



DEVELOPMENT REVIEW COMMITTEE MINUTES

November 4, 2014

The Development Review Committee held a regular meeting on Tuesday, November 4, 2014 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: City Manager Ben Reeves, Assistant City Manager Dennis Marker, City Engineer Norm Beagley, Building Official Randy Spadafora, Infrastructure Inspector Jared Shepherd, Public Works Director Wade Eva, and Fire Chief Stephen Olson.

Others Present: Shane Morris.

Centennial Park Condominiums

Review of a 38 unit mixed use development at approximately 300 West and 100 South. Shane Morris was present to discuss issues with the development.

Engineering: City Engineer Norm Beagley said there are several technical issues to be resolved on the site plan, such as labeling the building, parking lot and landscaped areas in square feet; and showing center lines and public utility easements. Dennis Marker said there may be no PUE's in this section of the City, and the developer would need to get information from the utility companies on where the lines are. Mr. Marker suggested the developer consider granting a 10 foot utility easement on the north and east sides of the property. This would be recorded on a separate document.

Power poles for the development were discussed. Burying the lines underground is required by the City. Shane Morris said he had discussed this with Rocky Mountain Power. The pole on 100 South can probably be permanently removed as it appears to serve a home that has been removed. The pole on 300 West serves two existing homes on the west side of the street, and should be undergrounded. Mr. Beagley said he would like to see the RMP design details for power when they are available.

Mr. Beagley said three ADA ramps would be needed, one on each side of the west drive access and the third ramp at the intersection of 300 West and 100 South. Randy Spadafora will research the number of ADA parking spaces a development of this size would require. A six foot vinyl privacy fence is shown on the plans. Mr. Morris said he is offering to extend the existing City stone wall, if the City is willing to share the cost. Ben Reeves asked Mr. Morris to submit estimates for the difference in cost between the vinyl fence and a stone wall.

It is required that dumpster enclosures be located at least 50 feet from residences, and that they be landscaped, screened and gated. Mr. Beagley said he would like to see a concrete apron in front of the enclosure. The developer was asked to submit details for the dumpster and change the location.

Mr. Beagley asked about having a concrete apron on the corner of 100 South, at the east end of the 21 parking stalls. A hard curb is shown on this site plan, which has the potential to impair westbound traffic on 100 South. The developer was asked to specify high back curb and gutter for this project.

Mr. Beagley suggested it would be prudent to dedicate the sidewalk on 300 West to the City. This would allow for City maintained sidewalk and curb and gutter on the street. The current sidewalk on 300 West is 4 feet wide. It was suggested the developer taper a sidewalk from 4' at the existing edge of the sidewalk to 5' at the ADA ramp on the north side of the driveway access location. Exterior sidewalks are shown as 6' on the site plan. Only a 5' width is required in this location.

DEVELOPMENT REVIEW COMMITTEE MINUTES

November 4, 2014 – Page 2

Centennial Park Condominiums, Engineering, continued:

The City would prefer a master meter for the culinary water rather than three individual meters. The 1" service meter for the pressurized irrigation meter may not be adequate for the proposed landscaping. Sewer locations were discussed. Mr. Beagley said the City would prefer one connection, possibly an 8" line, connecting in 300 West. Mr. Marker said one issue that had been a concern with condominiums was the desire for individual meters. The HOA would need to be solid, taking care of all water and sewer billing. Mr. Morris asked if the committee would recommend the HOA also take care of cable. It was agreed that would be up to the HOA, as there is no City standard.

Street lighting was discussed. A street light is needed on corner locations, but there is one located across the street by the Park bowery. Staff will review the lighting needed for this corner.

An underground gallery for storm water at the south end of Building 1 was discussed. A storm drain inlet box should be provided, due to land slope and water issues. Mr. Marker said the building can be shifted about seven feet to the south, which would give a bigger landscape area. A culvert is possible instead of an inlet box, but may not be as effective. Mr. Beagley asked that a legend or notes as to the intent of the hatched and non-hatched curb and gutter be included.

