



DEVELOPMENT REVIEW COMMITTEE MINUTES

July 22, 2014

The Development Review Committee held a regular meeting on Tuesday, July 22, 2014 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Dennis Marker called the meeting to order at 10:04 a.m.

Committee Members Present: Assistant City Manager Dennis Marker, City Engineer Norm Beagley, Infrastructure Inspector Jared Shepherd, Fire Chief Steven Olson and Building Official Randy Spadafora.

Others Present: Pete Simmons, Ed Montero, and Aaron Mitchell.

Verizon Site Plan

Review of the site plan for a monopole at approximately 200 South 400 West. Pete Simmons and Ed Montero were present to discuss issues with the site plan.

Pete Simmons said he and Ed Montero were independent contractors hired by Verizon. Verizon wanted to put in a new pole to improve the service in this area. Mr. Simmons said he had worked with the City staff and Council to update the wireless ordinance. The City had required the potential for four carriers on the pole, and this plan is designed to meet that requirement. The fenced area is 54 X 60, with room for three additional shelters. Verizon's shelter will hold a backup generator. The access easement will run along 400 West. Future City plans include a parking lot for the rodeo here. Power will be accessed from the existing pole.

Dennis Marker said neither a Public Works representative or a Police Department representative were able to attend this meeting, but neither one had given any indication of concerns with the site plan.

Fire: Fire Chief Stephen Olson clarified that power through the easement will be buried. He asked about fuel. Mr. Simmons said it would be diesel fuel in a double walled 200 gallon belly tank, with baffling units to shut the room off in an emergency.

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

Engineering: Norm Beagley said the finalized site plans needed to be signed and stamped by the engineer. Mr. Simmons agreed to have this done. The parking area will be six inch gravel, so there will be no drainage issues. Drainage is off the roof with a drain spout leading into the compound space. Chief Olson clarified no fire hydrant will be required, as the space is not occupied. The site will be surrounded by a wall.

Building: Randy Spadafora said he had no concerns with the site plan.

Community Development: Dennis Marker said the telecommunications ordinance specified that a justification study be submitted. Mr. Simmons said his submittal letter covered most of the items required. Mr. Marker said he would review the letter and let Mr. Simmons know if any further information is needed.

Mr. Marker said the developer would be entering into a lease agreement with the City. Details will be spelt out in the agreement. Verizon must post a bond for removal of the tower. The amount will be determined by the City Engineer.

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Verizon Site Plan, Community Development, continued:

Screening is to be provided around the site. The ordinance requires appropriate landscaping, the timing of which will be spelled out in the lease agreement, as the City plans to improve the area in the future for recreation purposes. This landscaping should be illustrated on the site plan. The landscaping requires a minimum of 9 shrubs with a minimum mature height of four feet, planted along each side of the compound. Mr. Marker suggested these shrubs be crime deterrent plant species, such as Pyracantha bushes.

Walls that are over 6 feet in height must be articulated and engineered. Mr. Simmons said he would lower the proposed wall height to six feet. Mr. Beagley said the City would prefer something more than a plain wall. Mr. Simmons said he could do a split face block with some color and anti-graffiti coating.

Mr. Marker said a visual analysis was required, identifying the potential for visual impacts of the proposed facility. The analysis should include impacts from the east side and from the arena side.

Mr. Simmons said he will bring in the information needed, revise the wall height and have the plans stamped. Chief Olson asked that the building address be put on an exterior wall. He said tanks that have more than ten gallons of fuel need to have a NAPA 704 hazard sticker in the building and on the wall.

Dennis Marker made a motion to approve the Verizon Site Plan, contingent on concerns raised being addressed and a lease agreement with the City being completed. Steve Olson seconded the motion. The vote to approve the Verizon Site Plan was unanimous.

Chief Olson said he will work with Randy Spadafora on the building permit. Mr. Simmons clarified that the landscaping be labeled as 'future' and shown for five feet around the wall.

Kat-Den Storage Expansion

Review of a site plan for an additional storage unit at approximately 540 South Highland Drive. Aaron Mitchell was present to discuss issues with the site plan.

