



## DEVELOPMENT REVIEW COMMITTEE MINUTES

March 11, 2014

The Development Review Committee held a regular meeting on Tuesday, March 11, 2014 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:** City Manager Ben Reeves, Community Development Director Dennis Marker, Engineer Norm Beagley, Public Works Director Wade Eva, Public Safety Director Dennis Howard and Planning Intern Brandon Corbett.

**Others Present:** Nate Walter, Jaime Littlefield.

### Orchards F-2

Review of a 21 lot subdivision located at approximately 210 West Royal Land Drive. Nate Walter and Jaime Littlefield were present to address issues with the subdivision.

**Community Development:** Dennis Marker said a symbol for street lights is needed in the legend on the cover sheet. The City Council now allows street light bases to be installed by the developer. Developer Brigham Ashton chose to do this in the last phase of the Orchards. Detail on the local and collector street lights is still needed. The developer was asked to submit a copy of the subdivision CC & R's to be recorded with the plat.

**Building:** Mr. Marker said building official Randy Spadafora had asked that addresses be shown for the surrounding parcels.

**Infrastructure:** Mr. Marker said infrastructure inspector Jared Shepherd had indicated he had no concerns with the project.

**Fire:** Dennis Howard said Fire Chief Stephen Olson had indicated he had no concerns with the subdivision.

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

**Public Works:** Wade Eva discussed snow removal issues with driveways in the subdivision. After some discussion on the dead end street home locations, Nate Walter said he will push the storm retention basin back and expand the road base surface to allow the facilitation of snow removal.

**Public Safety:** Dennis Howard said three stop signs and several 25 MPH speed limit signs need to be placed on the plat maps. The speed limit signs should be placed at the entry of all residential areas accessed from Royal Land Drive. The stop signs should be placed in the following locations: on 240 West and 300 West, stopping traffic entering Royal Land Drive; on 210 West Stopping traffic entering Royal Land Drive; and on 860 North stopping west bound traffic entering 210 West. The number of items at the intersection of Royal Land Drive and 210 West was discussed. It was suggested the street light be moved to the other side of the road.

**Engineering:** Norm Beagley asked the developer to provide a written easement description on the final plat for the storm drain system improvements outside of the plat boundary. Nate Walter and Mr. Beagley discussed the easement. It was agreed there will be two easements, the first one longer and wider.

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### Orchards F-2, continued:

The applicant was asked to provide the owner/developer name, address, and telephone on the final plat sheet and the utility plan sheet; to show the culinary and pressurized irrigation lateral locations and to update the storm drain pipe size to a minimum of 15 inches.

The developer was asked to provide a pipe flared ends section with a grate or some other type of cover where the storm drain pipes daylight in both detention basins.

Ben Reeves made a motion to approve the Orchards F-2 subdivision, contingent on addressing issues raised in this meeting. Dennis Howard seconded the motion. The vote to approve the Orchards F-2 subdivision was unanimous.

Mr. Walter agreed to send a PDF with the revised plans. Mr. Beagley said the sewer line on 860 West was not used, as there were some problems with the pipe. The line has not been evaluated, as the decision was made to abandon the line. He discussed bringing the sewer through the lots to connect to the existing sewer which was replaced last year. This applies to the future Plat C-2.

Jaime Littlefield asked if there were any additional fees. Mr. Marker said there would just be the regular bonding and inspection fees. Mr. Beagley said he would start working on the bond if Mr. Walter would send over the needed information.

### Minutes

Wade Eva made a motion to approve the minutes of January 14, 2014, as written. Dennis Howard seconded the motion. Norm Beagley said he would like to make some corrections for clarification, and would send those to the secretary. Mr. Eva amended his motion to include incorporating Mr. Beagley's clarifications. Mr. Howard amended his second. The vote to approve the minutes of January 14, 2014, with the clarifications suggested by Mr. Beagley, was unanimous.

### Unfinished Business

Mr. Marker said the City is waiting for revised drawings on the Park Lane two 4 plex site plan.


### General Business

Mr. Beagley said he had met with Jared Shepherd and Randy Spadafora regarding revision of the City's construction standards. He is waiting for further information from Mr. Shepherd and Mr. Spadafora. Mr. Marker said he had spoken with Mark Christensen of JUB Engineering regarding modifying the standards to require high back curb on intersections.

