



DEVELOPMENT REVIEW COMMITTEE MINUTES July 23, 2013

The Development Review Committee held a regular meeting on Thursday, July 23, 2013 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Dennis Marker called the meeting to order at 3:04 p.m.

Committee Members Present: Community Development Director Dennis Marker, Staff Planner Greg Flint, Building Official Randy Spadafora, and Infrastructure Inspector Jared Shepherd.

Others Present: Taylor Smith, Mark Wells.

Apex Storage Unit Site Plan

Review of a storage unit site plan at approximately 625 North SR198. Taylor Smith and Mark Wells were present to discuss issues with the site plan.

Planning: Greg Flint asked the developer to show the setbacks on the plan. The front setbacks are 35' in the industrial zone. With fire resistant walls, which the storage units have, the side setback is 3'. Dennis Marker said he will check into the State requirements for setbacks from I-15. The Engineers have requested a 20' waterline easement.

Mr. Flint asked about the 8" line running north through the existing phases. Mark Wells said the line was already in. The 25' public utility easement and 42.6' storm and sewer easement shown on the original Willies Landing Plat were discussed. The parcel uses a septic tank, not city sewer. Mr. Wells said the county made two parcels out of the development, one for SR198 and one for the storage units. Mr. Marker said whoever the easements are in favor of, which are most likely public utilities, would need to relinquish them and/or sign off on the plans.

It is possible the intent for the storm drain was to allow Eastside Park to drain to the freeway drainage system. Public Works director Wade Eva has indicated that if the water line under the unit breaks, the unit will be torn down and the developer will need to rebuild it at his own expense. Mr. Wells said there is only 30 feet of line under the building, and he is fine with that risk. It was agreed more research is needed into the intent for the storm and sewer easement, and whether it is still needed. The billboard easement is to allow maintenance of the billboard.

Mr. Wells said the original intent was to do commercial lots, with easements around all the lots. Buildings have now been put in, and the use of the land changed. He said the easements would need to be vacated. Mr. Marker said the utility companies could be asked to vacate the easements or to allow units to be built on top of the easements. Written documentation of their decision will be needed.

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Apex Storage Unit Site Plan, continued:

The developer was asked to provide a landscaping plan for the area along I-15 and between the caretaker building and the road. Landscaping is specified in the development agreement. Signage is sufficient. The parking lot will be concrete surfacing. The developer was asked to note the type of material on the plans. The parking stall locations were discussed. 5 are required, one ADA. Parking lot lighting is required. The developer was asked to update the plans for lighting.

Several items are needed on the construction plan cover and site improvements sheets, including a vicinity map of the development; parcel dimensions with bearings and curve data; adjacent property owners names and addresses; a table with parcel size, building area, parking lot and landscaped area in square feet as well as the total acreage to be dedicated for street rights of way; legal boundary description, section corners with section tie; proposed parking areas, setbacks and public utility easements, and proposed sign locations.

Requirements for the grading and drainage plan sheets include existing topography; concept finished grading topography; and the proposed storm drainage system with on-site drainage detention and calculations.

Infrastructure: Jared Shepherd said his only concern was with the easements for the water line.

Building: Randy Spadafora said his concerns had been addressed. He asked if there would be a separate address for the caretaker unit. Mark Wells said it would be the same address as the storage units. Mr. Spadafora clarified the fence and gate locations.

Engineering: Greg Flint gave the developers a copy of the Engineers' comments and reviewed the information. A space for a fire truck turn around area is needed along the south side of the 12 x 25 units. Taylor Smith said they could do a hammer head with 60' arms. Randy Spadafora said he will send the fire code requirements to Mr. Smith.

Mr. Marker said all buildings need to be within a 400 foot driving distance of a fire hydrant. This will necessitate an additional fire hydrant on the property. Possible locations for the hydrant were discussed. Mr. Wells said the new fire hydrant would be placed in front of the units between two doors and next to a column, with bollards around it.

Community Development: Dennis Marker said the design of the buildings had been sent to the City Council members with regard to the faux window and door elements. Two of the Council had responded that the elements were not needed, and perhaps additional shrubbery could be substituted. He said at one time the proposal had included gable roofs. Mr. Wells said the gables had been negotiated off, but the pillars would stay. He said he would like to keep some of the doors, but could take the windows off.

