



## DEVELOPMENT REVIEW COMMITTEE MINUTES

February 7, 2017

The Development Review Committee held a meeting on Tuesday, February 7<sup>th</sup>, 2017 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Dennis Marker called the meeting to order at 1:00 p.m.

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

**Others Present:** Shawn Herring and Bryce Christensen

### Westover:

Dennis Marker asked for introductions:

Mr. Marker stated this is final review of a 2 lot subdivision located 951 South 100 West.

They are proposing to subdivide.

Mr. Marker proceeded with comments from Fire Chief Steve Olson. Chief Olson would like to review the drive-way surface materials.

**Police:** Chief Hurst stated since it is a private road they want to post "private drive" sign. Mr. Herring agreed. Chief Hurst would also like to see the address out on the curb so it will help the emergency workers get there faster.

**Public Works:** Mr. Eva wanted to make sure they follow our city standards. They will need to fill with road base so it does not chip away. Mr. Christensen said that he was going to use recycled asphalt on his driveway. Mr. Beagley expressed what Mr. Eva said.

**Infrastructure:** Mr. Shepherd asked Mr. Herring and Mr. Christensen how they are going to tie into utilities. Mr. Shepherd stated every time we cut into the road it cuts the life down on the road. A road cut permit is needed.

**Engineering:** Mr. Beagley stated that we need to look into the utilities and see how they are going to tie in. Mr. Beagley explained that area is fed off culinary water and not pressurized irrigation. The applicant may want to increase their lateral pipe size after the meter. Mr. Christensen would like to see the cost difference in an email.

Mr. Christensen stated that he would like to do the road base from his house to the road. Mr. Beagley expressed that would be a great plan. Mr. Marker stated "you cannot track mud on to city streets." Mr. Beagley said to Mr. Christensen that the road base needs to be compacted very well to the existing asphalt.

**Engineering:** Mr. Lundell stated that most of his comment have been addressed except the PI use. Mr. Christensen said that he would like to tie into the PI. Mr. Lundell recommended a deferral agreement be made for 100 West surface improvements.

**Building:** Mr. Spadafora would like to see the address changed from 951 to 1003 for lot 1.

## DEVELOPMENT REVIEW COMMITTEE MINUTES

February 7, 2017 – Page 2

Mr. Lundell made a motion to approve Westover with the conditions made today. Mr. Eva seconded the motion. The vote was unanimously approved.

### **Apple Valley Subdivision:**

Mr. Marker stated this is a final review and needs to go before Planning Commission and Council.

**Police:** Chief Hurst had no comments.

**Engineering:** Mr. Lundell would like to verify the colors being used.

**Engineering:** Mr. Beagley had no comments.

**Public Works:** Mr. Eva had no comments.

**Planning and Zoning:** Mr. Marker stated the next step is Planning Commission and then City Council. All notices have been sent.

Mr. Spadafora made the motion to approve, and Mr. Beagley seconded the motion. The vote was unanimous.

**Minutes:** Mr. Eva made a motion to approve the minutes of January 17, 2017. Mr. Lundell seconded the motion.

### **Adjournment:**

Mr. Lundell made the motion to adjourn at 1:23 p.m.

---

Dennis Marker, Committee Member

---

Holly Homer, Deputy Recorder