



DEVELOPMENT REVIEW COMMITTEE MINUTES

September 30, 2014

The Development Review Committee held a special meeting on Tuesday, September 30, 2014 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: City Manager Ben Reeves, Assistant City Manager Dennis Marker, Infrastructure Inspector Jared Shepherd, Public Works Director Wade Eva, and Fire Chief Stephen Olson.

Others Present: Lamar Howarth, Monica Howarth.

Oak Summit subdivision, Plat B amendment

Review of a subdivision amendment at approximately 430 South 1100 East. Lamar and Monica Howarth were present to discuss issues with the amendment.

Fire: Fire Chief Stephen Olson clarified the changes being made to Plat B. He said a turnaround was not required, as the street was less than 150 feet in length. The building envelope is within the required maximum 250 feet of the nearest hydrant. This property is on the edge of the urban interface area, and Chief Olson said he would provide some fire wise guidelines for defensible space when the landscaping is being reviewed. A firewise lot inspection will be conducted prior to occupancy. Mr. Howarth said he would like to build a shed on the edge of the 250 foot arc. Chief Olson said if the shed is within a few feet of the arc he can work with that. The fire hydrant is in a good position for this lot.

Public Works: Wade Eva said he has an issue with snow removal on 1100 East. Mr. Howarth said he planned to allow a pile-up zone on the property. Mr. Eva said it was dangerous to have to back up the snowplow, and would become increasingly more dangerous as the subdivision was developed and there was more traffic and more pedestrians around. Although Mr. Howarth is willing to allow snow to be pushed on his property, the next owner might not be.

An extensive discussion took place regarding possible options for 1100 East. The City Council can approve a vacation of the road, which, by State law, would give half of the street to the lot on each side. A public hearing would be required for this road vacation. If the road is vacated, setbacks for the lot would change with the change in property lines. Costs for the developer would include providing a legal description and having the documents drawn up. The utility lines could have the valves closed and removed, water lines shut off, and the sewer capped. If the lines are eliminated, an easement would not be needed. Mr. Howarth indicated he would be fine with a street vacation with an easement for utilities or with leaving the street as a dead end. Ben Reeves said he will give the City Council a head's up during the staff report time at the next meeting on the possibility of a street vacation.

Mr. Howarth said he has considered making a flag lot out of a section of the property, but this is not allowed under current City ordinances. The City Council is considering a code amendment on October 1 which may allow flag lots in this zone. If a flag lot is done, the utilities would need to be maintained so they could be run to the lot, or lines could be brought to the street. The cost to do so was estimated at around \$5000.

Mr. Howarth said timing is a concern. Mike Carter, the land owner of a section of the property, is waiting for the purchase to be completed. The vacation can be addressed at a later time. Mr. Marker said he would look into the vacation process today to see what would need to be done.

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Oak Summit Subdivision, Plat B amendment, continued:

Engineering: Dennis Marker reviewed City Engineer Norm Beagley's comments. Several items on the plat need to be corrected and/or provided. The front lot line shown for Lot 35 does not adjust enough for the actual driveway locations. Mr. Howarth said stakes had been put in the ground, and the engineer had drawn the line as instructed, but the driveway had not been surveyed. An easement could be given across Lot 36 instead of having the lot line adjusted. Mr. Howarth said he will have the line re-drawn after the City Council decision on vacating the street has been made. Mr. Marker said the street vacation is a separate issue, and two different processes are involved.

Curb and gutter at the end of 1100 East would be beneficial for erosion prevention and keeping storm drains unclogged. Mr. Howarth said he intended to put sidewalk at the end of the street. It was suggested a "dead end" sign be installed even if 1100 East becomes a private road.

The water pressure boundary goes halfway across Lot 36. It was suggested the buildable footprint be pulled back so the home would be situated below the pressure boundary. Mr. Howard asked if he could add a lift pump. Mr. Marker said after the home is built pumps can be installed. A shed would not need to be lower than the pressure boundary.

