



DEVELOPMENT REVIEW COMMITTEE MINUTES

June 18, 2013

The Development Review Committee held a special meeting on Tuesday, June 18, 2013 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Committee Member Dennis Marker called the meeting to order at 3:00 p.m.

Committee Members Present: Community Development Director Dennis Marker, Staff Planner Greg Flint, Public Works Director Wade Eva, Infrastructure Inspector Jared Shepherd, Fire Department Rep Jeremy Spenst.

Others Present: Roger Ore, Boyd Ore.

Ore Subdivision

Review of a subdivision at approximately 200 North 300 East. Roger and Boyd Ore were present to discuss issues with the subdivision.

Planning: Greg Flint reviewed the technical issues with the plat including the need for graphic scale and a density table. The public utility easements shown on the subdivision plat are incorrect. A 10' public utility easement is required along the front of the property and a 5' PUE on the side and rear property lines. Wade Eva said the sewer line is on the south side and the water line is on the north. He recommended an excavation trench be dug for the connections. A road cut permit will be needed, which the contractor for the project would obtain.

Mr. Flint said a graphic scale and signature blocks are needed on the subdivision plat. Addresses should be noted on adjoining lots. Mr. Flint said 342 East 200 North would work as the address for the new lot. Buildable area in square feet for each lot should be listed on the plat.

Mr. Flint said sidewalk, curb and gutter would not be required at this time, but a waiver of protest would need to be signed regarding future installation. The existing dwelling is outside the setback lines, and is grandfathered in as a legal non-conforming structure. Fence line agreements may be needed if any issues regarding property lines arise.

Fire Department: Jeremy Spenst clarified the house location and hydrant locations. He said there were no fire department concerns with the project.

Public Works: Wade Eva recommended the developer ensure the flow line for the sewer was deep enough.

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

Minutes

Greg Flint made a motion to approve the minutes of May 23, 2013, as written. Jared Shepherd seconded the motion. The vote to approve the minutes of May 23, 2013 as written was unanimous.

Adjournment

Jeremy Spenst made a motion to adjourn the meeting. The meeting adjourned at 3:16 p.m.


Dennis Marker, Committee Member


Linda Midgley, Deputy Recorder



MEMORANDUM

June 18, 2013

To: Santaquin City DRC and applicants

From: Greg Flint, City Planner

RE: **Ore Subdivision**
342 E 200 N

S#13-05 Zone: R-8

Lots: 2, Acres: 1.33

Fees and Application:

1. Notification packet per Santaquin City Code §11-19-11 for adjacent property owners within 500' feet from any boundary of the property. The packet shall include a mailing list from the County Recorder's office including stamped and preaddressed envelopes.
2. Digital copy (PDF) of all sheets submitted on a CD or by email

Cover and Utility Sheet Review:

1. Provide a graphic scale
2. Provide a density table showing the following:
 - a. Zoning classification
 - b. Total number of lots
 - c. Total acreage within the proposed development
 - d. Total acreage in lots
 - e. Total acreage to be dedicated for street right-of-way
 - f. Total acreage in green or open spaces(s)
 - g. Total acreage of unbuildable areas
 - h. Density in units per acre

Subdivision Plat

3. The public utility easements shown are incorrect. A 10' Public Utility Easement (PUE) is required along the front of the property and a 5' PUE on side and rear property lines (11-6-13 easements)
4. Provide a graphic scale
5. Owner/Developer name, address, and telephone number
6. Engineer/ Surveyor name, address, and telephone number
7. Area of buildable area in square feet for each lot
8. Adjacent subdivisions or properties with owners names
9. Addresses of neighboring properties
10. Section tie and section line bearing using County approved coordinate system (Designated with a note "Utah Coordinate System 1927 Central Zone" or "Utah Coordinate System 1983 Central Zone")
11. Include Questar Gas, Rocky Mountain Power, Centracom and Century Link signature blocks

Discussion Items:

12. Waiver of protest and timing of utility connections, curb, gutter and sidewalk.
13. Road cut permit when extending laterals into city streets.
14. Impact fees to be paid during the building permit process.
15. Existing dwelling outside setback lot grandfathered.
16. Fence line agreements may be required if there are property line disputes.

Greg Flint

Greg Flint
City Planner