



DEVELOPMENT REVIEW COMMITTEE MINUTES

December 8, 2015

The Development Review Committee held a meeting on Tuesday, December 8, 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: Assistant City Manager Dennis Marker, City Engineer Norm Beagley, Infrastructure Inspector Jared Shepherd, Building Official Randy Spadafora, and Engineering Intern Jon Lundell.

Others Present: Matt Hansen, Nate Walters and Dan Fetchner.

Orchards C-4

Second review of a 25 lot subdivision at approximately 860 North 150 West. Nate Walters, Dan Fetchner and Matt Hansen were present to address issues with the subdivision.

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

Building Official: Randy Spadafora said the addresses on Lot 5 and Lot 24 are both shown as 126. He suggested changing one of them to 128.

Engineering: Norm Beagley said he had received the legal descriptions needed for the off-site utility and access easements, so closures will be reviewed and any issues discussed with the developer.

Jon Lundell said the NDCBU cannot be located in a City right-of-way but must be on private property. A 4 X 4 section is needed on the corner of Lot 2, with an easement noted on the plat in favor of the U. S. Postal Service.

On the utility sheet, the developer was asked to install a pressurized irrigation drain at the east end of 820 North. An air inlet is currently noted.

Community Development: Dennis Marker said all his comments had been addressed or acknowledged.

Public Safety: An email from Chief Rod Hurst indicated he had no concerns with the subdivision.

Fire: An email from Chief Stephen Olson indicated he had no concerns with the subdivision.

It was noted that comments have not yet been obtained from Public Works director Wade Eva. Norm Beagley made a motion to approve Orchards C-4, with the revisions noted and contingent on any comments from Public Works being addressed. Jared Shepherd seconded the motion. The vote to approve the Orchards C-4 subdivision was unanimous.

Nate Walters said he will deliver fresh prints when the easements have been verified. Matt Hansen said they will begin work on the subdivision shortly. He indicated the estimate from Rocky Mountain Power has not been received, but when it is he will put the loan together. The retention pond will be re-built with the first phase of Orchards D.

Mr. Beagley said he has put the bond estimate together for the retention pond, and will need quantity estimates for the Orchards C-4 subdivision. Mr. Marker said fees and a completed application are needed for Apple Hollow A-9.

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Unfinished Business

Orchards C-3 – Mr. Beagley said the old asphalt from this subdivision needs to be cleaned up. City staff will finish looking at the asphalt costs for Center Street and will let Mr. Hansen know the results. Mr. Hansen said it appeared some pipes are leaking on the east side of Center Street by Ginger Gold Road. Jared Shepherd will check on this.

Stone Hollow C – Jared Shepherd said the sidewalk is being poured today to 12:30 p.m. for the diagonal connections to Summit Ridge Parkway.

Minutes

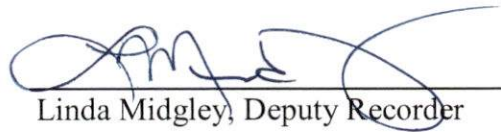
Norm Beagley made a motion to approve the minutes of November 3, 2015 as written. Jon Lundell seconded the motion. The vote to approve the minutes of November 3, 2015 as written was unanimous.

Adjournment

Jared Shepherd made a motion to adjourn the meeting. The meeting adjourned at 10:14 a.m.



Dennis Marker, Committee Member



Linda Midgley, Deputy Recorder



ENGINEER REVIEW COMMENTS
THE ORCHARDS PLAT C-4
860/820 NORTH, 150/100 West

FINAL PLAN REVIEW # 2	
PLAN RECEIVED DATE:	November 17, 2015
PLAN REVIEW DATE:	December 7, 2015
DATE RETURNED TO DEVELOPER:	December 8, 2015

Comments in red text are previous comments that have not been addressed.

City Engineer Comments

General Comments & Discussion Items

1. Legal Descriptions for all off-site utility and access easements will need to be provided.
 - a. 20' sewer, pressurized irrigation and culinary water
 - b. 20' storm drain
 - c. Temporary turn arounds
 - d. Culinary water (if offsite is installed with this phase)

Plat

1. The NDCBU needs to be located outside of the City ROW and within an easement provided for it in favor of the US Postal Service.

Utility Plan Sheet

1. A pressurized irrigation drain will need to be installed at the east end of 820 north. Not an air inlet as currently noted.

Storm Drain

Comments addressed

Linda Midgley

From: Rodney Hurst
Sent: Wednesday, December 02, 2015 3:11 PM
To: Linda Midgley
Subject: DRC

I have the chiefs mid-winter conference the morning of the 8th. I looked at plat c-4 and I don't see any LEO concerns.

Dennis Marker

From: Stephen Olson
Sent: Monday, December 07, 2015 4:59 PM
To: Dennis Marker; Norm Beagley
Subject: DRC: Orchards C-4

Dennis,
I have review the Plans for Orchards C-4 and have no issues concerning this subdivision. I will not be attending the DRC Meeting because I will be on-duty in Murray tomorrow.
Regards,

Stephen Olson

Fire Chief
Emergency Manager
Santaquin City

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