



## DEVELOPMENT REVIEW COMMITTEE MINUTES

July 1, 2014

The Development Review Committee held a regular meeting on Tuesday, July 1, 2014 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Dennis Marker called the meeting to order at 10:00 a.m.

**Committee Members Present:** City Manager Ben Reeves, Assistant City Manager Dennis Marker, City Engineer Norm Beagley, Infrastructure Inspector Jared Shepherd, Public Works Lead Jason Callaway and Building Official Randy Spadafora.

**Others Present:** Jimmy DeGraffenried.

### **Foothill Village Modification**

Review of a 184 lot subdivision located at approximately 1000 South 100 West. Jimmy DeGraffenried was present to address issues with the subdivision.

Dennis Marker said the developer is seeking a new preliminary approval on the Phase 1 area of Foothill Village. The Planning Commission reviewed the subdivision on June 26, and recommended the subdivision go through the DRC review process at this point. The Commission listed as a condition that some amenities be re-incorporated, such as the addition of a trail corridor and a mid-block parkway system, as well as a pedestrian corridor and making Lot 40 into a park. The previous plat contained several tot lots. They also recommended an HOA be created to take care of these landscape areas. The preliminary subdivision plat will return to the Planning Commission for a recommendation, and then be reviewed by the City Council for approval. Norm Beagley asked if the green space was a requirement. Mr. Marker said the dedication of the PI Pond was the primary green space requirement. Other amenities had been included voluntarily by the developer for a more aesthetically pleasing development. As the design is now being redone, all amenities are back on the table.

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

**Building:** Randy Spadafora said the names of the streets and several addresses need correction. The addresses of the existing plat lots should be labeled.

**Engineering:** Norm Beagley said he has worked with Ross Wilson of JUB Engineering on the sewer model. It has been verified by the model that the capacity of the existing 8" pipe at 900 South 100 West covering the areas north and west of the Ahlin pond is sufficient to prevent a bottleneck. Jimmy DeGraffenried and Mr. Beagley discussed the possibility of switching the lift station location. Mr. Beagley said it appears there would be no water service available for some of the lots. He is still working on the subdivision review, and will submit his comments to Mr. DeGraffenried in the near future.

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

**Public Works:** Jason Callaway said he had some concerns with the street names, some of which are the same as streets in Summit Ridge.

**Fire:** Dennis Marker said Fire Chief Stephen Olson had asked about the developer's timetable, has reported that adequate fire flow would be met by the improved culinary supply lines, and asked about the nature of the frontage road use. Mr. DeGraffenried said the 2<sup>nd</sup> phase would involve rough cutting the road from 900 South to the south interchange.

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July 1, 2014 – Page 2

### **Foothill Village, continued:**

**Community Development:** Dennis Marker said the Planning Commission wanted the trail corridor put back in, some mid-block access points and some pedestrian connections. An HOA could take care of landscaping. Mr. DeGraffenried said he did not want an HOA, except for the town home area. He said he did plan to have the frontage road area as a park type of area, and the townhome HOA would take care of that landscaping. The Committee discussed possible parkway connections, including hard trails versus grassy areas, possible widths and fencing. After further discussion on what the paths would connect to and maintenance costs, it was agreed the pedestrian connections would not be installed. Mr. DeGraffenried said it would be better to put the money in outside amenities than interior ones.

Possible uses for the frontage area retention pond were discussed, including an exercise loop or soccer field. Committee consensus held that further discussion is needed on this area.

A bridge was discussed as a connection on Stoneside Street over the channel by the pond. Mr. Beagley said the problem is the steep climb to the embankment, 12 to 15 feet. A meandering trail would be needed. It was suggested the connection between Lots 24 and 25 be moved to the west of Lot 28, providing a continuous connection from top to bottom.

Mr. Spadafora told Mr. DeGraffenried a lot of address changes would be needed, and the addresses of the existing plat lots should be shown.

Mr. Beagley made a motion to table the Foothill Village modification pending further discussion and until the developer had time to address comments in this meeting and any further engineering concerns. Mr. DeGraffenried asked if there were major concerns that made tabling necessary, as he wanted to move forward with the project. After some discussion on the changes needed, Committee consensus held that the subdivision be tabled. Jared Shepherd seconded the motion. The vote to table the Foothill Village modification was unanimous.

Sidewalk is shown on both sides of Stoneside Street. Mr. DeGraffenried said that is not correct, and he does not plan to finish the sidewalk on the side opposite his development. Ben Reeves asked about the time frame for Phase 1, as citizens from the area will be attending the City Council meeting Wednesday on the sewer issue, and will want to know. Mr. DeGraffenried said he was planning around the first of September.

