



DEVELOPMENT REVIEW COMMITTEE MINUTES

August 8, 2013

The Development Review Committee held a special meeting on Thursday, August 8, 2013 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, Staff Planner Greg Flint, Building Official Randy Spadafora, Infrastructure Inspector Jared Shepherd, Engineer Norm Beagley, Public Safety Director Dennis Howard, Public Works Director Wade Eva and Fire Chief Stephen Olson.

Others Present: LEI Engineering representative Nate Walter.

Broadhollow Estates

Review of a 10 lot subdivision at approximately 450 South and 400 East. Nate Walter was present to discuss issues with the subdivision.

Dennis Marker said the Broadhollow Estates Subdivision was a recent submission. When approved by the DRC, the preliminary plat will be sent to the Planning Commission and City Council for approval. If the City Council approves the preliminary plat, it will come back to Administration for final plat approval.

Engineering: Norm Beagley asked the developer to include the phone number of the owner / developer on the cover sheet and the plat, and to indicate where note 5, which seems to be a stray, applies.

On the plat, the developer was asked to address discrepancies in the written boundary description, to label proposed lot addresses, to label existing addresses of neighboring properties, and to clarify whether the state plane coordinates are NAD27 or NAD83.

Mr. Beagley said there should be an existing easement for the water line, which is shown through the northwest corner of lot 3. Nate Walter said it was in the Public Utility Easement. Mr. Beagley said the City utilities are not considered part of the PUE. A 15' easement on either side was suggested. An easement is also needed for the pressurized irrigation line.

It appears a pop-out on the parcel needs to be dedicated to Santaquin City for street right-of-way on 400 East. The developer was asked to verify and adjust the plat if necessary. The plat shows a 24' private roadway. It must be 55' for a public roadway, which would entail having fewer lots. Randy Spadafora said he would rather see a cul-de-sac for this many homes. Wade Eva said there would be snow removal issues. Stephen Olson said a 26' road is required for fire equipment.

Norm Beagley said he would prefer to see a public road, as repair, maintenance and snow removal would not be done by the city if it is a private road. An HOA would need to be formed to take responsibility for the roadway. Sewer, water and pressurized irrigation would also need a dedicated easement for the street.

Current city standard requires a minimum 6" line for pressurized irrigation. 510 South shows an 8" line which is not necessary. The developer was asked to show all existing fire hydrants. No fire protection is shown for lots 1, 2 and 3. A PI drain is shown near the east end of 510 South, which is the high point. This should be shown as an air inlet and removal facility. Three valves are needed at the intersection of 510 South and 400 East for pressurized irrigation. Wade Eva suggested they be clustered at the T.

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Broadhollow Estates, Engineering, continued:

Mr. Beagley asked about the 15" storm drain line that crosses 400 East. After some discussion, it was agreed this is essentially a direction change box. Mr. Beagley said he will review the design and meet with Mr. Walters to clarify the labeling.

An overhead power pole exists on 450 South. Greg Flint said city standards call for putting the lines underground. A 2' gutter is shown at the intersection of 510 South and 400 East. City standards require a 4' wide cross gutter. Mr. Beagley said he would prefer to see inlet boxes, and sumps are discouraged. 25 year storm water must be retained on the property. 100 year storm is allowed to run to the street. Possible options, including on-site detention basins and underground basins were discussed. On a private street, basins would not be maintained by the city. Mr. Walter said he would discuss this with the property owner.

Concerning Sheet 3 details, Mr. Beagley said Detail L4 only applies to arterial streets and Detail L1 is sufficient for this development. On Sheet 4, the developer was asked to remove Detail P13 and add Detail P14.

Mr. Beagley said the engineers could not verify the drainage calculations and asked for more detail. He said sump storage appeared incorrect. The developer was asked to indicate what the storm drain retention plan was for the areas outside of the Storm Drain Area #1.

Mr. Walter said a geotechnical report is in process. Mr. Beagley said the report will need to be provided for review with the final plan set.

Public Works: Wade Eva said the PI detail shows several fittings. He suggested eliminating some and putting a fitting at the end, which would be better for the City. Mr. Beagley said a note would be put in the details to look at this issue.

Planning: Greg Flint said the notification packet was complete. It was determined that water rights had not yet been dedicated to the City. Application must be made to the City Council in order to utilize a money in lieu of water option.

Mr. Flint said CC & R's would be needed for a private road, which would include provisions for road maintenance, snow removal, trash removal, parking signs, formation of an HOA, dedication of the common area and police enforcement. The survey monument must be protected.

It was suggested that 510 South be renamed 500 South. The developer was asked to provide a density table showing the total acreage of open space and of unbuildable areas. Setbacks on Lot 6 and Lot 1 need correction. Handicap ramps should be shown at the private road, as well as an easement for utilities. City standard for the private driveway radius is 26', as it meets a public intersection.

