



DEVELOPMENT REVIEW COMMITTEE MINUTES

November 3, 2015

The Development Review Committee held a meeting on Tuesday, November 3, 2015 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Norm Beagley called the meeting to order at 10:00 a.m.

Committee Members Present: City Manager Ben Reeves, City Engineer Norm Beagley, Public Works Director Wade Eva, and Police Chief Rod Hurst. Infrastructure Inspector Jared Shepherd and Building Official Randy Spadafora entered the meeting at 10:35. Assistant City Manager Dennis Marker and Fire Chief Steve Olsen were excused.

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

Orchards C-4

Review of a 25 lot subdivision at approximately 150 North Orchard Cove Drive. Nate Walters, Dan Fetchner and Matt Hansen were present to address issues with the subdivision.

Public Safety: Chief Rod Hurst said he had no concerns with the subdivision.

Administration: Ben Reeves said he had no concerns with the subdivision, but would like to see the short stretch of road outside the development that is not paved taken care of.

Public Works: Wade Eva said 100 West has been repaved as far as 770 North. He suggested the developer coordinate with the City for a possible overlay south of Lots 10 and 11.

Community Development: It was indicated that Dennis Marker would be sending Community Development comments to the developer later this week.

Engineering: Norm Beagley asked that the phone numbers of the developer and property owner be added to the cover block, and that legal descriptions for all off-site utility and access easements also be provided. These include the 20' sewer, pressurized irrigation and culinary water, the 20' storm drain and the temporary turn arounds. On the plat, the developer was asked to display all easements locate within the plat, and to move the signature blocks for utility companies outside the block on the right side. Nate Walters said the blocks had been located outside previously and would be changed. Mr. Beagley said an NDCBU is noted at the bottom of the plat but no box location is shown. The developer was asked to coordinate with the U.S. Postal Service on the box location, and note and show this location on the plat. The NDCBU cannot be located in a right-of-way but must be on private property with an easement in favor of the Postal Service.

On the utility sheet, the developer was asked to provide a legend distinguishing between existing and proposed features, label the connections to existing utilities at the east end of 860 North, label 100 West Street, and change the utilities within Plat F-2 to read 'proposed' instead of 'existing'. Shut off valves need to be installed on the pressure irrigation lines at the intersection of 820 North and 100 West. Culinary is noted in the call out to cap and block lines at the east end of 820 North. The culinary line location was discussed. The developer was asked to change the note to reflect the final decision on cap and block lines.

The developer was asked to correct 'south' to 'north' under Proposed Storm Drainage Facilities Report, and to identify if any of the storm drain improvements constructed as part of this phase address issues and/or remedies identified in the 5-6-15 storm drain report. Mr. Beagley noted that the City needed to keep track of when and if remedies are proposed and issues are addressed.

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Orchards C-4, Engineering, continued:

Cash bonding for reconstruction of the overall detention basin will be required at bonding for lots within this phase. The developer was asked to provide an approximate number of new lots that will depend on the existing detention basin reconstruction so an appropriate amount per lot can be determined. Plat A-1 is not listed as included in the overall required capacity calculations. The developer was asked to verify this and correct if necessary. The length and size of pipe 98 should be provided.

The developer was asked to verify acreages listed and used in the calculations for this phase, as they do not coincide with the final storm drain report submitted for Plat C-3 and with the addition of Plat C-4; and to verify that the overall storm drain calculations for the large detention facility account for the allowed discharge for Plat A-8.

It was noted that comments have not yet been obtained from Infrastructure Inspector Jared Shepherd and Building Official Randy Spadafora. Ben Reeves made a motion to approve Orchards C-4, contingent on all comments being addressed, including those obtained from City personnel not in attendance. Rod Hurst seconded the motion. The vote to approve the Orchards C-4 subdivision was unanimous.

Depew Subdivision

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

Public Safety: Chief Hurst asked what the road surface for the private land would be composed of. Mr. Beagley said the existing lane is dirt, and the new overlay will be composed of compacted gravel. No City maintenance or utilities will be utilized for this project. Chief Hurst said a stop sign would not be needed. The road will need a 26' wide access.