### **Canyon Subdivision**

Review of an 8 lot subdivision located at approximately 950 South Canyon Road. Jimmy DeGraffenried was present to address issues with the subdivision.

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

**Building:** Randy Spadafora said the addresses of the surrounding lots should be noted on the plat.

**Engineering:** Norm Beagley reviewed the comments on his comment sheet. All sheets need to be stamped, signed and dated by the engineer on the final copies.

Mr. Beagley suggested the retention ponds, labeled A and B on the cover sheet, be combined with Lots 14 and 16 respectively. The City would need drainage easements for both areas. Mr. Marker said the lot owners would own the property, but the City would have an easement. Mr. DeGraffenried asked if fencing would be allowed.

## DEVELOPMENT REVIEW COMMITTEE MINUTES

July 1, 2014 – Page 3

### Canyon Subdivision, Engineering, continued:

Mr. Beagley said the City would have to have access. Mr. Reeves remarked that a drainage easement at the end of his street was used as a dog run and poorly kept. Mr. Marker noted the property at 500 South 200 West had incorporated a detention pond, and sodded over the area. He said grading, etc. for the ponds would be part of the bond.

The developer was asked to show and label the sewer lateral for Lot 17, labeled as a "Private Sewer Lateral"; which should not be installed under or within the relocated ditch. The developer was asked to show and label lockable boxes for sewer cleanouts within lot 16 and add a fire hydrant on Canyon Road to serve lots 16 & 17. This hydrant will be located on the corner of 950 South and Canyon Road. The developer was asked to change the proposed PI line in 950 South to an 8" line, and to provide estimated costs to the City for upsizing.

Mr. Beagley said he would like to see high back curb & gutter along Canyon Road, wrapping around to Lot 1 and the north end of Lot B. As this is a collector road, the high curb will provide a bit more of a barrier. Mr. Beagley suggested a separate sheet be used for utility lines, including the proposed locations for gas, telecommunications, power cable TV, and any other utility lines. Mr. DeGraffenried said he thought all utility lines that were located in the street have been connected. If they were outside the asphalt they may not be done yet.

The developer was asked to coordinate with the Public Works Department when locating and connecting to the existing culinary water line in Canyon Road. There is an existing Transite water pipeline within Canyon Road that should not be disturbed or damaged.

No information has been found on the existing well on Lot 1. Mr. Beagley said it would need to be capped even if it never hit water. Mr. DeGraffenried said the well service personnel he spoke to said they cannot cap a well that does not officially exist. Mr. Beagley said he would contact a licensed well driller to get the depth and see what can be done.

Culinary water laterals for Lot 16 & 17 are shown going to the west side of Canyon Road. The service locations should be connected to the same existing 10" CW line on the east side of Canyon Road. The developer was asked to show the existing CW line on the east side of Canyon Road as a 10" line; and show and label a flared end section at the outlet ends of irrigation pipes and at the pipe outlets in to the retention ponds.

The developer was asked to show and label a 15' long section of rip rap at all inlets and outlets to the four outlets for irrigation piping. Mr. DeGraffenried said he planned to install the 36" pipeline all the way to the existing Summit Creek Irrigation Company diversion box. He may remove the existing diversion box, but will coordinate with the irrigation company.

Roadway access is needed in the irrigation easement for Lots 15, 16 & 17. Mr. Beagley asked about piping the ditch. Mr. DeGraffenried said he did not want to pipe it. The irrigation company has indicated they also do not want to pipe the ditch. The Countryside Estates subdivision maintains a 14 foot road by the ditch.

The developer was asked to label the buildable area of lots on the final plat; provide a curve table and a line table to verify closures; provide an easement for the private sewer lateral from Lot 17 through Lot 16; provide acceptance blocks for all utilities; and label the county approved coordinate system on the plat. An irrigation easement on Lot A and possible effects on the retention pond was discussed. Some irrigation easement widths are shown as 45 feet and some as 40 feet. Mr. DeGraffenried said the County had some discrepancy in their records.



## DEVELOPMENT REVIEW COMMITTEE MINUTES

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### **Canyon Subdivision, continued:**

Mr. Marker asked what plans were for the remnant parcel, whether it would be dedicated to the City or someone else. Mr. DeGraffenried suggested talking to Brett Oram, the adjacent property owner.

Mr. Beagley's remaining comments (see Attachment A) will be sent to the Canyon Subdivision Engineers.

The bond for this subdivision has expired, and will need to be rolled over. Kirk Greenhalgh has indicated he will send a letter regarding the geo-technical report.

