



## DEVELOPMENT REVIEW COMMITTEE MINUTES

July 2, 2013

The Development Review Committee held a special meeting on Tuesday, July 2, 2013 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Committee Member Ben Reeves called the meeting to order at 3:00 p.m.

**Committee Members Present:** City Manager Ben Reeves, City Engineer Norm Beagley, Staff Planner Greg Flint, Public Works Director Wade Eva, Building Official Randy Spadafora, Infrastructure Inspector Jared Shepherd, and Fire Chief Stephen Olson.

**Others Present:** William Ferguson, Jimmy DeGraffenried, Jared West.

### Ferguson Subdivision

Review of a subdivision at approximately 620 North 400 East. William Ferguson was present to discuss issues with the subdivision.

**Engineering:** Norm Beagley asked that the subdivision sheets be consistent with the subdivision name, that 'adopted 2012' be added to note 1 and that an explanation be provided for note 5. The developer was asked to indicate the county approved coordinate system used on the plat and label the buildable area in square feet for Lot 1. Staff has agreed that as long as typical City setbacks are met, frontage and home location are acceptable.

Only lands within the plat boundary can be dedicated. Written easement documents should be prepared, executed and recorded before the plat is recorded. William Ferguson suggested Nate Walter, the engineer of the plans, be asked to prepare the needed documents. Mr. Beagley said the property owner was responsible. After some discussion, Mr. Beagley agreed to call Mr. Walter and determine if LEI Engineering can produce the documents. Mr. Beagley will contact Mr. Ferguson if there are any problems. A development agreement is being put together concerning future improvements, dedications, etc.

The developer was asked to move the southerly PI valve north to the approximate future property line projection. Wade Eva asked about the valve locations. Mr. Ferguson said he did not want the utility lines under the asphalt, and there was not room between the poplar trees and the asphalt. It was clarified that both lines are on the east side. Mr. Eva asked if all the valves were necessary at this point. When future development comes in a T can be cut and a 50 foot line done. Mr. Eva said changes often happen, and valves put in now might never be used. After further discussion on the number of valves needed, it was agreed to just have an end valve for future extension and eliminate the others, using a total of two valves instead of six.

Mr. Ferguson said he did not want to be treated as a developer, as he just wanted to promote extra life for his farm by having his daughter live there. He said he had brought in a fire hydrant when he built his facility, with City permission. He bought the property to the south with a house and water hookup and removed the house. The City transferred the water hookup to the packing shed, so culinary water is there. Mr. Ferguson said he tapped into the drain line and installed the PI line to his lot. He uses well water for culinary, not City water. He said his development costs were excessive, 30 to 40 thousand, because of the distance. The City was requiring him to add an 8" line, where it was only 6" to the corner. Mr. Eva said City standard was now 8". Mr. Ferguson said it is easy to adopt standards that are set somewhere else. Mr. Eva said the 8" line will be a benefit in the future when it loops back. Mr. Beagley said the City has indicated it would be willing to pay the difference in upsizing the PI line to feed future development. Mr. Ferguson said he would like to tap into the line behind his house for PI for the new lot. Mr. Eva said the ordinance would not allow two homes on one line.

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### **Ferguson Subdivision, continued:**

**Fire Department:** Stephen Olson discussed clearance around the poplars. Mr. Ferguson said some would be taken down for safety, but there is no access on the road. Mr. Olson indicated he had no further concerns.

**Public Works:** Wade Eva said he had no additional concerns with the subdivision.

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

**Planning:** Greg Flint said the Planning Commission had scheduled the subdivision for review in the July 11, 2013 meeting. The subdivision may be approved contingent on the development agreement, easements and water rights issues being resolved.

**Building:** Randy Spadafora said he had no concerns with the subdivision.

Ben Reeves made a motion to approve the Ferguson Subdivision, contingent on issues raised in this meeting being addressed. Jared Shepherd seconded the motion. The vote to approve the Ferguson Subdivision was unanimous.

### **Foothill Village Subdivision**

Review of a subdivision at approximately 1000 South 100 West. Jimmy DeGraffenried and Jared West were present to discuss issues with the subdivision.

**Engineering:** Norm Beagley said a 6" force main is shown in the original phasing plan. No provisions appear to be made on when and how this will be done. Mr. DeGraffenried said a concept plan is being done for the whole project, which may change the lot sizes. Mr. Beagley said if there is going to be a lift in the future, tests should be done at this point.

The developer was asked to indicate which County approved coordinate system is used on the plat; to verify the values in the calculation spreadsheet; and to correct the numbers and amend some wording in the storm drainage plan. Jared West agreed to address these issues. He said they are waiting on a Geo-tech report and will change the figures as needed. The developer was asked to be consistent with the labeling of the retention basin. In the storm tech sump design it is labeled as 'detention'.

Santaquin City is working on an amendment to the existing development agreement. Items to be covered may include City sewer stub outs for existing homes on the east side of 100 West, the possible extension of sewer and culinary water lines to the City PI Pond property, and a 2" overlay over all asphalt along 100 West. Ben Reeves said the City may want to partner with regard to the sewer line. The City has received a grant for the PI pond. Future plans include a fish cleaning station, restrooms, three boweries and parking. It is hoped the Summit Creek pond fish will be transferred to the PI pond.

