



DEVELOPMENT REVIEW COMMITTEE MINUTES August 23, 2016

The Development Review Committee held a meeting on Tuesday, August 23, 2016 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Dennis Marker called the meeting to order at 10:00 a.m.

Committee Members Present: Assistant City Manager Dennis Marker, City Engineer Norm Beagley, Infrastructure Inspector Jared Shepherd, Engineer-in-training Jon Lundell, and Building Official Randy Spadafora.

Cottonwood Subdivision

Review of a 3 lot subdivision at approximately 300 North 350 West.

Engineering: Norm Beagley said he would send his comments to the developer.

Building: Randy Spadafora said lot addresses need to be shown on the plat.

Planning and Zoning: Dennis Marker said a streetlight needs to be shown at the intersection. He asked if this could tie into existing power. Jared Shepherd said there is no power line there. It is not feasible financially to install a strong box. The comments regarding the street lights and addressing will be added to the Engineer's comments and sent to the developer.

Dennis Marker made a motion to approve the Cottonwood subdivision, contingent on issues raised by staff being addressed. Randy Spadafora seconded the motion. The vote to approve the Cottonwood subdivision was unanimous.

Stone Hollow F

Review of a 37 lot subdivision at approximately Summit Ridge Parkway and Stone Hollow Road.

Jon Lundell made a motion to table the Stone Hollow F subdivision. Norm Beagley seconded the motion. The vote to table the Stone Hollow F subdivision was unanimous.

Minutes

Norm Beagley made a motion to approve the minutes of July 19 and July 26, 2016 as written. Jared Shepherd seconded the motion. The vote to approve the minutes of July 19 and July 26, 2016 as written was unanimous.

Unfinished Business

South Summit Ridge

Mr. Marker said he met with the South Summit Ridge developers on August 22. They are revising the concept plan. The proposed 14 acre park property is being trimmed to 7 acres and another park will be placed in the single family area. The City will be responsible for the parks.

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South Summit Ridge, continued:

Mr. Marker said he is working on an amendment to the Summit Ridge agreement. Mr. Ojeda will provide a list of exhibits for the amendment, including CC & R's, elevations, building standards, a revised phasing plan and an amenities package. All CC & R's and materials must be approved by Rob Horlacher, the master developer for Summit Ridge.

Foothill Village

Mr. Marker said the City is waiting for the revised concept plan. It is anticipated this will be submitted next week.

City Standards

Mr. Beagley said the standards are still being reviewed. Errata sheets have been prepared with the changes.

General Business

Meter Sizes

Mr. Spadafora said some builders are requesting 1" meters, and 3/4" meters are being supplied. The pressure loss may be critical in some two story homes, and code requires a 1" line to the water heater. Mr. Beagley said he would check on probable head loss with the meters. Mr. Marker said he would ask Wade Eva, who orders the meters for the City, if 1" meters can be utilized.

Adjournment

At 10:10 a.m. Jon Lundell made a motion to adjourn the meeting. Jared Shepherd seconded the motion. The vote to adjourn was unanimous.

Dennis Marker, Committee Member

Linda Midgley, Deputy Recorder