Mr. Marker said if the ditch was going to be piped, it made sense to relocate at the same time. Mr. DeGraffenried said if it was further to the west, he would do that, but he did not know how close to the ditch he can get. He will check with Summit Creek Irrigation. It was suggested the areas west of the easement be removed as a buildable area, and north and east of the easement be labeled as buildable.

**Public Works:** Jason Callaway said there were some water line issues on Lot 16 and 17.

Ben Reeves made a motion to approve the Canyon View Subdivision, contingent on issues raised during the meeting and engineer's comments being addressed. Norm Beagley seconded the motion. The vote to approve the Canyon View Subdivision was unanimous.

### **Unfinished Business**

Park Lane two 4 plex site plan – The City is waiting for a resubmittal of the Park Lane Project.

Chad Woods Car Dealership – The City is working on getting plans resubmitted.

### **Minutes**

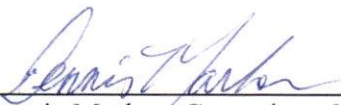
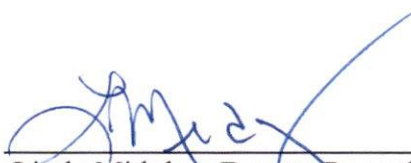
Dennis Marker made a motion to approve the minutes of June 10, 2014 as written. Randy Spadafora seconded the motion. The vote to approve the minutes of June 10, 2014 as written was unanimous.

### **General Business**

Norm Beagley, Jared Shepherd and Randy Spadafora have met regarding the City standards and specifications. The changes now need to be coordinated with the Public Works department.

### **Adjournment**

Ben Reeves made a motion to adjourn the meeting. The meeting adjourned at 11:26 a.m.

  
Dennis Marker, Committee Member  
Linda Midgley, Deputy Recorder



# SANTAQUIN FIRE DEPARTMENT

Fire Chief Stephen Olson

Phone: 801-754-1940

Fax: 801-754-1697

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July 1, 2014

DRC July 1, 2014

## **Regarding Properties at:**

### **Foothill Village Subdivision**

- What is the developer's timetable?
- Adequate Fire Flow will be met via improved culinary supply lines.
- What is the nature of the frontage road use? Improved, paved?
- No further concerns.

### **Canyon View Phase 2**

- This area is in a Wildland/Urban Interface location. These neighborhoods should follow Firewise guidelines pertaining to defensible space, landscaping, etc.
- Hillside/Firewise inspections should apply.
- No other concerns.

Please contact with any concerns or questions.



ENGINEER REVIEW COMMENTS  
CANYON SUBDIVISION PHASE 2  
950 SOUTH CANYON ROAD

PLAN RECEIVED DATE:	JUNE 17, 2014
PLAN REVIEW DATE:	JUNE 30, 2014
DATE RETURNED TO DEVELOPER:	JULY 1, 2014

City Engineer Comments:

All Sheets

1. All sheets will need to be stamped, signed & dated by engineer on final copies.

Cover Sheet

1. Discuss retention ponds (lots labeled A & B). It seems that having these small retention areas be a part of lots 14 & 16 would make more sense. The City would need drainage easements for both areas.  
Landscaping for both detention areas landscaping would need to be bonded for and completed at the time of development.

Sheet 3 Utility Plan

1. Please show and the label sewer lateral (existing or proposed) for lot # 17, going through lot 16, as a "Private Sewer Lateral".
2. Please show and label an easement for the private sewer lateral from lot 17, through lot 16, in favor of lot 17.
3. Please show and label lockable boxes for sewer cleanout(s) within lot 16, for lot 17 private sewer lateral (same as was done in "Horse Orchards" development).
4. Please add an additional fire hydrant on Canyon Road to serve lots 16 & 17.
5. Please change the proposed PI line in 950 South to an 8" line. This line is shown correctly, as an 8" line, on P&P sheets.
6. Discuss upsizing of PI line to an 8".
7. Please change the existing PI lines to 8" lines in 2 locations. These lines are shown correctly, as 8" lines, on P&P sheets.
8. Please show, call out (and refer to the detail sheet) high back curb & gutter along Canyon Road and wrapping around to lot 1 & the north end of lot B.
9. Please show proposed locations for all utility lines, including gas, telecommunications, power, cable tv, etc. This would probably be on a different sheet, for clarity.
10. Please add a note to coordinate with Public Works Department when locating and prior to connecting to the existing CW line in Canyon Road.
11. Please add a note to use caution when excavating in Canyon Road. There is an existing Transite water pipeline within Canyon Road that should not be disturbed or damaged.
12. Discuss existing well on lot 1.
  - a. How deep?
  - b. Any information available?
  - c. Is there at pump?
  - d. Is there a casing?
  - e. Could SCIC provide any information?