Mr. Marker said the Planning Commission had granted approval to the subdivision amendment contingent on DRC approval. Except for the street vacation, City Council approval is not needed. If the Council does not approve a vacation of 1100 East, a note would need to be permanently recorded with the plat noting that the City would not do snow removal on either property.

Mr. Eva made a motion to approve the Oak Summit Subdivision, Plat B amendment subject to Option A, vacation of 1100 East by the City; or option B, recordation on the plat of a note regarding the non-removal of snow by the City; and contingent on comments by the City Engineer being addressed. Jared Shepherd seconded the motion. The vote to approve the subdivision amendment was unanimous.

Mr. Marker said the City would work with developer Mike Carter on future roads to replace 1100 East.

Bott Single Lot Split

Public Works: Wade Eva said he had no concerns with the single lot split.

Infrastructure: Jared Shepherd said he had no concerns with the single lot split.

Building: Randy Spadafora asked if the trailer met the setback requirements on the lot being created. Mr. Marker said the code amendment under consideration by the City Council would reduce the setback to 8 feet. Mr. Spadafora said the developer would be required to ensure the shed walls were built with a one hour fire rating.

Fire: Mr. Marker said Fire Chief Olson had indicated he had no concerns with the single lot split.

Engineering: Mr. Marker said the City Engineer had submitted a list of 15 items to be corrected and/or provided on the plat, as well as a note regarding the necessity for a waiver of protest.

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Bott Single Lot Split, continued:

Ben Reeves made a motion to approve the Bott Single Lot split, contingent on the shed being brought up to fire code standards and engineering comments addressed. Randy Spadafora seconded the motion. The vote to approve the Bott Single Lot Split was unanimous.

Unfinished Business

Kaye Subdivision – The plat has been submitted and is awaiting City Council signatures.

Canyon Subdivision, Phase 2 – The developer is still working on these plans. He met recently with Summit Creek Irrigation Company regarding the subdivision.

Park Lane two 4 plex site plan – The developer is waiting for City Council approval for the code amendment regarding the R-8 zone and infill standards before resubmitting plans.

Chad Woods Car Dealership – Mr. Woods is finalizing plans for this project. There are some issues with the storm drain.

Minutes


Ben Reeves made a motion to approve the minutes of August 12, 2014 as written. Jared Shepherd seconded the motion. The vote to approve the minutes of August 12, 2014 as written was unanimous.

Adjournment

Jared Shepherd made a motion to adjourn the meeting. The meeting adjourned at 10:57 a.m.



Dennis Marker, Committee Member



Linda Midgley, Deputy Recorder

Dennis Marker

From: Stephen Olson
Sent: Friday, September 26, 2014 12:59 PM
To: Dennis Marker
Subject: Oak Summit Plat 'B' and other DRC notes.

Dennis,

Oak Summit:

After having reviewed the Fire Code, City Code and made a site visit I have come to the following determinations regarding Oak Summit Plat 'B' lot 36.

- 1) Per IFC 2012, no cul de sac is required if access length is less than 150'. 1100 East shows a Center Line length of 131.88' and would not be required to make any further improvements.
- 2) Builder must ensure that dwelling is not further than 250' from nearest Hydrant. City Code 11-6-18.A.
- 3) Due to the property being located in the Wildland Urban Interface zone, the structure, landscaping, defensible space etc. must be in accordance with Firewise standards located at <http://firewise.org/wildfire-preparedness>. Also see City Code 10-7Q-5.B.3.a & b. A Firewise lot inspection to be conducted prior to occupancy. Literature to be provided.

Bott Lot Split;

No concerns.

No further concerns at this point with remaining developments.

