



## DEVELOPMENT REVIEW COMMITTEE MINUTES October 25, 2016

The Development Review Committee held a meeting on Tuesday, October 25, 2016 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:** Assistant City Manager Dennis Marker, Infrastructure Inspector Jared Shepherd, Public Works Director Wade Eva, Fire Chief Steve Olson, Building Official Randy Spadafora and Engineer in Training Jon Lundell.

**Others Present:** Don Lyster, Shawn Herring, Brett Ludlow, Steve Pitts and Adam Arrington.

### **Stone Hollow F:**

Review of a 37 Lot subdivision in the Summit Ridge Development. Don Lyster and Shawn Herring were present to discuss issues with the subdivision.

Mr. Marker said this is the final plat review for Stone Hollow F.

**Engineering:** Jon Lundell asked the developer to provide the slope direction for the PI lines, the proposed location for the culinary water blow offs, and the PI Air inlet removal facilities (AIRF's). These may be located in the unimproved roadway. The developer was asked to verify if the 2" blow off on the PI at the end of Summit Ridge Parkway is a blow off or a drain.

Mr. Lundell asked that the north boundary of this phase be called out in the written legal description to the Southern property line of the Summit Creek Irrigation and Canal Company property, to ensure that there are no remnant parcels created. Mr. Lundell also asked Stone Hollow developers to provide adjacent subdivisions and property owner names and addresses.

The developer was asked to provide plans for Rocky Mountain Power, Questar, and the cable and telecom companies.

**Infrastructure:** Jared Shepherd said he had no concerns with the subdivision.

**Building Official:** Mr. Spadafora said lot addresses had been duplicated, for lots 20 and 3, and for lots 25 and 14, and asked that this be corrected.

**Community Development:** Shawn Herring asked if the road needed to be put in with the phase. He said Rob Horlacher had indicated he would bond but not build at this time. Mr. Marker said the road was required to be built during this phase. He said he would visit with Mr. Horlacher concerning this.

Mr. Marker asked about grading plans for the east side of the Parkway. After some discussion, Mr. Herring said that it would be no problem to put the excess dirt from the project on City property and grade in the extra fill. He is doing soil sampling next week.

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### **Stone Hollow, Plat F, continued:**

**Fire:** Chief Steve Olson said he had no concerns with the subdivision.

**Public Works:** Mr. Eva said he had no concerns with the subdivision that had not been addressed by Committee members.

Steve Olson made a motion to approve the Stone Hollow Plat F Subdivision, contingent on staff comments being addressed. Jon Lundell seconded the motion. The vote to approve the subdivision was unanimous.

### **Bella Vista**

Preliminary review of a multi-unit project at approximately 400 East 600 North. Adam Arrington, Bret Ludlow and Steve Pitts were present to discuss issues with the project.

**Public Works:** Wade Eva said his only concern was with the sewer connections. Mr. Marker said the developers plan to run the sewer to connect to Ginger Gold Road. Mr. Eva asked if all the roads would be private. Mr. Lundell clarified the three roads which are private, the remainder being public.

**Engineering:** Mr. Lundell asked the developer to provide more distinctive lines, by types, scaling or line weights for all utility lines to increase legibility, and adjust text sizing. Bret Ludlow agreed to make these changes. Mr. Lundell asked that full surface improvements along 400 East be shown. A minimum of half plus 10 feet of the roadway will need to be constructed. Mr. Ludlow agreed to address this as well.

The developer was asked to adjust the phase line between phases A and B to include the entire ROW in front of Lot 15 of phase A. All improvements constructed outside of a phase or development that will be dedicated to the City will require an easement (ie: 2<sup>nd</sup> access, water lines, sewer lines, etc.) Each improved lot requires fully improved frontage. Mr. Arrington said they plan to finish the asphalt in front of Lot 15.

Mr. Lundell said that the sewer line proposed appears to be diverted to 380 East at 560 North. As this is a major sewer line in Santaquin City's Sewer Master Plan, it will need to be installed within 400 East. Bret Ludlow said he will visit with the developer to see about changing this. Mr. Arrington asked if they would be able to be refunded some of the cost from those who developed on the other side of 400 East. He asked that the agreement include tying in to the connections when the properties to the east develop.

