



DEVELOPMENT REVIEW COMMITTEE MINUTES

July 14, 2015

The Development Review Committee held a meeting on Tuesday, July 14, 2015 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, Public Works Director Wade Eva, and Infrastructure Inspector Jared Shepherd.

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

Orchards C-3

Review of a 13 lot subdivision at approximately Center Street and Orchard Cove Drive. Nate Walters, Dan Fetchner and Matt Hansen were present to address issues with the subdivision.

Community Development: Dennis Marker said the proposed alterations to 50 West should be shown as offsite improvements. The developer was asked to illustrate how improvements will be restored, the road realigned, and how the travel pattern will be restored. Nate Walters asked if a temporary patch could be utilized, as additional construction will be done in the roadway.

Mr. Marker said when Plat E was put in a trail and sidewalk were shown on both sides of Center Street. At that time the City did not require that the 5 lane roadway and curb and gutter be installed. Verbal agreements were made with previous developers Garrett Seely and Scott Brand stating that as long as the right-of-way was dedicated to the City, future widening would be done when traffic warranted it. Improvements would be installed as plats are developed adjacent to Plat E. Landscaping plans for Plat E show curb, gutter and extended asphalt on Center Street. The City will not require that the road be finished, but a clean edge on the west side of Center Street would increase market appeal. Matt Hansen said he would prefer to have a clean edge, but it would be up to the funding partners. Nate Walters said they were not planning on installing curb and gutter on the west side. Mr. Marker said landscaping and irrigation plans are needed for this phase. Landscaping has not yet been installed in Plat C-1, although the sidewalk is in. An HOA would be needed to maintain the landscaping in C-1.

It was determined a street light exists at the intersection of 810 North and Center Street. The developer was asked to note this on the plans.

Engineering: Mr. Beagley said he had some carryover comments from the previous review of Orchards C-3. The water line is sufficiently looped but the location needs to be changed. The developer will need to provide a lateral to the home at 801 North 50 West, and eliminate the existing 100 foot lateral. Mr. Marker said the Millers, who are the homeowners, should be informed when the water would be turned off. The homeowners have mentioned that a commitment of fencing around the property was made by a previous developer. Mr. Hansen said he has tried to contact Scott Brand about this but has not heard back. He indicated he does not have any issues with installing the fence.

Fire: Norm Beagley reviewed Fire Chief Olson's comments. Chief Olson noted that the looped system being provided via the 8 inch line in 50 West was sufficient. He asked that any existing hydrants on Center Street that are located within 250 feet be shown.

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Orchards C-3, continued:

Public Works: Wade Eva said his concerns had been addressed by the engineer.

Infrastructure: Jared Shepherd said his concerns had been addressed by the engineer.

Matt Hansen clarified the improvements for Plat E. Mr. Beagley said he recommended trench compaction and redo of the asphalt be done as part of Plat C-3. Mr. Hansen said it made sense budget wise to do the detention pond and other improvements at the same time, not with Plat C-3. Mr. Beagley said it was time to start putting aside funds for the retention pond. If LEI Engineering can supply the quantities and number of lots to be covered, the amount per lot could be determined. Any lot that will use the storm drain system could be included in the number of lots, including the lots in Plat F-2. Nate Walter agreed to set the quantities and work with the City and Mr. Hansen to determine a proportional fee.

Jared Shepherd made a motion to approve the Orchards C-3 subdivision, contingent on issues raised in this meeting being addressed. Wade Eva seconded the motion. The vote to approve the Orchards C-3 subdivision was unanimous.

Apple Hollow A-8

Review of a 10 lot subdivision at approximately 1029 Apple Seed Lane. Nate Walters, Dan Fetchner and Matt Hansen were present to address issues with the subdivision.

Community Development: Dennis Marker said the same agreements made with previous developers concerning Plat E improvements extend to this plat. Improvements do not include curb, gutter or expansion of the asphalt surface, but do include sidewalk/trail, landscaping and a drainage swale along the road.

A conceptual landscape plan was approved for the Apple Hollow development area. Mr. Marker distributed copies of the plan. He asked that a landscape and irrigation plan be submitted for the entire plat areas and those areas to be landscaped in Plat E. Mr. Hansen asked if there was a written agreement. Mr. Marker said the conceptual plan was the one they had been working off of. He expressed his concern that with the different town home model having smaller planting areas between driveways, the original landscaping may not work. Some form of ornamental grasses may be needed. An architect or professional landscaper stamp on the plans will be sufficient. The City will allow for bonding of the landscaping. A reference to City standards should be included on the plans.

