



DEVELOPMENT REVIEW COMMITTEE MINUTES

April 28, 2015

The Development Review Committee held a regular meeting on Tuesday, April 28, 2015 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Dennis Marker called the meeting to order at 10:05 a.m.

Committee Members Present: Assistant City Manager Dennis Marker, City Engineer Norm Beagley, Building Official Randy Spadafora, Infrastructure Inspector Jared Shepherd, Public Works Director Wade Eva and Police Chief Rod Hurst.

Others Present: Jimmy DeGraffenried, Don Fechner, Matt Hansen, Scott Peterson, Ben Randolph, Aaron Robertson, Nate Walters.

Orchards Plat D-1

Review of a 16 lot subdivision at approximately 900 North and 130 West. Aaron Robertson, Matt Hansen, Don Fechner, and Nate Walters were present to address issues with the subdivision.

Public Works: Wade Eva asked about the second water line connection. Aaron Robertson said he has not yet finished the deal with Brigham Ashton, but there is a strong assumption something will be figured out. The connection will run for a few hundred feet.

Building: Randy Spadafora said all address corrections have been made.

Infrastructure: Jared Shepherd said his concerns were the same as Mr. Eva's, the second water line.

Engineering: Norm Beagley said there are a few remaining punch list items that need to be formalized with a walk through. Mr. Shepherd and Mr. Beagley conducted a walkthrough for Plat C-2 and will forward their comments to the developer. Mr. Beagley said he has not yet reviewed the storm drain report and will forward his comments when this has been done. Mr. Robertson asked if storm drain issues would hold up approval of Orchards D-1. Mr. Marker said the report indicates the two phases under review, D-1 and A-4, will hold in the storm water system constructed. The storm drain system for future phases will be looked at when new plats are brought to the City. Mr. Robertson asked if a storm drain master plan would be needed. Mr. Walters said the storm drain plan would affect all the plats. Mr. Beagley said as long as the pond showed sufficient capacity, the storm drain plan would be accepted. It was suggested the developer begin putting funds aside for future storm drain needs. Mr. Beagley said an easement is needed for the water line for Plat D-2. Nate Walters said he believed he had emailed that to Mr. Beagley but he would check.

Mr. Robertson said they were considering shifting the densities and moving the clubhouse. Management and ownership changes are scheduled to be made within the next two months. Sierra Homes will increase their involvement and Scott Brand will no longer be involved. Sierra Homes is now the managing member. Mr. Marker said Scott Brand has a water credit with the City, and written authorization is needed to transfer that credit. The CC & R's will also need to be recorded with the plat. Mr. Robertson said the CC & R's will follow the formula for Plats C-1 and C-2.

Mr. Beagley said no final approval could be made until the water line looping had been completed.

Police: Chief Hurst said he had no issues with the subdivision.

Fire: Dennis Marker said Chief Olson had indicated he has no concerns with the subdivision.

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Orchards D-1, continued:

Randy Spadafora made a motion to accept Orchards Plat D-1, contingent on all comments being addressed. Wade Eva seconded the motion. The vote to accept Orchards Plat D-1 was unanimous.

Randolph's Acre

Review of a boundary line adjustment at approximately 465 West 200 North. Ben Randolph was present to discuss issues with the boundary line adjustment.

Community Development: Dennis Marker said the three parcels for this development would realign the property boundaries to create two parcels. He said the 7 ½ foot setback shown needed to be 10 feet.

Public Works: Wade Eva said he had no concerns with the boundary line adjustment.

Building: Randy Spadafora asked that the existing address be shown and an address be assigned to the new lot.

Infrastructure: Jared Shepherd said he had no concerns with the boundary line adjustment.

Police: Chief Hurst said he had no concerns with the boundary line adjustment.

Engineering: Norm Beagley said he would forward his comments to Mr. Randolph. Street improvements and road dedication are not needed, but a waiver of protest should be signed. Lark Road is classified as a major local road. A small section of the parcel juts into the Ercanbrack property. Mr. Beagley said the surveyor needs to address and clean up this remnant, perhaps by means of a boundary line agreement, or some other agreement, with the Ercanbracks. An easement for the driveway would be needed in favor of the new lot. Mr. Randolph said it is their intention to redo the ends of the driveway. Mr. Beagley said a utility plan and cover page are required, showing PI, culinary and sewer lines, etc. Mr. Randolph clarified where the utility locations should be.

Norm Beagley made a motion to accept the Randolph's Acre boundary line adjustment, contingent on all comments being addressed. Rod Hurst seconded the motion. The vote to accept Randolph's Acre was unanimous.

Foothill Village Plat B

Review of a 15 lot subdivision at approximately 900 South 100 West. Jimmy DeGraffenried and Scott Peterson were present to discuss issues with the subdivision.