Fire: Mr. Beagley said Chief Olson had indicated he would prefer a south access, but it appears the access will come from 12800 South. The county requires a sprinkler system in homes over 6000 square feet. A fire warning system will be needed for Santaquin. Mr. Beagley indicated the home owners will need to work with Chief Olson on what is needed. The water shares in the well will be divided between the three properties.

Engineering: There are several closure issues with the lots as shown, and addresses, lot sizes and buildable area information are needed on the plat. The specific Questar wording should be checked.

Two easements will be needed for the private gravel lane- an emergency easement in favor of Santaquin City, 26 feet wide and with at least one turnaround point at the south end; and an access easement in favor of each lot. Proposed legal descriptions for each easement should be provided to the City.

On the cover sheet, a table of contents and information regarding lot sizes and buildable area in square feet are needed. The possible purpose of the private lanes at the south and north ends of the boundary was discussed. If these are turnaround easements, they should be noted as such.

It may be beneficial to provide a portion of lot 3 as a dedication for the well. Each lot will need access, as well as access and/or an easement in favor of the lots for a main water line to serve all 3 lots. Septic issues need to be reviewed by the County, which, it was noted, may have recently changed the septic discharge area requirements. Sewer and culinary line must be set up so they can access city utilities in the future. Proof of water right dedication will be required by the City prior to issuing any building permits.

The plan and profile sheets are not clear. A new, clearer set is required.

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Depew Subdivision, continued:

Community Development: It was indicated Dennis Marker has sent a proposed development agreement to the City attorney, and will likely hear back regarding the agreement this week. The rezone resolution will be considered at the next City Council meeting, and the final review of the subdivision will be on the agenda for the November 12 Planning Commission meeting. The City Council may approve the subdivision contingent on approval from the DRC.

Administration: Ben Reeves said he had no concerns with the subdivision.

Wade Eva made a motion to table the Depew subdivision until revisions and clarifications are received. Ben Reeves seconded the motion. The vote to table the Depew subdivision was unanimous.

Unfinished Business

Bella Vista Orchards – Mr. Beagley said he had met with the design engineer on this project, and their main concern had been the sewer connection, which cannot be managed by rerouting the gravity flow as previously proposed. The school district owns an elementary school parcel on 400 East and the school district and the developer may be able to work together on the sewer installation. Possible sewer solutions were briefly discussed.

Orchards F-3 – The F-3 development, which runs north of F-1, is being designed by LEI Engineering for Brigham Ashton. The City has not yet received any plans.

Minutes


Jon Lundell made a motion to approve the minutes of August 25, 2015 as written. Ben Reeves seconded the motion. The vote to approve the minutes of August 25, 2015 as written was unanimous.

Adjournment

Norm Beagley made a motion to adjourn the meeting. The meeting adjourned at 10:40 a.m.



Norm Beagley, Committee Member



Linda Midgley, Deputy Recorder



ENGINEER REVIEW COMMENTS DEPEW RANCH SUBDIVISION

FINAL PLAN REVIEW # 1	
PLAN RECEIVED DATE:	OCTOBER 22, 2015
PLAN REVIEW DATE:	OCTOBER 29, 2015
DATE RETURNED TO DEVELOPER:	NOVEMBER 3, 2015

City Engineer Comments

General Comments & Discussion Items

Plat

1. The curve description on the south east corner of lot 3 shows a chord bearing of N and W. This does not create the lot as shown on the plat. It appears that the chord bearing should be N and E. However even with making the correction to the call out the closure for lot 3 exceeds Santaquin City's closure limit of .001 feet.
2. Please provide proposed lot addresses for review.
3. Please provide names and addresses for neighboring parcels.
4. Please show lot sizes and buildable area in square feet.
5. Our understanding is that Questar Gas has specific wording required for their signature block. Please check with Questar for their required wording.
6. As the access to these lots will be on a private gravel lane, an emergency access easement, in favor of Santaquin City, will need to be provided to the City. This easement must be 26 feet wide and must also provide at least one turnaround point (hammerhead or bulb type) at the south end of the easement. Please provide a proposed legal description for this easement for our review.
7. As the access to these lots will be on a private gravel lane, an access easement, in favor of each lot, will need to be provided. Please provide a proposed legal description for this easement for our review.