**Public Works:** Wade Eva said he had no additional concerns with the subdivision.

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

**Fire Department:** Steve Olson said the hydrants are already in place and he had no further concerns.

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### **Foothill Village Subdivision, continued:**

**Planning:** Greg Flint said the easement has no tie to any section or quarter corners. A full easement is needed for the storm drain. A development agreement, water right dedication and a geotechnical report are needed. Mr. DeGraffenried said money-in-lieu of water rights would be provided. Stop sign location was discussed. Committee consensus held that a sign was not needed until further development occurs.

Mr. Flint said the section corner of 900 South and 100 West must be preserved or replaced. There is a permit process if the corner is disturbed.

**Building:** Randy Spadafora said he had no concerns with the subdivision.

Ben Reeves made a motion to approve the Foothill Village Subdivision, contingent on issues raised in this meeting being addressed. Norm Beagley seconded the motion. The vote to approve the Foothill Village Subdivision was unanimous.

### **Minutes**

Wade Eva made a motion to approve the minutes of June 18, 2013, as written. Jared Shepherd seconded the motion. The vote to approve the minutes of June 18, 2013 as written was unanimous.

### **Adjournment**

Wade Eva made a motion to adjourn the meeting. The meeting adjourned at 3:53 p.m.



Ben Reeves, Committee Member



Linda Midgley, Deputy Recorder



**ENGINEERING REVIEW COMMENTS  
FERGUSON SUBDIVISION  
600 NORTH 400 EAST**

PRELIMINARY PLAN REVIEW # 2			
PROJECT #	50-12-039-05	DATE DEVELOPER WAS CALLED 1:	
PLAN RECEIVED DATE:	JUNE 20, 2013	2:	
PLAN REVIEW DATE:	JULY 1, 2013	3:	
RETURN TO CITY DATE:	JULY 2, 2013	DATE PICKED UP FOR DEVELOPER:	

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

City Engineer's Comments:

All Sheets

1. Please be consistent with subdivision name. On cover and improvement plan sheet the name in the title block reads "Ferguson Orchards" but the name in the title block on the plat sheet says "Plat A Ferguson Orchards Subdivision".

Cover Sheet

1. Please add "adopted 2012" to note 1.
2. Please explain where note 5 applies.

Plat

1. Please indicate County approved coordinate system (I.e. NAD 83 or NAD 27, State Plane, Survey feet, etc.) used on the plat as required by Santaquin City review standards.
2. Please label buildable area for lot 1 in square feet.
3. As discussed during DRC on May 23<sup>rd</sup>, the City will work on a development agreement with the owner for future improvements, dedication, etc.
4. Santaquin City staff will discuss frontage, proposed home facing southeast, etc. for required frontage improvements, if any.
5. Please provide appropriate easements in favor of Santaquin City for south "Fire Access" roadway, water lines, fire hydrant, etc. that are not included within the plat boundary.

P.U.E.'s are not for City facilities.

Areas outside of the plat boundary labeled as P.U.E. or "Easements" cannot be granted as such, by this plat, as they are outside of plated area. A written easement document should be prepared, executed and recorded prior to or at the time of Plat recordation.

6. An easement should be provided from owner to this lot for access along south & east access roadway, as this roadway is not within the plat boundary. Areas outside of plat boundary labeled as "Private Access Easements" cannot be granted as such, by this plat, as they are outside of

plated area. A written easement document should be prepared, executed and recorded prior to or at the time of Plat recordation.

## Improvement Sheet

1. Please move southerly P.I. valve north to the approximate future property line projection of a future south lot.
2. Discuss upsizing and compensation for P.I. line. A 6" line is required for development but an 8" is necessary for future growth.
3. Discuss construction valves on P.I and C.W. at East stub outs. This may help to facilitate future pressure testing and may help to prevent possible system contamination (C.W.).
4. Please show the eastbound PI & CW lines in the appropriate future street locations, per Santaquin City Standards (See UT1) and adjust laterals accordingly. (PI 10' south of future centerline, CW 5' north of future centerline)
5. Discuss install location of PI & CW lines along 400 East (outside of asphalt).

## Storm Drainage

1. No Storm Drain report submitted.

## Geotechnical Report

1. No geotechnical report submitted.
2. Materials testing, compaction, etc. for trenches to be done per normal Santaquin City requirements.



**ENGINEERING REVIEW COMMENTS  
FOOTHILL VILLAGE SUBDIVISION PLAT A  
1000 SOUTH 100 WEST**

FINAL PLAN REVIEW # 2			
PROJECT #	50-12-039-06	DATE DEVELOPER WAS CALLED 1:	
PLAN RECEIVED DATE:	JUNE 20, 2013	2:	
PLAN REVIEW DATE:	JULY 1, 2013	3:	
RETURN TO CITY DATE:	JULY 2, 2013	DATE PICKED UP FOR DEVELOPER:	

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

City Engineer's Comments:

All Sheets

Comments addressed.

