



DEVELOPMENT REVIEW COMMITTEE MINUTES

June 28, 2016

The Development Review Committee held a meeting on Tuesday, June 28, 2016 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Dennis Marker called the meeting to order at 10:00 a.m.

Committee Members Present: Assistant City Manager Dennis Marker, City Engineer Norm Beagley, Infrastructure Inspector Jared Shepherd, Engineer-in-training Jon Lundell, Public Works Director Wade Eva, Fire Chief Steve Olson, and Police Chief Rod Hurst.

Others Present: Tony Dawe, Richard Hatfield and Mike Demarco.

Dawe Townhome Project

Review of a 5 plex at approximately 50 South 400 West. Tony Dawe and Richard Hatfield were present to address concerns with the subdivision.

Engineering: Jon Lundell said an amenities and landscaping package would need to be submitted to the City, detailing the tot lot and the landscaping that will be installed. Approval from the ARC is required for elevations, colors and landscaping details. Richard Hatfield asked about submissions to the ARC. Mr. Marker said PDF elevations could be submitted electronically, and a materials board brought to the meeting.

Mr. Lundell asked the developer to add a note to all sheets except the plat and details sheets regarding compliance with city codes, and to call out the distance and bearing on the north property line (now missing) to the cover sheet.

Per City ordinance, the frontage of the property will need curb, gutter and sidewalk. Mr. Beagley said the infrastructure should match that being put in by the Ben Franklin development. The asphalt tie-in and planter strip should be shown on the plans. Public Utility Easements should also be shown on the site plan. The front PUE is 10 feet, side and rear, 5 feet. All sidewalk ramps must be ADA compliant. The developer was asked to include a table containing the project details per City review requirements.

Water meters were discussed. Tony Dawe said they plan on using individual water meters, so it is possible to condominium-ize the units at a later date. Mr. Beagley said a master meter valve would be needed, and the individual laterals would run off the master valve. The City would be responsible for maintenance to the valve, and the property owner would be responsible for the equipment from the valve to the units, including the meters. Wade Eva suggested a 1 ½ or 2" connection for the main master valve.

Sewer clean outs are required at each unit and at every 100 feet of pipe to the main City sewer line. A storm drain sump should be called out at the south west corner. Piping should be shown to the sump. A storm drainage report is needed. The report, per City standards, will show how a 25 year storm event will be retained on-site and how a 100 year storm event will be controlled.

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Dawe Townhome Project, continued:

Mr. Beagley said if the units become condominiums, an HOA will be needed to take care of the landscaping and parking. In answer to a question regarding power meter location, Mr. Dawe said the meters will be located on the west side of the building.

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

Fire: Chief Olson said he had some concerns with cars parking behind the garages, which could obstruct fire vehicles. He asked that no parking signs be placed and the curb painted red.

Police: Chief Hurst said he had no concerns with the subdivision.

Public Works: Wade Eva asked if individual trash cans or a dumpster would be used. Mr. Dawe said they planned to use individual containers.

Community Development: Dennis Marker said the City had adopted a temporary ordinance staying approvals of projects in the Main Street Zones. The ordinance will expire July 21, 2016 or when revisions are adopted. The council is looking at the proposed revisions on Wednesday, July 6. Any changes adopted by the Council during that meeting will apply to this development. Mr. Marker reviewed the proposed changes to the ordinance.

A 5 foot parking setback is required from rear and side property lines, although some reduction is allowed if the intent of the ordinance is met. A 2 foot parking setback is shown near the eastern property line. The landscape plan will be reviewed to see how this issue will be resolved. Guest parking stalls are shown as 18' deep. City code requires 20' stalls for those stalls not adjacent to a 6' sidewalk or 5' landscape area. The 24' drive aisle should not impact the traffic flow from the garage.

The ARC will need to approve the proposed elevations, colors and landscaping details for the project. Mr. Hatfield asked about ARC submissions. Mr. Marker suggested a PDF be emailed to the City, and a materials board be brought to the ARC meeting.

Steve Olson made a motion to table the Dawe Townhome project pending Planning Commission approval of a conditional use permit, City Council ordinance approval and addressing of the issues raised by the Committee. Jared Shepherd seconded the motion. The vote to table the Dawe Townhome project was unanimous.

