sutherland noted that the number of stories a building has (and thereby overall building height), determines applicable fire code regulations.

Post Office: Mr. Mendenhall asked if there will be a clubhouse. Mr. Berg confirmed that there will be one located between buildings F and G. Mr. Mendenhall explained that ideally, he would like to locate the multifamily MBU's close to the clubhouse.

Public Works: Mr. Eva observed that some of the streets appear to have a slope that is greater than 10%. Mr. Berg stated that he is aware of the issue and will adjust it. Mr. Eva explained that roads with a 10% slope cause issues with snow plowing. Mr. Sutherland stated that there is a fire concern as well, because any buildings located off of a street with a slope greater than 10% would require fire sprinkling.

Engineering: Mr. Beagley asked for more information regarding the detention basin and storm water. He noted that phases A through E can be serviced by the existing sewer, but phase F will need a future sewer line. He asked how the pressure water line(s) will be looped for phasing. Mr. Beagley reported that the water line in the main road needs to be 10 inches, because of the number of units. He also suggested that a PRV may be beneficial. Mr. Beagley informed the developer that waterline looping is required for waterlines that are longer than 500 feet.

Planning and Zoning: Mr. Beagley thanked the developer for providing a good vision for the Planning Commission and City Council to review. Mr. Bond explained that the Architectural Review Committee review needs to take place before the Council review. Mr. Larsen announced that they would like to mix concrete onsite in order to reduce the impact on the community (i.e. fewer trucks hauling in concrete materials from out of the area). Mr. Bond cautioned him that this (batch & asphalt plants) is a sensitive issue with the Council at the moment.

Mr. Beagley recommended that due to the amount of redlines that this agenda item is tabled.

Motion: Mr. Spadafora motioned to table the Sumsion Mining Site preliminary review until the

redlines are addressed. Mr. Sutherland seconded. The vote was unanimous in the affirmative.

Mr. Larsen asked about sunset clause for the conditional rezone. Mr. Beagley suggested that the developer approach the Council for an extension.

Approval of Minutes for Meeting Held

October 22, 2019

Mr. Bond motioned to table the minutes from October 22, 2019. Mr. Sutherland seconded. The vote was unanimous in the affirmative.

Adjournment

Mr. Eva motioned to adjourn at 11:22 a.m.

*Approved on 12/10/2019


Kira Petersen, Deputy Recorder