



## DEVELOPMENT REVIEW COMMITTEE MINUTES September 13, 2016

The Development Review Committee held a meeting on Tuesday, September 13, 2016 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Dennis Marker called the meeting to order at 10:05 a.m.

**Committee Members Present:** Assistant City Manager Dennis Marker, City Engineer Norm Beagley, Infrastructure Inspector Jared Shepherd, Engineer-in-training Jon Lundell, Building Official Randy Spadafora and Fire Chief Steve Olson.

**Others Present:** Dan Fetchner, Richard Hatfield, Matt Hansen

### **Apple Hollow A-9 Subdivision**

Review of a 14 lot subdivision at approximately 950 North Center Street. Dan Fetchner and Matt Hansen were present to discuss issues with the subdivision.

**Fire:** Steve Olson clarified the size and location of the water line connection on Apple Seed Lane. He asked about the secondary road. Dennis Marker asked Matt Hansen if a second access to Center Street could be added with this phase. Mr. Hansen said the access would be composed of compacted road base. Mr. Marker said City Code required the secondary access be paved. Mr. Hansen said the new road to Center Street would be installed with the construction of Plat A-10, to be done at the latest by next spring. That road has not been designed as yet. He indicated he would add a temporary street which would be paved with asphalt, to be taken out later.

**Building:** Randy Spadafora said addressing in this area is a 'mess'. Numbers that should be even are shown as odd and vice-versa. He clarified which type of numbers and streets should be in various locations. He suggested these numbers be corrected and the county notified of the changes before different ownership is taken of the lots.

**Infrastructure:** Jared Shepherd said no street lights are shown on the plat. Norm Beagley said two lights are being added, one by the mailbox and one by the parking area. These will be privately owned, but meet City standards. Mr. Shepherd said there may be an issue with the power box location that the developer will need to look into.

**Engineering:** Jon Lundell asked about the timing of the improvements. Mr. Hansen said they will redo the overall concepts and the timeline in the new agreement. The location of the future clubhouse was discussed. Norm Beagley noted that the temporary road will need to have the proper radii for emergency vehicles such as fire trucks.

**Planning and Zoning:** Dennis Marker said that 4.8 acre feet of water credits will be available after water is taken for this plat and C-5, as well as F-2 and F-3, which are being developed by Brigham Ashton. Mr. Ashton has indicated the former owner, Scott Brand, had promised that F-2 and F-3 could use development water credits. Mr. Hansen said he was not aware of this provision, and would need to see some type of document proof. Mr. Marker said the City Council has authorized money-in-lieu of for the remaining water needed.

## **DEVELOPMENT REVIEW COMMITTEE MINUTES**

September 13, 2016 – Page 2

### **Apple Hollow A-9, Planning and Zoning, continued:**

Mr. Beagley said Mr. Ashton is planning on building six homes and finishing the unpaved portion of Royal Land Drive.

Dennis Marker asked about the landscaping plan. Mr. Hansen said he is having Mountainland Supply work up the irrigation plan. Dan Fetchner said the landscaping plan will be modelled after the landscaping in Apple Hollow A-8.

Jon Lundell made a motion to approve the Apple Hollow A-9 subdivision, contingent on an asphalted secondary access being built which connects to Center Street, and on issues raised by staff being addressed. Jared Shepherd seconded the motion. The vote to approve the Apple Hollow A-9 subdivision was unanimous.

Dennis Marker said the next submission can be done in a PDF format.

### **Dawe Townhome Project**

Review of a 5-plex at approximately 50 South and 400 West. Richard Hatfield was present to discuss issues with the project.

Mr. Hatfield said the old drawings had been sent to the Committee, and he had just emailed the revised ones. He reviewed the changes, which include 4" laterals called out for the sewer and a 6" connection to the existing sewer line. The frontage has been revised for curb and gutter. Mr. Beagley said a perpetual easement for the sidewalk overlap needed to be created, and asked Mr. Hatfield to send the City a legal description. 5' of room has been added at the west end of the parking stalls by the fence. Entrances are now more spread out. Mr. Marker said the end unit should have its entrance on the street side of the building, according to City code. He noted that City code allowed businesses to use on-street parking, but not multi-family units.