Mr. Beagley said there are some issues with the storm drainage calculations. More contributory area may need to be added, the rainfall intensities corrected, and the "C" values verified. Wade Eva clarified the current storm drainage on the street, which runs around the park bowery and ends in front of the elementary school. Mr. Beagley asked the developer to submit a topographical map. Mr. Morris said he would look at the flow to see what is needed. Mr. Marker said he might consider spreading out the capture areas so they are longer and shallower.

A percolation test is needed. Mr. Morris was unsure if this had been done. City personnel must monitor the test.

Public Safety: Mr. Marker said Police Chief Rod Hurst had indicated that parking not be allowed on 300 West until the road is improved on both sides. The curb should be painted red and 'No Parking' signs erected.

Public Works: Wade Eva said he has some concerns on tying in to the water line on 100 South. After some discussion on the need for a road cut on 300 West, it was agreed that the water line be connected on 300 West. Mr. Eva asked that the patch be offset to provide a smoother driving surface.

Fire: Fire Chief Stephen Olson clarified that all buildings will have sprinklers. Sprinkler heads are needed in each living space. He discussed options for fire safety, including a possible new hydrant, extra lines, looped lines, roof access and a bypass connection to supplement pressure. Chief Olson said he would need to go through the design when it is completed. He suggested the developer contact a fire protection contractor in the design stage, and offered to provide a list of state approved contractors. If Mr. Morris agrees to provide the actual building square footage, Chief Olson said he will figure out the flow needed. He noted that a sturdy fence would be appreciated, to help keep children out of the parking lot.

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

Infrastructure: Jared Shepherd said his concerns had been addressed in the engineering comments.

Building: Randy Spadafora suggested the Post office be contacted to see what addressing they would like to see for the units and the location for the NDCBU. The Post office will need an easement for the box.

DEVELOPMENT REVIEW COMMITTEE MINUTES

November 4, 2014 – Page 3

Centennial Park Condominiums, continued:

Zoning: Dennis Marker said design and materials details would be needed for the dumpster. He suggested a wheel tracking study be done to help determine the best location. The clear view area is 30' by 40' from back of curb at the intersection of 300 West 100 South.

To meet current City standards, 75 parking stalls are needed. 62 are shown. The Planning Commission may consider a reduction in stalls, but a reduction has already been given for mixed use. Mr. Morris asked about cutting the commercial area in half. Mr. Beagley said this would only reduce the number of stalls needed by two. Mr. Marker recommended ADA stalls for businesses be located on 100 South.

Mr. Marker asked the developer to submit a light plan for the site, showing the type and number of lights, and a photometric plan. The two plans can be combined. The ARC needs some more information, including a colors and materials board. The tot lot is about 350 square feet short of the required area. Two lots are needed because of the number of units planned.

The business area was discussed. Mr. Morris said he had left the area open for versatility. There is space for four bathrooms.

Norm Beagley made a motion to have the Centennial Park Condominiums return for another DRC review. Stephen Olsen seconded the motion. The vote to have the Centennial Park Condominiums return to the DRC was unanimous.

Orchards A-4

Review of a 7 lot subdivision at approximately 90 West and Ginger Gold Road. No representative for the subdivision was present at the meeting.

Mr. Beagley reviewed his comments for the subdivision. He noted that the punch lists for previous plats in this development had not been addressed. The private road shown on 130 West should be a public road. The developer would need to plat ½ plus 10 on 130 West. The driveway shown should line up with Apple Seed Lane.

Addressing was discussed. Randy Spadafora suggested the front 4 be addressed on Ginger Gold and the rest on 90 West. It was agreed addresses should be shown on the front and the back.

