



DEVELOPMENT REVIEW COMMITTEE MINUTES

April 22, 2014

The Development Review Committee held a regular meeting on Tuesday, April 22, 2014 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Dennis Marker called the meeting to order at 10:02 a.m.

Committee Members Present: City Manager Ben Reeves, Community Development Director Dennis Marker, Engineer Norm Beagley, Fire Chief Stephen Olson, and Building Official Randy Spadafora.

Others Present: Scott Peterson, Kevin Olson, and John Smiley.

Horse Orchards

Review of a 6 lot subdivision located at approximately 400 East 450 South. Scott Peterson, Kevin Olson and John Smiley were present to address issues with the subdivision.

Fire: Fire Chief Stephen Olson said he would like to see a hydrant on the corner of 450 South and 400 East. He said there would be a blind spot for a driver pulling out of a driveway on Lot 4. After some discussion on possible solutions, it was agreed the driveway would work on that side if it was located on the south end of the lot.

The developer was asked if the electrical utilities would be buried. City Code requires all new electrical utilities to be located underground. Scott Peterson said he has spoken to Rocky Mountain Power on this issue, and the utilities will be buried.

Building: Randy Spadafora said the adjacent land owner addresses were already placed correctly on the plat, and addresses are needed on the Horse Orchard lots. He suggested addresses which could be used.

Administration: Ben Reeves showed where the road will be connected to Center Street and Pole Canyon in the future.

Community Development: Mr. Marker said a recordable document is needed for the plat. Proof that taxes are current on the property is required before the subdivision can be recorded. Notices must be sent out to those property owners within 500 feet of the development before the Planning Commission meeting review. If stamped envelopes for the notices are brought to the City by Thursday, April 24, the subdivision can be placed on the May 8 Planning Commission agenda.

8.91 acre feet of water must be dedicated to the City before the plat is recorded. Mr. Peterson said they have about half the water needed. Mr. Marker said it is possible to request the City Council to accept money-in-lieu of water, but the last time this was requested it was denied.

Mr. Marker said the comments from today's meeting would need to be addressed before City Council review. If the Planning Commission forwards the subdivision to the Council at the May 8 meeting, the Council could have this item on the May 21 agenda.

Public Safety: Mr. Marker reported that Police Chief Dennis Howard had indicated he had no concerns with the project.

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Engineering: Norm Beagley asked that a scale graphic bar be provided on the cover sheet. On the preliminary plat, the developer was asked to verify the closures on Lots 3 and 4; show the distance of the south lot line of Lot 6; show the distance of the south line of the roadway dedication on 400 East; label the buildable area of each lot in square feet; replace the Tilde signs with degree symbol in the written boundary description; and indicate a county approved coordinate system.

The slopes were discussed. Kevin Olson said they plan to cut down the hill and use the dirt for infill. Mr. Beagley expressed his concern about fill being used where the houses would be built. Mr. Olsen said the fill would be mostly in the yards.

Plat formats were discussed. The final plat should include such items as the owner's dedication, legislative body acceptance, surveyor's certification, utility acceptances and so on. Mr. Beagley suggested a preliminary plat could also include these.

On the utility plan sheet, the proposed sewer easement shows a 4" lateral. State Code requires an 8" line for more than one lateral. Sewer laterals are proposed in the back yards of Lots 2 and 3. Possible other options were discussed. Scott Peterson said there are not future tie-ons, and he did not want to put the lines in the road. After some discussion it was agreed that boxes similar to pressurized irrigation boxes, be used, either lockable or bolted down, with "Sewer" written on them. Additional wording should be added to the plat indicating the area is a private sewer easement in favor of the lots to the east (Lot 1 and Lots 2 & 3) and no outbuildings or structures can be built on the easements.

The developer was asked to verify the existing irrigation line and show both the easement and which company it is in favor of; to provide a legend to help distinguish between existing and proposed features; and to use a lighter line weight than currently shown for existing improvements. A fire hydrant is needed within 20 feet of the 450 South 400 East corner. Chief Olson said minimum of 3 feet around the hydrant be unobstructed by items such as fencing. The developer was asked to show existing and proposed street lighting, regulatory and street signs, and to submit a geotechnical report.

Unfinished Business

Mr. Marker said the City has not received any new drawings on the Park Lane two 4 plex site plan.

Mr. Beagley is working with the Steele subdivision developers. They are ready to resubmit their plans.

The Orchards C-2 plans have been resubmitted, and they have addressed all comments but one.

