



DEVELOPMENT REVIEW COMMITTEE MINUTES
December 15, 2016

The Development Review Committee held a meeting on Thursday, December 15, 2016 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Dennis Marker called the meeting to order at 10:02 a.m.

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

Others Present: Richard Hatfield

Dawe Townhomes:

Review of a 4 Unit Multi-Family project at approximately 50 South and 400 West. Mr. Beagley Stated that Fire Chief Olson and Police Chief Hurst did not have any concerns with the Townhomes. (See attached Email)

Fire: See attached email

Public Works: Mr. Eva had no concerns with the Townhomes.

Engineering: Mr. Lundell stated the Conditional Use was approved by the Planning Commission on October 13, 2016.

Mr. Hatfield states that will accommodate the City Code, and he states that he will make the changes from the engineering department. Mr. Lundell asked Mr. Hatfield to submit the Rocky Mountain Power Plans.

Mr. Lundell states that he is concerned about the lights on the garages, they look like flood lights and could have the potential of shining right in some ones back yard or window and Mr. Hatfield will need to provide a detail of proposed the lighting fixtures, Mr. Hatfield mentioned he liked the ones on the Good Earth building in Spanish Fork. Mr. Lundell would also like to see what the proposed lighting for security purposes around the units/parking area.

Infrastructure: Mr. Shepherd had no concerns with the Dawn Townhomes.

City Engineer: Mr. Beagley would like to see no parking signs in front of the garages and on the outside curb of the parking area. Mr. Beagley would like to see signage for possible towing enforcement.

Mr. Lundell made a motion to approve with the conditions explained today are being addressed, Mr. Eva seconded the motion. The Vote was unanimous.

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Ridley's Commercial Project: A discussion was held to discuss the Ridley's Commercial concept, Mr. Beagley mentioned we needed a little more road way and was mentioning that it would be a win win situation for Rowley's. Mr. Beagley wants Mr. Lundell to look into the 2nd issue, Mr. Reeves wants to know the exact square footage on 2nd north and orchard lane. Mr. Reeves they would not like a jersey barrier.

Mr. Eva is very concerned about the 400 East and 50 North, it will be leaving people in the road and causing congestion and confusion. Mr. Eva is concerned about people in trucks and pulling trailers at the 400 East entrance they will not be able to pull in it's not wide enough. Mr. Beagley mentioned that will not be a truck route, he also stated that entrance could possibly open up to 36 Feet.

Most of the committee members do not like all the parking stalls in front of Ridley's, Mr. Beagley stated that they don't want 100 North be a speedway and that's what happens when there is too much isle width. Mr. Reeves mentioned he does not like the entrance at 500 east people are going to fell lost. Mr. Eva mentioned he does not want it to be like the 5 guys area in Spanish Fork it is very congested.

Mr. Reeves would like to see the entrance on 400 East a little wider as well as speed bumps or water ways. Mr. Eva would like to see trailer parking as well.

Minutes: Mr. Lundell made a motion to approve the minutes of November 15, 2016, Mr. Shepherd Seconded the motion. The vote was unanimous.

Adjournment: At 10:30 a.m. Mr. Shepherd made a motion to adjourn, Mr. Eva seconded the motion to adjourn. The vote was unanimous.

Norm Beagley, Committee Member

Holly Homer, Deputy Recorder