Richard Hatfield asked when they could move forward with the project. Mr. Marker said the City Council had not finalized the Main Street ordinance as yet.

Oak Summit G-3 Subdivision

Review of a 5 lot subdivision at approximately 100 South and Oak Summit Drive. Mike Demarco was present to address issues with the subdivision.

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Oak Summit G-3, continued:

Engineering: Norm Beagley said details regarding the drainage channel and the culverts are needed to ensure they can meet the required flow of 400 CFS throughout the development.

As this project is in the Hillside Overlay Zone, grading plans for each lots are required. 6 to 8 inch drainage swells could be done to capture the water. Mr. Marker asked that a note be added to the plat regarding the grading plan requirements.

A full geotechnical report should be provided for this phase, addressing slope stabilities and noting building proximities to the fault line. The developer was asked to show and label a snow loading area and related signage for each cul-de-sac. Mr. Marker said this area will be in the right-of-way and 'No Parking signs' will be needed. Details on the ADA pedestrian ramps should be called out.

City water lines are located at the mouth of the channel. Details are needed on how these will be protected. The developer was asked to show all existing culinary water infrastructure within and north of the development. Lots 126 and 127 of Oak Summit G-2 also need protection where the channel will end.

The slope grading shown for the trail on the west side appears to encroach into the existing home on Lot 102. Should this be the case, easements for the embankment and/or channel must be provided. Mike Demarco said he will work on this issue.

Mr. Beagley said on the Plan and Profile sheets, the finished grade needs to be shown above the culvert. Two feet of cover is needed above the HDPE pipe. The P&P sheets show the laterals coming straight into the lot. The details sheet shows them at 5 and 7 feet, but this is not shown on the P&P sheets. A ten foot separation must be maintained between water and sewer laterals. It is City standard that sewer laterals be located on the downhill side of the lots and culinary and PI laterals be located on the uphill side.

Community Development: Mr. Marker said there are lot specific landscaping requirements within this plat that must be met prior to receiving a certificate of occupancy. He asked that notes be added to the plat so future buyers are made aware of this requirement. Reclamation measures, including final grading and contouring of the site, slope stabilization around roads and lots, surface water diversions and revegetation are required as part of the grading plan. Specific details are needed, rather than just notes.

All items identified as potential hazards must be noted and illustrated on final development plans and plats; including delineations of applicable areas of non-disturbance, fault lines and surface fault rupture hazard areas. Surface fault rupture areas must be illustrated or noted. Grading and landscaping plans must be approved by the City's fire marshal. Landscaping to fire-wise standards is necessary in the front, on the visible sides, and, at a minimum, there must be a clear area of defensible space in the back. The landscaping must be signed off by the Fire Marshall before a certificate of occupancy can be issued. Fire Chief Olson said he will be patrolling the area as houses spring up.

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Oak Summit G-3, Community Development, continued:

Mr. Marker said previous comments had called for the elimination of the sidewalk in one of the cul-de-sac bulbs to help with grading concerns. Mr. Demarco said he would check into this.

The developer was asked to indicate 'No Parking' signs would be installed at the end of the snow loading areas, to ensure grading contours are indicative of the culverts under the street, and that the park entrance improvements be moved five feet to the east.

Under the development agreement, the flood channel needs to be fully improved between 195 South and 250 South with this phase. Mr. Demarco asked for a copy of the development agreement.

Engineering: Jon Lundell said his concerns had been addressed by Mr. Beagley.

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

Fire: Chief Olson asked that a note be put on the building permits regarding the necessity for a landscape inspection.

Police: Chief Hurst said he had no concerns with the subdivision.

Public Works: Wade Eva said he had no concerns with the subdivision.

Mr. Beagley said that this submission felt rushed, and more detail was needed, not just notes. He noted that the initial submission fee covered two reviews, and additional reviews would add to the cost. Mr. Demarco said he will go through the next set of plans with the engineers before submittal.

Jon Lundell made a motion to table the Oak Summit G-3 subdivision until comments can be addressed. Steve Olson seconded the motion. The vote to table the subdivision was unanimous.

