



DEVELOPMENT REVIEW COMMITTEE MINUTES May 10, 2016

The Development Review Committee held a meeting on Tuesday, May 10, 2016 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Dennis Marker called the meeting to order at 10:01 a.m.

Committee Members Present: City Manager Ben Reeves, Assistant City Manager Dennis Marker, City Engineer Norm Beagley, Public Works Director Wade Eva, and Police Chief Rod Hurst. Jared Shepherd was present in the meeting from 10 a.m. to 10:35 a.m.

Others Present: Ben Calder, Darryl DePew, Ryan DePew, Josh Godfrey, Barry Prettyman and other unidentified individuals.

DePew Subdivision

Review of a 3 lot subdivision at approximately 12000 South 4400 West. Ryan DePew and Darryl DePew were present to address concerns with the subdivision.

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

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

Administration: Ben Reeves said he had no concerns with the subdivision.

Planning and Zoning: Mr. Marker said the emergency turnaround on the southern end of the subdivision is shown partly inside the subdivision boundaries and partly outside. A separate easement will be needed for the section outside of the subdivision. Barry Prettyman said he had written up both sections. Norm Beagley noted that Monte DePew, the owner of the property, will need to sign the easement.

Mr. Marker said the private lane was not included in the plat and would remain under Monte DePew's ownership. A separate easement would grant rights to Lots 1, 2, and 3. Taxes would be the responsibility of Mr. DePew, as he is the sole owner of the property. Mr. Prettyman said the lane could be dedicated to all three lots. Mr. Marker clarified that if only the access agreement is recorded, the property would remain in Monte DePew's name.

Procedurally, the plat needs to be recorded first, then the CC & R's, and then the easements. Mr. Beagley said the Mylar, notarized signatures and easement documents would all be needed at the time of recordation. He said the CC & R's consist of the two agreements for the well and access, unless other restrictions are put in place. Darryl DePew said they may want to add some provisions for trash removal. Ryan DePew asked if animal rights would be listed under the CC & R's. Mr. Reeves said stricter regulations than those in the City code could be added to CC & R's.

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DePew Subdivision, continued:

Engineering: Norm Beagley said the City has documentation for 1.69 acre feet of water. An additional 1 acre foot will be needed before a second building permit can be issued. He asked that a note be added to the plat with specific wording he will supply.

Mr. Beagley said the easements and agreements are acceptable, and the City will prepare the final documents. The property owners will need their signatures notarized on the documents. Mr. Beagley asked the developer to provide quantities for road base, etc., and a quote from the well driver for the pump and motor, in order to process the bond documents.

Mr. Marker asked that a plat note be added specifying this is an agricultural protection area. He will send the exact wording to Mr. Prettyman. Written comments from Fire Chief Stephen Olson were given to Ryan and Darryl DePew. SESD will be the power provider for this subdivision.

Norm Beagley made a motion to accept the DePew Subdivision, contingent on concerns raised by staff being addressed. Ben Reeves seconded the motion. The vote to accept the DePew 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.

Police: Chief Hurst said he had no concerns with the plans, but noted that the elementary school is close by. He asked about the time frame for construction. Mr. Calder said the heavy machinery will be working during the summer while school is out. They plan to meet with the school principal to work out a schedule that will not impede the flow of school children and traffic. Issues with construction traffic and the one-way streets were discussed.

Public Works: Wade Eva clarified where the PI line would come in. Only the south west corner has access. Mr. Beagley instructed the developer to tap the north/eastern line, not the dedicated line.

Administration: Ben Reeves expressed his appreciation for the developer's success in working out traffic issues with the Chisholm dental office. He asked when the building permit would be applied for. Mr. Calder said the permit would be picked up in the 2016-2017 fiscal year. Mr. Marker said grubbing could be done before the permit is picked up.

Infrastructure: Jared Shepherd said he would send his comments to the developer.

Planning and Zoning: Mr. Marker said placing the utilities in Main Street will require UDOT approval, which will require at least 60 additional days and most likely additional costs.

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Ben Franklin project, Planning and Zoning, continued:

Mr. Marker suggested connecting to utilities in 400 West. The road will need to be patched and an overlay put down the following season. The location of various utility lines was discussed. A 4" line to the fire hydrants is shown, a 6" line is required. Per an email from Fire Chief Olson, hydrants need to be within 80 feet of a Fire Department Connection (FDC). Mr. Calder showed the two hydrant locations, which meet this requirement. In order to keep 20 feet of clearance around the hydrants, a parking stall will need to be taken out. Mr. Calder said they have approximately 13 extra stalls, so losing a stall is not an issue.

