



DEVELOPMENT REVIEW COMMITTEE MINUTES

May 6, 2014

The Development Review Committee held a regular meeting on Tuesday, May 6, 2014 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: Community Development Director Dennis Marker, City Engineer Norm Beagley, Fire Chief Stephen Olson, Infrastructure Inspector Jared Shepherd, Public Works Director Wade Eva and Building Official Randy Spadafora.

Others Present: Katherine Burrows, Reid Burrows, Roger Elsmore.

Wild Flower Estates

Review of a lot line adjustment located at approximately 1014 East Lambert Avenue. Katherine Burrows, Reid Burrows and Roger Elsmore were present to address issues with the lot line adjustment.

Fire: Fire Chief Stephen Olson said he had no concerns with the lot line adjustment.

Public Works: Wade Eva said that except for the question of the water line location he had no concerns with the lot line adjustment.

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

Building: Randy Spadafora said he had no concerns with the lot line adjustment.

Engineering: Norm Beagley asked about the purpose of the lot line adjustment. Reid Burrows said the home they wished to build did not fit on the original lot. Mr. Beagley said this adjustment would make the smaller lot harder to build on. Katherine Reid said she hoped the person who purchased the lot would have their home face west, which would help with the lot slope. Mr. Beagley said there was a lot of dirt to deal with. Mr. Burrows said they planned to use some to level their lot. The driveway for the Burrows lot will be placed on Cherry Lane.

Community Development: Dennis Marker said the sidewalk does not wrap around the whole lot, and would need to be finished. Mr. Burrows asked if there was a bond on the road. Mr. Marker said that would need to be researched, but most likely there is not still a bond in place. The owner of the adjacent property is planning to do some lots in the near future. Mr. Beagley suggested coordinating the sewer and water lines before paving is done. Mr. Burrows indicated he is fine with just putting gravel in at the present time. Wade Eva said he thought the utilities were just past the curb with a blow-off and manhole at the end.

The responsibility for the asphalt was discussed. Mr. Marker said if the City had released the bond work would have to be done in conjunction with a future developer. He said the history of the bond would be researched and a response given to the Burrows.

Chief Olson said this lot was on the edge of the wildland interface zone, and certain landscaping standards would be required. These are available on-line. Roger Elsmore clarified that there will be a four foot sidewalk behind the curb, and the property line will run two feet behind that.

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Wild Flower Estates, continued:

Stephen Olson made a motion to approve the lot line adjustment for Wild Flower Estates. Jared Shepherd seconded the motion. The vote to approve the lot line adjustment for Wild Flower Estates was unanimous.

Ahlin Pond Park Site Plan Review

Engineering: Norm Beagley said a prefabricated 19 x 15 restroom will be placed at the park, and a fish cleaning station under a new pavilion. A sewer lateral from Pole Canyon Road and a four inch water line will be extended to the facilities. 120 large boulders are needed. Chris Wall has some that he is willing to bring in. No swimming or ice fishing will be allowed, and signage will be needed to instruct the public.

Mr. Marker asked about asphaltting the road and parking lot. Mr. Bagley said 4" of gravel will be used. Mr. Eva suggested putting a level of road base on top. Gate and rock locations were discussed.

Mr. Olson said the Fire Department would need keys to the gate. When wildfire helicopters dip into the pond, the City can be reimbursed if an agreement is in place. Mr. Eva said the city water rate is \$5 per thousand gallons.

Mr. Beagley said the bathroom is scheduled for delivery in the middle of June, and the fish station in the near future. Electricity will be needed for the flush toilets and the fish grinder. The location of the junction box was discussed. A future pump station is planned for the north corner which will need 3 phase power. Rocky Mountain Power is bringing in 3 phase power for Foothill Village. Mr. Marker said water impact fees could possibly be used to bring in the power.

Norm Beagley made a motion to continue the discussion on the Ahlin Pond Park Site Plan Review to the next DRC meeting. Wade Eva seconded the motion. The vote to continue the Site Plan Review was unanimous.

AT & T Antenna

Antenna at 12888 South 5427 West

Mr. Marker said the information on this antenna has been sent to the Committee by email, and no concerns were reported. This item is on the agenda in order to have a formal public record.

Wade Eva made a motion to approve the AT & T antenna at 12888 South 5427 West. Stephen Olson seconded the motion. The vote to approve the AT & T antenna was unanimous.

Unfinished Business

Horse Orchards – The Planning Commission is scheduled to review the Horse Orchards subdivision in their May 8 meeting. The City Council grants preliminary approval and a final review would be done at the DRC level.

Park Lane two 4 plex site plan – No new information has been received. Mr. Beagley said Scott Peterson has indicated this project is now on the back burner.

Steele subdivision – The Mylar is currently in the City office awaiting signatures.

Chad Woods Car Dealership – the City is waiting for revised plans. The utility lines have been located.

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Minutes

Norm Beagley made a motion to approve the minutes of April 22, 2014 as written. Randy Spadafora seconded the motion. The vote to approve the minutes of April 22, 2014 as written was unanimous.

General Business

Mr. Marker said he has reviewed the concept draft for a 36 unit development proposed for the property behind the public safety building. A submittal is expected soon. Mr. Olson asked about material removal. Mr. Marker said the developer had been informed having the City crews clean up the material would cost \$3000. Mr. Eva said he had some concerns with the City doing work on private property. He will discuss this with City Manager Ben Reeves.

Adjournment

Norm Beagley made a motion to adjourn the meeting. The meeting adjourned at 10:52 a.m.

Dennis Marker, Committee Member

Linda Midgley, Deputy Recorder