



DEVELOPMENT REVIEW COMMITTEE MINUTES October 11, 2016

The Development Review Committee held a meeting on Tuesday, October 11, 2016 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Dennis Marker called the meeting to order at 10:06 a.m.

Committee Members Present: Assistant City Manager Dennis Marker, Infrastructure Inspector Jared Shepherd, Public Works Director Wade Eva, Fire Chief Steve Olson and Police Chief Rod Hurst.

Others Present: Scott Peterson

Orchard Park Townhomes

Review of a 21 unit townhome project at approximately 50 West 400 South. Scott Peterson was present to address issues with the project.

There is an occupied home on the property that will need to be demolished. The home was originally occupied but is now vacant.

Engineering: Mr. Marker provided Mr. Peterson with the engineering comments. He explained that the city code had changed in regards to the curb and gutter policy, and developers were now required to install curb, gutter and sidewalk for downtown projects. Mr. Peterson said he would prefer to put in curb and gutter. He was looking at how best to capture storm water.

Public Works: Wade Eva asked about the water line meters. He said he has access to the meters so they will work in the designated locations. He asked if the 1" meter will be sufficient for the PI. Mr. Peterson said there is not a lot of landscaping. The irrigation water will be mainly used for small pop-ups and a drip system. Mr. Eva said a curb stop, a valve which shuts the main line off, would be needed on the 2" line. The developer will be responsible for the line from there. Valve locations were discussed. After the discussion, Mr. Eva said if a valve is placed on the east side of 400 South, then curb stops are not needed.

Mr. Peterson asked about the impact fees difference on different tap sizes. Mr. Marker said the impact fees are based on the number of units.

Fire: Chief Steve Olson said he had flow tested everything on Center Street recently and the flow was good. He noted that this is a private hydrant, and said he will flow test the hydrant. Mr. Eva said the main water line in the street will be replaced in the spring.

Chief Olson asked if this building will have the same architecture as the Park View townhomes. Mr. Peterson said the land has a different topography, and the garages will be along the street. The units will face the park in the middle and will be two story units with no basements. Chief Olson said no parking will be allowed in the fire lane. He said he would like to use the home that is to be demolished for training purposes. Mr. Marker stated that Scott Peterson would be responsible for have the asbestos removed from the home before the fire department can use it.

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Orchard View Townhomes, continued:

Infrastructure: Jared Shepherd said he had no concerns with the project.

Police: Chief Rod Hurst asked about the location of the curb line. Mr. Marker said the sidewalk will be located about 12 feet out from the property line and the curb about 12 feet from the sidewalk. He said it is likely that the developer will need to sign a waiver for the curb. They are required to design the curb, but in reality may not be able to put it in at this time, depending on traffic.

Chief Hurst said there is not a lot of parking and he is concerned about the overflow parking will eventually lead onto 400 South. Mr. Marker said the units all have 2 car garages, and the development meets City code for condominium parking. Mr. Peterson said that they will work on the parking issue.

Chief Hurst asked how deep the pond was and if it would be fenced. Mr. Peterson said it is a 2 foot pond, and will likely only fill during a 100 year storm. He said the pond will not be fenced. It will be grass with an infiltration clay and gravel basin. He said another perc test will be needed, and he will call Mr. Shepherd when he is ready for the test.

Mr. Marker said the landscape review has not been done yet, as the plans are still being adjusted. He asked Mr. Peterson about mail delivery locations. Mr. Peterson said he would like to use a cluster box and will coordinate with the Post Office on how that could be done. Mr. Marker said box delivery is done in this area and a cluster box may cause some issues. Mr. Peterson will work with the Post Office on this question.

Planning and Zoning: Dennis Marker said approval for the overall proposal will include a site plan review, the subdivision process, the condominium process and an ARC review. Once the site plan is approved, the other processes can be started at the same time. He noted this number of units would need two tot lots. He recommended that rather than build two tot lots, additional play structures be added to enlarge the original lot.

Mr. Marker asked if stepping garages would be needed because of the topography. Mr. Peterson said they would need to be stepped. Mr. Marker said the developer would need to propose addressing for the units. He suggested Mr. Peterson ask the Post Office for help with the addresses.

Steve Olson made a motion to table the Orchard Park Townhomes. Wade Eva seconded the motion. The vote to table the Orchard Park Townhomes was unanimous.

Minutes

Dennis Marker made a motion to approve the minutes of September 22, 2016 as written. Steve Olson seconded the motion. The vote to approve the minutes of September 22, 2016, as written, was unanimous.

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Unfinished Business

Subdivisions

Mr. Marker said the Stone Hollow F subdivision had been given preliminary approval by the City Council. The Bella Vista developers have resubmitted plans, but many comments have not been addressed. Staff met with the developers on-site, and have notified them that they are not yet ready for a DRC review.

General Business

Mr. Marker said the proposed new asphalt standards regarding temperature and testing standards had been approved by the City Council to go into effect during the next season for current construction and immediately for new construction.

Adjournment

Steve Olson made a motion to adjourn. The meeting adjourned at 10:31 p.m.

Dennis Marker, Committee Member

Linda Midgley, Deputy Recorder