



## DEVELOPMENT REVIEW COMMITTEE MINUTES

March 22, 2016

The Development Review Committee held a meeting on Tuesday, March 22, 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, City Engineer Norm Beagley, Public Works Director Wade Eva, Fire Chief Steve Olson and Engineering Intern Jon Lundell.

### **Williams K Subdivision**

Review of a 3 lot subdivision at approximately 300 North 300 East. As no one was present representing the subdivision, comments will be forwarded to the developer, Kathleen Williams.

**Planning and Zoning:** Mr. Marker said the subdivision lots shown meet frontage and minimum square footage requirements for the zone.

**Engineering:** Jon Lundell said the utility sheet does not show how the laterals will be tied in. The culinary water, pressurized irrigation and sewer laterals that serve the existing home are connected into main lines that are located within 300 North. The proposed layout has these utility laterals running through the middle of Lot 1. A structure cannot be built over the existing laterals. Options to mitigate this include leaving lots 1 and 2 combined, keeping the existing home connected to infrastructure using the existing utility laterals. This would create only one additional lot at this time. Alternately, a sewer easement within lot 1 in favor of lot 2 would allow for rerouting the sewer lateral around any future structure. A third option would be to connect the culinary water, pressurized irrigation and sewer utility laterals into 200 East for Lot 2. These last two options would require an extensive financial outlay.

City Code requires that right-of-way improvements (e.g. sidewalk, curb and gutter, storm drain) be installed if the development has more than 150 feet of frontage. The subdivision is showing 344 feet of frontage. If only one lot is split off, making this a two lot subdivision rather than three lot, it will be treated as one lot and would have less than 150 feet, so a deferral agreement for curb, gutter and sidewalk could be implemented.

Mr. Lundell said the eastern boundary description of Lot 2 does not match on both sheets, and will need to be consistent. Correction is also needed on the description for Lot 3, as it does not close. Proposed and existing lot addresses are needed. Buildable areas for the new lots should be shown.

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

## **DEVELOPMENT REVIEW COMMITTEE MINUTES**

March 22, 2016 – Page 2

**Public Works:** Wade Eva said his concerns had been addressed by Engineering. He asked about the irrigation ditch on the property. Mr. Beagley said Summit Creek Irrigation Company would have to sign off on the plat with the other utilities. The Questar Gas Company requires specific wording on their sign-off.

Norm Beagley made a motion to table the Williams K Subdivision until the developer is apprised of the issues and determines the number of lots desired in the subdivision. Wade Eva seconded the motion. The vote to table the Williams K Subdivision was unanimous.

### **Minutes**

Jon Lundell made a motion to approve the minutes of March 15, 2016 as written. Steve Olson seconded the motion. The vote to approve the minutes of March 15, 2016 as written was unanimous.

### **Unfinished Business**

Fire Chief Steve Olson said the flow test on the fire hydrant by Ercanbrack Acres was sufficient to meet code.

Mr. Marker said the Ben Franklin development had been reviewed by the ARC on Monday, March 21. The unit sizes will need to be increased to meet City Code.

### **Adjournment**

Steve Olson made a motion to adjourn the meeting. The meeting adjourned at 10:20 a.m.

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Dennis Marker, Committee Member

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Linda Midgley, Deputy Recorder