Mr. Marker recommended replacing the dual sidewalk system along Center Street with a single system. Public access easements would be required along those areas within private property that the general public would use. Mr. Hansen agreed to the use of a single sidewalk system. City standards would require a meandering sidewalk and landscaping, which would be maintained by the HOA. It was suggested a rolling berm between the sidewalk and Center Street could provide a buffer for the homes.

The developer was asked to provide a sidewalk connection between Center Street and Apple Seed Lane so a path is available to the intersection of Ginger Gold and Center Street.

Mr. Marker asked if the drainage basin could be made to look less boxy. Mr. Walters said it was sized as large as possible to limit use of the pipes. Mr. Marker suggested rounding of the edges. Possible changes were discussed.

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Apple Hollow A-8, Community Development, continued:

A rolling berm should be indicated between the sidewalk and the Center Street improvements. Mr. Marker asked about the overflow improvement plans. Mr. Walters said the water would flow to the top, and a 100 year storm would be funneled to the street. Rip wrap would not be needed. A berm would help funnel the water.

Mr. Marker said proof that tax payments are current will be required prior to recording the plat, and asked that a copy of the CC & R's be recorded with the plat.

An email has been received from Scott Brand allowing for utilization of his water credits for Apple Hollow A-8 and Orchards C-3. This amount for this development will be debited from the current water credit. It was suggested that the closing sale documents include a separate release from Mr. Brand for the water credit.

Engineering: Norm Beagley said looping of the water line is needed in A-8 for the amount of homes. There is not sufficient fire flow (1000 gallons per minute), in F-1, C-2, C-1 and A-2, which makes it a public safety issue. Wade Eva said there can also be issues with water quality when there is not sufficient flow. Mr. Beagley clarified where the looping was needed, connecting F-1 to C-2 and connecting C-2 with A-2.

Mr. Beagley discussed his concerns with short circuiting on the detention facility. He suggested shortening the pipe and using a perforated box with gravel and six inches of freeboard. Mr. Marker said the pond could be made six inches deeper.

Mr. Beagley said lot closures would be checked and comments sent to the developer. Mr. Hansen clarified the water loop locations and said they would be taken care of.

Public Works: Wade Eva said his concerns had been addressed by the engineer.

Infrastructure: Jared Shepherd said his concerns had been addressed by the engineer.

Dennis Marker made a motion to table the Apple Hollow A-8 subdivision until revisions are received. Norm Beagley seconded the motion. The vote to table the Apple Hollow A-8 subdivision was unanimous.

Mr. Walters said the landscaping plan would take some time and asked if that could be done separately. Mr. Marker indicated that would work.

Unfinished Business

Bella Vista Orchards – the City has not received any further information regarding Bella Vista Orchards

Foothill Village B – Approval for the revised grading and phasing plans is still needed from Alan Thompson. Currently developer Jimmy DeGraffenried is evaluating the possibilities of extending the sewer lines to the Summit Ridge Development or installing a temporary lift station. An HOA would be needed to cover all lift station costs.

Park View Condominiums – The developer has completed stubbing of all laterals and has asked for the release of bonds for Sewer, Culinary Water and secondary water. Building permits for the units have not yet been requested.

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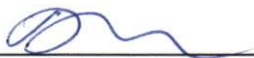
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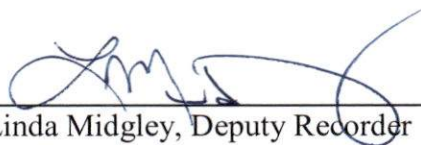
Norm Beagley made a motion to approve the minutes of June 23, 2015 as written. Wade Eva seconded the motion. The vote to approve the minutes of June 23, 2015 as written was unanimous.

Adjournment

Jared Shepherd made a motion to adjourn the meeting. The meeting adjourned at 11:02 a.m.



Dennis Marker, Committee Member



Linda Midgley, Deputy Recorder



Memorandum

To: River Valley Dev. LC
470 N. 2450 W.
Tremonton, UT 84337

From: Dennis L. Marker, Community Development Director

Date: July 15, 2015

Re: 1st Final Review of Apple Hollow Plat A-8

Based on Santaquin City standards of subdivision development and the Annexation and Development Agreement for the North Orchards Development, executed July 13, 2004, the following concerns have been raised and need to be addressed with your development proposal or plans.