Mr. Olson said the hydrant shown on the Chad Woods Car Dealership is not practical. It would be better placed at the north entrance. This would require less piping as well. The culinary water line has not been located on this property yet. Mr. Olson said he would like to see the structural plans for the building when they are submitted.

Minutes

Ben Reeves made a motion to approve the minutes of April 1, 2014. Norm Beagley seconded the motion. Stephen Olson said he had some comments on Apple Hollow A-7. Mr. Marker suggested the minutes be amended to include an indication that Mr. Olson would be providing comments. Mr. Reeves amended his motion to include the addition of this wording. Mr. Beagley seconded the amended motion. The vote to approve the minutes of April 1, 2014, as amended, was unanimous.

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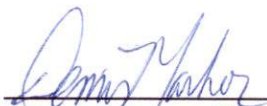
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General Business

No general business was discussed.

Adjournment

Norm Beagley made a motion to adjourn the meeting. The meeting adjourned at 10:42 a.m.



Dennis Marker, Committee Member



Linda Midgley, Deputy Recorder



**ENGINEER REVIEW COMMENTS
HORSE ORCHARDS
450 SOUTH 400 EAST**

PLAN RECEIVED DATE:	APR 16, 2014
PLAN REVIEW DATE:	APR 21, 2014
DATE RETURNED TO DEVELOPER:	APR 22, 2014

City Engineer Comments:

Cover Sheet

1. Please provide a scale graphic bar.

Preliminary Plat

1. Please verify closures on Lots 3 & 4. We are showing 0.14' closure errors on both lots. Santaquin City requires closures to be 0.01' or less.
2. Please show the distance of the south lot line of lot 6.
3. Please show the distance of the south line of the roadway dedication on 400 East.
4. Please label proposed lot addresses.
5. Please label the buildable area of each lot in square feet.
6. Please replace all Tilde signs with degree symbols in the written boundary description.
7. Discuss the proposed sewer easement on lots 2 and 3.
8. Please indicate County approved coordinate system.
9. Discuss plat format. Should this plat not be in a format that more closely resembles the final plat with items such as Owner's Dedication, Legislative Body Acceptance, Surveyor's Certification, Utility Acceptances, etc.?
10. Discuss existing culinary water line on the northwest corner of lot 3. Is there actually a CW line located on the lot? If so, there will need to be an easement shown for such.

Utility Plan Sheet

1. Discuss the proposed sewer laterals on lots 2 and 3. Discuss whether this is the best option. Discuss manholes needed. Also, per state code, minimum line size for more than one lateral is 8" (R-317-2, part 2.3A "Minimum Size").
2. Please provide a legend to help distinguish between existing and proposed improvements.
3. Please use a lighter line weight than currently shown for exiting improvements.
4. Santaquin City Code requires with all new developments that all utilities be undergrounded (See Santaquin City Code 11-6-26). Please revise the plans accordingly.
5. Please show all existing and proposed fire hydrants. It appears that an additional fire hydrant is needed near the corner of 450 South & 400 East to provide fire protection for lots 2, 3 & 4.
6. Please show existing and proposed street lighting per Santaquin City Standards.
7. Discuss street and regulatory signs, if required.
8. Discuss existing culinary water line on the northwest corner of lot 3. Is there actually a CW line located on the lot? If so, there will need to be an easement shown for such.

Geotechnical Report

1. Please provide a geotechnical report for review.



Memorandum

To: Kevin Olsen
956 Crosswinds Drive, Spanish Fork, UT 84660

From: Dennis L. Marker, Community Development Director

Date: April 22, 2014

Re: 1st Preliminary Review of Horse Orchards Development

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.

Plat:

1. Provide proposed addresses for each of the lots
2. Must provide a recordable document which includes
 - a. owner's dedication language, signature block and notarization area
 - b. City acceptance area with signature lines for Mayor and Councilmembers.
 - c. Acknowledgment / signature blocks for each of the utility companies.

General Comments:

1. Must provide proof of taxes being current before recordation of the plat.
2. Must provide stamps and envelopes for public notice to all property owners within 500 feet of the proposed development.
3. 8.91 acre feet of water is required to be dedicated to the City prior to Preliminary Plat Approval.

Procedural Notes:

1. Earliest Planning Commission Public Hearing can be May 8, but notices must be sent by April 24.
2. All comments must be addressed to the satisfaction of the reviewing departments before City Council Preliminary Plat consideration.
4. Earliest City Council meeting for Preliminary Plat approval can be May 21, 2014.
5. After Preliminary Plat is granted Final Plat applications can be made