- f. Are there water rights associated with well?
- g. The well needs to be capped by a licensed well driller.
- 13. Discuss CW service connections/laterals on lots 16 & 17. Laterals are shown going to west side of Canyon Road. Is this correct? What about connecting to the 10" line on east side of road being connected to 8" CW line in 950 South?
- 14. Please show the existing CW line on the east side of Canyon Road as a 10" line.
- 15. Please show and label a flared end section at the outlet ends of irrigation pipes (2).
- 16. Please show and label a flared end section at the pipe outlets into the retention ponds (2).
- 17. Please show and the label sewer lateral (existing or proposed) for lot # 17, going through lot 16, as a "Private Sewer Lateral".
- 18. Please show and label a 15' long section of rip rap at all inlets and outlets to irrigation piping (4 locations).

#### Sheet 4 Grading Plan

- 1. Discuss irrigation easement width on lots 15, 16 & 17. Will there be sufficient room for vehicle access on at least one side of the ditch?
- 2. Discuss ditch side slopes. 50% side slopes with no rip rap? What about piping this ditch? Has this plan been discussed with SCIC?

#### Final Plat

- 1. Please label buildable area of lots in SF.
- 2. Discuss the need for an irrigation easement on lot A.  
How would or does an irrigation easement (if needed) affect the retention pond?
- 3. Discuss irrigation easement widths. Lot 1 shows a 45' wide easement while lot 15 & lot 13 (Phase 1) show a 40' wide easement. Why the difference?
- 4. Several irrigation easements (on lots 1, 15, 16 & 17) have a 45' callout but the easements only scale to about 42.50'. Please clarify.
- 5. Should there be an irrigation easement on the southeast corner of lot 17? This appears to be where the existing pipe enters the development.
- 6. Please provide an easement for the private sewer lateral from lot 17, through lot 16, in favor of lot 17.
- 7. Please provide a curve table.
- 8. Please provide a line table.  
The previous two items are needed to verify closures. Closure comments may be forthcoming.
- 9. Please provide acceptance blocks for all utilities on the plat, including irrigation company.
- 10. Please label County approved coordinate system on the plat.

#### Sheet 5 Lateral Plan

- 1. Please change the proposed PI line in 950 South to an 8" line. This line is shown correctly, as an 8" line, on P&P sheets.
- 2. Please change the existing PI lines to 8" lines in 2 locations. These lines are shown correctly, as 8" lines, on P&P sheets.
- 3. Discuss sewer laterals for lots 16 & 17. Current City GIS data only shows 1 Wye in the area near the east side of lot 16. Will another be added? Are there 2 Wyes?



#### Detail Sheet DT-03

1. Please verify headwall height measurements. Within the different views, it does not appear that height measurements agree. Should additional dimensions be shown?
2. Please show and label a 15' long section of rip rap at all inlets and outlets to irrigation piping (4 locations).

#### Plan & Profile Sheets (PP-01 thru PP-03)

1. Please show and label "Slope" direction on all PI lines.
2. Please add a note to coordinate with Public Works Department when locating and prior to connecting to the existing CW line in Canyon Road.
3. Please add a note to use caution when excavating in Canyon Road. There is an existing Transite water pipeline within Canyon Road that should not be disturbed or damaged.
4. Please show the existing CW line on the east side of Canyon Road as a 10" line.
5. Please correct the arrow location for the connection of the 8" & 10" CW lines. Currently the arrow points to the intersection of the edge of pavement & the new 8" line.
6. Please show and label a flared end section at the pipe outlets into the retention ponds (2).
7. Please show and label a 15' long section of rip rap at all inlets and outlets to irrigation piping (4 locations).

#### Plan & Profile Sheet PP-01

1. Please show and label a flared end section at the outlet ends of irrigation pipes (2).

#### Plan & Profile Sheet PP-03

1. Please add a note that if PI line from tie in near Canyon Road going to the east is not able to be installed with positive slope to the east that a system drain will need to be installed (i.e. if there is a low spot in the pipe that will not drain into the Canyon Road PI line a drain will need to be installed).
2. Discuss wing wall inlet for 36" ADS pipe. Is one planned as shown on the plans? Same or similar structure as for the 48" RCP pipe?

#### Irrigation Sheets IRR-01 & IRR-02

1. Please change the label in the profile for the proposed irrigation pipe to "Irrigation" rather than "Storm Drain". This will not be a storm drain pipe.
2. Please show and label a flared end section at the outlet ends of irrigation pipes (2).