1. **Center Street Improvements.** Verbal agreements were made with previous developers that Plat E (i.e. Center Street) improvements, beyond the current asphalt surfacing, would be installed as plats were developed adjacent to Plat E. Only those improvements identified with Plat E would be required. These improvements do not include curb, gutter or expansion of the asphalt surface, but do include sidewalk/trail, landscaping and maintenance of a drainage swale along the road.

2. **Landscaping.**

A conceptual landscape plan was approved for the Apple Hollow development area. This plan includes having at least two trees and nine shrubs per unit with a combination of turf, mulch and additional live plantings for groundcover. See attached.

- a. A landscape and irrigation plan must be submitted for the entire plat area and those areas to be landscaped in Plat E. Maintenance of landscaping along Center Street is the responsibility of the development.
- b. Please maintain a minimum 5' landscape area between driveways, which will accommodate plantings around meters.
- c. Put a note on the plat that all front yard landscaping must be bonded or installed prior to receiving a Certificate of Occupancy.
- d. All landscaping must be installed in accordance with city standards and specifications, which include but are not limited to, appropriate soil amendments, staking, use of weed barrier, etc.
- e. Grading plans should incorporate areas of rolling berms and be consistent with proposed plantings.

3. **Sheet 1**

- a. Plat E improvements needing to be installed include landscaping and a meandering sidewalk. The sidewalk meander must comply with city meander standards of approximately every 100-150'.

- b. Recommend replacing the dual sidewalk system with a single system. This would require providing a public access easement along those areas where general public could be. (see drawing)
- c. There should be a sidewalk connection between Center Street and Apple Seed Lane allowing residents a route to the intersection of Ginger Gold and Center Street without having to cross landscaping.

4. Sheet 2

- a. A rolling berm should be indicated between sidewalk and Center Street improvements.
- b. Discuss overflow improvements and how water will be handled after Ginger Gold sidewalk.

5. Recordation Documents

- a. Prior to recording the plat, proof of tax payments is required.
- b. Provide a copy of the CC&Rs to be recorded with this plat.

6. Water Rights

- a. 0.63 acre feet of water is required to be dedicated with this development. This amount will be debited from the current water credit with the City.

7. Miscellaneous

- a. All units will need to have ARC approval before a building permit can be issued.



Memorandum

To: River Valley Dev. LC.
470 N. 2450 W.
Tremonton, UT 84337

From: Dennis L. Marker, Community Development Director

Date: July 14, 2015

Re: 2nd Final Review of North Orchards Plat C-3

Based on Santaquin City standards of subdivision development the following concerns have been raised and need to be addressed with your development proposal or plans.

1. **General**

a. **Phasing.**

- i. Discuss. Realignment of 50 West if phasing improvements. Where is the logical terminus of improvements to the south? Proposed alterations to 50 West need to be shown as off-site improvements.
- b. **Water Rights.** Scott Brand emailed the city indicating that the necessary water could be deducted from his credit with the city. The amount to be deducted is 8.01 acre feet.
- c. **Prior Obligations.** The property owner living at 801 North 50 West contacted the city and indicated that a commitment of fencing around his property was made by previous purchasers of the North Orchard Development. What contact was made with the Miller family in this regard?

2. Sheet No. 1

- a. A street light needs to be installed at the intersection of 810 North and Center Street. Preferably on the south side of the road.
- b. Please show buildout designs for Center Street (i.e. curb and gutter lines and pedestrian facilities) on both sides of the road. Need to label which improvements on the west side of Center Street are "future" improvements.
- c. Need to show surface improvements to 50 West that are being installed.
- d. Need a landscaping and irrigation plan for areas in Plat E adjacent to this plat. It is the responsibility of the developer to maintain these areas.



Memorandum

To: River Valley Dev. LC.
470 N. 2450 W.
Tremonton, UT 84337

From: Dennis L. Marker, Community Development Director

Date: July 14, 2015

Re: 1st Final Review of North Orchards Plat C-3

Based on Santaquin City standards of subdivision development the following concerns have been raised and need to be addressed with your development proposal or plans.

1. General

a. Phasing.