Cover Sheet

Comment addressed.

Sheet 3 Utility Plan Sheet And P&P Sheets (PP-01 thru PP-03)

1. Discuss sewer lines in 900 South extension. What is needed for future phases, connectivity, etc.? Specifically with regard to the sanitary sewer force main in the park strip and to the existing SSMH in 900 South. Should this force main be installed now? How does this affect future phasing if it is or is not installed now?
2. Please show PI drain per City Standard at the west end of 900 South (See PI3).

Plat

1. Please indicate County approved coordinate system (I.e. NAD 83 or NAD 27, State Plane, Survey feet, etc.) used on the plat as required by Santaquin City review standards.

Sheet DT-01 Utility Plan

Comment addressed.

Storm Drainage

1. Please indicate where the percolation rate of 10 min/inch comes from. Has a percolation test been performed?
2. Please further explain the meaning of the last sentence, in the last paragraph of "Storm Drainage" of drainage plan "It was determined that the runoff from the 100-year storm will flow into the pond then be retained in the streets and will not overtop the curbs or flood buildings." This statement does not seem accurate.

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3. Please verify "Basin Size acres" of 3.21 acres and "Area for perc" of 2200.
4. Please label units on Design Frequency and Area of perc.
5. Please be consistent with labeling "retention basin". Under Storm Tech Sump Design it is labeled as "detention" but in Drainage Plan it is labeled as "retention".
6. Please explain "Storm Tech Sump". Does this apply? Would "Retention pond" be more appropriate?
7. Please verify values in "PRECIP" column of calc spreadsheet. The values do not appear to be correct. As a result, values in subsequent columns that use precip in calculations do not appear to be accurate.

### Geotechnical Report

1. Please provide a geotechnical report for review.

### Other

1. It is our understanding that valid water rights still need to be provided to the City prior to plat recordation.
2. Santaquin City will be working with the developer on an amendment to the existing development agreement. Possible items needing to be covered in that amendment include:
  - a. City sewer stub outs for existing homes on the east side of 100 West Street (with City participation).
  - b. Possible extension of sewer & CW lines to City Pond property, south of this development (with City participation).
  - c. 2" overlay over all asphalt along 100 West Street that is not removed and replaced as part of development improvements (possible City participation was discussed during DRC).





## MEMORANDUM

July 2, 2013

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To: Applicant  
From: Greg Flint, City Planner via DRC  
RE: **Foothill Village – Phase 1** **S#13-03 Zone: R-15-PUD**  
**1000 South 100 West (Pole Canyon Road)** **Lots: 8, Acres: 5.20**

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### Subdivision Plat Foothill Village – Phase 1

1. All comments addressed

### Details:

1. All comments addressed

### Easement:

1. The easement has no tie to any section or quarter corners. Provide the access easement. The legal description has been prepared, but a recordable document needs to be prepared, signed and notarized.

### Discussion Items:

1. Development Agreement: Dennis Marker and City Council
2. Water rights dedication – per existing development agreement
3. Provide a geotechnical report
4. Street lighting: 2 local street lights shown is sufficient
5. Show signage (stop signs, etc.) not required at this time, during a future stage
6. Protect Survey monument, work with Utah County to reset if necessary with the proper permit.
7. The utility crossings for culinary water to the proposed lots and the sewer for those existing properties on the east side of 100 West will require multiple cuts into the existing roadway. The property owners to the east will be advised that they will be required to connect to the new sewer line. To cover this trenching and to achieve a complete street, it is advised that a 2" asphalt be placed on the area west of the sawcut line shown and a 1" overlay over the entire roadway from the eastside edge of pavement to the west side gutter.
8. Work with the city to extend the sewer and culinary water to the park (PI pond) in Pole Canyon.

Greg Flint  
City Planner





## MEMORANDUM

June 17, 2013

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To: Applicant  
From: Greg Flint, City Planner, DRC comments  
RE: **Ferguson Subdivision – 2<sup>nd</sup> Review** **S#13-04 Zone: R-10-PUD**  
**620 North 400 East** **Lots: 1, Acres: .56**

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**Application Fees:**

1. The preliminary and final plat fee is  $1^{st} \times \$1,500 = \$1,500$ , this has not been paid.

**Cover Sheet:**

1. Provided, no comments

**Subdivision Plat - Ferguson Subdivision**

1. All comments addressed.

**Easements**

1. Provide the access easement. The legal description has been prepared, but a recordable document needs to be prepared, signed and notarized.
2. Provide the utility easement. The legal description has been prepared, but a recordable document needs to be prepared, signed and notarized.

**Other requirements:**

1. Development agreement detailing timing and installation of future improvements including curb, gutter, sidewalk, sewer, etc. This must be approved by the City Council.
2. Water rights need to be dedicated to the city at a prorated amount of 3 acre-feet per acre. 1.68 acre-feet is required to be dedicated.

Greg Flint  
City Planner