



DEVELOPMENT REVIEW COMMITTEE MINUTES November 15, 2016

The Development Review Committee held a meeting on Tuesday, November 15, 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: Assistant City Manager Dennis Marker, Infrastructure Inspector Jared Shepherd, Public Works Director Wade Eva, Building Official Randy Spadafora, Engineer in Training Jon Lundell, Chief Rod Hurst, Chief Steve Olson, was dismissed.

Others Present: Mark Johnson, Richard Hatfield, Rob White, Steven Carter, Steve Carter (Nebo school district), and Scott Peterson.

Apple Valley Elementary:

Review of a proposed elementary school at 100 East 800 North, Dennis Marker asked for introductions, and proceeded with comments from Fire Chief Steve Olson.

Fire: Chief Steve Olson, said that he would be working in conjunction with the Utah State Fire Marshal's office on this project. Also as a request of the project fire protection engineer, hydrant flow tests were conducted in September and those results were forwarded along.

Public Works: Mr. Eva had no concerns with the new school.

Engineering: Jon Lundell stated that it is important for the Developer and the General Contractor to understand that it is his/her responsibility to ensure that all improvements installed within this development are constructed in full compliance with all State and Santaquin City Codes, Ordinances and Standards. And the development plans are not all inclusive of all minimum codes, ordinances and standards. This fact does not relieve the Developer or General Contractor from full compliance with all minimum State and Santaquin City Standards." The developer will need to provide legend of symbols and labels on all applicable sheets, as well as proposed site/utility plan.

Steven Carter stated that they have all that in the works. Mr. Lundell also stated that a Geotechnical study was completed by IGES (March 5, 2007) and an infiltration rate of 8 to 16 minutes per inch was provided in the report. Mr. Lundell asked if they will use an infiltration rate of 12 minutes per inch for the storm water calculations. Rob and Steven stated that have storm drain that will handle the 25 year storm as well as the 100 year storm.

Mr. Lundell also stated that he would need the developer to provide proposed utility laterals to the proposed 10 south lots, please provide horizontal and vertical alignments of the sewer main heading north out of the elementary school, provide locations for PI drains and pipe slope direction. Mr. Lundell asked for a location for a trash enclosure and details for the site obscuring fence. Mr. White states it will be at the back of the school with no fence just a masonry wall around due to the trash being picked up every day pretty much. Mr. Lundell asked if they could make the ADA ramp a little cleaner along the center street trail by installing the asphalt then cutting in the ramp.

DEVELOPMENT REVIEW COMMITTEE MINUTES

November 15, 2016 – Page 2

Infrastructure: Mr. Shepherd asked about the street lights on 200 East and 100 East nothing on center because there is already one there. Other than that he has no issues with the Elementary school.

Building Official: Mr. Spadafora said that he would like to see the address be 105 East 770 North and make sure to label it on the plans.

Police: Chief Hurst was concerned about the signage, Mr. Carter stated all of that will be addressed.

Community Development: Mr. Marker would like the developer to highlight the landscape on the plans, Mr. White said that the entire plan is landscaped and was wondering what kind of trees. Mr. Marker stated that a list of approved trees is in our city code. Mr. Marker also stated that he would like to see street lights in the parking area and the will need to be shielded downward. Mr. Carter agreed and they will be LED lights. Mr. Marker stated that he would like to see limited sod in the landscape design, Mr. Carter asked if Mr. Marker could help with the landscape design to meet all codes of Santaquin. Mr. Marker agreed to that. Mr. Carter also mentioned that they will be sending monthly reports on the progress of everything during construction.

Mr. Spadafora made a motion to approve the Elementary school, as long as issues stated in the meeting are addressed. Mr. Shepherd second the motion. The Vote to accept the Proposed Elementary school was unanimous.

Marty Johnson Single lot:

Single Lot review for the property located at 415 East 400 North

Fire: Chief Olson had no comments on Marty Johnson single lots.

Infrastructure: Mr. Shepherd had no comments on the single lots.

Building Official: Mr. Spadafora said he would like Mr. Johnson to address the individual lots so there is no problems at recording. Mr. Johnson stated that he had no plans with the other lots.

Public Works: Mr. Eva asked Mr. Johnson about the water laterals, Mr. Johnson stated that its 104 ft to the manhole. The first lot has irrigation but the others do not.

Police: Chief Hurst had no comments on the single lots.

