



DRC Minutes

Tuesday August 14, 2018

Committee Members Present: City Engineer Norm Beagley, Engineer Jon Lundell, Building Official Randy Spadafora, Public Works Director Wade Eva, Infrastructure Inspection Jared Shepherd, Police Chief Rod Hurst. City Manager Ben Reeves, Community Development Director Jason Bond, and Fire Chief Olson were not in attendance.

Others in Attendance: Ken Berg and Steve Larsen, Santaquin Heights Representatives.

Mr. Beagley called the meeting to order at 10:04 a.m.

Santaquin Heights:

Mr. Beagley explained that this is a concept subdivision located on the old Sumsion gravel pit property. The concept shows single family lots, multifamily housing, stacked flats (apartments) and proposed commercial space. Mr. Beagley pointed out that the planned connectivity through Peach Street will need to be agreed upon by all three property owners. Mr. Beagley also pointed out that a parking review has not been addressed at this point, but the plan will need to meet all applicable city codes.

Police:

Chief Hurst asked if highway 198 will be widened along the east side of the road heading north. Mr. Beagley stated that it probably won't be widened since it's not adjacent to the developer's property. Mr. Eva explained that the State requires acceleration/deceleration lanes. Mr. Beagley explained that UDOT approval will be required for all roads connecting to HWY 198. He stated that the City will require curb, gutter, and sidewalk to be installed along the frontage of the developed parcels.

Mr. Eva stated that there are drainage issues along Highway 198. Chief Hurst expressed concern about residential traffic coming onto a highway that has a 55 MPH Speed Limit. Mr. Beagley stated that both drainage and traffic, are issues that UDOT will need to look into.

Post Office:

Mr. Mendenhall asked how many addresses this development will have. Mr. Beagley stated that there are a total of 460 currently proposed. Mr. Mendenhall asked that the development has no more than 3 mail stops. He also stated that circulation needs to be kept in mind when placing the mail box units.

Mr. Berg asked if the MBU's can be located at the club house. Mr. Mendenhall stated that the club house is an ideal location. Mr. Larsen stated that the single family homes may want the MBU's located closer to their homes. Mr. Beagley pointed out that the current plans don't show a club house. Mr. Mendenhall stated that the developer is required to provide the MBU's for all homes.

Mr. Beagley asked for clarification on the patio homes. Mr. Berg explained that City Code talks about patio homes being accessed off of a common driveway. Mr. Beagley stated that the City and UDOT will not want any individual residential access from Highway 198.

Public Works:

Mr. Eva asked if the street widths, grades and sewer flows are known for this development. Mr. Beagley explained that it is located in a hillside overlay zone, which allows them to have a maximum of a 12 percent grade. Mr. Eva pointed out that a 12 percent grade is difficult to snow plow. Mr. Beagley explained that a 12 percent slope can cause issues for fire safety, we prefer a 7 or 8 percent slope if possible.

Mr. Beagley stated that private streets aren't allowed, and that all public streets must meet street right of way distances.

Mr. Beagley stated that sewer is a concern, and the developer needs to determine what can be connected to the existing sewer. He stated that there is no connectivity for the higher culinary water pressure zone, and a booster pump station will be needed. He asked that the booster pump station be shown on the plans. Mr. Beagley explained that localized sewer lift stations are not allowed. Mr. Eva asked if a private lift station would be allowed. Mr. Beagley stated that it wouldn't, unless it were to receive Council approval.

Mr. Beagley explained that a sewer lift station is planned for approximately ½ to 1 mile to the north. It is a long way from this development. Mr. Eva stated that road widths will fall under the new requirements.

Infrastructure:

Mr. Shepherd asked about the storm drain location and plan. Mr. Berg explained that they are planning to locate the storm drain in the park parcels. Mr. Beagley explained that they will need to meet standards to retain a 25-year event, and control a 100-year event.

Mr. Beagley asked why there's a road located with park areas on either side. Mr. Berg explained that they put it there in order to meet the maximum block length of 1000 feet.

Mr. Lundell and Mr. Beagley explained the following phasing requirements: If a dead end road has more than 9 lots, two points of access that are fully improved right of ways must be provided. Waterline looping will be required for lengths greater than 500 feet.

Engineering:

Mr. Beagley stated that the numbers are off for density bonuses. Mr. Lundell explained that there is an ordinance requirement that any Planned Unit Development abutting an agricultural use that is designated by the City's general plan or is currently zoned as an agricultural zone is required to include a 150-foot buffer. He explained that general plan assume shows that development will continue to the

north that has a current agricultural use on requirement, contained in the ordinance, to include this buffer will need to be discussed with the City Council for a possible code amendment.

Mr. Lundell explained that the proposed open space area has a slope of 30% or greater. City ordinance defines this as undevelopable area, and as such it does not count towards the open space requirement. City Staff feels that some credit should be given for the proposed open space, but current code doesn't allow it. Mr. Lundell suggested that a discussion could be held with the City council for a possible code amendment.

Mr. Beagley stated that when open space is discussed with the City Council, a plan and purpose is needed. He suggested that they do that by including a plan for the open space on the concept plan.

Mr. Beagley explained that the proposed connection to Cherry lane goes through private property, and all property owners will need to agree on the proposed plan. Mr. Lundell explained that the property owners need to be notified prior to the public notices being sent out. Mr. Larsen explained that he has already talked to the private property owners.

Mr. Beagley stated that because the development is located in a hillside overlay zone, a geo-tech study will be required. A development agreement will also be required for this development. Mr. Beagley recommended that the developer work on the development agreement, preliminary, and final plans simultaneously.

Mr. Beagley informed the developer that the City Code has stringent multifamily parking requirements. An Architectural Review Committee review is required for all multifamily developments. A phasing plan will be needed to ensure that each phase has the appropriate waterline looping and access. Mr. Lundell explained that the City will not plow dead end streets.

Mr. Berg asked who the existing power lines belong to. Mr. Eva stated that Rocky Mountain Power owns the transmission lines, and the small lines may be owned by Strawberry. Mr. Beagley stated that power for the new development must be run underground.

Mr. Berg asked about the zone change application, process. Mr. Beagley recommended that the concept plan is addressed before the zoning application is submitted

Mr. Berg asked for clarification on what counts as developed open space for multifamily units. Mr. Lundell explained that anything outside of parking, and roadway cross-section and building pads will receive credit for open space. Mr. Larsen expressed concern about installing utilities down to Highway 198 to serve the development that cannot be served by the sewer higher up the slope. Mr. Beagley stated that this can be discussed with staff & the City Council regarding possibilities as far as installing dry utilities, etc.

No Comments from the Building Official.

Approval of Minutes:

Mr. Lundell motioned to approve the minutes from August 1st 2018. Mr. Eva seconded. The vote was unanimous in the affirmative.

Adjournment:

Mr. Lundell motioned to adjourn at 10:54 a.m.

Kira Petersen, Deputy Recorder