Fire: Stephen Olson said a private road would need to be at least 26' to enable an aerial truck to pass. No parking would be allowed on either side of the street, and signage addressing this would be required. Mr. Olson said the hydrant at the end of the hammerhead was a poor location for fire personnel, but was good for public works clean outs. He said he would like to see one at the corner of Lot 9, by the C2 curve. If one is put on Lot 4, the one on the end would not be needed. Possible locations for the hydrants were discussed.

Mr. Olson said the driveway for Lot 3 should be on the 450 side, as it is a blind hill. He suggested there be a no access designation along 400 East. Greg Flint said a private road is allowed a maximum of 6 lots, so one of the lots will need to front on 400 East.

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Broadhollow Estates, continued:

Infrastructure: Jared Shepherd said his concerns had been addressed.

Building: Randy Spadafora said his concerns had been addressed.

Police: Dennis Howard said a stop sign is needed on 510 South and 400 East, stopping west bound traffic. A cross walk was suggested for the children walking to Orchard Hills Elementary. Chief Howard advised that no traffic enforcement by City police would be done on a private street.

Community Development: Dennis Marker discussed solid waste pickup on a private street. He clarified it would be best that lots 3, 4 and 10 had no access on 400 East.

Dennis Howard made a motion to approve the preliminary plat for Broadhollow Estates contingent on the recommendations being completed. Stephen Olson seconded the motion. The vote to approve the Broadhollow Estates subdivision was as follows:

Greg Flint	Aye
Jared Shepherd	Aye
Dennis Marker	Aye
Stephen Olson	Aye
Dennis Howard	Aye
Norman Beagley	Aye
Wade Eva	Nay
Randy Spadafora	Nay

The motion passed by majority vote. Mr. Eva said he believed the plans as submitted would create problems for the future.

Apex Storage Unit Site Plan

Review of a storage unit site plan at approximately 625 North SR198.

Greg Flint said no plans had been submitted by the Apex Storage developer. Norm Beagley made a motion to table the Apex Storage Unit Site Plan. Jared Shepherd seconded the motion. The vote to table the Apex Storage Unit Site Plan was unanimous.

Minutes

In the minutes of July 23, 2013, the phrase '*Wade Eva made a motion to adjourn*' was corrected to '*Jared Shepherd made a motion to adjourn*'. Norman Beagley made a motion to accept the minutes of July 23, 2013, as amended. Stephen Olsen seconded the motion. The vote to approve the minutes of July 23, 2013 as amended was unanimous.

General Discussion

Dennis Marker confirmed that the Committee was in accord with the time change for future meetings. Meetings will generally be scheduled for the second and fourth Tuesday of the month at 10 a.m.

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General Discussion, continued:

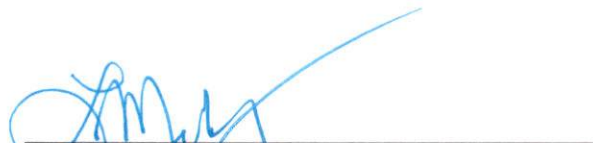
Mr. Marker said that a meeting needed to be scheduled to review possible changes to the City Construction Standards, which were last updated in July of 2012. The Committee discussed private roads, which are permitted under the land use code. The discussion included allowing private roads only for minimal lots. The Planning Commission and City Council will consider whether to allow a private road in Broadhollow Estates.

Adjournment

Dennis Howard made a motion to adjourn the meeting. The meeting adjourned at 10:55 a.m.



Dennis Marker, Committee Member



Linda Midgley, Deputy Recorder



MEMORANDUM

August 6, 2013

To: Santaquin City DRC and applicants

From: Greg Flint, City Planner

RE: **BroadHollow Estates**
500 South 400 East

S#13-06 Zone: R-10

Lots: 10, Acres: 2.96

Application:

1. Water rights dedication required.
2. CC&R's – road maintenance, snow removal, trash removals, parking (no parking signs), HOA, dedication of common area, storm drain, safety protection (police enforcement)
3. Protect Survey monument, work with Utah County to reset if necessary with the proper permit.

Cover and Utility Sheet Review:

1. 510 South should be 500 South
2. Provide a density table showing the following:
 - a. Total acreage in green or open spaces(s)
 - b. Total acreage of unbuildable areas

Subdivision Plat

3. Setbacks:
 - a. Lot 6 rear setback north side should be 25'
 - b. Lot 1 east side setback shown as 13' not 10'
4. Note for handicapped ramps, but none shown at private road
5. Easement for utilities
6. Radius of the private driveway to 26'

Discussion Items:

7. Irrigation line (designed by JUB)

Greg Flint
City Planner



SANTAQUIN/GENOLA POLICE DEPARTMENT

Chief Dennis Howard

Sergeant Rodney Hurst

Sergeant

Kris Johnson

Phone 754-1070

Fax 754-1697

BROAD HOLLOW ESTATES

PLAT A

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

1. Stop Sign on 510 South and 400 east stopping all west bound traffic.

2

CROSS WALK

No traffic enforcement will be provided on 510 south which is a private right of way.