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Apex Storage Unit Site Plan, continued:

Issues remaining to be settled include the easements; fire hydrant and fire turn around. Taylor Smith said a typical city easement is usually 10', not 20. He said the water line may not be centered. Mr. Marker said a description could be provided of an easement area, not based on a center line location.

Randy Spadafora made a motion that the developers for the Apex Storage Unit Site Plan make the needed adjustments and additions and return to DRC for an additional review. Jared Shepherd seconded the motion. The vote to have the Apex Storage Site Plan return to DRC was unanimous.

Taylor Smith said there was a time issue with the development. It was indicated a special DRC meeting could be held if the amended plans were returned to the City by Friday, July 26, 2013.

Minutes

Jared Shepherd made a motion to approve the minutes of July 2, 2013, as written. Greg Flint seconded the motion. The vote to approve the minutes of July 2, 2013 as written was unanimous.

City Construction Standards

Jared Shepherd made a motion to table the discussion on City Construction standards. Randy Spadafora seconded the motion. The vote to table the discussion was unanimous.

General Discussion

Greg Flint said the plans for the Orchards A-6 subdivision need signatures. The developers for the Ore subdivision have addressed all the comments, and the plat just needs signatures at this point.

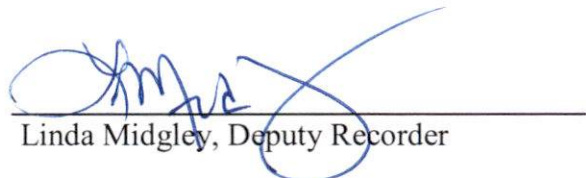
Plans have been submitted for Broadhollow Estates, and the subdivision is scheduled for an August 8, 2013 DRC meeting. Meeting times were discussed. Committee consensus held that future meetings be scheduled for 10 a.m.

Dennis Marker asked that all future agendas include a follow up on previous, unfinished discussion items.

Adjournment

Jared Shepherd made a motion to adjourn the meeting. The meeting adjourned at 3:45 p.m.


Dennis Marker, Committee Member


Linda Midgley, Deputy Recorder



MEMORANDUM

July 22, 2013

To: Santaquin City DRC
From: Greg Flint, City Planner
RE: **Apex Storage Phase 3**
625 North SR 198

SPR#13-01 Zone: I-1
Lots: 1, Acres: 5.29 Acres

Site Plan Review

Zoning:

1. Setbacks: Show on the plan.
 - a. The office and caretaker home does not meet the front setbacks for the I-1 zone of 35' (S.C.C. §10-7G-6A). The existing landscaping is approximately 35' behind curb.
 - b. The south unit of building "I" and the north unit of building "G" appear to not meet the side setback requirements. The side setbacks for the I-1 zone are as follows: Interior Lots: All main buildings shall be set back from the side property line a distance of at least ten feet (10'), and the sum of the total distance of the two (2) side setbacks shall be at least twenty feet (20'). Accessory buildings on interior lots shall be set back from the side property line a distance of at least ten feet (10'), except that a three foot (3') side setback shall be permitted for accessory buildings located at least twelve feet (12') to the rear of any main building and having fire resistant walls of two (2) hours or more.
 - c. Santaquin staff will look into the State requirements for setbacks from I-15 and let the applicant know what, if anything, is found.
2. Easements: Show on the plan.
 - a. Water line easement: Please provide an easement for the waterline in accordance with the engineers comments.
 - b. What is the 8" waterline running north through the existing phases? Is the existing line for fire hydrants a private line or a city line? An easement may need to be provided for that line also.
 - c. Please label and show the easement for the existing billboard.
 - d. There are numerous public utility easements, a 25' public utility easement and a 42.6' storm and sewer easement shown on the original Willies Landing "A" Plat. Please show these easements on the plan. The applicant will need to work with the utility companies and Santaquin City to receive written approval from each entity to construct buildings or other improvements over the easements of have them abandoned by the granting entity. The city will research the easements that were in its favor and get back to the applicants.
3. Development Agreement requirements:
 - a. The shown property is partially zoned in the I-1 zone and the other portion of the parcel in the C-1 zone. The city will need to rezone the property in accordance with the development agreement.
 - b. Potential amendment to the elevations along I-15, approval must be given by the City Council.
4. Landscaping:
 - a. Landscaping plan per development agreement
 - b. Provide a landscaping plan for the area along I-15 and between the caretaker building and the existing road.
5. Parking and Circulation:
 - a. Parking lot shall be paved with asphalt, brick or concrete surfacing (please note material on plans). (10-14-3F)
 - b. Number of required parking stalls $207 \text{ units} / 50 = 4.14 + 1 \text{ site employee} = 5 \text{ total stalls}$. Show where the 5 stalls will be including the ADA stall.