Mr. Lundell said that the new manhole located at STA: 35+63.77 would need be adjusted north to be approximately in the south half (per City Standard) of the future Ginger Gold Road. Utah County parcel numbers 29:042:0050 and 29:042:0053 are designated as the location for the future Ginger Gold Road. The manhole will need to be adjusted prior to preliminary approval.

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### **Bella Vista, continued:**

Mr. Lundell said adequate storage has been provided for the 25 year storm event, however, the 100 year storm event cannot just overflow and flow downstream in the roadway as indicated in the storm water report narrative. It will need to be shown that the 100 year storm is controlled via curb inlet boxes and pipes, drainage swells, etc. Storm water flowing downstream will eventually flood neighboring properties and possibly homes located with Phase D or land/development to the north. Mr. Ludlow said City Engineer Norm Beagley had said this plan was sufficient and expressed his opinion that Mr. Lundell was asking him to contain the storm water, not to control it. Mr. Lundell and Mr. Ludlow discussed the difference between controlling and containing the storm water. Mr. Marker said the City does not yet have a storm drain system in place, and the question was how much water could be contained without hurting anyone's property. He asked if a depression area south of the current green space could be used to contain some runoff. Mr. Ludlow said a one foot drop was possible. Mr. Marker said a regional capture facility will eventually be placed to the north. Wade Eva suggested contouring and shaping the shoulder down 400 East to control the flow. Mr. Ludlow said he will clarify how the water will move.

**Infrastructure:** Mr. Shepherd asked how the condominium water meters would be connected. Mr. Ludlow was unsure. Mr. Shepherd said this should be shown on the plans.

**Building Official:** Mr. Spadafora said he has not looked at the addressing yet, and would have comments at the final review.

**Public Works:** Mr. Eva asked about the pressurized irrigation. Mr. Ludlow said he would check on how it would be done.

**Fire:** Chief Olson said that all the hydrants look fine, with the right amount of spacing on 300 East. He was concerned that having the front doors facing 400 East could create a problem for fire trucks. After further discussion on landscaping, parking, private lanes and fence locations, Chief Olson said he would take another look at the hydrant locations, and will scale the drawings out and forward his recommendations. He said the townhomes would not need a sprinkling system, as long as there is a fire wall separation. This will be reviewed at the time of the building permit.

**Police:** Mr. Marker said that Police Chief Rod Hurst had not submitted any concerns regarding the project.

**Planning and Zoning:** Mr. Marker said the City Council had adopted a new PUD Ordinance, with new architectural requirements. Mr. Arrington said they were considering adding 18 units in a configuration that will add open space.

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### **Bella Vista, continued:**

Mr. Marker said he has a few concerns with the CC &R's, and will send his comments to the developer. There are also some inconsistencies between the sheets, for example the NDCBU is in Plat A on the cover sheet, but in Plat B on sheet 2.

Mr. Marker said the plat will be reviewed by the City Council and the Planning Commission. He asked the developer to mark the phasing plan clearly for the City Council review, perhaps with different colors shown for the infrastructure to be added with each phase. Water dedication will be done at the final plat stage, but the Council will most likely wish to discuss this. They have mentioned they will not be accepting money-in-lieu of water for this development.

Randy Spadafora made a motion to accept the preliminary Bella Vista subdivision, contingent on staff comments being addressed. Jared Shepherd seconded the motion. The vote to accept the subdivision was unanimous.

### **Minutes**

Randy Spadafora made a motion to approve the minutes of October 11, 2016 as written. Jared Shepherd seconded the motion. The vote to approve the minutes of October 11, 2016, as written, was unanimous.

**Adjournment:** At 11:01 a.m., Chief Steve Olson made motion to adjourn. Jared Shepherd seconded the motion the vote to adjourn was unanimous.

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Dennis Marker, Committee Member

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Linda Midgley, Deputy Recorder