



DEVELOPMENT REVIEW COMMITTEE

MEETING MINUTES

TUESDAY September 12, 2017

The Development Review Committee held a meeting on Tuesday September 12, 2017 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Mr. Beagley called the meeting to order at 10:03 a.m.

Committee Members Present: City Manager Ben Reeves, Community Development Director Jason Bond, Public Works Director Wade Eva, Engineer in Training Jon Lundell, Infrastructure Inspection Jared Shepherd, City Engineer Norm Beagley, Building Official Randy Spadafora, Fire Chief Stephen Olson, Police Chief Rod Hurst.

Orchards D-1:

Infrastructure: Mr. Shepherd stated his concern about the dead end streets as well as looping the water lines. Mr. Beagley stated that those concerns are on the redline notes from Engineering and Planning as well. Mr. Beagley stated that red lines have been added to the plans stating that no more than 10 houses can be on a dead end street, and they can only go 500 feet without looping the water line.

Engineering: Mr. Lundell explained that there are 3 lots within Apple Hollow Plat A that are included on the D-1 plat. He explained that the developer could leave 3 lots in Apple Hollow since they already have preliminary approval. Mr. Beagley stated that there is no requirement to have a high back curb on 130 West. Mr. Beagley stated that it may be best to put a high back along Royal Land Drive and Ginger Gold road to distinguish the private drive from the main road. Those three homes would be fronted and accessed off of 130 West.

Planning: Mr. Bond suggested including a landscaping buffer for the private drive in order to create a visual that the road doesn't go through. Mr. Mendenhall stated that he would like to put the mail box in the buffer as well. Mr. Beagley stated that signage and some landscaping could also be added.

Engineering: Mr. Lundell stated that an inlet needs to be added to the intersections of Braeburn and 130 West. He explained that they need to make sure the storm drain line is deep enough so it doesn't interfere with water lines. The developer also needs to update specs for street lights.

Fire: Chief Olson stated that the width of the road could cause parking issues if there is street parking on both sides of the road. Chief Olson stated that he has conducted a recent flow test and doesn't have any concerns.

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Motion: Chief Olson motioned to table Orchards D-1 until the water lines and looped access are taken care of. Mr. Shepherd seconded. All in favor in the affirmative.

Vistas West:

Mr. Beagley explained that Vistas West had preliminary approval that has since expired.

Mr. Beagley stated that the open space is an unbuildable slope area, and the developer has not labeled it as either public or private. Mr. Beagley suggested that they incorporate lot 96 into lots 84-87 as double fronted lots with no access on one side (preferably with no access on the lower side).

Mr. Lundell stated that the cul-de-sac shows a 50 foot right of way and needs to be modified to 55 feet. He also stated that their plans are not showing the storm drain outlets or detention basin. The Right of Way for the access road to the cul-de-sac may be 32 feet wide according to the development agreement. Mr. Lundell recommended that any trails are dedicated to the City instead of just being an easement.

Mr. Beagley stated that the slope analysis doesn't include contour lines. Mr. Beagley explained that the overall phasing doesn't allow for double access as required by City Code. Mr. Lundell stated that the dimensions aren't legible on last sheet. Mr. Beagley stated that the developer hasn't provided any storm drain report or proposed out-fall. Concerns with grading:

- 10, 12, 15 foot fills to build up roads.
- Must be cleared and built with 1 foot lifts, per City construction standards
- Grading challenges
- Do they plan to import A-1-a soils?

Fire: Chief Olson stated that phasing needs to be switched in order for the water line to loop through. Chief Olson explained that he will need to conduct flow tests as the phasing goes through, and before final approval is granted. Mr. Beagley expressed the need to determine whether the connections need to go to high pressure or low pressure zones.

Planning: Mr. Bond asked if the trail on the West side will be private property or dedicated space to the City. Mr. Beagley stated that he believes it is stated in the development agreement as a dedicated space, but it needs to be verified. Mr. Beagley stated that this trail is part of a future plat. Mr. Bond pointed out that there may be a need to establish the trail system for the homes adjacent of the trail before future development occurs. Mr. Beagley stated that the development agreement might have different requirements and it may not be a possibility.

Post Office: Mr. Mendenhall stated that the mail box position looks good.

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No comments from infrastructure, Police, Building Official.

Motion: Mr. Lundell moved to table Vistas West based on phasing, and not enough information on storm drainage. Mr. Bond seconded. All in favor in the affirmative.

Minutes: Mr. Bond explained that motions of approval should include the conditions in the motion. Mr. Beagley suggested that the redlines could be added to the minutes for additional clarification, as well as bullet points outlining additional comments.

Motion: Mr. Bond motioned to table the August 22nd minutes until motions are clarified, redlines are attached, and additional comments bulleted. Mr. Shepherd seconded. All in favor in the affirmative.

Jason Bond Community Development Director

Kira Petersen, Deputy-Recorder