Ben Reeves said the City Council had discussed the idea that the developer be allowed to install street light bases. He clarified that this is a policy change, and not an ordinance change. Mr. Beagley suggested that the street light and foundation costs be split on the bonding and fee sheets, for ease of computation if the developer decides to install the bases.

### Adjournment

Ben Reeves made a motion to adjourn the meeting. The meeting adjourned at 10:27 a.m.

  
Dennis Marker, Committee Member  
Linda Midgley, Deputy Recorder





## SANTAQUIN DEPARTMENT OF PUBLIC SAFETY

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**POLICE**

**FIRE**

**EMS**

275 West Main Street, Santaquin, Utah 84655\*Office 801-754-1070\*Fax 801-754-1697

March 6, 2014

Development Review Committee  
Orchards F-2, Site Plan Review: LEI #2012-1840  
Version 2/19/2014

Having reviewed the above plans and conducted a site inspection on 2/4/2014, I find the design to be in compliance with current fire codes and City ordinances. I have no further concerns regarding this development.

Stephen Olson  
Fire Chief  
Santaquin Fire & EMS

**ENGINEERING REVIEW COMMENTS  
THE ORCHARDS PLAT "F-2"  
210 WEST ROYAL LAND DRIVE**

FINAL PLAN REVIEW # 1			
PROJECT #	50-13-039-07	DATE DEVELOPER WAS CALLED 1:	
PLAN RECEIVED DATE:	MAR 5, 2014	2:	
PLAN REVIEW DATE:	MAR 10, 2014	3:	
RETURN TO CITY DATE:	MAR 10, 2014	DATE PICKED UP FOR DEVELOPER:	

City Engineer's Comments:

Final Plat

1. Please provide a written easement description in favor of Santaquin City for all storm drain system improvements outside of the Plat "F-2" Boundary.

This applies to the new proposed retention basin in 860 North Street.

This easement must be recorded prior to or concurrent with Plat "F-2" recordation.

We also recommend that this easement be labeled with appropriate real world location callouts (Northing, Eastings, curve information, etc.) somewhere in the plan set for construction staking purposes (These callouts would not necessarily need to be on the Plat, but could be on the utility sheet or other).

2. Please provide the owner/developer name, address, and telephone as required by Santaquin City.
3. Please provide the original drawing date as required by Santaquin City.
4. Please label adjacent properties with owner's names and addresses as required by Santaquin City.
5. Plat closures have not been reviewed. Closure comments forthcoming, if needed.

Utility Plan Sheet

1. Please provide the owner/developer name, address, and telephone as required by Santaquin City.
2. Please provide a pipe flared end section with grate where the storm drain pipes daylight in both detention basins.
3. Please show or note all lateral locations per Santaquin City Standards.
4. Please update storm drain pipe size to a minimum of 15" as per City standard (11-12-3:F6).



## Memorandum

**To:** Brigham Ashton  
**From:** Dennis L. Marker, Community Development Director  
**Date:** Tuesday, March 11, 2014  
**Re:** First Final Review of Orchards Plat F-2

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Based on Santaquin City standards of subdivision development, the following items need to be addressed prior to receiving final modified plat approvals.

### Cover Sheet

1. Cover Sheet. Please include a symbol for street lights.

### Plat

1. Addresses. Show addressing for lots adjacent to plat.

### Detail Sheets

1. Include detail for the City's local and collector street lights (Detail L1 from the Santaquin construction standards.

### CC&R Changes:

1. Please provide a copy of the CC&Rs to be recorded with this plat.



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# SANTAQUIN/GENOLA POLICE DEPARTMENT

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**Chief Dennis Howard**

Sergeant Rodney Hurst  
Kris Johnson

Sergeant

Phone 754-1070

Fax 754-1697

## THE ORCHARD'S PLAT F2

After review I find the following traffic control signs need to be placed.

25 Mile per hour speed limit signs to be placed at the entry of all residential areas accessed from Royal Land Drive.

Stop signs placed on 240 west and 300 west stopping traffic from entering Royal Land Drive.

Stop signs placed on 210 west stopping traffic entering Royal Land Drive.

Stop sign placed on 860 North stopping west bound traffic entering 210 West.

**\*NUMERICAL ADDRESSING ON ALL NAMED STREETS.**