



DEVELOPMENT REVIEW COMMITTEE MINUTES

October 22, 2013

The Development Review Committee held a regular meeting on Tuesday, October 22, 2013 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Greg Flint called the meeting to order at 10:19 a.m.

Committee Members Present: Staff Planner Greg Flint, Infrastructure Inspector Jared Shepherd, Building Official Randy Spadafora, Engineer Norm Beagley, Public Works Director Wade Eva.

Others Present: Ludlow Engineering Firm representative Brett Ludlow.

Oak Summit G1 and G2

Review of two 10 lot subdivisions split off from Oak Summit G at approximately 150 South 1030 East.

Engineering: Norm Beagley said in the previous submittal for these subdivisions, the biggest concern was finishing the infrastructure. This is for several reasons, including water looping, access, turnarounds and snow removal. If City improvements are outside of the plated boundary, easements for the improvements will need to be provided. These easements could be combined in an overall roadway and utility line easement. Brett Ludlow said he had spoken to the developer, Mike Carter, and had discussed an overall easement. Mr. Beagley said Lot 117 was to be dedicated to the City for the retention basin.

The Committee discussed the open space requirements. It is anticipated the Peter Rabbit Springs area will be dedicated to the City with these plats.

Mr. Beagley said there is a large contributory area, and no inlets, so the system will not function as laid out in these two plats. The City wants to see the intersection done. Mr. Ludlow indicated he has spoken to Mr. Carter about doing the infrastructure and it was a question of cost. Mr. Beagley said the two problems with the current layout are that future phase would have only one or two lots and would need a lot of infrastructure, and also that the system would not function properly as laid out. The whole intersection needs to be done, curb and gutter, all water lines and asphalt. Mr. Beagley said the last DRC meeting had specified that this infrastructure needed to be completed.

Mr. Ludlow phoned Mr. Carter. Via speaker phone, Mr. Carter said Salisbury Homes planned to do the first 20 homes immediately and he would do the rest in the spring. He said he had spoken to Community Development Director Dennis Marker, and he was under the impression the infrastructure did not need to be completed because the water would all run downhill. Dual access would be addressed because there are only ten lots in each phase. Mr. Beagley said the whole system needed to function together. It is not just the storm drain, but fire and emergency vehicles, snow plowing and other issues. Mr. Carter said if it needed to be done, he will figure it out and do it. He asked if the water was the same system as on the North East. Mr. Beagley said the engineers have just finished the Master Plans on culinary and PI water. It was anticipated there would need to be a PRV, but now that there is a high pressure line, it will need to be evaluated. He said he would get back to Mr. Carter on that on Wednesday. Mr. Carter suggested a parallel double line might work. Mr. Beagley said the problem was with the elevation, and parallel lines would not solve it. The phone call was ended.

Mr. Beagley said road base and asphalt needed to be installed. The original Plat G showed the roadway completed. An easement should be provided for any sewer, culinary water or pressurized irrigation infrastructure outside the plat boundaries. Mr. Beagley indicated the drain locations that are needed. He said the retention basin needs to be completed as originally designed.

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October 22, 2013 – Page 2

Oak Summit G1 and G2, continued:

Building: Randy Spadafora said Lot 120 and 113 have the same address and suggested one be adjusted.

Public Works: Wade Eva said Mr. Beagley had addressed his concerns, and if there were no cul-de-sacs, he had no further concerns.

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

Planning: Greg Flint said the plats looked okay. The water rights dedication was still needed. He said the fire chief had asked the developer to ensure the hydrants had enough pressure.

Norm Beagley made a motion to approve the original Plat G with modifications, returning to the full improvements shown in 2010 and increasing the lot count by two, with possible adjustments to the PI and culinary system as discussed, and contingent on addressing updated comments from the engineers. Open space dedication will be required with this plat, deeded possibly by metes and bounds. Jared Shepherd seconded the motion. The vote to approve the original Plat G with modifications was unanimous.

Mr. Beagley said there may be split pressure zones, depending on the engineers' final findings. Mr. Ludlow clarified that he could send a PDF with the changes to Mr. Flint. Mr. Flint said when the final set is ready, six paper copies will be requested.

Minutes

Greg Flint made a motion to approve the minutes of August 27, 2013, as written. Norm Beagley seconded the motion. The vote to approve the minutes of August 27, 2013 was unanimous.

Greg Flint made a motion to approve the minutes of October 8, 2013, as written. Wade Eva seconded the motion. The vote to approve the minutes of October 8, 2013 was unanimous.

