



DEVELOPMENT REVIEW COMMITTEE MINUTES

May 9, 2017

The Development Review Committee held a meeting on Tuesday, May 9, 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, Assistant City Manager Dennis Marker, 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.

Others Present: Scott Peterson with Atlas Engineering.

Foothill Village Plat C:

Building Official: Mr. Spadafora stated that all of the corner lots need dual addressing.

Fire: Chief Olson stated that the hydrant locations look good, and asked if the existing hydrants can be flagged for better visibility. Chief Olson also asked that fire guidelines be issued along with the C of O.

Mr. Beagley asked if a flow test is needed on plat B. Chief Olson stated that yes it does need to be done and a date needs to be set for it. Mr. Beagley asked if they will be looking at the ditch regarding the liability of the temporary access road. Temporary signage may be needed for liability reasons as well.

Engineering: Mr. Beagley discussed possibly piping the ditch so it won't have to be cut as deeply. Discussion was held on possible options to make the ditch safer. A storm drain report has not been provided yet. Mr. Beagley explained that the storm drain needs to have capacity to handle storm water from plats A, B, and C.

Mr. Lundell stated that distance and bearings were not included for all of the lots. Mr. Lundell also pointed out that the section tie from B was off by about 2 feet, he asked that it be verified to ensure there are no gaps or overlapping between plats B and C. Mr. Beagley explained that according to the development agreement this phase must include access to the Alan Thompson property which includes, utilities and stub outs. Mr. Beagley stated that if no future road goes through, an easement will need to be included for utility access on the Thompson property.

Mr. Beagley stated that too many lots are planned for the water line serving the development along Red Barn View Drive, city code only allows 10 lots. The developer will either have to lose lots, or provide a second access and water line looping.

Mr. Lundell explained that the only storm drain that needs to be reinforced concrete is the one on 9th south. Mr. Beagley asked that they keep utilities where they are at and avoid 3 crossings. He explained that priority will be put on making sure the utilities are on the correct locations within the road to meet city code on the other streets within the development.

Mr. Lundell stated that curb inlet boxes and manholes are preferred, not water ways/cross gutters. Mr. Lundell stated that the Pressurized Irrigation valves are in line with property lines. Mr. Beagley discussed the possibility of putting the water line through a pedestrian walk way, Mr. Eva stated that in that case a 20-foot easement would be needed.

Mr. Lundell suggested to help prevent the shoulder of West Village Road from washing out they may want to consider putting in curb, gutter and asphalt along the entire west side of the road.

Mr. Beagley explained that construction valves are required due to phasing. The valve can be moved to the intersection but it will need to be tested down the whole road. There was discussion regarding the best way to solve the problem of too many valves.

Chief Olson brought up the concern of secondary access. Mr. Marker stated that it makes more sense to connect the frontage road. Mr. Beagley explained that if the access road is brought to the frontage road it will have to meet the same standards.

Mr. Marker stated that there is no official ok from the City Council on the concept plan yet.

Mr. Marker stated that the plat lines must go all the way to the property/parcel lines. Intent of the development agreement is to provide utilities and access for Alan Thompson during this phase of the construction. Mr. Marker stated that the utilities in the road will require communication between Rick Salisbury and Alan Thompson. The proposed design will need written acceptance from Alan Thompson

Mr. Beagley stated that sewer needs to be stubbed in both directions as well as 3 man holes.

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

Motion: Mr. Beagley made a motion to table Foothill B. Mr. Reeves seconded. All in favor in the affirmative.

Oak summit plat G-3: This is the second review of Oak Summit G-3, it was previously tabled.

Engineering: Mr. Beagley stated that there cannot be any pipe joints under the culvert and it must be ductile iron pipe underneath.

There was discussion about the 12% grade being too steep. Mr. Beagley explained that 12% is the maximum slope allowed. Mr. Eva stated that he doesn't see a problem with a 12% slope, but he does see an issue with it going to a zero slope so quickly.

Fire: Chief Olson said that he doesn't like the 12% slope and believes that it is too steep in relation to Fire Guidelines. Discussion was held regarding the spring located on the hill side. Chief Olson stated that the hydrants at the end of each cul-de-sac are sufficient. He added that he would like to see flags on hydrants for better visibility in the winter.

Public Works: Mr. Beagley explained that a reroute of the 10-inch line will need to be done. He also noted that it is main supply line for 200 homes.

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

Motion: Mr. Lundell moved to approve on conditions of discussed comments. All in favor except Chief Olson who opposed and believes the grade is too steep.

Mr. Marker asked that city code be checked to verify it meets fire code. Chief Olson will check on it.

Orchard Hills Townhomes: Development near Orchard Hills Elementary was previously tabled because of access requirements, one unit was taken away.

Building Official: Mr. Spadafora noted that there are unit numbers but no building addresses. A building number will be required for each building and a unit number for each unit. Mr. Peterson has no preference on building and unit numbers. Mr. Beagley stated that Jon Mendenhall wanted an address for each building and individual unit numbers. Mr. Beagley stated that as long as it makes sense and Mr. Mendenhall approves it, it will be accepted.

Engineering: Mr. Lundell stated that there is an overlap with the property to the north. The concern is that the legal description is not the same as survey description. Mr. Beagley stated that the legal description goes to the property line not to the fence, this would cause a remnant piece of property which is not allowed by city code. Mr. Marker stated that a boundary line agreement may be needed.

Mr. Lundell stated that approval will be needed from summit creek irrigation for rerouting the irrigation line. Mr. Peterson stated that they are currently working on getting that approval. Mr. Lundell expressed concern regarding the storm drain grading, he suggested a reverse curve so storm water doesn't get to the road. Mr. Peterson said that is the design they are going to use, and they are going to update the plans to reflect that.

Fire: Chief Olson stated that the width has improved and now includes extra access. Chief Olson asked that Mr. Peterson show all of the hydrants on the plan so the distance can be verified. He specifically asked that the hydrant on the corner of Highland drive be added to the plans.

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

Mr. Peterson asked Mr. Marker what the specifications for landscaping are. Mr. Marker suggested they use shade trees rather than fruit bearing trees, but stated that there are no specific guidelines.

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Motion: Mr. Marker motioned to approve based on pending comments. Mr. Lundell seconded. All in favor in the affirmative.

Minutes: Mr. Beagley motioned to table the minutes from April 11. Mr. Spadafora seconded. All in favor in the affirmative

Adjournment: At 11:10 a.m. Mr. Beagley made a motion to adjourn. Mr. Marker seconded. The vote was unanimously approved the adjourn.

Jason Bond, Community Development Director

Kira Petersen, Deputy Recorder