Mr. Marker said perpetual public access easements for the street and sidewalk will be needed, as well as a copy of the Chisholm agreement for the file. Mr. Calder was asked if a master water meter or individual meters would be used. Mr. Calder replied that the owner was looking at the difference in costs in order to make that decision. Rocky Mountain Power and Questar have indicated they would prefer individual meters.

Mr. Marker asked that pavement markings and site signs be shown on the plat, including ADA markings and signs. Mr. Beagley suggested a sign indicating the parking was 'private' and not for school use be erected. Mr. Marker said any signs on the building required a separate building permit. A site lighting plan and a photometric plan are required. He said he would send landscape comments to the developer.

Mr. Beagley asked about Main Street improvements in front of the project. Mr. Marker said 102 feet of right-of-way was available, and the planned improvements are far enough out they can be dealt with at a later date.

Mr. Beagley said the 12' wide infiltration gallery must be protected, and cannot be disturbed or contaminated. An easement currently exists for this infrastructure.

Mr. Beagley asked about the power plan. Mr. Calder said he had spoken to UDOT about putting solar power on the pole. Rocky Mountain Power has indicated they will be bringing in underground power from 300 West. An electrical engineer for the development is working with RMP on the power plan. Mr. Beagley said he will send his additional comments to the developer.

Norm Beagley made a motion to continue the Ben Franklin project to the next meeting, subject to time to review changes. Wade Eva seconded the motion. The vote to continue the Ben Franklin project was unanimous.

Ercanbrack Acres

Review of a 2 lot subdivision at approximately 400 North 400 East

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

Public Works: The homes will not be connected to the sewer system now, due to the depth of the existing sewer lines. Wade Eva asked about the proposed locations for sewer laterals.

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Ercanbrack Acres, Public Works, continued:

Mr. Beagley said they were looking at taking the sewer lines out the back of the lots. If the laterals are run to the front and into 400 North, then manholes and sewer pipe would be needed and would also need to be deeper in order to service the two new lots. The Committee discussed the sewer line locations.

Mr. Beagley said a future street light will be needed in order to maintaining proper spacing for City standards. The property owner will be required to pay for half of the future light and 150 feet of conduit.

The proposed addresses appear to be too high in number to be congruent with existing addresses and future roadway. Mr. Beagley suggested Lot 1 be addressed 531 East and Lot 2 be addressed as 539 East. The developer was asked to show a graphical scale bar, indicate the approved Utah County coordinate system, show the PI line, and move the culinary service connection location to the uphill side of the lot, per City standards.

Administration: Ben Reeves said he had no concerns with the subdivision.

Planning and Zoning: Mr. Marker said the deferral agreement for the sewer and curb, gutter and sidewalk has been signed and will be recorded this week. He said easements to the north and out to the future road will be needed.

Norm Beagley made a motion to approve the Ercanbrack Acres subdivision, contingent on addressing the issues raised in this meeting. Ben Reeves seconded the motion. The vote to approve the Ercanbrack Acres subdivision was unanimous.

Maverik Site Plan

Review of an RV Canopy Site Plan at 725 East Main Street

Police: Chief Hurst said he thought the additional pull-through area was a good idea, and would provide a needed service.

Administration: Ben Reeves said there was a safety issue with the north/west bound exit from the new improvements onto Highway 198. Site entrance changes may be appropriate.

Engineering: Mr. Beagley said that the water lines east of Main Street would need to be lowered during Main Street improvements. This plan will extend Main Street another 200 feet to the east.

Planning and Zoning: Mr. Marker said he has several comments on landscaping and traffic circulation and would forward them to the developer.

Maverik Site Plan, continued:

Ben Reeves made a motion to table the Maverik Site Plan, subject to obtaining additional information. Dennis Marker seconded the motion. The vote to table the site plan was unanimous.

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Minutes

Ben Reeves made a motion to approve the minutes of April 27, 2016 as written. Dennis Marker seconded the motion. The vote to approve the minutes of April 27, 2016 as written was unanimous.

Unfinished Business

No unfinished business was discussed.

Adjournment

Ben Reeves made a motion to adjourn the meeting. The meeting adjourned at 11:03 a.m.

Dennis Marker, Committee Member

Linda Midgley, Deputy Recorder