#### Irrigation Sheet IRR-02

1. Discuss wing wall inlet for 36" ADS pipe. Is one planned as shown on the plans? Would it be the same or similar structure as for the 48" RCP pipe? Is there an existing headwall?

#### Storm Drainage

1. Storm drainage report has not been reviewed yet. Comments may be forthcoming.
2. Discuss retention ponds in relation to curb boxes. This relates to the 100 year event & "Control" of that storm event, as required by City Code. Should the combo boxes be below or at the same elevation as tops of ponds to allow for 100 year event water to remain & flow in the street?





### Geotechnical Report

1. Geotechnical report calls for 98% compaction below 5' depth (same as Foothill Village Plat A). Developer/Owner may want to talk to Earthtech if they want this requirement changed (similar to Foothill Village Plat A).

### Phase 1 Comments/Discussion

1. Discuss drainage swale & check dam(s) status.
2. Discuss remaining construction bond and warranty bond. We will roll remaining construction and warranty bond amounts from Phase 1 into bond on Phase 2.



ENGINEER REVIEW COMMENTS  
CANYON SUBDIVISION PHASE 2  
950 SOUTH CANYON ROAD

PLAN RECEIVED DATE:	JUNE 17, 2014
PLAN REVIEW DATE:	JUNE 30, 2014
DATE RETURNED TO DEVELOPER:	JULY 1, 2014

Blue text are notes/comments discussed during DRC held July 1, 2014

City Engineer Comments:

All Sheets

1. All sheets will need to be stamped, signed & dated by engineer on final copies.

Cover Sheet

1. Discuss retention ponds (lots labeled A & B). It seems that having these small retention areas be a part of lots 14 & 16 would make more sense. The City would need drainage easements for both areas.  
Landscaping for both detention areas landscaping would need to be bonded for and completed at the time of development.

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3. Please show and label lockable boxes for sewer cleanout(s) within lot 16, for lot 17 private sewer lateral (same as was done in "Horse Orchards" development).
4. Please add an additional fire hydrant on Canyon Road to serve lots ~~16 & 17~~. This additional fire hydrant will be located on the corner of 950 South and Canyon Road.
5. Please change the proposed PI line in 950 South to an 8" line. This line is shown correctly, as an 8" line, on P&P sheets.
6. Discuss upsizing of PI line to an 8". Jimmy to provide estimated costs to the City for upsizing.
7. Please change the existing PI lines to 8" lines in 2 locations. These lines are shown correctly, as 8" lines, on P&P sheets.
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11. Please add a note to use caution when excavating in Canyon Road. There is an existing Transite water pipeline within Canyon Road that should not be disturbed or damaged.
12. Discuss existing well on lot 1.



- a. How deep?
- b. Any information available?
- c. Is there a pump?
- d. Is there a casing?
- e. Could SCIC provide any information?
- f. Are there water rights associated with well?
- g. The well needs to be capped by a licensed well driller.

Norm to investigate further with licensed well driller on how best to approach.

13. Discuss CW service connections/laterals on lots 16 & 17. Laterals are shown going to west side of Canyon Road. Is this correct? What about connecting to the 10" line on east side of road being connected to 8" CW line in 950 South?

CW service connections for lots 16 & 17 should be connected to the same existing 10" CW line on the east side of Canyon Road.

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15. Please show and label a flared end section at the outlet ends of irrigation pipes (2).
16. Please show and label a flared end section at the pipe outlets into the retention ponds (2).
17. Please show and label sewer lateral (existing or proposed) for lot # 17, going through lot 16, as a "Private Sewer Lateral".
18. Please show and label a 15' long section of rip rap at all inlets and outlets to irrigation piping (4 locations).

Previous note does not apply to the north end of the 36" pipeline being installed.

Owner/Developer is going to install the 36" pipe all the way to the existing SCIC diversion box (approximately an additional 70' north of where it is currently shown).

Jimmy possibly removing the existing diversion box.

He will coordinate with SCIC.

#### Sheet 4 Grading Plan

1. Discuss irrigation easement width on lots 15, 16 & 17. Will there be sufficient room for vehicle access on at least one side of the ditch?
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The previous two items are needed to verify closures. Closure comments may be forthcoming.

9. Please provide acceptance blocks for all utilities on the plat, including irrigation company.
10. Please label County approved coordinate system on the plat.