Thanks,

SFO



ENGINEER REVIEW COMMENTS
SHANE BOTT PARCEL SPLIT
200 SOUTH 200 WEST

| | |
|-----------------------------|--------------------|
| PLAN RECEIVED DATE: | SEPTEMBER 24, 2014 |
| PLAN REVIEW DATE: | SEPTEMBER 24, 2014 |
| DATE RETURNED TO DEVELOPER: | SEPTEMBER 29, 2014 |

City Engineer Comments

Preliminary Plat

1. Please provide a title block on the plat with the following information:
 - a. Name, address and phone number of engineer/surveyor.
 - b. Name, address and phone number of property owner(s)/developer.
2. Please provide a scale and scale bar.
3. Please provide a north arrow.
4. Please show a vicinity map on the plat.
5. Please show buildable area for each parcel in square feet.
6. Please label zoning classification.
7. Please provide proposed subdivision name that meets Utah County requirements.
8. Please provide a written boundary description.
9. Please provide section tie information.
10. Please provide signature blocks for all utility companies (i.e. Questar (with their provided wording), Rocky Mountain Power, Centracom, Century Link, etc.).
11. Please show all proposed Public Utility Easements (PUE's).
12. Discuss existing utilities to parcel 2. Does parcel 2 have its own individual utilities (i.e. PI, CW, SS, power & gas)?
13. Please show addresses for each parcel.
14. Please provide dimensioned building setbacks for all parcels. A "typical" for corner and interior parcels would suffice or show building set backs on each parcel.
15. Please show names and addresses for all adjacent parcels.
16. A waiver or protest will need to be executed and recorded for each parcel prior to or concurrent with plat recordation. A sample waiver of protest is attached for review.



**ENGINEER REVIEW COMMENTS
OAK SUMMIT PLAT B AMENDMENT
1080 EAST 430 SOUTH**

| | |
|-----------------------------|--------------------|
| PLAN RECEIVED DATE: | SEPTEMBER 24, 2014 |
| PLAN REVIEW DATE: | SEPTEMBER 24, 2014 |
| DATE RETURNED TO DEVELOPER: | SEPTEMBER 29, 2014 |