Dennis Marker said Kat-Den proposed to add a row of units to their site. Aaron Mitchell said Kat-Den had planned to use engineered metal buildings, but delivery of the buildings is ten weeks out, so the site owners are considering going with the original type of building.

Engineering: Norm Beagley said one parking stall is required for every 50 units, up to 8 stalls. One ADA stall is required, to be placed on a hard surface. Mr. Mitchell said the gravel area is being paved.

Mr. Beagley asked about fire hydrants. Chief Olson said there is one across the street, and he will look at the distance to see if an additional hydrant is needed. Mr. Beagley asked that storm drain calculations be submitted. Mr. Mitchell said they were submitted with the building permit.

Mr. Beagley said rip rap or a concrete apron is needed to prevent soil erosion in the proposed retention pond. He said if there is an infiltration plan, a percolation test would be needed. Mr. Mitchell said they are able to retain a 25 and a 100 year storm. Mr. Beagley said he will review the storm drain calculations and advise Mr. Mitchell of his comments.

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

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Kat-Den Storage Site Plan, continued:

Fire: Fire Chief Stephen Olson said he would check and measure the hydrant leg. The easiest solution may be to make a new gate for the site, with the understanding the fire department would need to cut the chain in the event of a fire. Committee consensus held the gate not become a second access, but be used only in case of emergency.

Community Development: Dennis Marker said the footing is shown upside down on the plans. The bottom of the footings must all be on private property. Mr. Mitchell said the wall would be on the outside of the footings. A 48 inch pole will allow for easier snow removal.

Steve Olson made a motion to approve the Kat-Den Storage Unit site plan, contingent on issues raised in this meeting being addressed, approval of the storm drain calculations by the City Engineer and the construction of a second gate if the fire hydrant is too far from the site. Norm Beagley seconded the motion. The vote to approve the Kat-Den Storage Unit site plan was unanimous.

Mr. Mitchell agreed to resubmit drawings and plans stamped by a surveyor or engineer.

Canyon Subdivision, Phase 2

Review of an 8 lot subdivision located at approximately 950 South Canyon Road.

As the developer was not present, Mr. Beagley made a motion to table the Canyon Subdivision until discussions could be had with the developer. Randy Spadafora seconded the motion. Mr. Marker said the fees submitted cover two reviews. Mr. Beagley said if the changes needed were made to the plans and the plans resubmitted, only a verification of the changes would be needed, not a third review. The vote to table the Canyon subdivision was unanimous.

Unfinished Business

Park Lane two 4 plex site plan – Mr. Marker said it was his understanding that the developer was preparing a resubmittal.

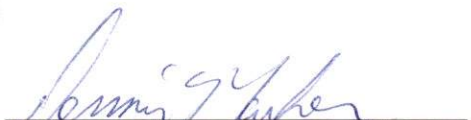
Chad Woods Car Dealership – Mr. Marker said he met with Chad Woods yesterday, and Mr. Woods is seeking new financial representation. He has decided to open a dealership in Provo at the present time, but would like to finalize the site plan and have it approved. He plans to break ground in Santaquin in the spring.

Minutes

Randy Spadafora made a motion to approve the minutes of July 1, 2014 as written. Jared Shepherd seconded the motion. The vote to approve the minutes of July 1, 2014 as written was unanimous.

Adjournment

Norm Beagley made a motion to adjourn the meeting. The meeting adjourned at 10:45 a.m.



Dennis Marker, Committee Member



Linda Midgley, Deputy Recorder



ENGINEER REVIEW COMMENTS
KAT-DEN STORAGE
540 SOUTH HIGHLAND DRIVE

| | |
|-----------------------------|---------------|
| SITE PLAN REVIEW #1 | |
| PLAN RECEIVED DATE: | JULY 17, 2014 |
| PLAN REVIEW DATE: | JULY 21, 2014 |
| DATE RETURNED TO DEVELOPER: | JULY 22, 2014 |

City Engineer Comments:

Site Plan

1. Discuss number of parking stalls required, including ADA compliant stalls. ✓
2. Discuss fire hydrant locations and current requirements. ✓
3. Please provide storm drain calculations stamped by a licensed professional engineer.
4. Please provide additional detail on how water will enter the proposed retention pond.
What is proposed/planned to prevent soil erosion as water enters the pond (i.e. rip rap, a concrete apron, etc.)? ✓