#### Sheet 5 Lateral Plan

1. Please change the proposed PI line in 950 South to an 8" line. This line is shown correctly, as an 8" line, on P&P sheets.
2. Please change the existing PI lines to 8" lines in 2 locations. These lines are shown correctly, as 8" lines, on P&P sheets.
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#### Plan & Profile Sheet PP-01

1. Please show and label a flared end section at the outlet ends of irrigation pipes (2).

#### Plan & Profile Sheet PP-03

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#### Irrigation Sheet IRR-02

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#### Storm Drainage

1. Storm drainage report has not been reviewed yet. Comments may be forthcoming.
2. Discuss retention ponds in relation to curb boxes. This relates to the 100 year event & "Control" of that storm event, as required by City Code. Should the combo boxes be below or at the same elevation as tops of ponds to allow for 100 year event water to remain & flow in the street?

#### Geotechnical Report

1. Geotechnical report calls for 98% compaction below 5' depth (same as Foothill Village Plat A). Developer/Owner may want to talk to Earthtech if they want this requirement changed (similar to Foothill Village Plat A).

#### Phase 1 Comments/Discussion

1. Discuss drainage swale & check dam(s) status.  
*Jimmy still needs to talk to Glade Robins about what to do on lot 6 of Phase 1.*
2. Discuss remaining construction bond and warranty bond. We will roll remaining construction and warranty bond amounts from Phase 1 into bond on Phase 2.

# Foothill Village

## Proposed Changes –

### Staff Recommended Action:

**Grant Preliminary approval based on the following findings and conditions**

#### **Findings:**

- The reduction of lots will reduce the overall development impact on city utility systems.
- The proposed development is in keeping with the City's General Plan for the overall area (i.e. low to medium housing densities)
- The proposal complies with the Development Agreement between Mr. Rich Barton and the City.

#### **Conditions:**

- The DRC provide a recommendation on the plan before going to City Council
- The developer provide mid block connections, additional trail corridors and more details about development open spaces, similar to amenities in the previous approval, as recommended by community development staff. Installation and maintenance of such improvements should be done through an HOA.



# **CONTROLLED ATMOSPHERE APPLE STORAGE, INC.**

**P.O. BOX 667**

**SANTAQUIN, UT 84655**

Phone 801-754-5601 • Fax 801-754-3301

June 19, 2014

Dennis Marker  
Santaquin City Community Development Director  
275 West Main  
Santaquin, UT 84655

R.E. Arrington PUD Development located at 610 North 400 East

Mr. Marker:

I am writing this letter in behalf of the owners of Controlled Atmosphere Apples Storage Inc. (CAASI) with some concerns for the Arrington PUD Development proposal.

CAASI is a fruit storage facility that was built in 1983 and is a CO-OP of 6 local fruit growers and it is not our intent to stop anybody from developing their ground. With this in mind we have been in the fruit storage business for over 30 years and we do not want any development or zoning change to jeopardize our operation from what we have been doing for the last 30 plus years.

Here are the concerns that we have not in any order of importance:

1. Access in and out of our property to the front as well as the truck dock on the north.
  - a. We do not know what the city requirements will be with curb and gutter but we cannot be limited to where we access the property because of one or two small curbside entrances.
    - i. We have several different types of vehicles that need to access the front of the building from cars and pickups to semi-trailers with pups and anything in between. Our access needs to be across the whole distance of our property.
  - b. If the city is going to require the curb and gutter to continue down 400 East to the new development, we do not feel like this should be at our expense and we need a say on how this will be done.
  - c. Increased traffic will increase the difficulty that our delivery trucks have in backing into the facility. We have to back in the semi-trucks in order for us to unload the fruit and they block the traffic on 400 east as we do this. We are concerned for the safety of those that will be affected by this.
    - i. This needs to be conveyed to the development that this will happen and the people that move in will learn this does happen as they travel up and down this road. We hope the city will post speed limit signs in the vicinity so the traffic is not traveling as fast as it does now.
  - d. 400 East Street is not a very wide street. With this development, the grade school, and high school that is planned, this is going to bring an increased traffic load to this street. I hope that the city is preparing to do whatever it takes to make this street sufficient for all of the increased traffic.

