



## DEVELOPMENT REVIEW COMMITTEE MINUTES

June 16, 2015

The Development Review Committee held a meeting on Tuesday, June 16, 2015 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Dennis Marker called the meeting to order at 10:06 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, Fire Chief Stephen Olson and Police Chief Rod Hurst.

**Others Present:** Tod Rowley.

### Garden Way Subdivision & Top Acre Subdivision

Review of Garden Way, a single lot subdivision at approximately 500 South Old Highway 91 and Top Acre, a single lot subdivision at approximately 900 South 500 West. Tod Rowley was present to address issues with the subdivisions.

**Building:** Randy Spadafora asked about a street name on the lane shown. Tod Rowley said the street name had been designated as 780 South. Mr. Spadafora asked that addresses be established for both lots. The Garden Way lot should be addressed off 500 West. Mr. Rowley suggested the address for the house at 810 South be changed at the same time.

**Fire:** Fire Chief Stephen Olson clarified that the Garden Way subdivision was to be developed by Scott Rowley and the Top Acre subdivision was to be developed by Tod Rowley. Mr. Rowley said they were considering making two lots in the Garden Way subdivision. The second lot would not be built on at this time.

Chief Olson said the City code required a fire hydrant every 250 feet. There are two hydrants on Old Highway 91. Mr. Rowley said they planned to add a fire hydrant. Chief Olson said one would be needed within 250 feet of the Top Acre subdivision lot as well. The home in the Top Acre subdivision will be serviced off the private well. Water pressure in the private well was discussed. Mr. Rowley said the well is never shut off. For safety, Chief Olson recommended a fire sprinkling system be installed in the new house. Mr. Marker said a direct response alarm system would be needed. There is not a fire hydrant requirement on a private well in the Ag Zone.

Mr. Rowley said they will probably do an easement now, but eventually plan to do a road. Mr. Beagley asked that all easements be shown, and the private easement be labeled as private.

Mr. Marker said Chief Hurst had a question on the second access. Chief Olson said he would drive the second access road to see if there are any concerns. A 26 foot road is needed for fire equipment access.

**Police:** Chief Hurst asked about the intersection address. Mr. Marker said the county currently uses 14400 South as the road address. A City address will be needed. Chief Olson said Google showed the road as about 900 South.

**Engineering:** Norm Beagley said a waiver of protest for the Garden Way subdivision would be required for each lot. A waiver is not needed for the Top Acre subdivision. The developer was asked to show the standard City 55 foot right-of-way for the future 500 West alignment between the two proposed lots. The 55 foot easement includes room for sidewalks, curb & gutter and landscaping. Some roadway dedication may be needed so the City has the full width.

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### **Garden Way Subdivision & Top Acre Subdivision, Engineering, continued:**

Mr. Marker said this lot is a half-acre in size, and in an R-20 zone that could be reduced by 13.8 feet and still be compliant. Mr. Rowley said the lot line could be moved without any issues. Mr. Beagley said easements outside of the platted area cannot be dedicated as part of the plat, but must be contained in a separate, recorded document.

A ten foot water line easement is shown. Mr. Beagley said he would prefer a 20 foot width. Mr. Eva said he is fine with a ten foot easement if a 'no damage clause' is included. This will protect the City should trees or other items be damaged due to a water main break and/or other repair efforts. Mr. Rowley said he was okay either way.

The roadway is shown as 16.5 feet. From the aerial photo it appears the existing right-of-way on 500 West is approximately 24' wide or more in most places. The developer was asked to show a 26' access width.

The pressurized irrigation is on a private system. Mr. Rowley said he would like to buy additional water so that they can do a water line one day. Lots 1 and 2 show a septic system. Mr. Beagley said the lots will need to be connected to the sewer line.

The developer was asked to provide a proposed plat with the required four sheets. The plans submitted contained only two sheets.

Mr. Beagley said the Top Acre subdivision would need an address off 780 South. An easement is required from Rowley's south Ridge Farms and Mountainland Apples, as a metes and bounds description. The owner's dedication is to an individual and needs to be from Rowley's South Ridge Farms. Mr. Beagley said he will send his additional comments to Mr. Rowley's engineer.

**Public Works:** Wade Eva said the water line connection to the existing house should be shown on the plans. He asked about the culinary water valves. Mr. Beagley said they would hot tap into the 10" line.

**Community Development:** Mr. Marker said the application and fees would need to be submitted. Mr. Reeves concurred that the two subdivisions be treated as one application for fee purposes. The Garden Way subdivision needs a contiguous plat area. According to the development agreement, the culinary connections will require water dedication. Mr. Beagley will determine the amount of water needed. No dedication is needed for the irrigation system. Mr. Beagley suggested laterals for water and sewer be extended to the second lot.

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

Mr. Marker said the subdivision would go to the Planning Commission, which would serve as the final approving body. After issues raised in this meeting are addressed, a public hearing will be held. The developer was asked to provide stamped envelopes to all property owners within 500 feet of the proposed subdivisions.

Wade Eva made a motion to approve the Garden Way Subdivision and the Top Acre Subdivision contingent on issues raised being addressed and completed reviews by Dennis Marker and Norm Beagley. Ben Reeves seconded the motion. The vote to approve the Garden Way and Top Acres subdivisions was unanimous.

### **Unfinished Business**

**Bella Vista Orchards** – The City is waiting for revisions on this project

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### **Unfinished business, continued:**

**Foothill Village A** – The 900 South water line is installed, and waiting for chlorine, pressure and Back-T tests. The system has not been charged yet.

### **Minutes**

Norm Beagley made a motion to approve the minutes of May 26, 2015 as written. Stephen Olson seconded the motion. The vote to approve the minutes of May 26, 2015 as written was unanimous.

### **General Business**

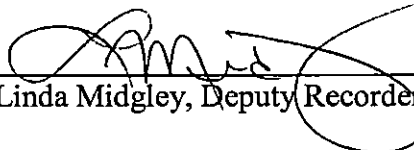
In response to a question from Chief Olson, Mr. Beagley said the Orchards group had decided not to go ahead with Plat D-1 at this time, but are working on a new concept plan that includes moving the clubhouse and density area changes. Chief Olson said he has some code enforcement information to send to the owners. Ownership has recently changed, and Scott Brand no longer owns the property, but it was suggested the information be sent to Mr. Brand and Matt Hansen, of Sierra Homes, who is the new owner.

### **Adjournment**

Norm Beagley made a motion to adjourn the meeting. The meeting adjourned at 10:48 a.m.

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Dennis Marker, Committee Member



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Linda Midgley, Deputy Recorder