



DRC MEETING MINUTES

August 22, 2017

The Development Review Committee held a meeting on Tuesday, August 22, 2017 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Norm Beagley called the meeting to order at 10:02 a.m.

Committee Members Present: City Manager Ben Reeves, Community Develop Director Jason Bond, Public Works Director Wade Eva, Engineer in Training Jon Lundell, Infrastructure Inspection Jared Shepherd, City Engineer Norm Beagley, Police Chief Rod Hurst, Fire Chief Steve Olson, and Building Official Randy Spadafora.

Others Present: Orchards F-2 Owners, Jimmy Degraffenried and Kirk Greenhalgh Cory Crabb Santaquin Taco Owner, Craig Bennett Santaquin Taco Representative, CVMC representatives Bruce Fallon (WPA) and others Kyle Merchant, Nephi City Gas Representative, Kim Hall Nephi City Gas Representative.

Orchards F-2:

Mr. Beagley explained that this concept had preliminary approval in 2014. The approval has since lapsed, and no major changes have been made. The only change has been the owner who is now Jimmy Degraffenried

Engineering:

Mr. Lundell stated that retention ponds no longer need to be installed because the storm drains will connect to existing facilities.

Mr. Beagley stated that if the curb and gutter staking wasn't done when the water line was put in, it (the water line) may be in the wrong place. Mr. Greenhalgh said they will check the water lines. Mr. Beagley stated that the storm drain is already installed, but the developer will need to install storm drain man holes. Mr. Spadafora stated that there is an abandoned sewer line that needs to be removed.

Police:

Chief Hurst verified that there are enough stop signs, and stated that the speed limit sign is not necessary in the subdivision.

Engineering:

Mr. Beagley reminded the developers that proper signage and detours need to be provided on Royal Land Drive during construction.

Motion: Mr. Lundell Motioned to approve Orchards F-2 with the condition that they remove of the unneeded speed limit sign. Mr. Eva Seconded. All were in favor in the affirmative.

Santaquin Taco:

Public Works:

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Mr. Eva stated that he is concerned that the entrance width is too small for trucks. The curb cut is currently 24 feet, but he recommends a 40-foot curb cut. Mr. Eva also stated that the utilities are stubbed on the property. It was recommended that all outdoor water use be served off the culinary water lateral to prevent cutting into Highland Drive. There will need to be a double check valve on the outdoor irrigation connection to prevent the culinary water from possible contamination.

Engineering:

Mr. Lundell stated that the storm drain report values need to be updated, with the intensity tables set for Santaquin City. Mr. Lundell explained that the trash enclosure needs to match the buildings materials as well as the elevation of the main building.

Mr. Lundell stated that signage will require a separate permit. Mr. Lundell also explained that the finalized plans will need to be stamped by an engineer.

Mr. Beagley suggested moving the ADA parking closer to the building, because a striped travel path from the ADA parking to the building is required. Mr. Lundell stated that the grease interceptor standards need to be met.

Mr. Beagley explained that a retention plan for a 25-year storm, and planned control for a 100-year storm must be provided.

Mr. Lundell stated that the light poles need to be earth tone colors, and the base needs to be decoratively finished. The light will need to be shielded so it doesn't go off of the property.

Mr. Lundell explained the landscaping requirements along the street and rear streets are: 1 tree, and 4 shrubs are required per 40 feet along the frontage road. The trees can be grouped.

Police:

Chief Hurst stated that he believes the trees in the planter strip are not safe with the elevation of the corner and worries that it would make the corner blind. He suggested clumping the trees on the South side. Mr. Bond stated that the ordinance can be addressed in this case if it doesn't meet public safety standards.

Engineering:

Mr. Lundell stated that the North Property line will require trees as well. Mr. Bond suggested keeping the trees on the North side and away from the street.

Fire:

Chief Olson seconded a need for a wider curb cut for fire access. He stated that since the occupancy is under 100 a sprinkler system is not required. He added that a hood system is required for cooking areas, as well as spec sheet plans for the hood. Chief Olson stated that the new hydrant location looks good.

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Nephi City Representative Kyle Merchant stated that the construction is well off of Nephi Cities gas line.

Motion: Chief Olson motioned to accept Santaquin Taco's proposal with the following conditions. They update their storm drain values for Santaquin City. A prevention plan for a 25-year storm and a planned control for a 100-year storm are provided. Landscaping must meet public safety standards. And plans must be provided for a hood system in the cooking areas. Mr. Lundell seconded. All in favor in the affirmative.

Central Valley Medical Clinic:

Mr. Beagley explained that the proposed clinic is located at 200 E and Main Street. It is made up of two parcels. They plan to have a temporary building on the back of the lot.

Public Works:

Mr. Eva stated that the building size would require a ¾ connection off of the West side. He explained that a meter and P.I. is already stubbed in on West side of the property.

Planning:

Mr. Bond stated that the building design recently got ARC approval. He explained that the developer plans to extend the parking lot to the South to include enough parking for the planned extension.

Mr. Fallon explained they plan on moving the parking spots and leaving open space for the two required exists. Mr. Lundell explained that 1 parking spot per employee is required.

Engineering:

Mr. Beagley explained that the two separate parcels must be combined. He reminded them that they will need to provide the city a recoded deed.

Mr. Lundell stated that a combo street and stop sign will need to be installed in the intersection. Mr. Lundell explained that the city needs a copy of the geo tech report. Mr. Lundell stated that any utility meters fronting a public street need to be screened.

Mr. Lundell stated that there is room to shift the sidewalk either way to accommodate the pipes.

Mr. Lundell explained that the City needs information for the planned storm drain, curb inlet and intersection. Mr. Beagley stated that sumps are not allowed in the right of way.

Mr. Lundell stated that the trash enclosure is required to have five foot setbacks, with plants along all 3 sides and 4 shrubs per side.

Mr. Beagley stated that the lighting needs to be constructed of approved materials, and needs proper shielding.

Planning:

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Mr. Bond clarified that a couple of trees along Main Street that need to be removed for clear view area, the landscaping needs to be 5- feet from curb in order to meet the Main Street Requirement.

Engineering:

Mr. Lundell explained that the temporary use permit should be submitted with the building permit including a written description of phasing and plans for the temporary building.

Mr. Beagley stated that bonding and fees are required before building begins. Quantities will also be needed for the bond tabulation. A pre-construction meeting can be scheduled once it has been bonded.

Building Official:

Mr. Spadafora asked if they are going to continue using 210 E. Main Street as the address. Mr. Fallon confirmed that they will keep the original address.

Fire:

Chief Olson stated that fire sprinklers are not required at current square footage and occupancy, but they will need them for the expansion. Chief Olson suggested installing the sprinklers now. He explained that while there is a hydrant across the street, another hydrant by the 200 East area will be required.

No Comments from Police.

Motion: Mr. Lundell motioned to approve based on the following conditions. The two parcels are combined, and the City is given a copy of the recorded deed. A combo street sign is installed in the intersection. Any utility meters fronting the public street are screened. Information for the storm drains, curb inlets and intersection are provided. And the landscaping is cleared to meet City Code. Mr. Eva Seconded. All in favor in the affirmative.

Approval of Minutes: Chief Hurst motioned to approve the minutes from May 9, and Aug 8. Chief Olson Seconded. All in favor in the affirmative.

Adjournment at 11:20 A.M.

Jason Bond Community Development Director

Kira Petersen, Deputy Recorder