Fire: Dennis Marker said Chief Olson had indicated he has no concerns with the subdivision.

Public Works: Wade Eva said he had no concerns with the subdivision.

Building: Randy Spadafora said he had no concerns with the subdivision.

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

Police: Chief Hurst said he had no concerns with the subdivision.

Engineering: Norm Beagley said there are a couple of items that need to be cleaned up, and he would forward his comments to Mr. DeGraffenried.

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Foothill Village B, Engineering, continued:

An 8" water line must be installed on 900 South before the subdivision can be approved. Mr. DeGraffenried said he has received his third bid for the work and will turn the bid information in to the City today.

Community Development: Dennis Marker said the developer was meeting with Alan Thomson tomorrow regarding the change in the phasing plan. There are some issues with the grading of the frontage road from I-15 to 900 South. At station 46+40, the slope is not shown. Scott Peterson said it is probably 12%. Mr. Marker said he had some concerns with the grade cut, and there might be more advantage to cutting further down, as the slope faces north. Mr. DeGraffenried said he will know more after meeting with Mr. Thomson, as Mr. Thomson has indicated he wants a steeper slope. He is concerned with noise from the freeway.

Mr. Marker said there is a blind vertical curve around station 29+30, which should be brought down. Mr. Beagley discussed possible cuts. Mr. Peterson said the frontage road grading is in flux at this point.

Mr. Marker asked for a detail on the transition point between the ditch and the ADS pipe under the Frontage Road. Mr. Beagley said a tapered end section on the 24" pipe is needed where the water enters the drainage basin.

Mr. Marker said easements from the Brubakers are still needed. One of the easement descriptions does not close and must be corrected.

Foothill Village B, continued:

Lared Shepherd made a motion to approve Foothill Village B subdivision, contingent on all Committee comments being addressed. Norm Beagley seconded the motion. The vote to accept Foothill Village B was unanimous.

Unfinished Business

Centennial Park Condominiums – Revised plans are being submitted today for review.

Bella Vista Orchards – New plans have not yet been submitted.

Stone Hollow C- Bonds and fees need to be paid in order for this subdivision to move forward.

Minutes

Randy Spadafora made a motion to approve the minutes of April 14, 2015 as written. Wade Eva seconded the motion. The vote to approve the minutes of April 14, 2015 as written was unanimous.

General Business

No additional business was addressed by the Committee.

Adjournment

Rod Hurst made a motion to adjourn the meeting. The meeting adjourned at 10:40 a.m.



ENGINEER REVIEW COMMENTS
THE ORCHARDS PLAT D-1
130 WEST ROYAL LAND DRIVE

FINAL PLAN REVIEW # 2	
PLAN RECEIVED DATE:	APRIL 21, 2015
PLAN REVIEW DATE:	APRIL 28, 2015
DATE RETURNED TO DEVELOPER:	APRIL 29, 2015

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

City Engineer Comments

General Comments & Discussion Items

1. Discuss the status of remaining punch list items for Apple Hollow @ The Orchards Plat A-1, Plat A-2, Plat A-5, Plat A-6 and The Orchards Plat C-1.

A copy of the most recent punch list items was provided to Matt Hansen during DRC. City Staff will conduct a walkthrough on Wednesday, April 29 to check the status of these items.

2. A final walk through is needed on The Orchards Plat C-2. The warranty period has not started yet as a final walkthrough has not been conducted.

No Certificates of Occupancy will be issued for any home in Plat C-2 until all improvements are complete and accepted by the City and a warranty period can begin.

A final walkthrough was conducted on April 21, 2015. A punch list from that walkthrough is forthcoming.

3. Discuss the overall storm drain plan for The Orchards Development.

The Orchards Plat D-1 will not be approved until the overall storm drain plan is completed, reviewed by the City and deemed sufficient to meet City Standards.

Review comments from our review of the storm drain report were sent to LEI on Tuesday, April 28, 2015.

Plat

Comments addressed

Easements

1. Please provide a legal description for a water line easement for the new water line to be installed between The Orchards Plat C-1 and The Orchards Plat F-1 on the future Royal Land Drive.

Utility Plan Sheet

Comments addressed

Grading Plan

Comment addressed

Plan and Profile Sheets

Comments addressed

Detail Sheets

Comments addressed



Memorandum

To: Jimmy DeGraffenried
From: Dennis L. Marker, Community Development Director
Date: April 28, 2015
Re: 2nd Final Review of Foothill Village Plat B

Based on Santaquin City standards of subdivision development and the Annexation and Development Agreement for the Ahlin property, the following concerns have been raised and need to be addressed with your development proposal or plans. Comments in RED are from previous reviews that still need to be addressed by the Developer.

