



## DEVELOPMENT REVIEW COMMITTEE MINUTES July 19, 2016

The Development Review Committee held a meeting on Tuesday, July 19, 2016 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Dennis Marker called the meeting to order at 10:06 a.m.

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

**Others Present:** Shawn Herring and Mike Demarco.

### **Stone Hollow E**

Review of a 23 lot subdivision at approximately Firestone Drive and Red Rock Drive. Shawn Herring and Mike Demarco were present to address concerns with the subdivision.

**Engineering:** Jon Lundell said if an access road is under 150 feet, the International Fire Code does not require a temporary emergency turn-around. The turn-around noted at the end of Red Rock Drive can therefore be removed.

The developer was asked to provide the addresses of lots within Stone Hollow Plat D & C, as well as proposed addresses for Stone Hollow E; and include the buildable area for each lot on sheet 1. The plat is shown on two sheets. Mr. Lundell asked if this could be consolidated onto one sheet. Mr. Herring said he thought that could be done.

An easement is needed for the Post Office NDCBU. Mr. Herring asked if a unit is needed for each phase or if some could be combined. Mr. Beagley suggested he check with the Post Office. The developer was asked to adjust the overlapping property distance and bearing labels on Lots 85 and 86, and the labels on the curve number C4 and C12 on Mountain View Drive. The closures on Lots 86 and 88 exceed the city standard of .01 feet. The developer was asked to correct these.

Mr. Lundell asked that the sewer lateral lines be darkened to make them more visible. The existing infrastructure is displayed in a very similar fashion to the proposed infrastructure. The developer was asked to add a legend or provide line types to make it easier to distinguish between existing and proposed infrastructure.

Construction valves need to be placed on the culinary and pressurized irrigation main lines, located at the west end of Firestone Drive and the north end of Red Rock Drive. The developer was asked to show these valves. The culinary water and PI lines need to be relocated on the drawings. During the construction of Plat C, these water lines were relocated to provide proper clearances. Mr. Lundell said the lines are, north to south, culinary, PI, sewer, high pressure PI, high pressure culinary. The City will provide GIS data on these if the developer desires.

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### **Stone Hollow E, Engineering, continued:**

Mr. Lundell asked that existing contours be displayed at 2 foot intervals, and distinguished from proposed contours. Spot elevations for the top back of curb along all streets and at all locations around curve radii and ADA ramps should be provided to verify calculations. Storm drain piping depths within Red Rock Drive and Slate Drive conflict with the elevation of the culinary water lines. In previous phases, the storm drain lines were lowered to avoid conflicts.

The developer was asked to distinguish between the proposed and existing sewer manholes and finished grade asphalt, and to verify stationing on the sewer manholes.

**Infrastructure:** Jared Shepherd said he had not yet reviewed the plans, and would send his comments to the developer.

**Fire:** Chief Olson said street signs had not yet been installed in Stone Hollow C or D. Mr. Beagley said he will get those ordered.

**Police:** Chief Hurst said the stop signs are in, and he has no further concerns with the subdivision.

**Public Works:** Wade Eva said he had some snow plowing concerns around Lot 83. After some discussion on the possible driveway location for the lot, Mike Demarco said he will get the driveway as far east as possible, giving the City at least 10 feet of clearance.

**Engineering:** Norm Beagley said a fence is required on Mt. View Drive to match the fence in Plat C, which is pillared vinyl with rock columns. The developer was asked to call out that the edge of Mt. View Drive would match the approved Plat C landscaping and fence.

**Building:** Randy Spadafora will check addresses for the plat when they are submitted.

**Community Development:** Dennis Marker said verification of platting to the shared property line would need to be indicated. A written note from the surveyor on this would be sufficient.

Norm Beagley made a motion to approve the Stone Hollow E subdivision, contingent on issues raised by the Committee being addressed. Jon Lundell seconded the motion. The vote to approve the Stone Hollow E subdivision was unanimous.

Mr. Beagley suggested the developer send electronic copies of the revised drawings, and when they are approved, furnishing the printed copies and the Mylar. Mr. Herring said they would probably be sent this week.

Mr. Herring asked if the request for grading in Oak Summit G-3 should be addressed now or at the building permit stage. Mr. Marker said at the permit stage for each lot. Mr. Beagley said he would send Mr. Herring a link to the City code, which contains the criteria needed on grading.

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### **Maverik**

Review of an RV Canopy Site Plan at 725 East Main Street.

Mr. Marker said comments on the Maverik were sent after the last meeting. Chief Olson commented that there was a lot of issues left to address. Issues include storm water retention, revisions to the building, ADA ramps, accessible routes, and the slope of the road to Main Street. Committee members agreed to send their comments to secretary Linda Midgley, who will forward them to the Maverik engineering firm.

Dennis Marker made a motion to table the Maverik Site Plan. Randy Spadafora seconded the motion. The vote to table the site plan was unanimous.

### **Unfinished Business**

#### *Foothill B*

Mr. Marker said the subdivision was currently under ‘At Risk’ construction. The developer would like to change the 15 lot designation to 18 lots, which will require a review and recommendation from the Planning Commission and City Council approval. Salisbury Homes has purchased the entire Foothill subdivision from Jimmy DeGraffenried and Alan Thompson. They plan to submit a new concept for the entire subdivision, which will include some commercial and moving the high density section further to the south and west.

#### *Other Business*

The Ercanbrack subdivision has been recorded. The Williams and Depew subdivisions are finishing up some minor items and will be recorded soon. The agenda for next week’s DRC meeting will include the Orchards C-5 subdivision and the Kat Den Storage units.

### **Minutes**

Jon Lundell made a motion to approve the minutes of June 28, 2016 as written. Steve Olson seconded the motion. Randy Spadafora abstained from the vote, as he was absent from the meeting. Committee Members Beagley, Eva, Hurst, Lundell, Marker, Olson and Shepherd voted to approve the minutes of June 28, 2016 as written.

### **General Business**

Steve Olson said he was trying to find the owner’s name for the lot on the corner of 300 West and Main Street, as they have some issues with weed control.

### **Adjournment**

Norm Beagley made a motion to adjourn the meeting. The meeting adjourned at 10:44 a.m.

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Dennis Marker, Committee Member

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Linda Midgley, Deputy Recorder

