



DEVELOPMENT REVIEW COMMITTEE MINUTES September 22, 2016

The Development Review Committee held a meeting on Thursday, September 22, 2016 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Norm Beagley called the meeting to order at 10:05 a.m.

Committee Members Present: City Engineer Norm Beagley, Engineer-in-training Jon Lundell, Building Official Randy Spadafora and Police Chief Rod Hurst.

Others Present: Shawn Herring, Christy Kennedy, Mike DeMarco, Don Lyster.

Maverik

Review of an RV Canopy Site Plan at 725 East Main Street. Christy Kennedy, a representative of Reeve and Associates, was present to address issues with the site plan.

Engineering: Norm Beagley said most of the engineering comments and the planning comments had been addressed. Jon Lundell said he has the structural canopy information. Mr. Beagley noted that the building permit would be addressed separately, after plans were submitted. Ms. Kennedy asked if a grading permit could be pulled when the site plan was approved. Mr. Beagley said an estimate of the quantities of materials would need to be submitted for the bond. After the bond is paid, grading can begin. Construction of the canopy footings and other structures would need to wait until the building permit is completed.

Two easements are needed, the off-site slope easement from Pederson, which should be in the name of Santaquin City, and a cross-access easement in favor of Maverik. Ms. Kennedy said the legal team is researching if the cross access easement is needed, or if it already exists.

Building: Randy Spadafora said the approximate cost of the building/structure will need to be submitted with the building permit.

Fire: Chief Steve Olson, by email, noted that work on the fuel lines was required to be in compliance with NFPA 30.

Ms. Kennedy said they will provide canopy details, structural calculations, and electrical and fuel connection information.

Randy Spadafora made a motion to approve the Maverik RV canopy site plan, contingent on staff comments being addressed. Jon Lundell seconded the motion. The vote to approve the Maverik RV canopy site plan was unanimous.

Bella Vista Subdivision

The developer has requested this item be tabled. Jon Lundell made a motion to table the Bella Vista Subdivision. Randy Spadafora seconded the motion. The vote to table the Bella Vista Subdivision was unanimous.

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Stone Hollow F

Review of a 37 lot subdivision in the Summit Ridge Development. Mike DeMarco, Shawn Herring and Don Lyster were present to discuss issues with the subdivision. Mr. Beagley clarified the location of Stone Hollow F in relation to Stone Hollow C & D.

Engineering: Jon Lundell said the 10" culinary water line is shown as connecting to the dedicated 16 inch line. It should be connected to the existing 12 inch line. Mr. Beagley asked that this be noted on the plans. On the final plat, the developer was asked to adjust the bearings within the curve and line tables to match the legal description, and to show a 20 foot storm drain easement on the plat for the storm drain line located within lot 34.

The culinary water line and pressurized irrigation water line heading north in Summit Ridge Parkway need to be upsized to 10" water lines. The 24" PI line should be changed to a 10" line heading north from Stone Hollow Drive to the north project boundary. The developer was asked to label the pressurized irrigation system drain at the north end of Summit Ridge, show a midblock ADA pedestrian ramp on the north side of Stone Hollow drive, call out a street light at the intersection of Stone Hollow Drive and Travertine way, and add a note that the curb along Summit Ridge Parkway be high back curb. The pedestrian access ramp, now shown between Lots 7 & 8, should be shifted east or west to align more with the south side Travertine Way ADA ramps.

Planning and Zoning: Norm Beagley presented the Planning and Zoning comments. The Summit Ridge Parkway veers to the east, but the east curb line needs to connect to the eastern curb line in Stone Hollow Plat B as if it did not veer. The northern park entrance should have an intersection design rather than a drive approach. The southern maintenance road access may use the drive approach design.

Note 5 indicates a parenthetical numbering of buildable areas, but parenthesis are not used in the lot labeling. The developer was asked to remove the text stating "Approved by City Attorney" from the acceptance lines. The meandering trail must be approved in the field by the City prior to laying road base or asphalt. The developer was asked to add a note regarding this approval. The meandering currently shown between stations 14+50 and 12+00 does not meet City standards. The street light in front of Lot 22 is not needed.

The developer was asked to indicate the portions of existing improvements that will be removed. This may be done on a separate demolitions sheet. All proposed contours through the lots to catch points need to be shown. Existing and future improvements should be differentiated, possibly with solid and dashed lines. The profile needs to be continued through the Summit Ridge Parkway intersection and to the eastern edge of the right-of-way.

Building: Randy Spadafora said corner lots 9 and 37 need addressing for both frontages. Homes on Summit Ridge Parkways should be labeled 'no access' on the Parkway side. There are duplicate numbers one street over and in Plats C & D. The developer was asked to adjust these addresses to avoid confusion.

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Stone Hollow F, continued:

Police: Chief Hurst said he had no concerns with the subdivisions.

Jon Lundell made a motion to grant preliminary approval to the Stone Hollow F subdivision, contingent on issues raised by staff being addressed. Randy Spadafora seconded the motion. The vote to approve the Stone Hollow F subdivision was unanimous.

Mr. Beagley said final plans, with storm drain calculations, detention basin plans, etc., can now be submitted.

Minutes

Jon Lundell made a motion to approve the minutes of September 13, 2016 as written. Randy Spadafora seconded the motion. The vote to approve the minutes of September 13, 2016, as written, was unanimous.

Unfinished Business

Subdivisions

Mr. Beagley said staff is meeting with the developers of Bella Vista next week. No submissions have been received as yet regarding the Foothill Subdivision or the Dawe townhome project. Mr. Lundell said he had spoken with Richard Hatfield, the engineer for the Dawe project, and recommended a plat be put together to determine if closures are correct. Mr. Hatfield indicated a final decision on the number and placement of townhomes has not been made.

Adjournment

Rod Hurst made a motion to adjourn. The meeting adjourned at 2:31 p.m.

Norm Beagley, Committee Member

Linda Midgley, Deputy Recorder