



**Planning Commission
Staff Report
Project Plan Approval
Administrative Hearing Date:
April 16, 2014**

ITEM 3 Mark Johnson, agent for Questar Gas, requests approval of a Minor Project Plan for a Temporary Staging Area for the Belt Line Replacement Project on the property located at 1116-1152 West Center Street in the FC2 (Freeway Commercial 2) zone. **Dixon Neighborhood** 14-0006MPPA

<p>Applicant: Mark Johnson – Questar Gas</p> <p>Staff Coordinator: Carrie Walls</p> <p>Property Owner: Jack Hopkinson Parcel ID#: 41180005; 41180002; 41180003; 41180006; 41180001 Current Zone: FC2 Proposed Zone: N/A General Plan Designation: D (Downtown) Acreage: 1.5 Number of Properties: 5 Number of Lots: 5 Total Building Square Feet: N/A</p> <p>Development Agreement Proffered: No</p> <p>Council Action Required: No</p> <p>Alternative Actions:</p> <p>2. Continue to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is May, 7, 2014, 5:00 p.m.</i></p> <p>3. Deny the requested Project Plan. <i>This action would not be consistent with the recommendations of the Staff Report. The Administrative Hearing Officer should <u>state new findings.</u></i></p>	<p>Current Legal Use: The properties are currently vacant.</p> <p>Relevant History: None</p> <p>Neighborhood Issues: Staff has not been contacted by the neighborhood with any issues or concerns.</p> <p>Summary of Key Issues:</p> <ul style="list-style-type: none">• The proposed project is a temporary staging site for the Questar Beltline Replacement Project.• The time frame of use is from April to November, 2014. <p>Staff Recommendation: 1. Staff recommends that the Administrative Hearing Officer Approve the requested Project Plan, with the following conditions:</p>
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OVERVIEW

Questar Gas is currently working on the Beltline Replacement Project at sites in several locations. This minor project plan is for the temporary staging area to facilitate efficient work flow for this project. The time frame will be approximately from April to November 2014.

GENERAL PLAN POLICIES

The property is located in the Dixon Neighborhood which is in the Central Area Neighborhood Council. There are no General Plan Policies which address temporary staging areas for utility work.

FINDINGS OF FACT

1. The property consists of 5 separate lots totaling 1.5 acres located on the corner of West Center St. and 1100 West. (*Attachment 1*)
2. The lots are vacant with weeds and other vegetation which will be cleared and graded.
3. The lots will be utilized as a temporary staging area for the Beltline Replacement Project for approximately 6 – 7 months (April to November 2014). (*Attachment 2*)
4. The lots will be fenced with a 6-foot high chain link fence and a temporary dumpster will be provided. (*Attachment 3*)
5. The minor project plan has progressed through the Coordinators Review Committee and the staging area has been approved. The Engineering Department still has some outstanding technical issues for the Beltline Replacement Project itself. (*Attachment 4*)

STAFF ANALYSIS

The proposed project is for a temporary staging area for the work that Questar Gas is doing in several sites throughout the city. The centralized staging area allows equipment and supplies to be stored where it's needed.

All of the technical issues for the staging area have been addressed and the minor project plan is suitable for approval.

STAFF RECOMMENDATION

Staff recommends that the Minor Project Plan for the Questar Staging Area for the Beltline Replacement Project be approved with the following conditions.

RECOMMENDED CONDITIONS OF APPROVAL

1. That any remaining technical issues from the Coordinators Review Committee be resolved prior to utilizing the site as a staging area.
2. That the staging area be utilized from April to November 2014.
3. All equipment, supplies, vehicles, trash, debris, refuse, etc. be removed and the site returned to its vacant state prior to November 30, 2014.

ATTACHMENTS

1. Aerial Map
2. Statement of Applicant
3. Site Plan
4. CRC Analysis



The purpose of the temporary staging area is to temporarily store, load, and unload materials, equipment, and other items needed for the belt line replacement project. The site will be cleared, graded, and have a temporary chain link fence installed around the perimeter of the used area.

Provo City Coordinator Application Review

Opened: 2/18/2014

Report Date: 3/26/2014

Project Name: Questar Gas Beltline Staging Area

Address: 1116 W. Center St.

Casefile: 14-0006MPPA

Application Type: Minor Project Plan

Submission Deadline: In order to have a submission placed on the next available review agenda, all documents must be submitted to the Planning Coordinator by **5pm on Monday**..

Coordinator Summary*

Energy: Final Approval
Engineering: Changes Required
Fire: Final Approval
Parks: Final Approval
Planning: Final Approval
Sanitation: Preliminary Approval
Storm Water: Changes Required
Water: Changes Required
Bldg Insp: Final Approval

*Plan Status**:*

*If no status is shown, please contact the applicable coordinator to discuss the project.

**Indicates overall review status of the application.

Overall Review Status of Application:

ADDITIONAL INFORMATION OR CHANGES REQUIRED - A review of the application has identified significant issues and concerns. Deficiencies may be resolved by modifying the project or providing additional documentation. Please read the comments below for information regarding the changes required.

