



**DRC Members in Attendance:** Engineer Jon Lundell, Building Official Randy Spadafora, Infrastructure Jared Shepherd, City Manager Ben Reeves, Community Development Director Jason Bond, Public Works Director Wade Eva, and Police Chief Rod Hurst. Engineer Norm Beagley, Fire Chief Stephen Olson, and Post Master Jon Mendenhall were excused.

**Others in Attendance:** Mark Wells and Taylor Smith with the Apex Storage Site Plan. Frank Johnson Sr. and Frank Johnson Jr. with the Frank Johnson Storage Concept. Greg Bird and Matt Brown with the High Park North Subdivision Review.

Mr. Lundell called the meeting to order at 10:05 a.m.

The agenda items were rearranged by Mr. Lundell to accommodate the applicants who were in attendance.

#### **Apex Storage Site Plan Review**

A **site plan** review of a storage subdivision located at 625 N. State Road 198.

Mr. Lundell explained that this is the last phase within the Apex Storage development.

Mr. Bond asked if the space between buildings L2 and M is a large storage unit. Mr. Wells confirmed that it will be. Mr. Lundell asked if there will be an additional security gate for this phase. Mr. Wells answered that a security gate will be added at the front of this phase.

**Fire:** The following comments were provided by Fire Chief Olson who wasn't in attendance.

- Is the angled divide between BLDG M, BLDG L2, and BLDG L1 actually going to be a storage Unit? Are these all of continuous construction?
- What is the building material to be used?
- Each unit needs fire wall separation; cannot have common attic space.
- The units on BLDG K2 are listed as 2 story; is the ground floor accessible only to the north? Please indicate on plans and included roof line elevation/height.
- Need to indicate lane width to north of K2, between existing units.
- Regarding General Notes: #6 on Page 2 of 4: So there will be no security gate for this new addition?

**Infrastructure:** Mr. Shepherd asked if the existing home's access will be cut off. Mr. Lundell explained to the developer that the existing home's access needs to be maintained. Mr. Wells stated that he will clarify the parcel lines with the County, as an old access is shown on the parcel. Mr. Shepherd asked if fire hydrants are required for this phase. Mr. Lundell explained that the developer is proposing to locate a hydrant at the entrance of this phase. The maximum distance for firefighting capabilities is 250 feet. The proposed hydrant distance is too far to reach some of the buildings to the west, and needs to be brought further in the site.

**Building Official:** Mr. Spadafora informed the developer that he is missing plans for buildings L and K. These plans need to be submitted so the building permits can be issued once the site plan is completed.

**Public Works:** Mr. Eva stated that an extension on the water main will be required for the hydrant.

**Planning and Engineering:** Mr. Lundell outlined the following redlines: Provide plans for the proposed fencing and gating. 1 parking stall per every 50 units is required per ordinance, this means that an additional 3 parking stalls are required. The I1 zone requires a 35-foot front setback. The driveway access for the existing home needs to be addressed. The hydrant location needs to be moved to meet firefighting requirements. Storm drainage must be kept onsite, Mr. Lundell suggested that the developer build a berm to keep water onsite.

Mr. Bond explained that landscaping and a 10-foot setback along the property line are required to buffer the existing residents. Mr. Smith asked if the 10 feet from the curb can be landscaped and counted towards the 35-foot setback. Mr. Lundell noted that the ordinance defines setbacks as being measured from the property line. Mr. Bond added that the setback can't be measured from land that isn't owned by the developer. Mr. Smith stated that he will determine if it is State right of way property or not.

No Comments from City Manager or Police.

**Motion:** Mr. Bond motioned to table the Apex Storage Unit site plan until the following redlines are addressed: Fencing and gating plans are provided. 3 parking stalls are added in order to meet code requirements. The 35-foot front setback is met. The driveway access for the existing home is determined, and preserved. The hydrant location is moved to meet Fire standards. Storm water is addressed to be kept onsite. And a landscaping buffer of 10 feet is provided for the existing residents. Mr. Shepherd Seconded. The vote was unanimous in the affirmative.

### **Frank Johnson Storage Concept Review**

A **concept** review of a storage subdivision and caretaker dwelling located at approximately 700 N. State Road 198.

Mr. Lundell reported that the first proposed phase includes a caretaker dwelling and storage units. He clarified that the Industrial zone doesn't permit residential dwellings. In order to have the caretaker dwelling, storage units must be built as well. Mr. Lundell explained that this is a concept review prior to the site plan application, and no action will be taken today.

