



## DEVELOPMENT REVIEW COMMITTEE MINUTES

December 22, 2015

The Development Review Committee held a meeting on Tuesday, December 22, 2015 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:** City Manager Ben Reeves, Assistant City Manager Dennis Marker, City Engineer Norm Beagley, Public Works Director Wade Eva, Building Official Randy Spadafora, and Engineering Intern Jon Lundell.

**Others Present:** Brigham Ashton, Nate Walters and Dan Fetchner.

### Orchards F-3

Review of a 27 lot subdivision at approximately 300 West Braeburn Lane. Nate Walters, Dan Fetchner and Brigham Ashton were present to address issues with the subdivision.

**Public Safety:** Dennis Marker said Police Chief Rod Hurst and Fire Chief Stephen Olsen had both indicated they had no concerns with the subdivision.

**Engineering:** Norm Beagley said the current project comprises 15 lots with a single access, which does not meet City code. Another permanent access will be needed in order to meet code. Mr. Beagley said he would like to see Ginger Gold Road finished, and this could provide the needed access. It was suggested the developer might work with Scott Brand for this.

The developer was asked to provide legal descriptions for all off-site utility and access easements, including the temporary turn arounds at Ginger Gold Road, 260 West and Braeburn Lane; as well as the sewer, water and temporary storm drain pond easements.

On the plat, Lots 1 through 5 are missing curve information as well as line lengths. The developer was asked to complete and correct lot information. The east west section tie line bearing in the written description does not correspond with the callout on the plat. These need to agree. The proposed box location for the NDCBU and easement in favor of the U.S. Postal Service should be shown on the plat.

The storm drain line that is stubbed to the west of the intersection of Braeburn Lane and 300 West must be capped. The developer was asked to note this on the plans. Culinary water looping will need to be provided. Brigham Ashton asked if this was because of the number of lots. Mr. Beagley said it was because of several things, including water pressure, fire flows and water quality issues. Mr. Ashton asked if the looping would be necessary if the subdivision was limited to ten lots on a single access. Mr. Beagley said it would probably be okay, but the City would have to look at water quality. The hydrant would still need to be installed, and the lights looked at. Mr. Ashton asked if Scott Brand had talked about his plans for this area. Nate Walters indicated he had not. The committee discussed ownership of the different properties.

All three locations at the phase lines now noted as 'Cap and Block' will require a PI drain, not an air vac. Mr. Beagley said all temporary retention pond limits must have a minimum of a 20' horizontal difference from any sewer line trench, 25' from the center line of the pipe.

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### **Orchards F-3, Engineering, continued:**

Mr. Beagley noted that, because of erosion problems, a mechanism other than swales would need to be provided for drainage to direct storm water from the curb and gutter to the detention basins on Braeburn Lane and on 260 West. It is possible the future inlets could be relocated. Due to the proposed temporary retention ponds, the existing overall storm drain infrastructure will not be impacted at this time. Eventually, they will need to be added to the overall drainage plan.

**Building Official:** Randy Spadafora said the addressing in the subdivision appears adequate, but he will need to take a closer look at the addressing outside the subdivision. Mr. Ashton asked if he could begin numbering lots in a new subdivision a higher number than one. Mr. Marker said there would be no issues with this.

**Administration:** Ben Reeves said he had no concerns with the subdivision. He asked if Mr. Ashton had a time line for finishing the missing asphalt in F-2 along Royal Land Drive. Mr. Ashton said he was planning on completing F-2 next, but may do F-3 instead, depending on movement on the church parcel. It was suggested tailings or road base could be put on the road to help with traffic. Mr. Ashton suggested finishing the PI, culinary and storm drain laterals and stub outs, and then paving the road in the spring. He asked to be sent an email when the road was cut in. Mr. Ashton said he planned to finish F-2 or F-3 in 2016, but probably will not be able to do both.

**Public Works:** Wade Eva said his concerns with drain and circulation issues were being addressed by engineering.

**Community Development:** Dennis Marker said curb and gutter will need to be finished on the left side of Ginger Gold Road, at the northwest end of the project. Aaron Robertson, whose development group owns some of the adjoining property, will need to finish his portion of the curb as well.

Finishing the road to the ½ plus ten standard was discussed. In this standard, the developer puts down a three inch road, and a one inch overlay is put over the whole road when the other side is completed. Mr. Ashton discussed completing the entire road and having the church reimburse him for their side. Access to the church, inlet coordination, lateral locations and whether a high back curb was desired would need to be discussed before this could be done. Mr. Marker said he would send Mr. Ashton the contact information for the church architect. A larger chapel than previously anticipated is now planned.

Mr. Ashton asked about using some of the property north of the proposed church as a storage area. Mr. Marker said this would be a zoning issue, and storage areas should be controlled by an HOA. He suggested this be part of future discussions.

Norm Beagley made a motion to table the Orchards F-3 until decisions are made on the number of lots and the plans resubmitted. Wade Eva seconded the motion. The vote to table the Orchards F-3 subdivision was unanimous.

### **Minutes**

Norm Beagley made a motion to approve the minutes of December 8, 2015 as written. Jon Lundell seconded the motion. The vote to approve the minutes of December 8, 2015 as written was unanimous.

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### General Business

The Committee will begin the review of the development standards in the near future. After some discussion, the first meeting was set for January 19<sup>th</sup> at 10 a.m.

### Adjournment

Jon Lundell made a motion to adjourn the meeting. The meeting adjourned at 10:48 a.m.



Dennis Marker, Committee Member



Linda Midgley, Deputy Recorder