



## DEVELOPMENT REVIEW COMMITTEE MINUTES

March 15, 2016

The Development Review Committee held a meeting on Tuesday, March 15, 2016 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Dennis Marker called the meeting to order at 10:04 a.m.

**Committee Members Present:** Assistant City Manager Dennis Marker, City Engineer Norm Beagley, Building Official Randy Spadafora, Police Chief Rod Hurst, Fire Chief Steve Olson and Engineering Intern Jon Lundell.

### DePew Ranch Subdivision

Review of a 3 lot subdivision at approximately 12800 South 4400 West.

**Planning and Zoning:** Mr. Marker said the Planning Commission has reviewed the subdivision, and will do a final review after the DRC process is complete. As the subdivision has only three lots, the Planning Commission will be the final approval body. Mr. Marker said he had spoken to Mark DePew concerning the septic tanks. The County Department of Health has informed the developer that larger lots are needed in order to accommodate the septic tanks, so the plat will need some modification. There are no zoning issues with the plat.

**Building Official:** Randy Spadafora said there are no addresses in the area for comparison. Jon Lundell will pull up the city grid to determine what City addresses would be in the subdivision. Having a trigger point - determined either by the number of homes or a specific date - for assigning city addresses to those properties in the City boundaries with county addresses was discussed. After some discussion, Committee consensus held the homes in this subdivision be given county addresses at this time. 4400 West will be named DePew Lane.

Norm Beagley asked about easements needed for a second access by way of 12800 South. Chief Olson said an access for true emergencies was provided through the canal. He indicated the ultimate goal was to have a second access for all homes in case of emergencies.

**Engineering:** Norm Beagley said there are some issues with the shared water well agreement and the shared road. He felt these would best be addressed in a separate meeting with the developers, rather than in this meeting.

The development will install a private well, which will deliver approximately 60 gallons per minute. This would not be enough for fire hydrant use. Chief Olson said City code allows for sprinklers or an alarm company monitor in this situation. It is likely the DePew's will use an alarm company. Mr. Marker suggested Chief Olson prepare a note to be added to the plat concerning the lack of public hydrants.

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### **DePew Ranch Subdivision, continued:**

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

Norm Beagley made a motion to table the DePew Subdivision until more information is available. Randy Spadafora seconded the motion. The vote to table the DePew Subdivision was unanimous.

### **Ercanbrack Acres**

Review of a 2 lot subdivision at approximately 400 North 500 East.

**Planning and Zoning:** Mr. Marker said the subdivision will be returned to the Planning Commission when the DRC process is complete. The Planning Commission will be the final approval body for this subdivision.

**Building Official:** Mr. Spadafora said existing and proposed addresses needed to be shown on the plat.

**Public Safety:** Chief Hurst asked if the road was still considered 400 North after it curves. Mr. Marker said the road is shown as 400 North on the maps. The grid will be adjusted as development goes north.

**Fire:** Chief Olson asked that the two existing hydrants in the plat area be shown on the drawings. The one by the Ercanbrack home is deficient. Chief Olson will do a flow test on the other hydrant, and approval will be contingent on the test results.

**Engineering:** Mr. Beagley said Public Works Director Wade Eva has indicated he prefers that sewer laterals not be placed in this location. As the nearest sewer line is only 4 ½ feet deep and will not accommodate basements unless a pump is put in, the Ercanbracks plan to put septic tanks in. The tanks will be utilized until a sewer line is laid in a planned future street (550 East). Mr. Marker said Clint Ercanbrack has indicated he would be willing to sign a deferral agreement concerning connecting to the future sewer line.

Jon Lundell said there are several issues with the plat sheet, and a utility plan sheet, a cover sheet and a full set of drawings are needed. Information is also needed on how the water and PI laterals will be attached. It was suggested Mr. Ercanbrack be given a new application check off list to take to his engineering firm.

Steve Olson made a motion to table the Ercanbrack Subdivision until complete plans are submitted. Jon Lundell seconded the motion. The vote to table the Ercanbrack Subdivision was unanimous.

### **Park View Condominiums**

Review of a 5 unit condominium project at approximately 200 South 300 West.

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### **Park View Condominiums, continued:**

**Planning and Zoning:** Mr. Marker said at the time this condominium plat was reviewed by the Planning Commission, it was suggested the developer plat all 12 units at the same time. If only five units are platted, the common area will be divided and taxed proportionately for each of these units. The 7 additional units would not be technically tied to the tot lot, parking and common areas. Scott Peterson, the developer, plans to resubmit the plans showing all 12 units. Mr. Marker clarified the project itself has been approved, and the creation and approval of a condominium plat allows the units to be sold individually.

Norm Beagley made a motion to table the Park View Condominium Plat until the developer re-submits the plans. Dennis Marker seconded the motion. The vote to table the Park View Condominium Plat was unanimous.

### **Minutes**

Norm Beagley made a motion to approve the minutes of February 22, 2016 as written. Randy Spadafora seconded the motion. The vote to approve the minutes of February 22, 2016 as written was unanimous.

### **Unfinished Business**

Mr. Marker said the clearing and grubbing work behind the City hall is preparatory work. No final approvals have been made on the Centennial Park Condominium project. There has been some indication that an assisted living center may be built rather than a mixed use development.

### **Adjournment**

Jon Lundell made a motion to adjourn the meeting. The meeting adjourned at 10:39 a.m.

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Dennis Marker, Committee Member

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Linda Midgley, Deputy Recorder