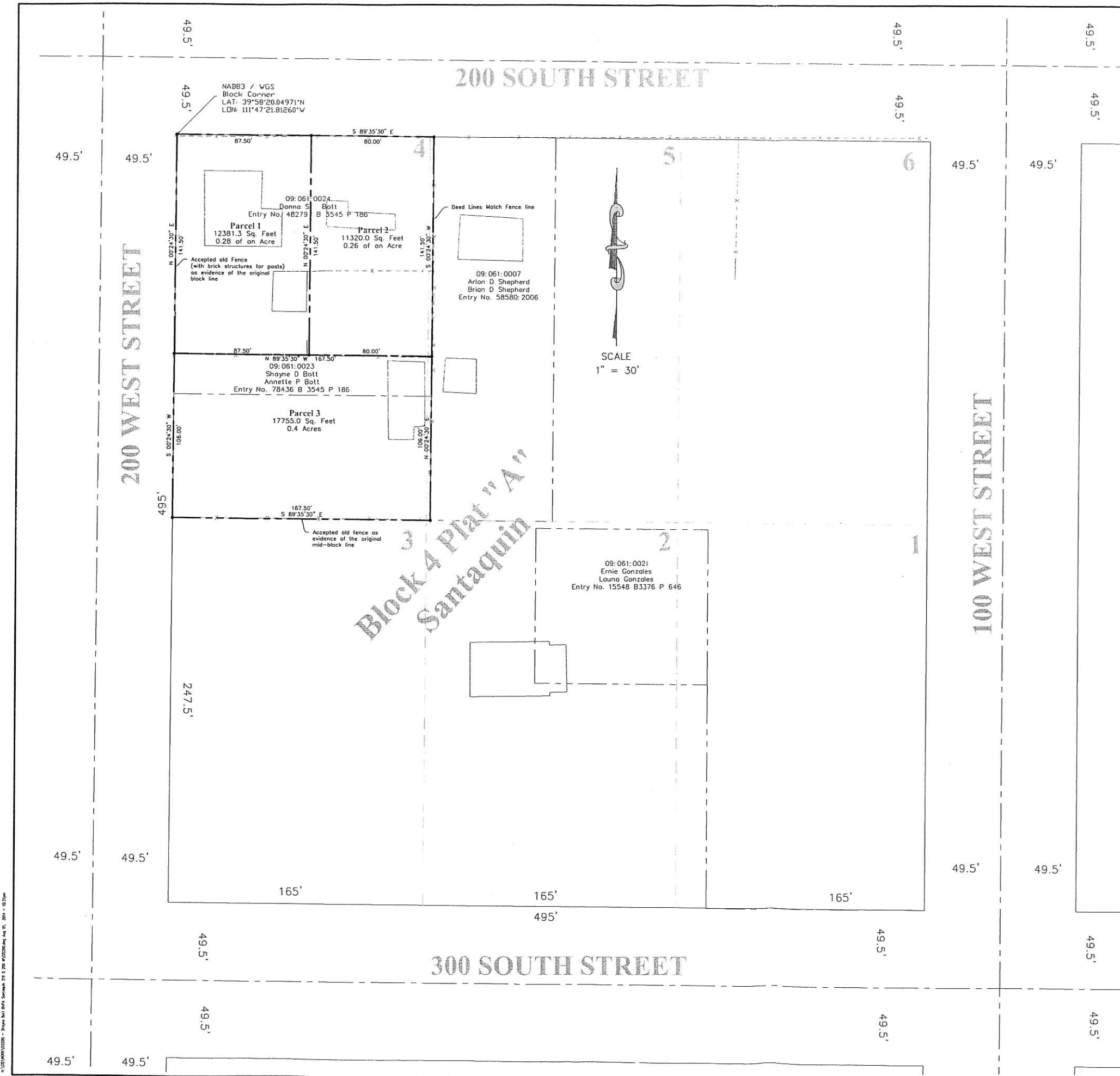
City Engineer Comments

Preliminary Plat

1. Please provide a title block on the plat with the following information:
 - a. Name, address and phone number of engineer/surveyor.
 - b. Name, address and phone number of property owner(s)/developer.
2. Please verify scale.
3. Please provide additional scale information for printing (i.e. scale = 1"=60' on 24" X 36" print). The print we were using did not match the 1" = 40' (presumed scale).
4. Please provide a curve table with full curve details.
5. Please provide a proposed written boundary description.
6. Please provide section tie information.
7. Please indicate Utah County approved coordinate system used (i.e. NAD 83 or NAD 27, US Survey feet, State Plane, Utah Central Zone, etc.) as appropriate.
8. Please provide signature blocks for all utility companies (i.e. Questar (with their provided wording), Rocky Mountain Power, Centracom, Century Link, etc.).
9. Please show all proposed Public Utility Easements (PUE's) on both lots.
10. Discuss the adjusted side lot lines between lots 35 & 36. As we scaled using GIS, it appears that a 102.30 feet front lot line for lot 35 still does not adjust enough for the actual driveway location. Has the driveway been surveyed in the field for actual location? It appears the front lot line may need to be approximately 105+ feet in order to fully accommodate the actual driveway location.

General Discussion Items

1. Discuss proposed home placement on the lot. Of particular question is where would a home be constructed and how would or could that affect adjacent lots and home locations on those lots?
2. Discuss existing public utilities within the existing public right of way that would become a dead end street. (Sewer, Water, Storm Drain, Pressure Irrigation).
 - a. Dead end lines are not desirable
 - b. Potential for possible damage of City utility lines
3. Discuss curb and gutter at the south end of 1100 East Street. This seems to be something that would be beneficial to limiting access (accordingly), protecting against erosion, clogging storm drains, etc.
4. If curb, gutter and sidewalk and or utility work is needed, a separate utilities sheet would be preferable.
5. Discuss the possible need for a "Dead End" sign.
6. Discuss snow removal.
7. Discuss water pressure boundaries for lot 36, upper elevations.
8. Discuss possible vacation of City ROW.



Surveyor's Narrative

It is the intent of this plat and the survey on which it is based to correctly represent the Boundary lines of the subject parcels and to provide surveyed boundary descriptions of the subject parcels as requested by Shayne Bott. The basis of bearing for this survey is the Utah Coordinate System of 1983, Central Zone, surveyed in August 2014. As part of this survey, CIS has conducted field searches for evidence and monumentation. Found evidence and monumentation is represented hereon. Every document of record reviewed and considered as part of this survey is noted below. There may exist other evidence, monuments or documents that could affect this survey. Any new evidence, monuments or documents contradictory to this survey should be presented to the surveyor for his review and consideration.

