



DEVELOPMENT REVIEW COMMITTEE MINUTES April 27, 2016

The Development Review Committee held a meeting on Wednesday, April 27, 2016 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Dennis Marker called the meeting to order at 1:04 p.m.

Committee Members Present: Assistant City Manager Dennis Marker, City Engineer Norm Beagley, Public Works Director Wade Eva, Building Official Randy Spadafora, Infrastructure Inspector Jared Shepherd, and Fire Chief Steve Olson.

Others Present: Shawn Herring and Mike DiMarco.

Stone Hollow Plat D Subdivision

Review of a 34 lot subdivision at approximately Stone Hollow Drive and Travertine Way. Shawn Herring and Mike DiMarco were present to address concerns with the subdivision.

Engineering: Norm Beagley said a cluster mailbox (NDCBU) will be needed in the subdivision. The location and easement provided for the Post Office must be noted on the utility and plat sheets. He suggested the developer coordinate the location of the NDCBU with the Post Office. The NDCBU must be located on private property, not in a public right-of-way. Addresses for existing lots to the south should also be shown. Randy Spadafora said the addresses only needed to be shown on one sheet. It was recommended the cover sheet be used.

The developer was asked to provide spot elevations as well as slopes for all curb returns at all intersections on the Plan and Profile sheets and the Grading Plan, and to provide a missing invert out elevation on the Plan and Profile sheets. Arrows should be used to indicate the flows on the Grading Plan.

Mr. Beagley said he would provide specific wording for two notes to be added to all sheets except the Plat and Detail sheets.

Signature blocks are needed on the final plat for all public utilities. These blocks should be located in a place other than the owners dedication/acceptance block. The developer was asked to change the line types of the utility plan to differentiate between proposed, existing and future lines.

Storm drain calculations are needed. Shawn Herring said everything drained into the existing pond. Mr. Beagley said a large area was draining to the pond, so a summary report and map that shows the regions are needed to verify the calculations. He said he will send these and any additional comments to the developer via email.

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Stone Hollow Plat D, continued:

Public Works: Wade Eva said the turnaround shown on the dead end would be needed for snow plowing as well as emergency vehicle access. Mr. Beagley said the road must be traversable, semi-finished with compacted road base.

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

Building: Randy Spadafora asked that existing, surrounding addresses be added to the cover sheet.

Fire: Chief Olson said he had no concerns with the subdivision, the hydrant spacing and turnarounds are good. He noted he will not vote to approve any subdivision in this area until the second access to Summit Ridge is complete. Dennis Marker said a resolution for the second access should be available soon.

Police: Mr. Marker said Chief Hurst has a question with a stop sign on the north-east corner of Stone Hollow and Slate Drive. Mr. Beagley said the sign was shown.

Planning and Zoning: Mr. Marker said the intersection of Stone Hollow and Slate Drive showed going from 7% down to 9.8% into a valley. He asked what the developer planned for water issues. Mr. Herring said the water would run down the curb and gutter. Mr. Marker asked if there was a way to smooth the transition to come off of the crown, so it would have a less than 10% slope. Mr. Herring said that could be done. Grading plans were discussed. Mr. Herring said the site had been balanced as a whole, but could be tweaked so more moderate transitions could be made.

Chief Olson said it appeared the elevation noted for manhole #4 was incorrect. Mr. Herring said he will correct it. Mr. Marker said the track out areas were about 60 feet to the edge of asphalt. Mr. Beagley said this should work.

Jared Shepherd made a motion to accept the Stone Hollow Plat D Subdivision, contingent on concerns raised in this meeting being addressed. Norm Beagley seconded the motion. The vote to approve the Stone Hollow Plat D subdivision was as follows:

Dennis Marker	Aye
Norm Beagley	Aye
Jared Shepherd	Aye
Randy Spadafora	Aye
Wade Eva	Aye
Steve Olson	Nay

Chief Olson indicated his 'nay' vote was given pending the results of the City Council's determination regarding the second access to Summit Ridge. The motion passed by a 5 to 1 vote.

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Stone Hollow Plat D, continued:

Mr. Herring said obtaining the storm report was the only issue. Mr. Beagley said he would send a copy if one was available. The revised plans will be handled at staff level. Mr. Beagley said he would need construction specifics (quantities, etc.) in order to generate the bond information.

Minutes

Norm Beagley made a motion to approve the minutes of March 22, 2016 as written. Steve Olson seconded the motion. The vote to approve the minutes of March 22, 2016 as written was unanimous.

Unfinished Business

Orchards C-4

Jared Shepherd said the utility services were in, and the culinary water line had passed the bacteria test. The water lines and landscaping must be completed before certificates of occupancy can be issued in the subdivision.

Williams K Subdivision

Mr. Marker said the Williams K subdivision had been approved by the Planning Commission, and the City was waiting for revised plans.

Kat Den Site Plan

Chief Olson said he would be getting together with the developer to address the fire hydrant issues. Mr. Beagley said the developer had asked about landscaping requirements.

Ercanbrack Acres Subdivision

Mr. Ercanbrack has submitted new plans and the subdivision will be on the May 10 DRC agenda.

Ben Franklin Mixed Use Site Plan

New plans have been submitted for the Ben Franklin mixed use site plan. The site plan will be on the May 10 DRC agenda.

Centennial Condos

Mr. Marker said Shayne Morris had indicated he will start working on the Centennial Condos again soon.

Adjournment

Norm Beagley made a motion to adjourn the meeting. The meeting adjourned at 1:30 p.m.

Dennis Marker, Committee Member

Linda Midgley, Deputy Recorder