Engineering: Mr. Lundell said that he would like to see that it all meets city's requirements but other than that he does not see any problems with the single lots. Mr. Lundell is also working with Barry Prettyman in regards to the plat map.

DEVELOPMENT REVIEW COMMITTEE MINUTES

November 15, 2016 – Page 3

Planning and Zoning: Mr. Marker said the next step is the planning commission. Mr. Johnson asked after planning commission approves it, can it be recorded the next day? Mr. Marker said yes it could if all issues are addressed and Mr. Lundell could email the new plat that is recorded. Should be real quick.

Mr. Lundell made a motion to approve the single lot plat subject to addressing all comments. Mr. Shephred made a seconded the motion. The Vote to conditionally accept the single lot was unanimous.

Orchard Park Townhomes:

A Review of a 21 unit development at approximately 50 West and 400 South. Includes three new single family lots and a townhome development to be made into a condominium plat.

Fire: Chief Olson would like to see no parking on loop road and have the curb painted red and “NO PARKING” signs to be in place along the interior loop road. He would also like to have a private hydrant on loop road with an 8” pipe. Other than that Chief Olson had no other comments.

Police: Chief Hurst had no comments on Orchard Park Townhomes.

Building Official: Mr. Spadafora would like them to see just one address with different unit numbers. Mr. Marker stated that Mr. Peterson will need to go to the post office and work that out with them.

Public Works: Mr. Eva had no Comments on the Orchard Park Townhomes.

Engineering: Mr. Lundell said for the legal description for the developments does not close in the proper feet. It is required to have 2.75 parking stalls per unit. (2.5 per unit + .25 guest parking) as a multi-family project. Site plan shows 41 parking stalls total for the development. An additional 9 stalls will need to be provide including 2 ADA parking stalls. 41 parking stalls is possible if the units are subdivided into a condominium. (2 per unit + .25 quest parking). Mr. Lundell legal descriptions for the buildings need to tie to the property perimeter. Mr. Lundell asked if the property was going to be subdivided, Mr. Marker said if so it would need to go through the subdividing process.

DEVELOPMENT REVIEW COMMITTEE MINUTES

November 15, 2016 – Page 4

Mr. Lundell would also like to see the note to Connect to the 8-inch culinary water line within 400 south. Do not connect to the existing 12" line. Mr. Peterson said that he will work with the city for the note to connect.

Mr. Lundell would also like the developer to provide a complete storm drain report addressing how the 25 year storm event is going to be contained on site and how the 100 year storm event is going to be controlled on site, please use intensities contained in Santaquin City Code 11-12-3.

Mr. Lundell also stated that the city would like to see proposed details for exterior lighting fixtures. Mr. Marker asked about lighting guest parking, Mr. Peterson said that he will be putting lighting in the guest parking.

Planning and Zoning: Mr. Marker talked about the Landscape plan between the garage areas and that they should be moved to the perimeter areas and count toward side and rear yard planting requirements. Mr. Marker also talked about the requirement for trees and reducing the amount of planting around the trash enclosure.

Mr. Marker asked Mr. Peterson about the storm water around the tot lot? Mr. Peterson said that is 12' deep. Mr. Marker noted that the safety zone around the proposed equipment may require the tot lot be a little bigger.

Mr. Marker talked about the setbacks on the single family lots should be 20' to living area or garage side, 15' to porch, 25' to garage door, 8' side, and 25' rear. Single family lots should comply with minimum size requirements.

Mr. Marker also stated that the developer will need signature lines on the plat map for council signature under acceptance by legislative body. City manager, city attorney, and community development directors don not sign the plats. The developer will also need utility company signature blocks and acknowledgments.

Mr. Lundell made a motion to approve Orchard Park Townhome and single family lot conditioned upon addressing all comments. Mr. Shepherd seconded the motion. The Vote was unanimous.

City Water:

Mr. Marker asked if staff were ready to discuss the City Water Systems with the City Council on the 16th.

DEVELOPMENT REVIEW COMMITTEE MINUTES

November 15, 2016 – Page 5

Minutes:

Wade Eva made a motion to approve the minutes of October 25, 2016 as written. Dennis Marker seconded the motion. The vote to approve the minutes of October 25, 2016, as written, was unanimous.

Adjournment: At 11:06 a.m., Jared Shepherd made motion to adjourn. Dennis Marker seconded the motion. The Vote to adjourn was unanimous.

Dennis Marker, Committee Member

Holly Homer, Deputy Recorder