# Foothill Village

## Planning Commission Actions Needed

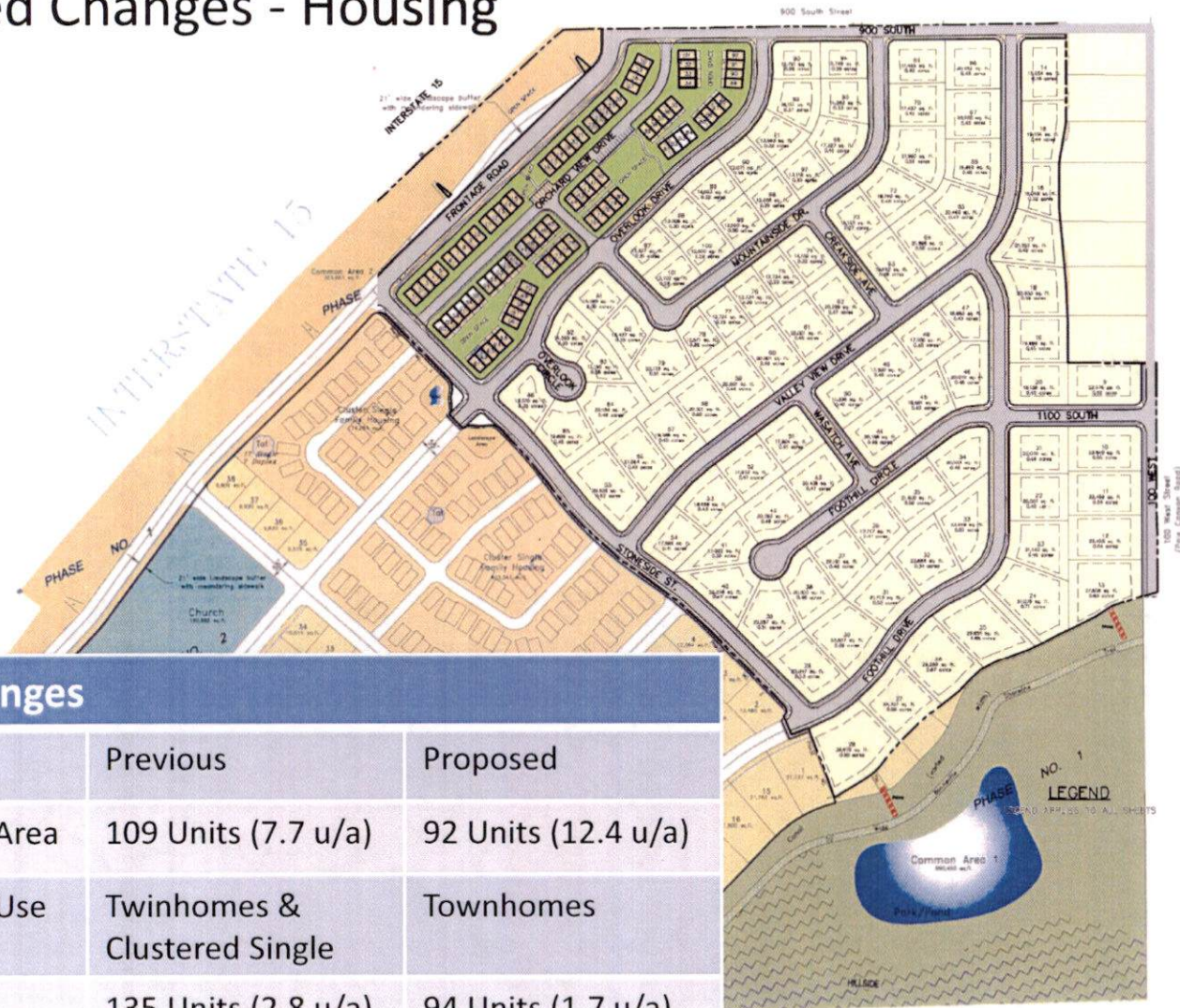
- Consider the request to modify the preliminary plans.
- Make a recommendation to the City Council on the request.

City Code, 11-5-7.B. requires any significant modification of a preliminary plat to be reviewed by the DRC and receive a recommendation from the Planning Commission before being considered by the City Council.

- Note: DRC has not completed a review of the submittal. DRC is seeking PC input for any significant changes first.

