



## DEVELOPMENT REVIEW COMMITTEE MINUTES

June 6, 2017

The Development Review Committee held a meeting on Tuesday, June 06, 2017 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Dennis Marker called the meeting to order at 10:05 a.m.

**Committee Members Present:** City Manager Ben Reeves, Assistant City Manager Dennis Marker, Public Works Director Wade Eva, Engineer in Training Jon Lundell, Infrastructure Inspection Jared Shepherd, City Engineer Norm Beagley, Keith Broadhead Epic Engineering, Building Official Randy Spadafora, and Chief Rod Hurst. Chief Olson was excused.

**Others Present:** John Mendenhall, Post Master, Mike DeMarco, Salisbury Representative.

### **Foothill Village Plat C:**

Mr. DeMarco proposed the development of Foothill Village Plat C for Salisbury Homes

#### **Police:**

Chief Hurst said that the signs are in place, and had no further comment.

#### **Building:**

Mr. Spadafora pointed out that one of the Addresses has a typo. Lot 38 has an extra 1 in the address. Mr. Spadafora explained that there are a few issues with the grid. Mr. Lundell stated that he will get the address grid to Sean in order to correlate the addresses that need to be shifted.

#### **Engineering:**

Mr. Lundell explained that the utilities need to be shifted between the water line and the sewer line. They must be 10 feet apart in order to meet state code, they are approximately 8 feet apart currently. Mr. Lundell also brought up that Alan Thompson's property to the South requires the utilities to be stubbed and accessed per the development agreement. Mr. Beagley suggested that the conduit stubs be placed on all 3 legs. He also stated that 6 stubs need to be added to the conduit.

#### **Planning and Zoning:**

Mr. Marker proposed that Mr. DeMarco get a letter of approval from Alan Thompson regarding the plans to ensure that everyone involved in the development agreement is on the same page.

**Engineering:**

Mr. Beagley inquired about the cul-de-sac being a low pressure zone, and the effect that may have on water flow. Mr. Lundell said that the North cul-de-sac is handled by the water in foothill plat B and shouldn't be an issue. Mr. Lundell stated that the Pressurized Irrigation line needs a local drain. Mr. Lundell was concerned about the far south intersection and the slope causing possible ponding, if a storm drain is not installed. Temporary solutions such as gravel or fabric were suggested.

Mr. Lundell stated that the storm drain along Red Barn View Drive is too shallow and needs to be dropped. Mr. Beagley would also like to see a lower slope that is 7, or 8 percent rather than the current slope of 10 percent. Mr. Beagley stated that double inlets would be needed to ensure that storm water is captured.

Mr. Lundell stated that the curb inlet that is stubbed at 1100 South needs to be protected until the road is widened and finished. He suggested using fabric or sand bags to keep dirt/silt out.

Mr. DeMarco asked about the ditch on 900 South, it's open and needs protecting as well. He asked how much K rail the city has, Mr. Lundell said we currently have about 200 feet, but it was estimated that about 1,000 feet of it would be needed. Mr. Marker was concerned about making sure the road is differentiated from the ditch for safety reasons. Mr. Spadafora asked why a drain isn't put in now to solve the problem. Mr. DeMarco said it was an issue of cost, time, and the future unknown grades of the property. Mr. Beagley asked whether Mr. DeMarco would look into installing pipes and manholes. Mr. DeMarco responded by saying no, they are not ready, because of the unknown slopes. Mr. DeMarco stated they will look into finding out if cables will work, and if not they will use K rail, Mr. DeMarco talked about installing a barrier fence, stating that it would require maintenance, and that he would prefer to barricade it off. Mr. Beagley pointed out that since it is still private property it is the owner's liability.

No comments from Fire, City Manager, or Infrastructure.

**Post Office:**

Mr. Mendenhall stated that he was concerned about the location for the postal service easement. Mr. DeMarco agreed that it would be better to move the easement to future phase foothill D, so the postal route will be a loop. Mr. DeMarco said he will remove the current easement and move it to foothill D. Mr. Beagley questioned the logistics of this plan and asked Mr. Mendenhall if it's ok for the residents to pick up their mail at the post office while the easement is being built. Mr. West responded that it is doable for up to 6 months if needed, and the Post Office would prefer a more direct route. Mr. Mendenhall also stressed the importance of keeping the easement convenient for residents without impeding traffic. Mr. DeMarco pointed out that it makes sense to put the easement on the back of the property in foothill D, because 6 boxes could cause traffic problems if located elsewhere.

Mr. DeMarco also suggested locating an easement along the townhomes in order to split up the traffic to the boxes. Mr. Mendenhall agreed that could help, and would still keep the route in a loop.

No comments from Public Works, and Fire, Chief Olsen will submit his notes in a couple of days.

Mr. Beagley moved to approve the plans, pending the discussed comments. Mr. Shepherd Seconded. The vote was approved unanimously.

**Bella Vista:****Planning and Zoning:**

Mr. Marker stated that there are too many problems with this plan. Mr. Beagley motioned to table the discussion. The vote was unanimously approved.

**Escobar:****Planning and Zoning:**

Mr. Marker explained that the property was originally split in 1997 and didn't go through the proper review. This review is to formally get it approved.

**Engineering:**

Mr. Lundell stated that the existing fire hydrant will be too far from the lot and another one needs to be installed. He pointed out that it is only 15 feet off of code. Mr. Eva asked if a variance for 15 feet could be made since fire hydrants in the middle of the block rarely get used. Mr. Beagley said to talk to Chief Olsen about a possible exception. Mr. Lundell also said they are working on verifying ownership for signatures on the plat.

**Public Works:**

Mr. Eva stated that the service laterals need to be in before Questar Gas paves the road. Mr. Lundell stated that it is something they are currently working on with the applicant.

Mr. Marker asked about the utilities for the property. Mr. Lundell said that they need to wait for bonding before they can begin digging for them. Mr. Eva stated that he likes to see the utilities in the center of the lot, otherwise they can end up in the driveway on a lot with a double driveway. Mr. Marker stated the lot owner needs to be told that the driveway must be on the East side. Mr. Eva was concerned that the owner would install a gravel driveway near the utilities anyway. He suggested that traffic grade utility boxes can be added to protect them at extra cost to the property owner.

No comments from, Police, Fire, Post Office, Infrastructure, or City Manager.

Mr. Lundell Moved to approve the plans pending comments, Mr. Eva Seconded. The vote was approved unanimously.

The Deferral Agreement will be forwarded to the city council for approval.

**Post Office:**

Mr. Mendenhall asked if it would be possible to start using physical street numbers instead of street names. He said that having addresses listed as street names tends to cause problems for the post office. It can make a difference in delivering, as well as in safety. Mr. Lundell said that they are currently working towards using street names and physical addresses.

**Minutes:**

The minutes from May 9<sup>th</sup>, 2017 have not yet been transcribed and will be put for approval at the next meeting.

**Adjournment:**

At 10:42 a.m. Mr. Marker made a motion to adjourn. Mr. Beagley seconded. The vote was unanimously approved to adjourn.

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Dennis Marker, Committee Member

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Kira Petersen, Deputy Recorder