Mr. Beagley said there were several concerns with this area, including circulation, secondary access, the need for water line looping and a phasing plan. The developers are currently doing a piecemeal approach that may cause some issues. There are now 20 homes on a single water line, and with the plans in place there could be 31 homes on a dead end water line. Mr. Eva said even if the sewer line is private, the City will still get calls if there is a problem.

Ben Reeves made a motion to table the Orchards A-4 subdivision pending further discussion with the developer on issues with the Orchards Development. Randy Spadafora seconded the motion. The vote to table the Orchards A-4 subdivision was unanimous.

Unfinished Business

Oak Summit – The developer has decided not to pursue this project.

DEVELOPMENT REVIEW COMMITTEE MINUTES

November 4, 2014 – Page 4

Unfinished business, continued:

Canyon Subdivision, Phase 2 – Further discussion will be held with the developer on these plans.

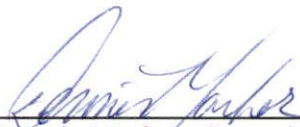
Chad Woods Car Dealership – Finalized plans have not yet been submitted.

Minutes

Jared Shepherd made a motion to approve the minutes of September 30, 2014 as written. Ben Reeves seconded the motion. The vote to approve the minutes of September 30, 2014 as written was unanimous.

Adjournment

Jared Shepherd made a motion to adjourn the meeting. The meeting adjourned at 11:30 a.m.



Dennis Marker, Committee Member



Linda Midgley, Deputy Recorder

Linda Midgley

From: Stephen Olson
Sent: Wednesday, November 05, 2014 1:27 PM
To: Dennis Marker; Norm Beagley
Subject: Centennial Park Condo. review
Attachments: SprinklerTechList8-29-14_000.pdf

Dennis and Norm,
Please pass on my notes regarding the Centennial Park notes.

1. Developer needs to submit 2 sets of architectural plans to Fire Dept., including sprinkler & alarm/protective system; design to be based on NFPA 13 standards.
 - a. All units must have fire sprinklers & alarms/detectors.
 - b. Each Fire Sprinkler FDC (fire dept. connection) must be located within 100' of a hydrant; final approval needed.
 - c. Exterior access door to sprinkler riser must be provided for at main floors.
 - d. See attached pdf for list of certified fire sprinkler contractors.
2. Total square footage must be determined and noted on plans. Fire flow is based on this and is needed before we can make final determination on whether proposed hydrants will be sufficient or not.
3. Exact heights for each building to be determined and labeled on plans.
4. Roof access must be provided. Preferably at top of stairwells.
5. All power lines relative to the project to be buried.

Please contact for any clarification.

Thanks,

Stephen Olson

Fire Chief
Emergency Manager
Santaquin City

Cell: 801-368-2078
Office: 801-754-1940
solson@santaquin.org



**ENGINEER REVIEW COMMENTS
CENTENNIAL PARK CONDOS
100 SOUTH 300 WEST**

SITE PLAN REVIEW #1	
PLAN RECEIVED DATE:	OCTOBER 24, 2014
PLAN REVIEW DATE:	OCTOBER 29, 2014
DATE RETURNED TO DEVELOPER:	NOVEMBER 4, 2014

Text in Blue color indicates items of discussion during DRC held 11-4-14

City Engineer Comments:

All Sheets

1. Once revisions are made and final plans are ready to be submitted they need to be stamped, signed and dated by professional engineer/land surveyor.
2. Discuss site access. Fire access, circulation, heavy trucks (garbage trucks), etc.

Sheet 1 - Cover Sheet

Sheet 2 - Site Plan

1. Please show a single (probably an 8") culinary water connection on 300 West street. The CW line in 100 South is an old lead joint line that the City would prefer not be connected to at this time.
2. Please show a single road cut on a 10° slant from perpendicular to the travel lanes for cutting into 300 West. This single road cut should be able to be used for sewer, CW and the power trench across 300 West street.
3. Please label each building area (footprint) in square feet.
4. Please label parking lot area in square feet.
5. Please label landscaped area in square feet.
6. Discuss existing power poles.