Cover sheet

1. Please provide a table of contents on the Cover Sheet.
2. Please show lot sizes and buildable area in square feet.
3. Discuss the "Private Lane(s)" at the north and south ends of the boundary.

Utility Plan Sheet

1. Discuss previously discussed water well, water rights and a culinary main line to all three lots:
 - a. It may be beneficial to provide a small portion of lot 3 as a dedication for the water well. Each lot would need access.
 - b. Each lot will need access and or an easement, in favor of the lots for a main water line to serve all 3 lots.
 - c. Prior to issuing a building permit, the City will require proof of water right dedication (by deed, to each lot owner).



2. City culinary water lateral standards will need to be met in order that they can be connected to a future City water line.
3. Discuss sewer laterals. If it is feasible, each lot should be designed and constructed such that the sewer laterals can be connected to a future City sewer system.

Plat and Profile Plan Sheets

1. Please identify what is shown on these sheets. It appears that either an existing or proposed elevation is shown (light dashed line).
2. Please show stationing on the plan view on these sheets.



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

FINAL PLAN REVIEW # 1	
PLAN RECEIVED DATE:	OCTOBER 22, 2015
PLAN REVIEW DATE:	OCTOBER 30, 2015
DATE RETURNED TO DEVELOPER:	NOVEMBER 3, 2015

City Engineer Comments

General Comments & Discussion Items

1. Phone number of the developer and property owner must be placed on cover sheet title block
2. 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. Display all easements located within the plat.
 - a. 10 foot sewer easement through lot 24
2. Please move the signature blocks for utility companies outside of the block on the right hand side of the plat.
3. An NDCBU is noted at the bottom of the plat. However, no box location is shown. Please show a proposed location and show an easement for the NDCBU, in favor of the US Postal Service on the plat.

Utility Plan Sheet

1. Please provide a legend distinguishing between existing and proposed features on this sheet.
2. Please label connections to existing utilities at the east end of 860 north.
3. Utilities within Plat F-2 of The Orchards have not been installed. Please change the labels to read "proposed..." instead of existing.
4. Please label 100 West Street.
5. Please remove "...Culinary..." from the call out to cap and block lines at the east end of 820 North. This line is proposed to be connected to an planned culinary water line in 50 West.
6. Shut off valves will need to be installed on the pressure irrigation lines at the intersection of 820 North and 100 West.

Storm Drain

1. Please change the word "south" to "north" in the second sentence of the first paragraph one under "Proposed Storm Drainage Facilities".



2. Please identify if any of the storm drain improvements constructed as part of this phase address issues/remedies identified in the overall storm drain report dated 5-6-16. It is ok if these are not addressed in this phase. We need to keep track of if/when remedies are proposed and issues are addressed.
3. Please be aware that cash bonding for reconstruction of the overall detention basin will be required at the time of bonding for lots on within this phase.
4. Please provide an approximate number of new lots that will be depending on the existing detention basin so we can determine an appropriate amount to bond for each lot.
5. Please provide the length and size of pipe 98 for upsizing or for an additional pipe to the detention pond for bond estimating purposes.
6. Please verify and add to the narrative accordingly that Apple Hollow @ The Orchards Plat A-1 is included in the overall required capacity calculations.
7. Please verify acreages listed/used in the calculations for this phase. The total acreages added in this phase do not coincide with the final storm drain report submitted for Plat C-3. The Plat C-3 final report listed total acreage of 34.98 acres. Adding the 5.98 acres for this phase should result in total acreage of 40.96 acres. The submitted calculations show a total acreage of 38.50 acres.
8. Please verify that the overall storm drain calculations for the large detention facility account for the allowed discharge for Apple Hollow @ the Orchards Plat A-8. Please add this to the narrative as being accounted for.