A storm drain inlet box with "R" tanks is now shown on the plans. Mr. Beagley said the City preferred storm-tec or "R" tanks be used instead of sumps. Mr. Hatfield demonstrated the placing of the elbow on the PC pipe. He said a prefabricated 1 ½" manifold will be used, and a curb stop meter on the culinary water line. Mr. Beagley said he will ask public works director Wade Eva about using curb stops.

The culinary water line may be 1 ½" or 2", depending on developer needs. Jared Shepherd noted that most units this size use a 2" meter. A 1" irrigation line is standard. Mr. Hatfield said this lot will have less irrigated property than a standard home. Mr. Marker said a landscape plan will be needed. Mr. Beagley said Mountainland Supply or Sprinkler Supply will usually work up a landscape plan if desired. Mr. Marker said detail is needed on the tot lot.

**Fire:** The location of electric and gas meters on the building was clarified. Chief Olson expressed his concerns about residents parking in front and blocking fire access. Parking signs and a red curb were discussed. Mr. Hatfield asked if 'skinny-ing up' the parking lot would help.

## **DEVELOPMENT REVIEW COMMITTEE MINUTES**

September 13, 2016 – Page 3

### **Dawe Townhome Project, continued:**

**Building:** Randy Spadafora said the addressing shown is acceptable. He said an accessible parking stall would be needed for the guest parking, a 9' stall with 5' of room beside it.

**Engineering:** Jon Lundell asked if the units would be done as condominiums. The parking will be adequate if the units are made into condominiums, as only 13 parking stalls are required for 5 condos, but 14 for 5 multi-family units, 2.75 per unit. The units would have to meet condominium specs, and a condominium plat would be needed as well as an HOA and recorded CC & R's. Ownership could still be retained by the developer. Mr. Lundell said he would speak to Mr. Dawe about the option of making the units condominiums.

Mr. Lundell said landscaping, fencing details and amenities plans will be needed. The ARC will review elevations for the project. He will update the plans with the new information and update the engineering comments accordingly. The storm drain plan will need to be updated, showing retention of a 25 year storm event and control of a 100 year event. A lighting plan is also needed. Mr. Marker said wall pack lighting is not allowed. A typical wall mount garage light that is shielded would be acceptable.

**Planning and Zoning:** Mr. Marker said 3 acre feet of water per acre of land is the City standard for water dedication. The developer will need to come up with any difference in the water demand.

Norm Beagley made a motion to table the Dawe Townhome project. Randy Spadafora seconded the motion. The vote to table the Dawe Townhome project was unanimous.

### **Maverik**

Review of an RV Canopy Site Plan at 725 East Main Street. An engineer from Reeve and Associates was available by phone.

Mr. Marker said he emailed his comments to the developer. Mr. Beagley said new plans were submitted this morning and will be forwarded to the Committee Members.

Randy Spadafora made a motion to table the Maverik RV Canopy site plan. Jared Shepherd seconded the motion. The vote to table the Maverik plan was unanimous.

### **Minutes**

Norm Beagley made a motion to approve the minutes of August 13, 2016 as written. Jon Lundell seconded the motion. The vote to approve the minutes of August 13, 2016, as written, was unanimous.

## DEVELOPMENT REVIEW COMMITTEE MINUTES

September 13, 2016 – Page 4

### **Unfinished Business**

#### *Meters*

Mr. Beagley is checking on probable head loss moving from a 1" to ¾" on a water meter. Mr. Spadafora said Wade Eva has indicated he will order some 1" meters for those builders who request them.

#### *City Standards*

Mr. Beagley said the standards are still being reviewed, and he will send the information to the Committee when the review is finished.

#### *Sprinkler Plans for LDS building*

Chief Olson said he is waiting for the fire sprinkler plans for the new church, and asked members of the Committee to forward them to him if they receive them.

### **General Business**

#### *Solar Panels*

Chief Olson clarified that a 3' setback is needed around solar panels. The Live/Work building on Main Street shows solar panels on the plans. Mr. Shepherd said solar panel training is available next month.

### **Adjournment**

At 11:10 a.m. Norm Beagley made a motion to adjourn the meeting. Steve Olson seconded the motion. The vote to adjourn was unanimous.

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Dennis Marker, Committee Member

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Linda Midgley, Deputy Recorder