



DEVELOPMENTAL REVIEW COMMITTEE MINUTES

August 8, 2017

The Development Review Committee held a meeting on Tuesday, August 8, 2017 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Norm Beagley called the meeting to order at 10:03 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.

Coombs Subdivision:

A single lot subdivision located at approximately 500 N. 300 W.

Engineering: Mr. Lundell stated that the developer will need to provide a design for curb, gutter and sidewalk as well as their plan to control storm drains. Mr. Beagley stated that an easement will be needed if the storm drain sumps are on private property. Mr. Lundell stated that an address needs to be provided on the plat. Mr. Lundell stated that the developer needs to provide labels on the plat regarding city property versus private property.

Building: Mr. Spadafora asked if the setbacks should meet those of a corner lot. Mr. Lundell stated that they will need to meet corner setbacks if 500 North goes through. Mr. Bond inquired if the city would like 500 North to go through in their master plan. Mr. Beagley stated that 200 West is the cities priority for public roads. Mr. Beagley stated that it should be noted on the plat that the lot will need to have the frontage of a corner lot if 500 North goes through.

Planning: Mr. Bond stated that the property doesn't have enough water to meet the requirements. Mr. Reeves stated that he has negotiated water with the developer, with a stipulation that the impervious surfaces are no greater than 5,440 sq. ft. Mr. Reeves explained that he believes that two roads should go through onto 3rd west. Mr. Lundell pointed out that the location of the proposed lot wouldn't cause a loss in lots but, could possibly change lot sizes.

Fire: Chief Olson stated that he hasn't done a flow test yet but he will conduct one. He also stated that the hydrant location looks fine and he has no access concerns.

No comments from Police.

Infrastructure: Mr. Shepherd asked if they will be required to install R tanks, because the sumps will not be able to handle all of it. Mr. Beagley stated that the developer will be required to handle the water on their side however they choose, with approval from the City.

Motion: Mr. Bond Motioned to grant final approval for the Coombs Subdivision subject to red lines, and plat notes. Chief Olson seconded. All in favor in the affirmative.

Dawe Condominiums:

Fire: Chief Olson expressed his concern about the limited parking available. Mr. Lundell stated that multifamily units are required to have 2 ¼ parking spots per unit. Mr. Lundell explained that they currently just meet the requirements for 30 percent open space requirement for a multifamily unit.

Mr. Lundell pointed out that parking can't be within five feet of the landscaping setbacks. The Eastern and southern property lines are conflicting with parking because of this, the building may need to be smaller so it doesn't conflict with unit 5 parking.

Chief Olson brought up the need for red curb, and a sign along the building clarifying no parking.

Public Works: Mr. Eva asked if any street parking would be available. Mr. Lundell stated that there will be no available street parking, it will be kept on site.

Planning: Mr. Reeves pointed out that this parking lot creates a dead end that could make it hard for cars to exit their garages. There was discussion of possible ways to shift the building and create a bigger parking lot. It was determined that by doing so it would reduce the open space and leave them under the requirement. Mr. Lundell stated that one option is to reduce the size of the building so they meet setbacks.

Engineering: Mr. Lundell stated that the developer needs to include their plan to make the open space usable for residents. The developer also needs to provide a storm drain report and a landscaping plan.

Building: Mr. Spadafora stated that the current addresses work.

Planning: Mr. Bond inquired regarding landscaping requirements for this lot. Mr. Lundell said there are landscaping requirements but they haven't addressed the previously provided red lines. The ARC code will need to be checked to make sure that their new plan meets the code.

Police: Chief Hurst expressed concern regarding the time frame of this project conflicting with school starting. Mr. Beagley stated that phasing and school traffic need to be discussed.

Public Works: Mr. Eva asked if the 6 inch main meets the fire flow. Chief Olson stated that he will check the flow. Mr. Beagley wants to make sure that the fire flow is able to meet the sprinkler needs.

Motion: Mr. Spadafora motioned to table Dawe Condominiums due to parking setbacks not being met. Mr. Eva seconded. All in favor in the affirmative.

Minutes: Mr. Beagley motioned to amend the agenda and exclude the minutes from May 9th. Mr. Reeves motioned to approve the minutes from June 6, and July 11. Mr. Lundell seconded. All in favor in the affirmative.

Adjournment: Mr. Reeves motioned to adjourn at 10:42 a.m.

Jason Bond Community Development Director

Kira Petersen, Deputy Recorder