- i. City Code requires any development having 10 or more lots to have secondary access. All lots west of lots 30 & 20 do not meet this requirement. Developer may consider a couple options to address this:
 1. Terminate the plat at lots 30 & 20 and install a temporary turnaround as permitted by code.
 2. Obtain an easement across Orchards Plat F-2 and construct a temporary access road connecting to Plats C-2.
- ii. Discuss. Phasing of improvements within C-3 versus splitting C-3 into two phases. Bonding for all improvements is required even if they won't be constructed simultaneously, which means warranty periods will be prolonged.
- iii. Discuss. Realignment of 50 West if phasing improvements. Where is the logical terminus of improvements to the south?

b. **Water Rights.** Water or money in lieu of water still needs to be dedicated for this plat. Amount to be dedicated is 25.80 acre feet. Mr. Brand currently has a credit of dedicated water with the City. If a portion of this credit is to be utilized for this phase, the City must receive a notarized letter from Mr. Brand so indicating.

c. **Prior Obligations.** The property owner living at 801 North 50 West contacted the city and indicated that a commitment of fencing around his property was made by previous purchasers of the North Orchard Development.

2. Plat Information

- a. Please remove the street light symbols from the plat.
- b. The pedestrian corridor at the end of 810 North needs to be dedicated to the City.

3. Sheet No. 1

- a. A street light needs to be installed at the mouth of 810 North. Preferably on the south side of the road.
- b. The pedestrian path should be fully improved as a 10' concrete path with fencing installed by developer.
- c. An ADA ramp needs to be installed across from 820 North.
- d. An ADA ramp needs to be installed at the corner of Orchard Cove Dr. and Center Street.
- e. Please show buildout designs for Center Street (i.e. curb and gutter lines and pedestrian facilities) on both sides of the road.

4. Sheet 2

- a. Discuss flows within 810 North. How will water on the south side of the street be collected? Will there be spill curb to the north in addition to

Linda Midgley

From: Stephen Olson
Sent: Tuesday, July 14, 2015 6:35 AM
To: Dennis Marker
Cc: Norm Beagley; Linda Midgley
Subject: DRC Notes: July 14, 2015
Attachments: DRC Notes 2015_June_23.docx

Dennis,

Please share these note at today's DRC. Apologies for my absence. I'm helping Lehi FD in conducting interviews for their Fire Captain test.

Orchards C-3:

- Looped System Being provided via 8" line between 50 W. and 100 W. is sufficient.
- Locate existing hydrant on Center Street, within 250'.
- Question: if the developer is connecting sewer via easement on West-side to Royal Land Dr. why not also connect culinary as well?

Apple Hollow A-8:

- Looped culinary system to be provided to supplement this street and 90 west. *Recommend connecting through to Royal Land Dr. to south.*
- Fire flows at hydrant @ 34 W. Apple Seed Ln. [A-5 & A-8 Phase line] are showing below minimum, 712 – 800 GPM. See Santaquin City Code 11-6-18.C.
- Locate existing hydrants on Ginger Gold and Center Street within 250'.

Bella Vista:

- *See previous note, attached.*

No further comments.

Regards,

Stephen Olson

Fire Chief
Emergency Manager
Santaquin City

Cell: 801-368-2078
Office: 801-754-1940
solson@santaquin.org



**ENGINEER REVIEW COMMENTS
APPLE HOLLOW @ THE ORCHARDS PLAT A-8
1019 NORTH APPLE SEED LANE**

FINAL PLAN REVIEW #1	
PLAN RECEIVED DATE:	JULY 7, 2015
PLAN REVIEW DATE:	JULY 14, 2015
DATE RETURNED TO DEVELOPER:	JULY 15, 2015

City Engineer Comments:

General Comments & Discussion Items

1. Please add the "Note to Developers and Contractors" to all sheets except the plat and detail sheets.
2. Once finalized, all sheets need to be sealed by the engineer.

Cover Sheet

1. Please verify the acreages shown in the density table. The summation of lot acreage, open space and roads is 0.78 acres, while the total acreage is labeled as 0.21 acres. The submitted storm drain report shows 0.83 total acres. Please verify acreages for all areas and the density and update the plans and storm drain report accordingly.

Preliminary Plat

1. Closure comments, if any, will be provided at a later time.

Utility Sheet

1. Please provide a legend on the utility sheet.

Details

1. Please update the design of the detention pond as discussed during DRC held on July 14, 2015. Items discussed were:
 - a. We don't want to short circuit infiltration
 - b. Install an inlet box at the south end of the pond, with perforated bottom section and a gravel sump with fabric
 - c. Move outlet box closer to north end
 - d. 6" of freeboard
 - e. Possible different shape for the pond (less boxy, per Community Development Director's comments)