- c. Parking lot lighting required is required. This was shown previously as being on the office/caretaker building, please update plans if this is what is being proposed (10-14-7)
- 6. Construction Plan cover and site improvements sheet requirements:
 - a. Vicinity map and of development and its location within the city
 - b. Parcel boundary (show parcel dimensions with bearings and curve data)
 - c. Adjacent property owners names and addresses
 - d. Stamped, signed and dated by Professional Engineer/Land Surveyor
 - e. Table with the following:
 - i. Parcel size in square feet
 - ii. Building area in square feet
 - iii. Parking lot area in square feet
 - iv. Landscaped area in square feet
 - v. Total acreage to be dedicated for streets right-of-way
 - f. Legal boundary description
 - g. Section corners with section tie or block monumentation to a County approved coordinate system.
 - h. Table of contents identifying the sheet numbers and sheet contents
 - i. Proposed parking areas
 - j. ADA compliance (parking with van accessible unloading area and sign)
 - k. All setbacks and public utility easements
 - l. Trash containers with site obscuring fence
 - m. Proposed sign locations
- 7. Grading and Drainage Plan sheet requirements:
 - a. Existing topography (2' minimum contours) shown as light or double lines
 - b. Concept finished grading topography
 - i. Show retaining walls, if any
 - c. Proposed storm drainage system including :
 - i. On-site storm drainage detention and calculations

Greg Flint

Greg Flint
City Planner

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ENGINEERING REVIEW COMMENTS APEX STORAGE SITE PLAN (APPROX. 600 NORTH) HWY 198

SITE PLAN REVIEW # 1			
PROJECT #	5013039-010	DATE DEVELOPER WAS CALLED 1:	
PLAN RECEIVED DATE:	July 22, 2013	2:	
PLAN REVIEW DATE:	July 23, 2013	3:	
RETURN TO CITY DATE:	July 23, 2013	DATE PICKED UP FOR DEVELOPER:	

City Engineer's Comments:

Site Plans

Please include the following with the submittal, per the Santaquin City Site Development Review Submission Requirements:

1. Please stamp, sign and date the plans.
2. Please provide a vicinity map of the development and its location within Santaquin City.
3. Please label parcel boundary with bearings, lengths and curve data.
4. Please show adjacent properties with owner names and addresses.
5. Please label the section tie using NSD27 State Plane Coordinates.
6. Please provide a table of contents that identifies the drawing sheets numbers and their contents.
7. Please provided in a table: parcel size in square feet, building area in square feet, parking lot area in square feet, landscaped area in square feet, total acreage to be dedicated for street rights-of-ways and legal boundary description.
8. Please submit grading/drainage plans and drainage calculations.
9. Please show the proposed landscaping on the site plan.

Please address the following concerns:

10. We recommend not constructing 10x30 units over the 8" existing water line.
11. A 10' water line easement is labeled on site plan. We recommend a water line easement of at least 20' (10' is not wide enough to repair a water line break).
12. Please label dimension from water line to the nearby building corners.
13. Please show existing fencing and any proposed changes.
14. Please clearly distinguish between existing and proposed improvements.
15. Please label the dimension from the northwest corner of the existing units to the proposed 10x15 units.

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16. Please label the large space between 10x30 units and 12x40 units - it is not clear what it is.
17. Please provide space for a fire truck turn around area along the south side of the 10x25/12x25 units and along the east side of the 10x25 units.
18. Please demonstrate that a fire truck can make the turn between the northwest corner of the existing units and the proposed 10x15 units.
19. We understand that the Fire Code requires that no portion of a structure or building may be more than 400 feet from a hydrant, measured along an accessible route. Please show how this requirement will be met. Of particular concern are the proposed units near the southwest corner of the current units, and the westerly side of the proposed units.