Santaquin City Code requires with all new developments that all utilities be undergrounded (See Santaquin City Code 11-6-26).

The pole on 100 South appears to have served the old home that has now been removed. This pole and power service can probably be permanently removed.

The pole on 300 West appears to serve 2 existing homes on the west side of the street.

What is the proposed plan for this pole removal and or undergrounding? Has RMP been consulted on these power services? Undergrounding the power to these 2 homes on 300 West would require a roadway cut.

It is anticipated that the power services from the east sided to the west side of 300 West will be undergrounded under the 300 West ROW.

Please provide RMP design details for power when available.

7. Please show existing street centerlines.

8. Discuss Public Utility Easements, existing (recorded previously, if any) and proposed.
It is expected that the developer will show and record a separate document for PUE's (presumed to be 10' wide, verify with Utility companies) along the north and east sides of the property.

9. Please show 3 ADA ramps one on both sides of the west drive access and one at the intersection of 300 West and 100 South.

10. Discuss parking requirements. If this were exclusively a multi-unit dwelling (without commercial) the requirement would be 95 stalls ($2.5 \times 38 = 95$). Deduction has already been taken into account for multi-use designation ($2.5 \times 8 + 1.5 \times 30 = 65 + \sim 10$ stalls for commercial area for a total of 75 stalls required under current proposed design)

There is a reduction related to multi use for 1.5 stalls per unit above 8 units. The developer is seeking an additional 15% reduction.

Shared parking seems to be appropriate within this development.

- A proposed shared use would require a parking study, per City code.

11. Please verify the number of parking stalls shown. Only 61 stalls are shown but the table indicates 64 stalls are provided.

12. Discuss number of required ADA stalls. Are 3 ADA stalls sufficient?

Building official will verify number of ADA stalls required.

13. Discuss the proposed 6' tall vinyl privacy fence shown.

How far is this proposed fence planned to extend to the west, along the north property line?

Developer plans to extend vinyl fence to existing City stone wall.

Developer has offered to split the cost of stone fence with the City for an extension along common City boundary.

Please submit estimates for proposed vinyl fence compared to proposed stone fence.

14. Please provide details (material type, height, access location, etc.) for the dumpster enclosure.

Santaquin City requires screening for trash enclosures (See 10-7I-13: Special Provisions: paragraph C).

Please submit proposed details for review.

15. Discuss the proposed location of the dumpster enclosure. Per 10-7I-13, paragraph C, the enclosure must be at least 50' from any "residential use".

16. Discuss the curb and gutter shown on the eastern end of the 21 parking stalls on 100 South.

Is it prudent to have a "hard curb" in this location?

Could/would this curb & gutter impede or impair westbound traffic on 100 South?

There is a potential for westbound traffic to hit the curb at speed, possibly causing accidents, vehicle damage and injury.

A 24" concrete apron seems most appropriate in this location.

Please show a 24" apron along the east boarder of said parking stalls. No high back curb along the eastern end of the parking stalls.

17. Please specify High back curb and gutter for all curb & gutter on the project.
18. Discuss street ROW dedication to move property line behind sidewalk along 300 West Street. This would allow for City owned and maintained sidewalk and curb & gutter on 300 West.
19. Discuss sidewalk widths along 300 West Street.
Please show matching existing sidewalk width at the north end of the property on 300 West and then tapering to 5' wide at the ADA ramp on the north side of the driveway access location.
Only a 5' wide sidewalk is required along 100 South and 300 West (6' is not required here). Developer may show only a 5' wide sidewalk instead of 6' wide in these areas.
20. Discuss the proposed culinary water, pressure irrigation and sewer laterals.
The City would prefer a master meter for the CW rather than 3 individual meters. Using the existing meter location seems prudent. Possibly adding an island for CW & PI meters.
The City would also prefer and a single, possibly 8", sewer connection in 300 west. This would require a private sewer line, possibly located within the parking areas that would be owned and maintained by the HOA. Separate laterals could be connected to the private sewer system within the development.
21. Discuss the size of the existing pressure irrigation service. Presumed to be a 1" service connection. Is this size sufficient for the proposed landscaping?
22. Discuss the existing residential culinary water service. This service line will need to be shut off at the corp stop on the main water line in the 100 South ROW.
23. Discuss fire hydrant requirements, if any? City fire hydrant details are shown on DT-05 but no hydrants are shown on the plan sheets.
24. Discuss fire suppression within the buildings. Are fire sprinklers required?
25. Discuss street lighting requirements. The City's street light detail is shown on DT-05 but no light is shown on the plan sheets. A new street light is required at the intersection of 100 South and 300 West.
26. Discuss overall number of units compared to number of parking stalls, compared to storm drain area needed, etc.

