



## DEVELOPMENT REVIEW COMMITTEE MINUTES May 24, 2016

The Development Review Committee held a meeting on Tuesday, May 24, 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, Public Works Director Wade Eva, and Police Chief Rod Hurst.

**Others Present:** Ben Calder, Josh Godfrey, Thomas Hunt, Jason Jenkins and Kathleen Williams.

### **Williams K Subdivision**

Review of a 3 lot subdivision at approximately 200 East 300 North. Kathleen Williams was present to address concerns with the subdivision.

**Engineering:** Norm Beagley said he has sent his comments to the engineer, Barry Prettyman, but Mr. Prettyman was unable to attend the meeting. He gave Ms. Williams a drawing of the current sewer plan information for assistance when the new sewer lines are stubbed/installed.

Mr. Beagley said the issue with the sewer is that the lines for Lot 2 run through Lot 1. If the lot is platted, it must be buildable, and with the sewer laterals running as they now do, the lot is not buildable. Ms. Williams said she did not intend to sell Lot 1, but would stub the needed lines in at this time. Mr. Beagley said a restriction could be put on Lot 1 stating that it would not be buildable until the old lines are disconnected and new ones stubbed. Mr. Marker asked that Mr. Prettyman add a note to Lot 1 stating that the lot cannot be built on until the utilities are relocated.

Current and suggested future locations for utilities were discussed. Mr. Eva mentioned it will be less expensive to do the sewer stubs for both locations at the same time. In answer to a question from Ms. Williams, Mr. Marker said Mr. Prettyman should put pins in the ground to show the new sewer locations.

Mr. Beagley said city ordinance states that for frontages of 150 linear feet or more, frontage improvements are required. Mr. Marker said the City Council may prefer a deferral at this time for this property, as there are no designs or elevations for street improvements in this area as yet.

Mr. Beagley said addresses for the new lots need to be shown. Impact fees will be charged when building permits are pulled for the two new lots.

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

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

## **DEVELOPMENT REVIEW COMMITTEE MINUTES**

May 24, 2016 – Page 2

### **Williams K Subdivision, continued:**

Wade Eva made a motion to accept the Williams K Subdivision, contingent on concerns raised by staff being addressed and a deferral agreement completed with the City Council. Norm Beagley seconded the motion. The vote to accept the Williams K Subdivision was unanimous.

### **Ben Franklin Apartments**

Review of a mixed use development at approximately 315 West Main Street. Ben Calder, project manager, and Josh Godfrey, real estate analyst, were present to address concerns with the project.

**Engineering:** Norm Beagley said he will send formal comments to the developer when they are completed. He noted that UDOT approval would be needed for the overall plan and the water line to the hydrant. Ben Calder said he is using a subcontractor who is licensed with UDOT, and can get an agreement based on the use of this subcontractor.

Mr. Beagley said it was the developer's responsibility to go underground with the power lines. The fire chief does not want overhead power poles. Mr. Calder said the solar panels for the power pole have been okayed by UDOT.

Mr. Beagley asked about a public access easement document. Mr. Calder gave a copy of a document to Mr. Marker showing an easement for 13 feet of curb, gutter and sidewalk. Mr. Marker said he would check with the City attorney that this document showed the correct easement language and was acceptable.

Mr. Beagley said the sum of the areas on the cover sheet needed correction. He asked about rotating the dumpster for ease of trash collection. Mr. Calder said this was the only way the trucks could easily access the container. If the container is placed any other way the truck would need to back into the parking stalls, which sometimes might be occupied.

Mr. Beagley said the PI lateral would need to be sized so the information was available for utility installation. Mr. Calder said he will have this done. The public utility easements (PUE's) for telephone, gas, etc. are not shown. The easements are generally ten feet in the front of the property, and five feet on the sides and back. A separate recorded document is needed for utility easements.

Addresses are needed for the project units. Mr. Calder agreed each building could have a different address, and the units be lettered A, B, C, etc. Mr. Marker suggested Mr. Calder discuss addressing with the post office. Mr. Calder said he would figure out how mail delivery should be done, whether in a central box or to the units.

Mr. Beagley said an overlay would be needed on 300 and 400 West after one year for new roadway and utility trenches. Bonding for the overlay would be required.

