



DEVELOPMENT REVIEW COMMITTEE MINUTES

April 11, 2017

The Development Review Committee held a meeting on Tuesday, April 11, 2017 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Dennis Marker called the meeting to order at 10:04 a.m.

Committee Members Present: City Manager Ben Reeves, Assistant City Manager Dennis Marker, Public Works Director Wade Eva, Engineer in Training Jon Lundell, Infrastructure Inspection Jared Shepherd, City Engineer Norm Beagley, and Keith Broadhead. Chief Rod Hurst, Chief Steve Olson, and Building Official Randy Spadafora were excused

Others Present: Jared West, Post Master Jon Mendenhall, and Kristy Kennedy RA Reeve & Associates

Maverick Canopy:

Ms. Kennedy stated that Maverick is proposing a new site plan for the canopy at 725 East main, this will include a new diesel fuel tank to accommodate Semi's and RV's.

Engineering:

Mr. Lundell stated there is no change engineering wise. Mr. Lundell expressed that the storms drains need to accommodate parking. Mr. Lundell also stated that you will need 2 different permits one for the new sign and for the canopy. (See attached memo)

Fire: (See attached Memo)

Ms. Kennedy responded to Chief Olson's questions, there will be high flow pumps for the DEF, and the diesel will need to have a new fuel tank.

Ms. Kennedy explained they will be trenching for the regular fuel. Mr. Beagley stated they will need to show some kind of berm for handling storm drains. Mr. Marker stated to deflect the water away from the fuel tanks. Ms. Kennedy stated that she will get updated calcs and email them to Mr. Lundell.

Mr. Broadhead asked Ms. Kennedy to put the emergency shut off a little closer, Ms. Kennedy stated that the emergency shut off was placed per fire code.

Planning and Zoning: Mr. Marker explained everything to Mr. Broadhead. (See attached memo).

Engineering: Mr. Beagley stated no final approval until things are addressed and Maverick will need a building permit for the canopy.

No comments from Infrastructure, Public Works, or City manager.

Mr. Lundell made a motion to approve the Maverick Canopy site expansion with conditions from Chief Olson and Engineering and update storm drain plan. (see attached memo). Mr. Reeves seconded the motion. The vote was approved unanimously.

DEVELOPMENT REVIEW COMMITTEE MINUTES

April 11th, 2017 – Page 2

Orchard Hills Townhomes expansion: Mr. Marker stated besides a boundary conflict along the north property line, it will still need to go before the architectural review process.

Mr. Marker asked Mr. West how they are fixing the boundary line issue. Mr. West stated that they have been working with the owners and they will have an agreement, and they will have a fence line.

Mr. Reeves asked Mr. West if it will match and Mr. West stated yes.

Mr. Marker stated that there is a farmer north and they spray for bugs and the farmer is concerned, Mr. Marker stated that the potential owners need to know about this up front and have something in the final papers.

Mr. Mendenhall (Post Master) expressed concern about addressing and if the homes are labeled unit A, b etc. He would like them to be normal address, the problem with using units is a lot of people don't get their mail because the sender forgot the unit #. Mr. Mendenhall also stated the Post Office no longer provides the NBU's. Mr. Mendenhall also stated that the developer will need to come and sign paper work with the Post office and at that time Mr. Mendenhall will have a catalog available to the contractor to pick out a NBU.

Engineering: Mr. Beagley stated the conflict with the boundary line will need to be resolved and recorded with the county first. Mr. West stated there is no issues and we will get it surveyed and taken care of asap.

Infrastructure: Mr. Shepherd asked about the trees and Mr. Marker stated that the landscape is the same standard per city code.

Fire: Chief Olson would like the streets to be clearly visible for fire and police, no overhead power lines.

Mr. Beagley moves to table Orchard Hills Townhomes expansion, Mr. Lundell seconded.

Orchard Park Townhomes: Mr. Lundell wanted to know the plan for parking and stated that there is a ordinance for parking. Mr. Lundell also stated they will need additional parking for visitors.

Mr. Broadhead asked about roof drains. Mr. Lundell stated that the plans have to include a 100 year storm.

Mr. Beagley made a motion to approve on conditions of Planning Commission comments, Mr. Shepherd seconded the motion.

The vote was unanimous.

Developmental Review Committee Minutes

April 11, 2017 Page 3

Stone Hollow G: Mr. Marker stated they needed a mid-walk for pedestrians and nothing is showing dedicated to the city. Mr. Marker also want them to show improvements and grading plan.

Public Works: Mr. Eva would like the road widened.

Mr. Broadhead would like the utilities past the stub line.

Engineering: Mr. Lundell stated the addressing needs to be done.

Mr. Beagley stated that they need to provide the NBU and coordinate with the post master and have it on the final plans.

Mr. Lundell made the motion to approve on the condition that the comments have been met and final walk through. Mr. Marker seconded the motion. The vote was unanimous.

Minutes: Mr. Beagley made a motion to approve the minutes of February 14, 2017, Mr. Lundell Seconded the motion. The vote was unanimous.

Adjournment: At 11:12 a.m. Mr. Lundell made a motion to adjourn, Mr. Eva seconded the motion.

Dennis Marker, Committee Member

Holly Homer, Deputy Recorder