Unfinished Business

Foothill Village – Mr. Flint said the final plans for Foothill Village had been submitted and the development agreement is pending. For fire hydrant flow, a parallel water line is planned to run up 900 South halfway up Pole Canyon, going past the second fire hydrant.

Ferguson Subdivision – Final sets have been sent to the engineers, and a Mylar submitted. Signatures are needed on the Mylar. The development agreement has been signed. An access easement for all services on 400 East is needed, as well as a bond for culinary and PI lines. The City is paying for an up-size in the PI line, from 6 to 8 inches.

Apex Storage – Apex has addressed the DRC comments, and has indicated they will provide finalized plans, but have not yet submitted them.

Adjournment

Jared Shepherd made a motion to adjourn the meeting. The meeting adjourned at 10:56 a.m.

**ENGINEERING REVIEW COMMENTS
OAK SUMMIT PLAT "G1" AND "G2"
150 SOUTH 1030 EAST**

FINAL PLAN REVIEW # 4-2			
PROJECT #	5006016-17-1 & 17-2	DATE DEVELOPER WAS CALLED 1:	
PLAN RECEIVED DATE:	October 17, 2013	2:	
PLAN REVIEW DATE:	October 21, 2013	3:	
RETURN TO CITY DATE:	October 21, 2013	DATE PICKED UP FOR DEVELOPER:	

Red text signifies comments from the previous submittal that have not yet been fully addressed

Final Plan Review Comments:

General

1. Discuss completion of the remaining improvements on Plat G1 & Plat G2. See additional comments below under Roadway, Culinary Water, Pressure Irrigation, Sewer & Storm Drainage. Should the developer be allowed to construct City improvements (CW, SW, SS, SD, roadway, etc.) that are outside of the plated boundary, easements for these improvements will need to be provided. This could possibly be combined in an overall roadway and utility lines easement. This includes lot 117 for the retention basin.
2. Discuss open space dedication requirements, as applicable.

Road Design Sheet 4

1. Discuss complete roadway construction outside of Plats "G1" and "G2". Road base and asphalt need to be installed as part of Plats G1 and G2 improvements.

Sewer Design Sheet 5

1. An easement will need to be provided for any sewer infrastructure outside of plat boundaries. This could possibly be combined in an overall roadway and utility lines easement.

Culinary Water Sheet 6

1. An easement will need to be provided for any culinary water infrastructure outside of plat boundaries. This could possibly be combined in an overall roadway and utility lines easement.
2. Discuss additional culinary water pipe and valves necessary prior to asphalt in roadway (on 1050 East & Oak Summit Drive, north of both plats & stubbed to north & west).
3. Engineer recently completed a culinary water master plan for the City. Engineer is currently comparing buildout pressure zones for culinary water

with proposed infrastructure for this development. We will advise with any updated comments as soon as this review is complete.

Secondary Water Sheet 7

1. An easement will need to be provided for any pressure irrigation infrastructure outside of plat boundaries. This could possibly be combined in an overall roadway and utility lines easement.
2. Discuss additional PI pipe and valves necessary prior to asphalt in roadway (on 1050 East & Oak Summit Drive, north of both plats & stubbed to north & west).
3. Please show a PI line westbound on 150 South (and appropriate valves), to west plat boundary, similar to culinary water line shown on Sheet 6.
4. Please show a PI drain per City Standard at the west end of 150 South.
5. Engineer recently completed a pressure irrigation master plan for the City. Engineer is currently comparing buildout pressure zones for Pressure Irrigation with proposed infrastructure for this development. We will advise with any updated comments as soon as this review is complete.

Storm Drain Sheet 8

1. An easement will need to be provided for any storm drainage infrastructure outside of plat boundaries. This could possibly be combined in an overall roadway and utility lines easement.
2. Discuss the need for paved roadway and curb and gutter to be completely constructed on 1030 east & 1250 east, north of the north plat boundaries to and including the intersection and westbound Main Street. Asphalt is needed so that storm drainage can function properly.

Retention Basin Sheet 10

1. The retention basin needs to be completed as originally designed on Plat "G" improvements. A majority of the contributory area is being completed now, with Plats "G1" and "G2". The detention basin facility needs to be completed at the same time as Plat G1 & G2.