1. Annexation and Development Agreement Requirements

- a. Need letter from Alan Thomson approving the change in the phasing plan.
- b. Improvement of a graded frontage road from I-15 to the improved 900 South must be part of this phase.
 - i. Provide a grading plan for the access road to I-15. This needs to include quantities for bonding purposes.
 - 1. Discuss reducing slope at station 46+40. What is the slope shown? Northerly Azimuth concerns?
 - 2. Discuss blind vertical curve around station 29+30.
 - 3. Discuss reducing slope at station 27+00. South facing slope concerns?
 - ii. Provide a public access easement across the access road to be recorded with the subdivision plat.

2. Sheet No. 4

- a. The drainage ditch will conflict with the required access road down to I-15. Address providing the necessary drainage while not impacting the access road. Provide a detail on the transition point between the ditch and the ADS pipe under the Frontage Road.

3. Plat Information.

- a. Previous comments have been addressed.

4. Sheet DT-02

- a. Previous Comments have been addressed.

5. Sheet PP-01

- a. A fill slope will need to be obtained from the property owner to the north in order to construct 900 South improvements. This must be obtained and recorded with the Plat.
- b. A culinary water line easement will need to be obtained from the property owner to the north in order to construct the proposed improvements. This must be obtained and recorded with the Plat.

6. Sheet PP-02

- a. Address conflict between access road and drainage ditch. Provide a detail on the transition point between the ditch and the ADS pipe.

7. Sheet SD-01

- a. Previous Comments have been addressed.

8. **Water Rights**

- a. Water dedication or money in lieu of water rights must be dedicated with this plat. Amount to be dedicated is 27.75 acre feet.



Memorandum

To: Scott Brand
From: Dennis L. Marker, Community Development Director
Date: April 28, 2015
Re: 2nd Final Review of North Orchards Plat D-1

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. Comments in red are from previous submittals that remain to be addressed by the developer.

1. **Plat Information**

a. Previous Comments Addressed.

2. Sheet No. 1

a. Previous Comments addressed.

3. Sheet 6

a. Previous Comments Addressed.

4. **Water Rights**

a. Water dedication or money in lieu of water rights must be dedicated with this plat. Amount to be dedicated is 11.82 acre feet. There is currently a water credit in behalf of the North Orchard development and could be applied to this plat if a written request for such is submitted by the developer. Final Plat approvals cannot be granted until the water is turned in or authorized against the existing development credit.

5. Will development CC&Rs be part of this Plat? If so a copy of such need to be provided for recordation with the final plat.



Memorandum

To: Jimmy DeGraffenried
From: Dennis L. Marker, Community Development Director
Date: April 14, 2015
Re: 1st Final Review of Foothill Village Plat B

Based on Santaquin City standards of subdivision development and the Annexation and Development Agreement for the Ahlin property, the following concerns have been raised and need to be addressed with your development proposal or plans.

1. Annexation and Development Agreement Requirements

- a. Need letter from Alan Thomson approving the change in the phasing plan.
- b. Improvement of a graded frontage road from I-15 to the improved 900 South must be part of this phase.
 - i. Provide a grading plan for the access road to I-15. This needs to include quantities for bonding purposes.
 - ii. Provide a public access easement across the access road to be recorded with the subdivision plat.

2. Sheet No. 4

- a. The drainage ditch will conflict with the required access road down to I-15. Address providing the necessary drainage while not impacting the access road.

3. Plat Information.

- a. Summit Creek Irrigation and Canal Company should not be shown as a signor on the plat.
- b. Questar requires additional language be on the plat. See handout attached.
- c. Closures still need to be run on the plat. Results will be provided with Engineering comments at later date. C9 curve is not labeled.

4. Sheet DT-02

- a. Note: Santaquin recently changed its streetlight pole and fixture supplier. There will be difference parts than shown in the streetlight detail attached to your plans.

5. Sheet PP-01

- a. A fill slope will need to be obtained from the property owner to the north in order to construct 900 South improvements. This must be obtained and recorded with the Plat.
- b. A culinary water line easement will need to be obtained from the property owner to the north in order to construct the proposed improvements. This must be obtained and recorded with the Plat.
- c. Provide grading plan for access road to I-15 and its connection to the 900 South improvements

6. Sheet PP-02

- a. Provide grading plan for access road to I-15 and its connection to the 900 South improvements.
- b. Address conflict between access road and drainage ditch.

7. Sheet SD-01

- a. Provide grading plan for access road to I-15 and its connection to the 900 South improvements
- b. Address conflict between access road and drainage ditch.

8. **Water Rights**

- a. Water dedication or money in lieu of water rights must be dedicated with this plat. Amount to be dedicated is 27.75 acre feet.