**Police:** Chief Hurst said his only concerns were with the traffic around the school.

## **DEVELOPMENT REVIEW COMMITTEE MINUTES**

May 24, 2016 – Page 3

### **Ben Franklin Apartments, continued:**

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

**Planning and Zoning:** The City has received a copy of the joint use agreement between the developer and the Chisholm dentist office. Mr. Marker asked about the planter box shown between the two buildings. Mr. Calder said the civil engineer had neglected to remove it from the plans, and he will have that done. Mr. Marker said there is an issue with the ADA access ramps. ADA requires all access routes be the same elevation as the parking stalls to which they are adjacent. Adjustments are needed. Mr. Beagley said typically the ramps are moved further down the sidewalk. Mr. Calder said he will transfer the ADA note to the east side of the project. Mr. Marker said specific details on the ramps will be needed for construction.

Mr. Calder said there was some confusion in the sign code regarding the size allowed for a sign advertising that a development is under construction. Mr. Marker said he would research the code and let Mr. Calder know what size sign can be erected.

The entire site will be fenced during construction. Mr. Calder said the area by Chisholm's would be done last. Mr. Beagley said the sprinklers, sod, etc. would need to be replaced in the grass strip in front of the building after the lines are in.

Mr. Calder said they were considering making some of the apartments into condominiums. This is permitted under the current zoning. Mr. Marker said the City Council preferred condominiums to apartments. A condominium plat would need to be reviewed and approved by the Planning Commission and the City Council. Separate meters and an HOA for the common areas would also be required.

Quantities of items such as asphalt, piping, etc. are needed for the bond. The developer was asked to submit these quantities to the City Engineer, who will establish the bond amounts needed. A bond for site improvements and a bond for building improvements will be generated.

The Committee discussed impact fees for the apartments. Mr. Calder said Provo City does an equivalent for this type of apartments, as they do not cause the same impact on the utilities as traditional family. He said he will bring a copy of Provo's rates to the City. Mr. Marker said he is re-visiting the water dedication requirement and will let Mr. Calder know the results.

Norm Beagley made a motion to approve the Ben Franklin mixed use project, contingent on concerns raised by staff being addressed. Wade Eva seconded the motion. The vote to approve the project was unanimous.

### **Oak Summit G-3**

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

## DEVELOPMENT REVIEW COMMITTEE MINUTES

May 24, 2016 – Page 4

### **Oak Summit G-3, continued:**

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

**Public Works:** Wade Eva said his only concerns were with the cul-de-sacs, which are difficult to plow. The Commission discussed adding a place to store snow at the ends of the cul-de-sac bulb, including terminating the sidewalk at the front of the bulb, adding a basketball hoop, and reducing the grading work. Mr. Jenkins said a deed restriction could be put in place to keep cars from parking on the snow storage area. He will add a snow storage note to the plat.

**Community Development:** Mr. Marker said this subdivision was in the hillside overlay zone, and a note would need to be added to the plat which states that specific landscaping and grading plans for each lot would be needed. The front and sides of the homes would need to be landscaped to fire wise standards and signed off by the Fire Marshall before a certificate of occupancy can be issued.

Prior to a building permit being issued within this plat area, the debris flow/flood mitigation channel must be fully constructed and accepted by the City Engineer. All items identified as potential hazards must be noted on final development plans and plats. Mr. Jenkins said culverts would be added, with wing walls and riprap. The developer was asked to add text stating the 'non-disturbance/non-buildable' areas on each proposed lot, a 'fault line' label, additional hatching to indicate areas of surface fault rupture hazard, a note that plat property owners recognize this area is subject to geologic natural hazards, and a note that lot specific grading plans are required with building permit submittal. 3 acre feet of water or money in-lieu-of water per acre must be dedicated to the City, per the development agreement.

**Engineering:** Norm Beagley said all open space areas that contain the ravine will need to be shown as 'dedicated to Santaquin City'. A minimum 15 foot setback is required at the toe of the slopes along the east of the lots. The drainage channel is required to provide for an unobstructed flow of 400 CFS. Details for the channel and culverts are needed, including the plan and profile for the proposed culvert locations, construction details for the channel culvert, wing walls, riprap, etc, and storm and flow calculations.

