



DRC Meeting Minutes

Tuesday June 26, 2018

Committee Members Present: City Engineer Norm Beagley, EIT 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.

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

Foothill Plat E:

Mr. Beagley explained that Foothill Plat E was previously tabled pending Council action for the half plus ten road. He stated that Council action has been taken, and the developer has addressed all redlines. They have also recorded Foothill Plat C with the removal of the trail.

Motion:

Mr. Bond motioned to grant final plat approval for Foothill Plat E. Mr. Reeves seconded. The vote was unanimous in the affirmative.

Apple Hollow A-10 and Orchards C-6:

Mr. Beagley explained that this was previously tabled because of addressing, utilities and the storm drain report. He stated that the developer has addressed all of the redlines.

Motion:

Mr. Spadafora motioned to grant final plat approval for Apple Hollow A-10 and Orchards C-6. Mr. Lundell seconded. The vote was unanimous in the affirmative.

341 E. 100 S.:

Mr. Beagley explained that this is a concept review of a 4-plex located at 341 E. 100 S. He stated that a front rendering of the building needs to be submitted for architectural review. Mr. Beagley also explained that there is a 132 foot right of way on 100 S. which will require street improvements such as sidewalk, curb and gutter. He stated that a wide planter strip will be left over after the improvements are done. The developer asked about possibly using part of the large planter strip area for parking. Mr. Beagley indicated that could be a topic of discussion with the City Council to see if they would consider such.

Mr. Beagley explained that trash enclosure is needed, it will need to meet setbacks and must be enclosed. He stated that the trash enclosure must be constructed of similar materials to the building. Mr. Beagley stated that City ordinance requires a lot for multifamily units. The developer asked where that code is located. Mr. Lundell stated that it is in section 10-6-6. Mr. Beagley stated that he will include the code reference in the redlines sent after the meeting.

Mr. Beagley explained that there are no utility laterals stubbed to the property. Mr. Lundell stated that there is a Summit Creek irrigation ditch in the front of the property. Mr. Beagley explained that Summit Creek Irrigation requirements will also need to be met and they will have to agree to the plans.

Mr. Beagley stated that the developer's current plan doesn't have enough open space. He explained that the improvements in the City right of way, don't count as open space, parking, etc. Owner asked who will be in charge of maintaining the property. Mr. Beagley explained that it will be the land, or property owner's responsibility. He clarified that street parking isn't typically allowed within the right of way but, they could petition the City Council to amend the ordinance. Mr. Reeves explained that the City Council will look at this as a City wide amendment (how would it affect other areas within the City?) and not necessarily specific to this site.

Owner asked why all developments are not held to this Right of Way standard. Mr. Beagley explained that the core area of town has been platted within the original Santaquin City Townsite Survey and have certain right of way standards. Area's that are outside of the core area of town do not have the same right of way standards.

Mr. Beagley stated that the City is working on a City wide storm drain master plan. He explained that city ROW storm water can perk into the right of way, which will be one benefit of the wide right of way and park strip areas.

Public Works:

Mr. Eva stated that utilities need to be stubbed in for this property. Mr. Beagley pointed out if the owner would like to sell these units separately they need to have separate power, gas & culinary water.

Planning:

Mr. Bond suggested that if the developer would like to subdivide that they do it sooner rather than later. He explained that when the property is subdivided it will be held to the current City code at the time of platting, not the current standard under the site plan process. If the developer waits, the code and requirements may be different.

Mr. Bond asked if they plan to have individual trash cans for each unit. He explained that individual cans must be screened. He suggested that since the units won't have garages to screen trash cans, they may want to have a trash enclosure with a dumpster instead.

Mr. Bond clarified that in order to have an architectural review for this property, a front elevation, including the percentage of materials, needs to be submitted. He stated that building entrances must be oriented towards the street. Mr. Bond suggested that they make sure that the staircase meets architectural standards. Mr. Bond explained that ARC meetings are set up on an as needed basis after all of the information is submitted.

Mr. Beagley reminded the owners that the next City Council meeting will be held on July 18th if they would like to petition the Council regarding the park strip.

Mr. Stringham explained that City ordinance states that building height requirement is 50 feet within the commercial zone. Mr. Stringham asked for clarification on 'consolidating open space area.' Mr. Lundell stated that the ordinance requires 30 percent open space, plus 60 square feet per unit for multifamily units. He stated that the open space can either be increased within the lot itself, or by the addition of 60 square feet per unit. Mr. Lundell explained that the 60 square feet per unit can be either balconies or porches attached to the units. Mr. Stringham also asked for clarification on the tot lot ordinance. Mr. Lundell stated that he will look into it and provide more information with the redlines.

Mr. Lundell reminded the developer that each unit will need a separate street address.

Mr. Beagley explained that impact fees will need to be paid for the utilities.

Police:

Chief Hurst asked where the sidewalk will be located. Mr. Beagley stated that it will be located against the property line.

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

No action taken on this item as this is just a concept plan.

Approval of Minutes:

Mr. Lundell motioned to approve the minutes from June 12. Mr. Shepherd seconded. The vote was unanimous in the affirmative.

Adjournment:

Mr. Reeves motioned to adjourn at 10:38 p.m.

Kira Petersen, Deputy Recorder