- All recorded documents referred to on this plat by Entry No. and/or Book and Page.
- Santaquin Townsite Survey.

SURVEYED BOUNDARY DESCRIPTIONS

Parcel 1

Beginning at the northwest corner of Block 4, Plat "A" Santaquin Townsite Survey; thence S. 89°35'30" E. 87.50 feet along the block line, thence S. 00°24'30" W. 141.50 feet, thence N. 89°35'30" W. 87.50 feet to the west line of said Block 4, thence N. 00°24'30" E. 141.50 feet along the block line to the point of beginning. The above described parcel of land contains 12,381 square feet in area or 0.284 of an acre more or less (for informational purposes this parcel contains a portion of Parcel 09-061-0024).

Parcel 2

Beginning S. 89°35'30" E. 87.50 feet along the block line from the northwest corner of Block 4, Plat "A" Santaquin Townsite Survey; thence continuing S. 89°35'30" E. 80.00 feet along the block line, thence S. 00°24'30" W. 111.50 feet, thence N. 89°35'30" W. 80.00 feet, thence N. 00°24'30" E. 141.50 feet to the point of beginning. The above described parcel of land contains 11,320 square feet in area or 0.260 of an acre more or less (for informational purposes this parcel contains a portion of Parcel 09-061-0024).

Parcel 3

Beginning S. 00°24'30" W. 141.50 feet along the block line from the northwest corner of Lot 4, Block 4, Plat "A" Santaquin Townsite Survey; thence continuing S. 00°24'30" W. 106.00 feet along the block line to the southwest corner of said Lot 4, thence S. 89°35'30" E. 167.50 feet along the lot line to the southeast corner of said Lot 4, thence N. 00°24'30" E. 106.00 feet along the lot line, thence N. 89°35'30" W. 167.50 feet to the point of beginning. The above described parcel of land contains 17,755 square feet in area or 0.408 of an acre more or less (for informational purposes this parcel contains all of Parcel 09-061-0023 and all of Parcel 09-061-0016).

Surveyor's Certificate

I, Cory I. Squire, do hereby certify that I am a Professional Land Surveyor, holding certificate number 5561206, as prescribed by the laws of the State of Utah. I further certify that I have directly supervised a survey of the parcel(s) of land represented hereon and have had staked on the ground the boundary corners as shown on this plat.



Cory I. Squire
Utah PLS No. 5561206

General Notes

Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, building setback lines or limits, restrictive covenants, subdivision restrictions, permitting issues, zoning or other land use regulations, and any other facts that a current title commitment and report may disclose.

This survey does not constitute a title search by the surveyor.

No attempt has been made as a part of this survey to obtain or show data concerning the existence, size, depth, condition, capacity, or location of any surface or subsurface utility or service facility.

- (M) Bearing and distance data taken directly from actual surveyed measurements.
- (R) Bearing and distance data taken from record information.
- (C) Calculated bearings and distances from record information coupled with field measurements.
- Unless otherwise noted, set 5/8" by 24" rebar with an orange plastic cap. Cap is stamped "CIS 5561206".

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|-----------------|---|
| DATE | NOV 14 2014 |
| DRAWN | CIS |
| CHECKED | CIS |
| SURVEYED | CIS |
| DATE | NOV 14 2014 |
| PROJECT NO. | CIS200 |
| SHEET NO. | 1 OF 1 |
| COMP. FILE | CIS200.dwg |
| BOUNDARY SURVEY | LOCATED WITHIN BLOCK 4, PLAT "A", SANTAQUIN CITY, UTAH COUNTY, UTAH |
| Prepared For: | Shayne D Bott 235 S 200 West Santaquin, Utah 84655 801-228-7537 |
| Prepared By: | CIS Professional Land Surveying 235 North 200 East Midvale, Utah 84048 PHONE 355.660.0818 EMAIL bgs@midval.com |