Storm Drain

1. Please update the narrative (1st paragraph under "Proposed Storm Drain Facilities") in the submitted storm drain report to accurately reflect when the existing detention pond is to be reconstructed. It is our understanding that reconstruction will not be part of Plat C-3, as stated in the report.
2. Please provide additional details in the storm drain report.
 - a. Indicate the overall contributory area (provide an exhibit showing this area)
 - b. Indicate the planned surface area for infiltration



- c. Indicate the assumed infiltration rate
 - d. It appears the orifice flow used is 1.65 cfs in the calculation, while the narrative indicates 0.25 cfs. It is assumed that some of the 1.65 cfs outflow is coming from infiltration. Please verify.
 - e. Verify total contributory acreage
 - f. Indicate in the narrative that this pond will receive flow from areas outside of this plat, yet to be developed.
3. Cash bonding, on a per lot basis, needs to be put into place for reconstruction of the large detention pond on East Ginger Gold Road.
Please provide quantities and bids received for this reconstruction work.



ENGINEER REVIEW COMMENTS
THE ORCHARDS PLAT C-3
860 NORTH CENTER STREET

FINAL PLAN REVIEW # 2	
PLAN RECEIVED DATE:	JULY 13, 2015
PLAN REVIEW DATE:	JULY 14, 2015
DATE RETURNED TO DEVELOPER:	JULY 15, 2015

Comments in Red text are previous comments that have not been addressed

City Engineer Comments

General Comments & Discussion Items

1. Discuss phasing plans.
 - a. Easements needed for all offsite infrastructure (not within the phase plat boundary).
 - i. Water lines
 - ii. Sewer lines
 - iii. Storm drain lines
 - iv. Turn around areas

Please provide complete easement documents for review.

2. Discuss improvements required along Center Street for any platting adjacent to Center Street.
 - a. Includes fencing for lot 1 of The Orchards Plat C-1.

Please show and call out fence along Center Street for lot 1, Plat C-2 and for lots 1 & 13 of this plat.

3. Discuss plans for repairs on Center Street near 860 North and near Royal Land Drive. Per the developer's agreement with the City, repairs in this area are supposed to be affected this year (2015).

It was discussed during DRC that was held 7-14-15 that Sierra Homes plans to repair these roadway segments during the next phase of construction (not with Plat C-3).

Keep in mind that the repairs, per the agreement, are supposed to be constructed during this construction season (2015).

Putting the repairs off, until a future phase, may not facilitate the repairs being completed this year and therefore would not be in keeping with the agreement.

The City is currently reviewing the amount of the existing cash bond being held by the City for these repairs. As discussed during DRC, once the repairs are completed, and upon request, these funds could be released.

City Staff expects that the roadway repairs be constructed as part of Plat C-3 improvements, in order to meet the agreement.

4. As part of the Center Street reconstruct, please call out abandoning the existing SS line and manholes in Center Street. The City can work with the developer during the roadway repairs efforts to properly abandon, remove manhole cone sections and fill manhole bases the majority of the sewer line & manholes in place.



5. Please show and properly label all future improvements on Center Street, even those that are not being constructed as part of this phase.
6. Once finalized, all sheets need to be sealed by the engineer.

Preliminary Plat

1. Closure comments, if any, will be provided at a later time.

Utility Plan Sheet

1. Please correct the new CW line. The existing CW line is located approximately 20' south from the south parcel line of 29:039:0060, on the east edge of asphalt. The new 8" CW line will need to be extended to that location in order to connect to the existing line. The City can locate the existing line in the field, if desired.
The end of the existing CW line is approximately 145' south and 40' east of the existing PI valve cluster that is located on the east side of 50 West, at the north driveway leg of the home at 801 North 50 West.
2. Please show a new CW lateral to the existing home at 801 North 50 West. This new lateral will connect to the new 8" CW line installed as part of Plat C-3 improvements.
3. Please provide a legend on the utility sheet.

Storm Drain

1. Discuss reconstruction of the existing detention pond.
 - a. All of the existing pipe and sumps will need to be removed and reinstalled.
 - b. Gravel will need to be excavated for and placed.
 - c. Fabric is required on the side walls and on top of the gravel envelope. Please note this on the plans.
 - d. The planned future outlet into Center Street needs to be evaluated/assessed and verified that it is installed per the design plans.

Cash bonding, on a per lot basis, needs to be put into place for reconstruction of the large detention pond on East Ginger Gold Road.

Please provide quantities and bids received for this reconstruction work.

2. Discuss upsizing of pipe #98 and the pipe from SDMH # 98 to the pond as discussed in the storm drain master plan dated 5-6-15.

This upsizing should be done during the reconstruction of the detention basin facility.