**ENGINEERING REVIEW COMMENTS
BROAD HOLLOW ESTATES
510 SOUTH 400 EAST**

PRELIMINARY PLAN REVIEW # 1			
PROJECT #	5013039-020	DATE DEVELOPER WAS CALLED 1:	
PLAN RECEIVED DATE:	July 22, 2013	2:	
PLAN REVIEW DATE:	August 7, 2013	3:	
RETURN TO CITY DATE:	August 7, 2013	DATE PICKED UP FOR DEVELOPER:	

City Engineer's Comments:

Cover Sheet

1. Please provide telephone number of owner/developer.
2. Please indicate where note 5 applies.

Plat

1. Please ensure that the written boundary description agrees with the boundary that is shown on the Plat. The east boundary line call out on the Plat shows a length of 409.24 feet but the written description call out is 409.25 feet. The cord bearing call out for curve C7 on Plat and curve table is a bearing of S37°36'14"W but the written description bearing call out is N37°36'14"E.
2. Please label proposed lot addresses.
3. Please label existing addresses of neighboring properties.
4. Please provide telephone number of owner/developer.
5. Note 4 specifies that distances are in NAD27 but the state plane coordinates table is labeled NAD83. They should either both be NAD27 or NAD 83.
6. Please show existing easements on lots. An existing water pipe is shown through the northwest corner of lot 3.
7. According to Utah County parcel data, it appears that there may be a portion of the 2.96 acres in this development that needs to be dedicated to Santaquin City for street Row on 400 east (at the south end of the property). Please verify and adjust the plat accordingly, if necessary.
8. Discuss "24' Private ROW". Who (what organization (an HOA?)) will own and have responsibility for this roadway for maintenance, replacement, etc.?

Also discuss City utilities within private roadway. Easements would be necessary.

If this private roadway is allowed, it should be noted on the plat that the entity owning the roadway is responsible for maintenance, replacement, snow removal, etc. and that it is not a public street or R-O-W.

Utility Sheet

1. Please provide property/developer name, address, and telephone.
2. An 8" pressure irrigation line seems excessive in 510 South Street. Current Santaquin City standard requires a minimum 6" line size for pressure irrigation.
3. Please show all existing fire hydrants (intersection of 450 South and 575 East or others). No fire protection is shown for lots 1, 2 and 3.
4. Please show existing easements on lots. An existing water pipe is shown through the northwest corner of lot 3.
5. A PI drain is shown near the east end of 510 South which slopes toward 400 East. With the east end of 510 South being the high point, this should be an air inlet & removal facility (see PI4), not a drain.
6. Please provide 3 valves at the intersection of 510 South and 400 East for the pressure irrigation system, per Santaquin City Standards (see UT1).
7. Please show existing street lighting and the proposed street lighting that meets Santaquin City Standards.
8. Discuss the 15" storm drain line that crosses 400 East at approximately the middle of lot 4. Where does this drain to? Is it acceptable to leave as it is?
9. Discuss overhead power poles, guy wires, etc. It appears that there is a power pole nearly in the center of lot 3 on 450 South.

Will the lot front 400 East or 450 South?

Will this pole interfere with placement of the home, driveway, etc.?

10. Discuss cross gutter vs curb inlets at the intersection of 510 South & 400 East. If a cross gutter is allowed, Santaquin City Standard requires a 4' wide cross gutter, not 2' wide.

Sheet 3 Details

1. Please indicated where Detail L4 applies. Detail L1 is sufficient for this development as it applies to local and collector streets. L4 applies to arterial streets and Main Street.

Sheet 4 Details

1. Please remove City Detail PI3 as it does not apply to this development.
2. Please add City Detail PI4 for the Air Inlet & Removal Facility at the east end of 510 South.

Preliminary Drainage Report

1. Please provide drainage calculations for sump infiltration (0.08 cfs) and sump storage (1054 cf). We are unable to confirm the calculations. It appears that the sump infiltration rate of 0.081 cfs could be incorrect.
2. Please indicate where the sump storage volume of 1054 cf comes from. Our calculation for the sump size only yields 245~~4~~ cf with the sump full at a 12.5' depth.
3. Please indicate what the storm drain retention plan is for the areas outside of "Storm Drain Area #1" (lots 1, 2 ,3 & part of lot 4).

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4. Please provide the basis of the assumed infiltration rate of 5 in/hr. Has a geotechnical report been prepared or has an infiltration test been completed?
5. Unless there is a compelling reason to use them or there is no other alternative, sumps are not allowed for new storm drainage systems with Santaquin City. Please provide an alternative retention area onsite for retention and control of the design storm events.

The existing drainage infrastructure along 400 East can remain but cannot be utilized for additional storm flows than what currently exist.

Geotechnical Report

1. Please provide a geotechnical report for review with final plan set.

Access on Public for name of site lts.