Required Public Meetings:

Agendas:

1. Administrative Hearing: Wednesday, April 16, 2014 at 5:00 p.m. in the Community Development Department's Conference Room, 330 West 100 South, Provo.

Applicaton Expiration:

This application will expire on March 18, 2015. For exceptions to this rule see Section 15.01.040 Provo City Code.

Project Review

Building Inspection: Skip Tandy / Commercial Plan Examiner eMail: standy@provo.utah.gov Phone: 801-852-6411

Final Approval:

2/19/2014 - Skip Tandy:

> Provo City has a "Clean Streets Policy" that specifies that street be kept clean (free of mud/construction debris etc.) or be cleaned within 24 hours of notification. As long as this policy is adhered to I have no concerns. In the past, Questar Gas has always been a great "neighbor" to work with and I anticipate nothing less with this project.

Energy: Randy Barney / Utility Planner Supervisor eMail: rbarney@provo.utah.gov Phone: 801-852-6831

Final Approval:

Fire Department: Lynn Schofield / Fire Marshal eMail: lschofield@provo.utah.gov Phone: 801-852-6339

Final Approval:

2/18/2014 - Lynn Schofield:

No concerns at this time.

Parks & Recreation: Thomas McKenna / Project Coordinator eMail:

tmckenna@provo.org@provo.utah.gov Phone: 801-852-6643

Final Approval:

3/25/2014 - Thomas McKenna:

Contractor shall be responsible to repair any damage to existing landscape and irrigation within the project limits including the planting islands in Center Street.

When encountering the items in Center Street please contact me at 801-852-6643 to review in the field.

Planning: Carrie Walls / Planner eMail: cwalls@provo.utah.gov Phone: 801-852-6413

Final Approval:

2/26/2014 - Carrie Walls:

Planning has no concerns with the temporary staging area. The duration will be from March 2014 until approximately November 2014.

Engineering: Brad Jorgensen / Engineer eMail: bjorgensen@provo.utah.gov Phone: 801-852-7772

Changes Required:

3/27/2014 - Brad Jorgensen:

Provo City Public Works

Thank you for the summary sheet identifying how each comment has been addressed. This is very helpful and allows us to provide clarification if needed. The following items need some follow-up:

- 1- The fire hydrants locations have been shown, but are very difficult to see in this set of plans. It is hard to miss fire hydrant in the field, however, it might be helpful to the Contractor to see where those crossings will take place on the plans.
- 2- A traffic control plan will need to be submitted for approval prior to any construction permits being issued.
- 3- Once the alignment is finalized street cut fees or asphalt overlay fees can be generated. Please provide trench widths for all trench construction, so that so that Street Cut Fees and Overlay Fees can be determined.
 - Any trench width less than 30-inches will require a Provo City approved Flowable Fill.
 - All trench require Tee patching, widths less than 4-foot will require an additional 2-feet each side of trench.
 - Trenches with widths greater than 4-foot will require an additional 3-foot each side of trench to be patched.
 - For compaction testing requirements, reference the APWA, which require a test every 200-feet with a requirement of 95% compaction density using the modified proctor density compaction test.
- 4- A UDOT permit will be required for the Center Street, 300 South and University Avenue crossings. Provide a copy of an approved UDOT permit.
- 5- Include in the construction notes a description calling out that any lane closures will be on a limited basis only and must be approved by the City Engineer. There are several Arterial and Collector Street crossings being proposed that will have to be done over a one day period or possibly over a weekend, all of which will requiring the approval of the City Engineer (800 North, 500 North, 200 North, Center Street, 300 South, 500 West, 200 West and University Avenue).
- 6- Include a note indicating there will be no construction while school is still in session around school zones. There are two schools impacted by the proposed project and from our earlier discussions it did not seem like they should be impacted during the school year. Please clarify.
- 7- Earlier maps/overviews have included gas line work being proposed on 800 North, between 800 and 200 West. Has this gone away or is there a separate project being proposed.
- 8- Include in the General Note #7 and “no more than two intersections of unpaved roadway surface at one time.”
- 9- Sheet #19 appears to have two new gas lines being installed on the South side of 400 South, one 2-inch and one 10-inch. Please help us understand why there needs to be an additional line when it appears that there have been service connections tying into other 10 and 12-inch lines.
- 10- Sheet #23 house numbers 771, 755 and 745 West appear to be proposed to extend across 300 South to the North side of road, when there is an existing 2-inch gas line identified on the South side of

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road. Please explain.

Please contact myself at (801) 852-7772 with any questions.

Brad W. Jorgensen
3/27/14

Sanitation: Brad Jorgensen / Engineer eMail: bjorgensen@provo.utah.gov Phone: 801-852-7772
Preliminary Approval:
3/13/2014 - Brad Jorgensen:
It appears that concerns are being addressed.

Storm Water: Brad Jorgensen / Engineer eMail: bjorgensen@provo.utah.gov Phone: 801-852-7772
Changes Required:
3/27/2014 - Brad Jorgensen:
Please reference Engineering comments.

Water Resources: Brad Jorgensen / Engineer eMail: bjorgensen@provo.utah.gov Phone: 801-852-7772
Changes Required:
3/27/2014 - Brad Jorgensen:
Please reference Engineering comments.

End of Review