



DEVELOPMENT REVIEW COMMITTEE MINUTES

June 10, 2014

The Development Review Committee held a regular meeting on Tuesday, June 10, 2014 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Dennis Marker called the meeting to order at 10:06 a.m.

Committee Members Present: Community Development Director Dennis Marker, Infrastructure Inspector Jared Shepherd, Public Works Director Wade Eva and Building Official Randy Spadafora.

Others Present: Chris Jensen.

Chad Woods Car Dealership

Review of a site plan for a car dealership located at approximately 54 South Highland Drive. Chris Jensen was present to address issues with the dealership.

Fire: Dennis Marker said Fire Chief Stephen Olson had reported he had no concerns with the site plan.

Infrastructure: Jared Shepherd asked about the water meter location. The gas and power meters are at the rear of the building. After a brief discussion, Mr. Jensen agreed the culinary water meter would be installed on the south end by the fire hydrant.

Installing pressurized irrigation was discussed. The cost of cutting into the road and impact fees for PI would negate any water savings for a long time. Mr. Marker said he would check into the requirements, and if a PI line is not required by the City, installing just culinary would be acceptable.

Mr. Jensen said Olson's Garden Shop in Payson was doing the landscaping. Mr. Eva said they should be informed that this is a heavily salted area in the winter.

Street lights were discussed. Standard street light spacing calls for an additional light. The lot will have several parking lot lights. Mr. Jensen showed the committee the location of the power meter and transformer. Mr. Marker said he would let the developer know on the street light issue.

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

Building: Randy Spadafora said a handicapped accessible route from the parking area is required. It would need to be painted and a ramp put in or the curb cut. Mr. Jensen clarified that the proposed location for the curb cut would be sufficient.

Trash enclosure necessity was discussed. If the bins are outside, an enclosure is needed. If rollaways are used and kept in the garage, no enclosure is needed.

Mr. Spadafora agreed that the address of the building would be 54 South Highland Drive.

Community Development: Dennis Marker asked about fencing. Mr. Jensen said there would be no fencing. Mr. Marker said the elevations are showing a siding product, but the notes still show stucco. Stucco is not considered a primary material, and the rear of the building must have at least 40% primary materials. Mr. Jensen said they plan to use lap siding. The stucco bands shown in the front may be replaced by hardi-board.

DEVELOPMENT REVIEW COMMITTEE MINUTES

June 10, 2014 – Page 2

Chad Woods Car Dealership, Community Development, continued:

The site plan shows signage in the right of way. This will need to be pulled back on to the property. Details for the new opening at the northern egress point are needed. Mr. Jensen said they were planning to cut the curb and create an approach. He will send the details to Mr. Marker.

Mr. Marker said maximum pole heights allowed are 20 feet, and the proposed lighting is showing 25 foot poles. As there is plenty of foot candle shown on the photometric, with the shorter poles the developer may want to look at single heads instead of double.

Landscaping comments will be addressed when the landscape plan is submitted, and engineering comments will be available next week.

Randy Spadafora made a motion to accept the Chad Woods Car Dealership site plan, contingent on addressing issues raised in this meeting, engineer's comments and any landscaping issues. Jared Shepherd seconded the motion. The vote to accept the Chad Woods Car Dealership site plan was unanimous.

The building permit can be submitted at this time. The developer will need to bond for the improvements.

Unfinished Business

Park Lane two 4 plex site plan – The City is waiting for a resubmittal of the Park Lane Project. Mr. Marker said the developer has indicated they may turn this into a town home type of development. There would still be eight units in the development.

Horse Orchards subdivision – The City is waiting for the final submittal.

Minutes

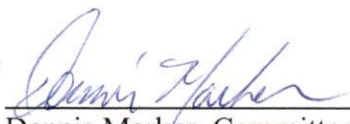
Jared Shepherd made a motion to approve the minutes of May 6, 2014 as written. Wade Eva seconded the motion. The vote to approve the minutes of May 6, 2014 as written was unanimous.

General Business

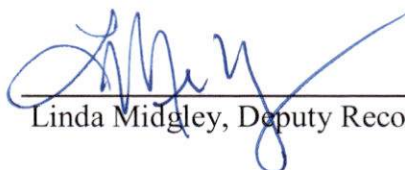
Jared Shepherd said a meeting will be set up to review City standards and specifications when City Engineer Norm Beagley returns from vacation.

Adjournment

Wade Eva made a motion to adjourn the meeting. The meeting adjourned at 9:37 a.m.



Dennis Marker, Committee Member



Linda Midgley, Deputy Recorder



Memorandum

To: Chad Woods
From: Dennis L. Marker, Community Development Director
Date: June 10, 2014
Re: Woods Automotive Dealership at 60 South Highland Drive (2nd Review)

(Red comments are still needing to be addressed from previous review)

Zone Site Standards

1. What type of fencing will be used around the property and where will it be located? (10-7F-6.E.1) (10-15-3.F)

Building Architectural Standards (10-7F-7)

1. The City Architectural Review Committee reviewed the submitted building elevations during their meeting held Monday, March 31, 2014. Their expressed concerns related to the required primary material percentage around the building, and needing to have material colors submitted for review. At a minimum the rear of the building facing the freeway must have 40% primary materials, and the Committee will entertain proposals to break up the amount of stucco on the remainder of the building to meet the intent of the primary material standard of 60% overall coverage. The primary material coverage at this time is less than 25%. The following building material designs were considered in the discussion:



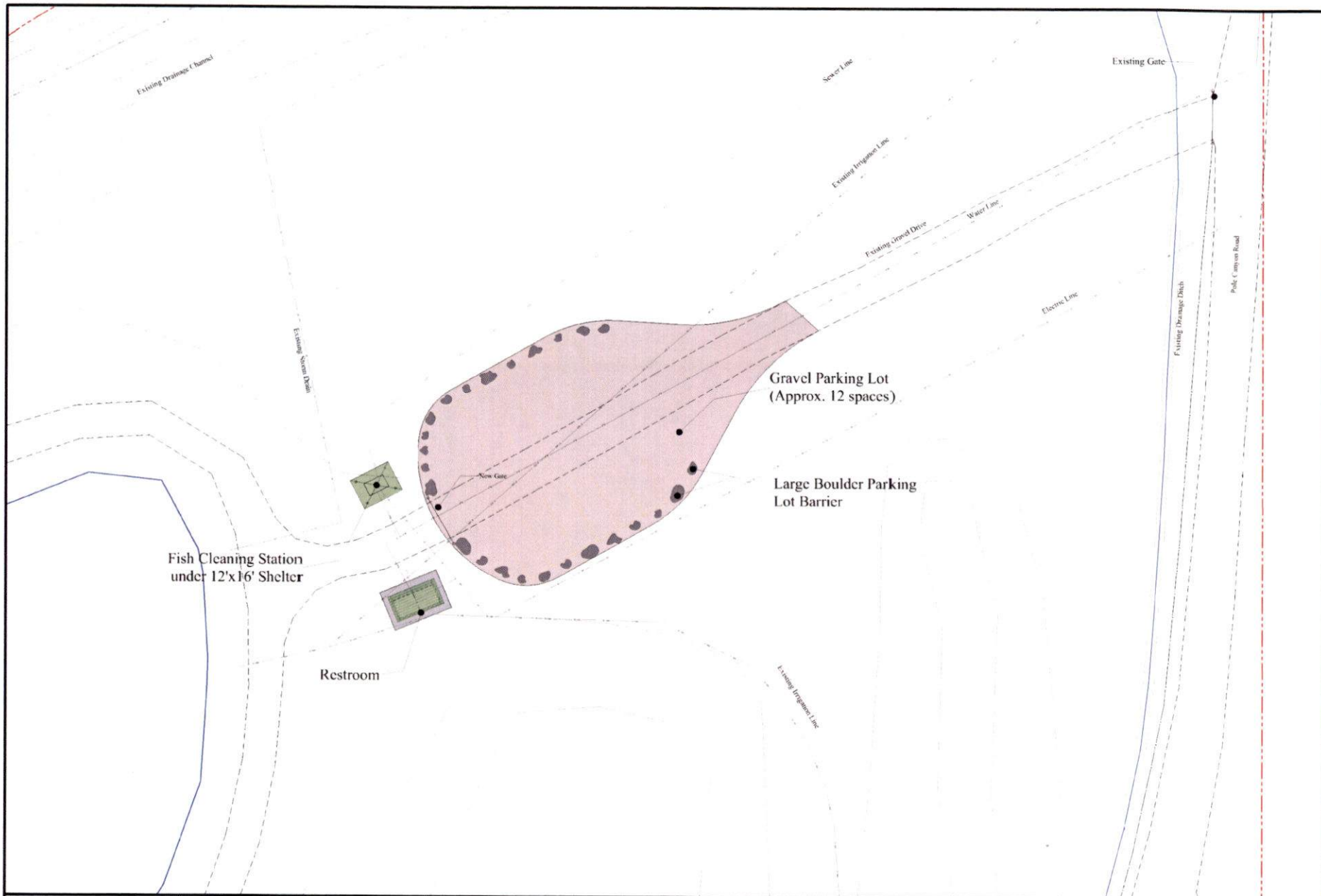
Parking

1. Signage needs to be installed at the northern egress point to indicate the nature of the access (10-14-6.D)
 - a. Signs must be located outside of the public right-of-way.

2. Provide details for the new curb opening at the northern egress point.
3. Provide details about the type of site lighting proposed (e.g. height, pole design, fixture, base, etc.) (10-14-7)
 - a. Maximum pole heights allowed are 20'

Landscaping

1. A complete landscape plan is required before final approval can be granted. (10-15-3.B)
2. Please provide more details about the plant selection (10-15-3.C) and installation details (10-15-3.D)
3. Suggestion: Based on the plant selection, the trees and plantings can be clustered to provide more attractive frontage and open the visibility to your product. It is recommended that a landscape design professional be engaged to help with this part of the plan. (10-15-4.C)
4. All above ground utility equipment must be screened. Where will your utility boxes be located and can they be placed in proposed landscape areas to help screen them? (10-15-3.E)
5. Need two trees in the landscape area adjacent to the front of the building.



REUSE OF DRAWINGS
THIS DOCUMENT AND THE IDEAS AND DESIGN HEREIN ARE INCORPORATED HEREIN AS AN
ESTIMATE OF PROFESSIONAL SERVICE IS THE PROPERTY OF SANTAQUIN CITY AND IS
NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE
EXPRESS WRITTEN AUTHORIZATION OF SANTAQUIN CITY.

REVISION			
NO.	DATE	DESCRIPTION	BY

DRAWN BY:
GCF
DATE:
APRIL 17, 2014
SCALE:
1"=50'
CAD FILE:
20 April 2014 10:41 AM
10:41 AM



SANTAQUIN CITY
275 WEST MAIN
SANTAQUIN, UT 84655
(801) 754-3211
santaquin.org

Pressurized Irrigation Pond Park

Site Features and Utilities

PRELIMINARY DRAWING SET
NOT FOR CONSTRUCTION

SHEET:
2 OF 2