Detail Sheets

1. Please provide appropriate detail sheets as adopted June 20, 2012, as they pertain to these two plats.

**ENGINEERING REVIEW COMMENTS
OAK SUMMIT PLAT "G1"
150 SOUTH 1030 EAST**

FINAL PLAN REVIEW # 4-1			
PROJECT #	5006016-17-1	DATE DEVELOPER WAS CALLED 1:	
PLAN RECEIVED DATE:	Sept. 26, 2013	2:	
PLAN REVIEW DATE:	Oct. 7, 2013	3:	
RETURN TO CITY DATE:	Oct. 7, 2013	DATE PICKED UP FOR DEVELOPER:	

Final Plan Review Comments:

General

1. Please change wording on general note #1 to read "... adopted June 20, 2012" on all sheets that have this note.
2. Discuss completion of the remaining improvements not shown on Plat G-1 & Plat G-2. See additional comments below under culinary water, pressure irrigation, sewer & storm drainage.

Plat

1. Please verify that the written boundary description matches the call outs on the plan view (two call outs do not match the written boundary description).
2. Please indicate the county coordinate system used (NAD83 or NAD27).
3. Discuss if lots 113, 114, 115, 116, and 122 meet City lot width requirements (10-7A-4).

Road Design Sheet 3

1. Discuss temporary turn/access/easement outside of plated boundary.
2. Discuss street lighting at future lot 123.

Sewer Design Sheet 4

1. If Plats G1 and G2 are not constructed concurrently a sewer easement will need to be provided for the sewer line east of Plat boundary.

Culinary Water Sheet 5

1. City Code requires that all lots be within 250 feet of a fire hydrant. Please address how Lot 116 will meet City Fire Code requirements.
2. Discuss the need for water looping (1250 East & 1030 East).
3. Discuss pressure zone boundaries. Pressure zone boundary between Zones 11E (Upper Zone) & 12E (East Side Zone) is approximately 5,145' in elevation (datum may be somewhat different).
PRVs may be needed.
4. If Plat G1 and G2 are not constructed concurrently a culinary water blow-off will be required on 150 South, East of Plat boundary per Santaquin City Standards (see W7).

Secondary Water Sheet 6

1. Please add a PI drain per Santaquin City Standards (see PI3). Please change note on plans to call out PI drain facility.

Storm Drain Sheet 7

1. Discuss necessary additional storm drain infrastructure (Storm drain inlets on lot 117 and lot 123 and retention pond on lot 117 are needed for a complete system).
2. Please show future inlet boxes (2) on 1250 Ease Oak Summit Drive per previous Plat "G" plans.

Details Sheets D1-D3

1. Please ensure that the details shown are those adopted June 20, 2012 (We could not read the adopted date but they appear to be adopted 2007).



MEMORANDUM

October 8, 2013

To: Applicant
From: Greg Flint, City Planner via DRC
RE: **Oak Summit G-1 and G-2**
150 South 1030 East

S#13-08 Zone: R-12-PUD
Lots: 10, Acres: 3.29

Subdivision Plat Oak Summit G-1

1. Acceptance signature blocks for Rocky Mountain Power, Questar Gas, Centracom and Centurylink.
2. Label right-of-way as "Dedicated to Santaquin City for Right of Way" and include a lot area in square feet.

Improvement Sheet C6

1. Is there a PI line going west on 150 South

Improvement Sheet C7

1. Size of temporary retention pond? How much flow is this capturing from other phases?
2. There is not catch basins for the west side of 1030 East until outside the project

Discussion Items:

1. Water rights dedication or money-in-lieu of water
2. Development agreement – shoreline trail, open space dedication
3. Street lighting
4. Irrigation plan for the pond area
5. Streets 11-6-2M. Access To And From Subdivisions: All subdivisions, or plats thereof, containing a combined total of ten (10) or more lots shall provide two (2) or more accesses onto other approved and dedicated city streets. All such accesses shall be dedicated to the city as fully improved streets as a part of the required subdivision improvements and shall be accessible from every lot within the subdivision or plat(s). or Provide offsite turnaround easements in favor of Santaquin City. This will need to be a separate documents as they are outside the plat area.

Subdivision Plat Oak Summit G-2

1. Acceptance signature blocks for Rocky Mountain Power, Questar Gas, Centracom and Centurylink.
2. Label right-of-way as "Dedicated to Santaquin City for Right of Way" and include a lot area in square feet.
3. Miscellaneous text in the acknowledgment and acceptance areas of the title block. Lot 20 miscellaneous text.
4. Lots 109 and 110 do not have the required frontage: Lot 109:74.91' Lot 110:77.15'

Improvement Sheet C4 Sewer

1. Offsite Sewer Easement for existing and proposed sewer lines

Improvement Sheet C5 Water

1. Cap water line?

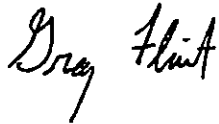
Improvement Sheet C7 Storm

1. Is this required to flow to retention pond

Discussion Items:

5. Water rights dedication or money-in-lieu of water
6. Development agreement – shoreline trail, open space dedication

7. Street lighting
8. Irrigation plan for the pond area
9. Streets 11-6-2M. Access To And From Subdivisions: All subdivisions, or plats thereof, containing a combined total of ten (10) or more lots shall provide two (2) or more accesses onto other approved and dedicated city streets. All such accesses shall be dedicated to the city as fully improved streets as a part of the required subdivision improvements and shall be accessible from every lot within the subdivision or plat(s). or Provide offsite turnaround easements in favor of Santaquin City. This will need to be a separate documents as they are outside the plat area.



Greg Flint
City Planner

**ENGINEERING REVIEW COMMENTS
OAK SUMMIT PLAT "G2"
150 SOUTH 1250 EAST**

FINAL PLAN REVIEW # 4-1			
PROJECT #	5006016-17-2	DATE DEVELOPER WAS CALLED 1:	
PLAN RECEIVED DATE:	Sept. 26, 2013	2:	
PLAN REVIEW DATE:	Oct. 7, 2013	3:	
RETURN TO CITY DATE:	Oct. 7, 2013	DATE PICKED UP FOR DEVELOPER:	

Final Plan Review Comments:

All Sheets

1. Please add a north arrow and graphic scale on all sheets (where required) that do not have it.

General

1. Please change wording on general note #1 to read "... adopted June 20, 2012" on all sheets that have this note.
2. Discuss completion of the remaining improvements not shown on Plat G-1 & Plat G-2. See additional comments below under culinary water, pressure irrigation, sewer & storm drainage.

Plat

1. Please verify that the written boundary description matches the call outs on the plan view (one call out does not match the written boundary description).
2. Please indicate the county coordinate system used (NAD83 or NAD27).
3. Discuss if lots 109 and 110 meet City lot width requirements (10-7A-4).
4. Please correct overlapping text on lot 120.

Road Design Sheet 3

1. Discuss temporary turn/access/easement outside of plated boundary.

Sewer Design Sheet 4

1. If Plats G1 and G2 are not constructed concurrently a sewer easement will need to be provided for sewer line north & west of Plat boundary.

Culinary Water Sheet 5

1. Please clarify existing and proposed culinary lines in 1250 east. There appears to be a discrepancy from the previous Plat "G" drawing and Plat "G2" drawing.
2. Discuss the need for water looping (1250 East & 1030 East).
3. Discuss pressure zone boundaries. Pressure zone boundary between Zones 11E (Upper Zone) & 12E (East Side Zone) is approximately 5,145' in elevation (datum may be somewhat different). PRVs may be needed.

CITY COPY

4. If Plat G1 and G2 are not constructed concurrently a culinary water blow off will be required on 1250 east, north of Plat boundary per Santaquin City Standards (see W7).

Secondary Water Sheet 6

1. Please add a PI drain per Santaquin City Standards (see PI3). Please change note on plans to call out PI drain facility.
2. Please add a PI Air Inlet Removal Facility at the east end of 100 South per Santaquin City Standards (see PI4). Please change note on plans to call out PI Air Inlet Removal Facility.

Storm Drain Sheet 7

1. Discuss necessary additional storm drain infrastructure (Storm drain inlets on lot 117 and lot 123 and retention pond on lot 117 are needed for a complete system).
2. Please show future inlet boxes (2) on 1250 Ease Oak Summit Drive per previous Plat "G" plans.

Details

1. Please add detail sheets as adopted June 20, 2012 as needed.



SANTAQUIN/GENOLA POLICE DEPARTMENT

Chief Dennis Howard

Sergeant Rodney Hurst

Sergeant Kris Johnson

Phone 754-1070

Fax 754-1697

Oak Summit Plat G1

After reviewing plans for Oak Summit plat G1, I would like to see the following stops signs posted.

All named streets must also have numerical addressing

Plat G 1 stop signs

1. 150 South @ 1030 East stopping East and West bound



SANTAQUIN/GENOLA POLICE DEPARTMENT

Chief Dennis Howard

Sergeant Rodney Hurst

Sergeant Kris Johnson

Phone 754-1070

Fax 754-1697

Oak Summit Plat G2.

Oct 8, 2013

After reviewing plans for Oak Summit plat G2, I would like to see the following stops signs posted.

All named streets must also have numerical addressing

Plat G 2 stop signs

1. 150 South @ 1250 East stopping East bound Traffic.