Foothill B Subdivision:

Community Development: Mr. Marker said this subdivision will go back to the Planning Commission on July 14 and the City Council on July 20 for approval.

Engineering: The developer was asked to make corrections to Lots 10, 11, 12, 23 and 26, which exceed the closure limit, and to remove an extra bearing label on Lot 10. Addresses are needed on Lots 11 through 24. The developer was asked to add the name, address and phone number of the engineer/surveyor to the final plat, update the legal description, verify closure on the slope easement and on the last bearing on the slope easement.

Mr. Lundell said the sewer lateral for Lot 18 is shown as connecting to the storm drain system and not the existing sewer main, and asked that this be corrected.

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Foothill B, Engineering, continued:

A cross gutter is shown on Sheet PP-01 at the intersection of 900 South and Red Barn View Drive. The City prefers that cross gutters not be used, as they can cause maintenance and snow plow issues. The developer was asked to clean up the labels on the profile for vertical curves at the intersection of 900 South and Red Barn view Drive, as they overlap each other.

The fire hydrant on 1100 South connects to the booster culinary line. After some discussion, it was decided this should be stubbed and capped. A street light is shown in the middle of the road and should be moved. Note 14 needs a label showing where it applies.

The pressurized irrigation line will need to be routed to remain on the south side of the road as it curves to the south. The developer was asked to show a bend accordingly. There is a concern with the 10% slope area on the access roadway from the south. This should be reduced, if possible, to the 7% range.

Rip-rap must be included along the channel walls to stabilize the soil. The City prefers a D50 sizing be provided, which provides a better direction for an appropriate gradation. The developer was asked to provide a final storm drain report for this phase, show a flared end section at the outlet for storm drain manhole #14, provide the depth of the ditch on the south side of 1100 South, and submit the proposed material for the 6" gravel shown on the 24' access road, as native material may not meet the requirements.

Infrastructure: Jared Shepherd said he had no concerns with the subdivision. Mr. Marker asked Mr. Shepherd to check the addressing on the plat.

Fire: Chief Olson said he had no concerns with the subdivision.

Police: Chief Hurst asked if changes were being made to the streets. Mr. Marker said the alignments would remain the same. Chief Hurst discussed the need for a stop sign. Committee consensus held that a stop sign be placed on the southwest corner of 1100 South and 100 West for East bound traffic.

Public Works: Wade Eva said this is a low pressure area, and his department would probably receive complaints about the pressure. Mr. Beagley said that with the new water line pressure was good, and the water pressure would meet the state minimum standard of 30 PSI. He said he will check with Jason Callaway about fire hydrant flow.

Norm Beagley made a motion to approve the Foothill B subdivision, contingent on concerns raised being addressed. Dennis Marker seconded the motion. The vote to approve the subdivision was unanimous.

Park View Condominiums

Final review of a 12 unit condominium plat at approximately 200 South 300 West.

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Park View Condominiums, continued:

Mr. Marker said this plat had already been approved for multi-family, and this review was simply to look at the plat and the CC & R's. Mr. Lundell said some minor details need correction, such as adding names and addresses, a vicinity map and some closure issues. Mr. Marker said the Planning Commission had approved the plat, and City Council approval was needed. The CC & R's are missing some information.

Norm Beagley made a motion to approve the Park View Condominiums contingent on issues raised being resolved and City Council approval. Jon Lundell seconded the motion. The vote to approve the Park View Condominiums was unanimous.

Minutes

Rod Hurst made a motion to approve the minutes of May 24, 2016 as written. Norm Beagley seconded the motion. The vote to approve the minutes of May 24, 2016 as written was unanimous.

General Business

Jon Lundell said he had constructed an errata sheet with details on the construction standard changes proposed to this point. He said there were several changes, including lane widths for fire access, road construction, testing, imported fill, asphalt specs snow easements and construction around manholes. He will email the document to the Committee to review the drawings. Mr. Marker said a separate meeting will be held to review the proposed changes.

Adjournment

Norm Beagley made a motion to adjourn the meeting. The meeting adjourned at 11:22 a.m.

Dennis Marker, Committee Member

Linda Midgley, Deputy Recorder