



DEVELOPMENT REVIEW COMMITTEE MINUTES

July 11, 2017

The Development Review Committee held a meeting on Tuesday, July 11, 2017 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Mr. Beagley called the meeting to order at 10:03 a.m.

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

Others Present: Craig Bennett Contractor, Cory Crab owner of Crabby's Taco to go. Nate Walters LEI Representative.

Santaquin Taco:

Review of a proposed restaurant located at approximately 52 South Highland Drive.

Building:

Mr. Spadafora stated that the addressing needs to be labeled as 34 South Highland Drive to match with the grid.

Engineering:

Mr. Lundell explained that a landscaping plan needs to be submitted for the Architectural Review Committee to approve. The plans will need to be submitted to us, so a time can be set up for a meeting with the ARC.

Mr. Lundell inquired about their lighting plan. Mr. Bennett said it should be included in the plans, Mr. Lundell said he would verify that it is included in the plans we have.

Mr. Lundell stated that drive through properties have a requirement of 12 parking stalls. In the notes submitted it only listed 4, he asked that the notes be updated with the correct information.

Mr. Beagley explained that the trash enclosure needs to be shifted to the far north west of the property, off of the water meter. He also stated that the enclosure needs to be made from similar materials to the main building.

Planning and Zoning:

Mr. Bond stated that the plans for the drive through need to be made clearer. He explained that proper signage, as well as a red no parking zone should be added to the drive through in order to ensure safety.

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Engineering:

Mr. Eva brought up that the North entrance could cause a traffic pinch point with the current distance from the road. Mr. Beagley explained that UDOT needs to approve the distance between the North entrance and the road since it's in their jurisdiction. It is currently only 100 feet from Main Street and may need to be adjusted according to UDOT's requirements. Mr. Bennett asked if the entrance and exit need to be approved by UDOT. Mr. Beagley confirmed that yes they do, and pointed out that only one entrance was included on previously approved car lot plans. Mr. Beagley suggested that Mr. Crab create separate site plan sheets for signage, utilities, landscaping, etc. to make things clear.

Public Works:

Mr. Eva asked if they have an overlay of the utilities. Mr. Beagley explained to Mr. Bennett that an easement needs to be provided for construction and repair access.

Police:

Chief Hurst stated that this is a high traffic area and there should be no parking along the front curb of the property. Mr. Beagley added that Mr. Crab would be required to provide signs designating the area as a no parking zone.

Manager:

Mr. Reeves had no comments.

Fire:

Input from Chief Olson forthcoming regarding the fire department requirements.

Post Office:

Mr. Mendenhall stated that the carrier comes from the South and would prefer 1 mail box, in an area with no parking. Mr. Crab asked about the possibility of having a P.O. Box for the business as a safer option. Mr. Mendenhall confirmed that a P.O. Box is an option.

Motion:

Mr. Lundell moved to table the project pending updated plans and addressed issues. Mr. Bond seconded the motion. The vote was unanimous.

Orchards Plat F-3:

Final review of a 12 lot subdivision located at approximately 300 West and 900 North

Building:

Mr. Spadafora stated that 2 lots have the wrong address and need to be changed. Lot 2 is currently listed as 894 and needs to be changed to 896. And lot 7 is currently listed as 904 and needs to be changed to 906.

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Engineering:

Mr. Beagley stated that the utility stubs need to be verified. Mr. Lundell explained that the offsite utilities will require easements. Mr. Beagley stated that there is a sewer easement, but the property may require additional easements for the other utilities.

Mr. Lundell stated that sumps are no longer allowed. Mr. Lundell also stated that along the intersection of 300 W. and 350 W. the pipe needs to be dropped so the water line can connect. Each curb inlet also needs a snout to keep out silt and debris.

Public Works:

Mr. Eva expressed concern about having four street signs in the same intersection. After some discussion Mr. Eva suggested that only 2 signs would be needed with arrows for proper direction.

Planning and Zoning:

No comment.

Police:

No Comment.

Manager:

No Comment

Post Office:

Mr. Mendenhall suggested that the mail boxes be placed on the back corner of lot 6. Mr. Beagley stated that the road may not go through for a couple of years and that may not be a plausible site. He suggested placing it off of lot 11 for a short term solution. Mr. Mendenhall reminded Nate that providing the parcel box is now the builder's responsibility.

Motion:

Mr. Lundell moved to approve pending comments. Mr. Eva seconded. The vote was unanimous.

Minutes:

Mr. Beagley moved to table the minutes due to not having time to review them. Mr. Bond Seconded. The vote was unanimous in favor of tabling the minutes.

Adjournment: At 10:52 a.m. Mr. Bond made a motion to adjourn, Mr. Eva seconded the motion.