The developer was asked to include a note on all sheets except the plat and detail sheets regarding responsibility to ensure all improvements are constructed in compliance with state and city codes. Mr. Beagley will provide the exact wording to the developer.

The developer was asked to provide a curb return into the City's property adjacent to the channel and west of Lot 5, lot sizes and buildable areas in square feet on the cover sheet, proposed and surrounding lot addresses, and signature lines for all public utilities with wording for utility acceptance.

## **DEVELOPMENT REVIEW COMMITTEE MINUTES**

May 24, 2016 – Page 5

### **Oak Summit G-3, Engineering, continued:**

On the utility plan sheet, the developer was asked to provide an air inlet removal facility for the high points in the PI lines, provide utility laterals into the City parcel, extend the sewer clean out beyond the sidewalk, and show all existing culinary water infrastructure within and north of the development. The City will provide the developer with a GIS file containing the current known infrastructure. All channel and trail improvements within the drainage channel are required to be fully improved/constructed with this phase of the project. The developer was asked to provide appropriate plans and details for these improvements.

Mr. Beagley said there was some concern regarding storm drainage water jumping the curb where 195 South and 100 South intersect with Oak Summit Drive. A suggestion was made to divert the water into the runoff channel, which connects to the UDOT system. Mr. Marker said UDOT had been willing to allow only natural mountain runoff water to go into the freeway system. After some discussion, Committee consensus held the plans be left as they are.

Norm Beagley made a motion to table the Oak Summit G-3 subdivision, pending the submitted channel and trail designs. Dennis Marker seconded the motion. The vote to table the Oak Summit G-3 subdivision was unanimous.

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

Review of a 14 unit subdivision at approximately 40 West and Apple Seed Lane. As no one was present to address concerns with this item, Norm Beagley made a motion to table the Apple Hollow A-9 subdivision. Wade Eva seconded the motion. The vote to table the Apple Hollow A-9 subdivision was unanimous. Staff comments will be sent to the developer.

### **General Business**

Thomas Hunt requested the Committee provide him with their concerns regarding the Maverik RV Canopy Site Plan at 725 East Main Street, which was reviewed in the May 10, 2016 DRC meeting. Comments from that meeting will be forwarded to Mr. Hunt.

Mr. Beagley said one concern had been that storm drainage needed to be handled on site. Water from a 25 year event must be retained and water from a 100 year event must be controlled. He suggested storm-tech chambers be used. Mr. Hunt said Maverik often used storm-tech systems and that would not be a problem. Mr. Beagley said the City would want to see a perc test. A 3 to 4 foot berm on the east side would be required to protect the site during a mountain run-off flood event.

An easement is needed for access through the private property. Mr. Marker said the City requires connectivity between commercial developments. The original Maverik concept called for a hotel and restaurant. Mr. Marker asked the developer to show how connectivity would be maintained with the new plan. In answer to a question regarding pedestrian connectivity, Mr. Hunt said no plan had been formulated as yet, but stairs may be built between the two sections.

## **DEVELOPMENT REVIEW COMMITTEE MINUTES**

May 24, 2016 – Page 6

### **General Business, Maverik, continued:**

Mr. Beagley said the PI and culinary lines going east in Main Street would need to be lowered during Main Street improvements.

Mr. Marker said existing and proposed contours for the property are needed. There is some concern with the drainage impact on the retaining wall behind the store, due to the concentrated irrigation system and the 5:1 slope. Two major water sheds channel to the area. Historically the water flows to the freeway. Mr. Hunt said as the site continues to develop they will figure out how to get water to the inlets.

Mr. Marker said details are needed on the canopy, a lighting and photo metric plan, and parking lot lighting. An evaluation of the RV dump will be made to figure out sewer impact fees. Mr. Hunt said typically Maverik does not charge a fee for RV dumping. An average of 350 gallons dumped per day for eight months of the year is typical.

### **Minutes**

Norm Beagley made a motion to approve the minutes of May 10, 2016 as written. Rod Hurst seconded the motion. The vote to approve the minutes of May 10, 2016 as written was unanimous.

### **Unfinished Business**

No unfinished business was discussed.

### **Adjournment**

Norm Beagley made a motion to adjourn the meeting. The meeting adjourned at 11:27 a.m.

---

Dennis Marker, Committee Member

---

Linda Midgley, Deputy Recorder