# Foothill Village

## Proposed Changes - Housing



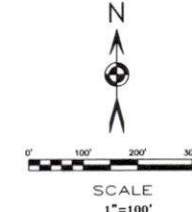
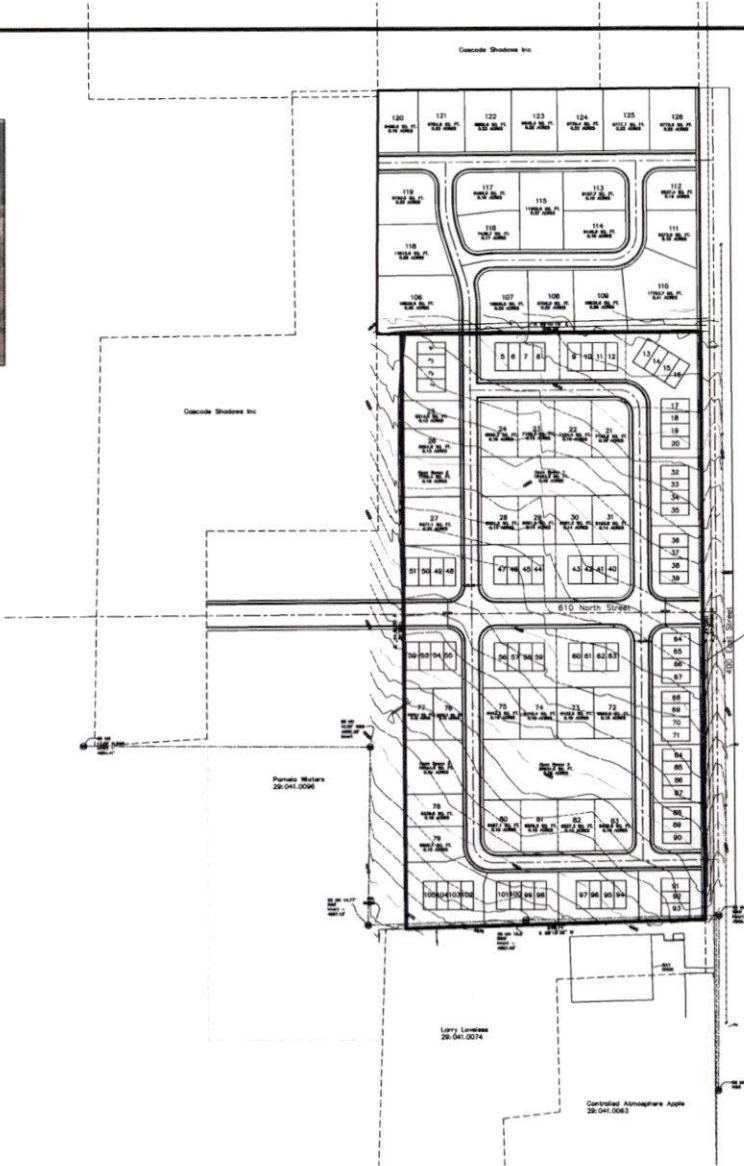
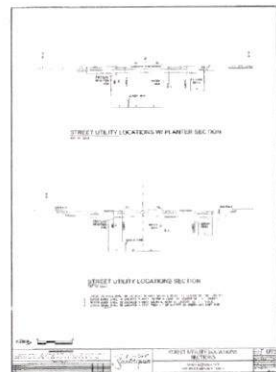
### Major Changes

Use	Previous	Proposed
High Density Area	109 Units (7.7 u/a)	92 Units (12.4 u/a)
High Density Use	Twinhomes & Clustered Single	Townhomes
Single Family	135 Units (2.8 u/a)	94 Units (1.7 u/a)
Total Units	244	186

- LEGEND**
- SINGLE FAMILY HOMES
  - CLUSTER HOUSING
  - OPEN SPACE
  - PARK/Common AREA
  - ROADWAY/PARKING
  - POND/STREAM
  - WALKING PATH
  - CHURCH SITE
  - COMMERCIAL



VICINITY MAP



- LEGEND
- SET 5/8" REBAR WITH CAP
  - SECTION CORNER
  - LAND OWNER DEED DESCRIPTION LINE
  - SECTION LINE
  - EXISTING FENCE LINE
  - DESCRIBED BOUNDARY

CURRENT DEED DESCRIPTION

Containing a Total Acreage of 20.12 Acres.

Summary Table

Total Land Area of Development:	20.12 Acres
Current Land Zone:	R10
Single Family Lots:	44 Lots
Multi Family Lots:	62 Lots
Total Lots:	126 Lots
Total Acreage in Lots:	19.44 Acres
Total Acreage in Roadways:	2.55 Acres
Total Acreage in Open Space:	1.48 Acres - 11%
Density in Units Per Acre:	6.26 units per Acre

REVISIONS

1.	4.
2.	5.
3.	6.

PROJECT NO. 14-2011 SURVEYOR/DIRECTOR J. FENNER  
DATE: AUG 28, 2014 FIELD SURVEYOR J. HILLING  
SCALE: 1" = 100' REVISION: J. HILLING  
REVISION: CHECKED: J. LUDLOW

LUDLOW ENGINEERING & LAND SURVEYING

Subdivisions • Boundary Surveys • City Lot Surveys • ALTA Surveys  
Claim Surveys • Control Networks • Construction Surveys • Topography  
Civil • Sewer & Water Design • Residential & Commercial Structures  
Subdivision Design • Site Plans • Road Design

640 North Main, Suite 200, Bend, OR 97701 (503) 325-0867 FAX (503) 325-0367

Conceptual Plan

SURVEY FOR  
Bella Vista Orchards

Architect: [illegible]  
Saratoga City, El Dorado County  
[illegible]