**Public Works:** Mr. Eva asked if geotechnical testing needs to be done in this area, as it has had substantial fill. Mr. Spadafora noted that a geotechnical report will be required prior to building. Mr. Lundell noted a geotechnical report on the redlines.

**Police:** Chief Hurst asked if the access will be a private lane. Mr. Lundell answered that it will be. Chief Hurst also asked if the caretaker home is tied to the storage property, so it can't become a rental in the future. Mr. Lundell clarified that in the I1-Industrial zone residential dwellings aren't permitted, but caretaker dwellings are. A caretaker dwelling must be tied to a permitted use.

**City Manager:** Mr. Reeves asked if there will be signage on the private access. Mr. Johnson stated that he plans to have a sign at the front of the access and possibly a free standing sign adjacent to the freeway. Mr. Reeves informed him that the Fire Department needs a 26-foot access, and with the current property access only being 28 feet wide it doesn't leave much room for a sign. Mr. Johnson indicated that he will look into acquiring more land for the access. Mr. Bond referred Mr. Johnson to the Sign ordinance.

**Public Works:** Mr. Eva asked about the utility plans. Mr. Lundell reported that the developer plans to tie into the existing private water system. He explained that the ownership of the private waterline needs to be verified, and permission from all of the owners needs to be granted to allow Mr. Johnson to tie into and extend their system.

Mr. Eva explained that an 8-inch line is required that serves the proposed fire hydrant. Mr. Lundell recommended that they tie the proposed service lateral directly into the 8-inch line. Mr. Johnson indicated that Pressure might be an issue if they do that. Mr. Lundell explained that until a Pressure Reducing Valve is installed, a in home pressure reducer will be needed in the caretaker dwelling. Mr. Lundell noted that the developer is proposing to install a sceptic tank and as such, County health requirements will need to be met.

**Engineering/Planning:** Mr. Bond asked that the developer consolidate the parcels. Mr. Lundell outlined the following engineering comments: A 26-foot asphalt access needs to be provided to meet fire code. A storm drainage plan needs to be provided. Code requires that storm drainage is retained for a 25-year storm event, and controlled for a 100-year storm event. Any retaining walls over 4 feet in height need to be engineered. 1 parking stall is required per every 50 storage units. Mr. Lundell recommended that the developer get the whole overall site approved upfront. Mr. Bond noted that a landscaping plan will need to be provided. No Comments from City Manager, Infrastructure, Building Official, and Police.

#### **High Park North Preliminary Subdivision Review**

A **preliminary** review of 13 residential townhomes located at approximately 300 W. and Main Street.

Mr. Lundell explained that this subdivision was previously tabled at DRC. Since then one unit has been removed in order to meet landscaping and open space requirements.

**Police:** Chief Hurst asked which building will be built first. Mr. Bird stated that they will be building both buildings at the same time. Chief Hurst asked where staging will take place. Mr. Bird answered that they will be staging in the parking lot. Chief Hurst reminded them that building materials can't be stored in the street or in the neighboring church parking lot.

**Public Works:** Mr. Eva noted that 300 West should be a two-way street by the time this development is completed.

**Building Official:** Mr. Spadafora stated that the addressing has been corrected and looks good.

**Planning/Engineering:** Mr. Lundell noted that details are needed for the amenity that is being substituted for the tot lot. He also explained that the parking and open space percentages work, but don't correlate with the chart shown on the plans. The developer is proposing 18-foot-deep parking stalls; however, Santaquin City Ordinance requires 20-foot parking stalls. The parking stall may be reduced to 18 feet if a 6-foot sidewalk is provided. Mr. Lundell reminded the developer that written approval from UDOT is required for the proposed distance from Main Street. Mr. Reeves stated that UDOT needs to be informed that 300 West will become a 2-way street. Mr. Lundell stated a concern that the fence to the west may not handle snow being pushed up against it.

No Comments from Fire, Building Official, Infrastructure, or City Manager.

**Motion:** Mr. Bond motioned to recommend Preliminary Approval to the Planning Commission for the High Park North Subdivision with the condition that the following engineering redlines be addressed: That either parking stall depths be addressed, or the sidewalk is widened to 6 feet. UDOT approval for Main Street access is verified. Staging doesn't happen outside of the parcel. And that the applicant provides details for the proposed picnic area that will substitute the tot lot. Mr. Reeves seconded. The vote was unanimous in the affirmative.

**Approval of Minutes for Meeting Held:**

Mr. Spadafora motioned to approve the minutes from January 22, 2019. Chief Hurst seconded.  
The vote was unanimous in the affirmative.

**Adjournment**

Mr. Reeves motioned to adjourn at 10:52 a.m.

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Kira Petersen, Deputy Recorder