



DEVELOPMENT REVIEW COMMITTEE MINUTES

January 17, 2017

The Development Review Committee held a meeting on Thursday, January 17, 2017 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Dennis Marker called the meeting to order at 10:07 a.m.

Committee Members Present: City Manager Ben Reeves, Assistant City Manager Dennis Marker, Public Works Director Wade Eva, and Engineer in Training Jon Lundell. Chief Rod Hurst, Chief Steve Olson. Building Official Randy Spadafora and Infrastructure Inspector Jared Shepherd were excused.

Others Present: Howie Nelson and Jim Bogner

Santaquin Flats:

Mr. Marker stated this is final review of a single lot subdivision located at 187 East 100 North, They are proposing to subdivide, with an existing home on the property.

Public Works: Mr. Eva wanted to make sure they follow our city standards on any road cuts. The sewer is on the south side of 100 North. Mr. Eva also said once the sidewalk is in they can relocate the hydrant.

Engineering: Mr. Lundell stated all new subdivisions are required to construct infrastructure improvements needed to serve the subdivision, (i.e. water, sewer, curb, gutter, sidewalk, storm drain, etc.). Mr. Lundell said that we do have a City deferral agreement that will need to go to the City Council. Mr. Nelson asked if they could get started now without the agreement being approved. Mr. Lundell said yes, but it will still have to go to City Council. Mr. Reeves stated that the date for the next Planning Commission is January 26th. Mr. Reeves stated that we could get Santaquin Flats on the agenda for the next City Council in Feb.

Mr. Lundell stated the existing carport located on the north east corner of the property is not in compliance with current City set back requirements. The carport must be removed/relocated because it is currently located within the Santaquin City Right-of-Way. (See attached Memo)

Mr. Lundell discussed the proposed 99' road cross section and Mr. Marker stated that we had our surveyor put pins 100 south street which should help with surveying issues. Chief Olson asked about the intersections ties, Mr. Marker explained where it was.

Mr. Lundell asked the developer to have his engineer look at the property line and make sure that it is a minimum 8 ft set back from the existing building to the new property line. Mr. Lundell asked if they would put the housekeeping item on their plans. (See attached Memo)

Fire: Chief Olson stated once the curb and gutter is in, we will need to get the hydrant in. Mr. Nelson asked if there was a timeline. Mr. Eva and Chief Olson both said no.

Planning and Zoning: Mr. Marker said to the developers make sure to get everything to Mr. Lundell because we will review it in our next planning commission meeting set for January 26th, 2017. The Public Notices have been sent out to the neighbors that live within 500 ft of the single lot development. Mr. Marker expressed to Mr. Bogner and Mr. Nelson to make sure they get these things that Mr. Lundell explained. (See attached memo).

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Mr. Lundell expressed that the Planning Commission likes to see the progress of the developments.

Chief Olson made a Motion to approve with the conditions from the City Engineer, Mr. Lundell seconded the Motion. The Santaquin Flats Subdivision was approved unanimously.

Stone Hollow G: Mr. Marker stated this is a preliminary review of a 32 lot subdivision located at approximately 439 Flagstone drive in the Summit Ridge community.

Fire: Chief Olson would like the developer to locate the existing hydrants on the new plans so we don't have to dig up the old plans. Chief Olson would also like them to verify the boundary line.

Police: Chief Hurst would like all signs to be in the right places on the plans.

Engineering: Mr. Lundell expressed that there was nothing majorly wrong, Mr. Lundell stated that the storm drains look like it runs through the sewer lines on the plans. The developer will need to show the utility lines changed on PLAT F and upgrade the changes to Stone Hollow Drive, (PLAT G needs to reflect the reconfiguration of utilities within PLAT F).

Public Works: Mr. Eva stated that he would like to see the roads a little wider, he stated his snow plow trucks can barely get through those roads, especially when there is construction trailers and people working on the homes are parked in the road. Mr. Eva asked Mr. Lundell if he could check on the road width. Mr. Eva stated the roads in the Stone Hollow development should be 28ft minimum, Mr. Eva also expressed concern about the tie in to the dead ends and worries about their turn arounds in the winter. Mr. Marker stated that even though the Summit Ridge Parkway improvements are bonded with PLAT F they will need to not have Certificates of Occupancy in PLAT G until the Parkway is completed

Planning and Zoning: Mr. Marker stated the next step is Planning Commission and then City Council.

Mr. Lundell motioned to approve with the conditions above as well as a 28ft minimum on the roads and the attached memo, Chief Olson seconded the motion with the conditions above, and attached memo, as well as verifying the cross sections. The vote to approve the preliminary subdivision was unanimous

Minutes: Mr. Reeves made a motion to approve the minutes of December 15th, 2016, Mr. Marker Seconded the motion. The vote was unanimous.

Unfinished Business:

Chief Hurst would like to know what they should do with vehicles parked in the public streets during the winter. Chief Hurst states that he can only ticket vehicles and not trailers or dumpsters. Mr. Marker stated per code 7-1-5 OBSTRUCTIONS IN STREETS OR PUBLIC WAYS: It shall be unlawful for any person owning, occupying or having control of any premises to place, or permit to be placed upon or in the sidewalk, planter strip, parking area, gutter, or on the half of the street next to such premises:

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C. Permanent Or Temporary Obstructions: Any permanent or temporary structure, mechanism, device, vehicle, or other thing of any kind or character except trees planted pursuant to the provisions of applicable ordinances.

Committee Member's all agreed that contractors should be put in the building permits, in winter months not have dumpsters or construction materials on the public streets. Additional coordination between all departments on future issues is needed.

Adjournment: At 11:00 a.m. Mr. Marker made a motion to adjourn.

Dennis Marker, Committee Member

Holly Homer, Deputy Recorder