Memorandum

To: Pete Simmons
5710 South Green Street, Salt Lake City, UT 84123

From: Dennis L. Marker, Assistant City Manager/Community Development Director

Date: July 22, 2014

Re: Community Development Comments of Verizon Monopole at 200 South 400 West – First Review

Based on Santaquin City standards of development and the following items need to be addressed prior to receiving final approval for the above referenced development. Santaquin City Code (S.C.C.) sections and paragraphs are noted to the left of each item.

10-6-34 Wireless Telecommunications Facilities

- C.2 A Telecommunication Facility Justification Study must be submitted, which contains all elements of this section.
- a. Description. A description and drawings of the telecommunication facility proposed to be placed on the location with technical reasons for their design and efforts made to minimize impacts on the surrounding land uses. Also provide a map of the search area considered with a listing of existing telecommunications facilities and three other reasonable sites within the search ring which were evaluated and a statement of reasons why the final location was chosen. The applicant shall demonstrate that the telecommunications facility complies with the General Plan, as well as the required setback, height and landscaping requirements of the zoning district in which it is proposed to be located.
 - b. Co-location. Provide an examination of the potential for co-location at any existing or the proposed telecommunication facility within the search area. Provide information about the availability of other carriers to co-locate at the proposed facility. If co-location is not possible at an existing telecommunication facility, or if the proposed new telecommunication facility is not available for co-location, then the applicant shall include a written explanation why co-location is not possible.
 - c. Height. The maximum height of new facilities is outlined in Section D below. Applicants shall provide a detailed written analysis that explains in non-technical terms the reasons why service cannot be effectively provided unless at the requested height. If the proposed telecommunication facility is a roof mount or wall mount, the City may request that the Study verify that the existing or proposed screening will screen from view all telecommunications facilities.

d. Visual Analysis. The applicant shall submit a visual analysis, which may include photo-simulation, field mock up or other techniques, which identifies the potential for visual impacts of the proposed facility. The analysis shall consider views from public areas (streets, parks, etc.) and from private residences. The analysis shall assess the cumulative impacts of the proposed telecommunications facility and other existing facilities in the area as provided by City staff and shall identify all mitigation measures consistent with the technical aspects and requirements of the proposed telecommunications facility. All costs associated with this requirement are to be borne by the applicant.

- D.3.d Note: Documents illustrate capacity for four carriers on the pole. A lease agreement with the City will stipulate that Verizon will allow the other carriers on the pole.
- D.3.e Note: The existing tower within 1 mile of the proposed facility already has 3 carriers, making this new monopole installation a permitted use.
- D.3.f Note: if technology renders the tower obsolete and the tower is vacated Verizon will remove the tower, all other apparatus associated with it, the top three (3) feet of the footing and restore the site to its original condition within ninety (90) days of the vacation of the tower. This will be established in the lease agreement with the City.
- D.3.f. Verizon must post a bond for removal of the tower. The bond amount is to be determined by the City Engineer, in accordance with this section.
- D.3.g Screening is to be provided around the site (e.g. landscaping, shelters, or other). Fencing and screen walls must be constructed in accordance with City fencing standards (see below). Future landscaping around the wall is recommended at such time that Santaquin improves the area for additional recreation purposes. Landscaping can be worked out as part of a lease agreement with the City, but should be illustrated on the site plan for approvals.

10-15 Landscaping Requirements

- 10-15-4.A A minimum 5' wide landscape area is required along all side and rear property lines. In this case the property line is a lease area. Timing for such landscape requirement is most appropriate when the City improves the area for additional recreation purposes. This can be worked out as part of a lease agreement with the City, but should be illustrated on the site plan for approvals. A minimum of 9 shrubs, having a minimum mature height of four feet, should be planted along each side of the compound. Suggest utilizing crime deterrent plant species.
- 10-15-4.F Wall heights exceeding 6' must be architecturally articulated (e.g. materials, plans, columns, crown features, etc.) and landscaping around such wall designed to soften the wall presence.