Sheet 3 – Grading Plan

1. Discuss an underground gallery for storm water at the south end of building #1.
2. Discuss a needed storm drain inlet box near the location of 2 ADA stalls.
3. Please indicate what the hatching marks are on some of the curb and gutter.

Is this hatched curb and gutter intended to be a shed type curb?

Is the remaining curb & gutter, which is not hatched, intended to be a collection curb?

A legend or notes as to the intent would be appropriate for these items.

Drainage Calculations

1. Discuss adding more contributory area for storm drain from the south.
2. Discuss overall storm drain water plan. Private vs public contributory areas mixing.
3. Please correct the rainfall intensities in the drainage calculations. The rainfall intensities used in the table are incorrect for Santaquin City Standards. Santaquin City Design standards for storm events can be found under Code 11-12-3: "Design Requirements"

(web-link: http://www.sterlingcodifiers.com/codebook/index.php?book_id=303).

4. Please indicate where the infiltration rate of 2.5 minutes per inch is derived from. Has a percolation test been conducted onsite or has a geotechnical report been prepared? Please advise.

If a percolation test has not been conducted, one will need to be performed.

5. The summation of the 3 basins' contributory areas (0.30, 0.65 and 0.70 ac) does not match the project area of 1.32 acres listed in the opening paragraph of the report and on the plan cover sheet. It appears that this is due to some of the City ROW used for parking being included in basin #2 area. Please confirm.
6. If the above comment is the case, shouldn't the ROW area be figured into the contributory area and then be added in for the weighted "C" values calculation?
7. Please verify the composite "C" value used in the report. The 2nd paragraph in the report indicates a 0.71 composite "C" value being used while the calculation sheets show a "C" value of 0.76.
8. Please label storage volume provided in each detention basin and in the underground storage chamber within the report.

It appears that the ponds have numbers shown on the drawing in the report but there is no indication on the drawing what those numbers mean (i.e. pond capacity?).

Also, the numbers shown on the drawing in the report are not in agreement with the grading plan sheet.

9. Please ensure that details such as top of pond, bottom of pond, surface area for percolation, storage provided and other pertinent details for each detention basin and for the underground storage chamber are provided on the grading plan and in the storm drainage report and that they are in agreement.
10. Please verify that the Grading Plan and the drawing in the Storm Drain report show the correct infiltration area for percolation.

In scaling off of the grading plan, it would appear that pond # 1 and pond #2 would have roughly a similar amount of surface area for percolation.

However, the calculation pages vary greatly showing 244 sf of percolation area for pond # 1 and 614 sf of percolation area for pond #2.

Again, by scaling off of the grading plan, it would not appear to us that pond #2 would have 2 - 1/2 times more surface area for percolation as pond #1.

11. After adjustments and or corrections are made to the report and grading plan, please verify that the amount of storage provided is sufficient to provide the required storage.

Geotechnical Report

1. Has a geotechnical report been prepared? Please advise.

Developer indicated that a geotechnical report is being prepared by Earthtec.

Please provide geotechnical report to the City for review.