



DEVELOPMENT REVIEW COMMITTEE MINUTES
December 4, 2012

The Development Review Committee held a regular meeting on Tuesday, December 4, 2012 in the City Offices, 45 West 100 South, Santaquin, Utah. Committee Member Dennis Marker called the meeting to order at 3:10 p.m.

Committee Members Present: City Manager Ben Reeves, Community Development Director Dennis Marker, Staff Planner Greg Flint, Building Superintendent Randy Spadafora, Infrastructure Inspector Jared Shepherd, Public Works Director Wade Eva, JUB Engineer Norm Beagley.

Others Present: Brigham Ashton, Ralph Gale, Aaron Robertson, Tavis Stubbs.

Orchards F-1 Subdivision

Review of a subdivision located at approximately 300 West 800 North. Brigham Ashton, Ralph Gale, Aaron Robertson, and Tavis Stubbs were present to discuss issues with the project.

Building: Randy Spadafora asked about the road location for the temporary pond. Aaron Robertson said it would tie into the storm system. Reasons for the location included the amount of room, less excavation, no extra infrastructure needs and the risk of lot settling problems if it was located on a lot. Wade Eva recommended bringing in foreign fill.

Engineering: Norm Beagley said the engineering comments were a preliminary draft and might include additional concerns in the final form. The developer was asked to correct several small written errors on the Cover Sheet, Final Plat Sheet, Utility Plan Sheet, and Sheets 2, 3, 4 and 5, including the direction of the north arrow on the cover sheet; coordinated written boundary descriptions; written easement descriptions; buildable area in square feet for each lot, use of the county approved coordinate system on the plat; and utility signoffs.

Mr. Beagley said the cover sheet shows the NDCBU for mail located in the park. After a brief discussion, Mr. Reeves said that would not be an issue.

Two corporate acknowledgements are listed. Mr. Robertson said this is because there are two corporations with mutual interests involved, and using both acknowledgments will be one way to ensure there are no problems.

Easements must be recorded in favor of Santaquin City, prior to or with the plat recordation. Mr. Robertson asked about temporary easements. Mr. Beagley clarified the written easement descriptions necessary, including sewer system improvements and storm drain system improvements outside of the plat boundaries. He recommended the easements be shown in the plan set for construction staking purposes.

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Orchards F-1 Subdivision, continued:

The developer was asked to show the 8" pressure irrigation line connecting to the existing line at the north end of the existing improvements, rather than stub and plug. The existing PI system drain must be removed and relocated to the new termination point of 300 West.

The developer was asked to show all culinary water, PI, storm drain and sewer system lines in the correct locations, according to Santaquin City Standards. Appropriate notes indicating sewer system lines and manholes are to be removed as part of future development, not relocated.

Mr. Beagley said a full sewer system redesign is needed in this development. Mr. Robertson asked if the City would be paying for this, as it is an existing problem. Mr. Beagley said this property has not been dedicated to the City, and the problem was the result of work on the part of a previous developer. An extensive discussion took place regarding the possible re-routing of the sewer, piping and invert concerns and tie-in issues involved.

The developer was asked to provide a storm drainage report with calculations and to ensure all recommendations made in the August 2007 Geotechnical report are followed.

Planning: Greg Flint said the size of Lot 11 in the Final Plat Sheet is labeled incorrectly. The lot size is labeled correctly on the Cover Sheet. The developer was asked to label the triangle piece at the southwest corner of the project as 'Dedicated to Santaquin City'.

Mr. Flint recommended the offsite drainage easement be shown on the improvement plans. The offsite area will need to be recorded as an easement. Signature blocks for all utilities, including Rocky Mountain Power, Century Link and CentraCom, are needed on the Plat Sheet. On Improvement Plan Sheet 5, Detail 7 should show the high back curb in front of the park.

If the development will use CC & R's, they must be recorded with the plat. Brigham Ashton indicated he was not yet sure if CC & R's would be done for this development.

Infrastructure: Jared Shepherd said the plans show 3 ½ inches of asphalt, and the standard is 3 inches. Sub-base should be 12 inches. Ralph Gale asked if there was a preference in the way the asphalt is constructed. It was agreed a one inch overlay makes a better product, but construction methods will be left to the discretion of the developer.

Public Works: Wade Eva said all work would need to meet the City Construction Standards.

Community Development: Dennis Marker said he had raised the idea with the City Council of coordinating on the park improvements. The Council is hesitant because they did not have specifics. They balked at the parking idea as it would increase costs for the City. At this time the Council is beginning to look at the idea of spending money on a recreation center, not parks.

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Orchards F-1 Subdivision, continued:

Mr. Marker said they are looking at the idea of taking out the tree wells in front and placing the curb adjacent to the sidewalk. The sidewalk would be six feet wide, with one foot of the sidewalk inside the park. This would provide some buffering for street parking. Mr. Flint is putting together some cost estimates to share with the Council. This way the Council will have solidified options and costs to consider. The work could be done as a change order to the 2012 Parks Project, if BHA's quoted prices remain valid.

Mr. Marker said it is possible the LDS Church will build a chapel sooner if this area is finished. They may not be willing to contribute to the park, but finishing it may spark more interest. Finishing the chapel may also help with home sales.

Mr. Gale asked if they would be required to finish the chain link fence. Mr. Marker said the City would be finishing the fence. A question was asked about putting a gate in the fence behind one of the houses. Committee consensus held that the City would incur too much liability. The sidewalk should be modified for an ADA ramp.

Mr. Beagley said he would forward the complete engineering comments to the developer.

Ben Reeves made a motion to accept the Orchards F-1 Subdivision, subject to changes specified in writing and contingent on the final approval signatures of JUB Engineers and Community Development Director Dennis Marker. Jared Shepherd seconded the motion. The vote to accept the Orchards F-1 subdivision was unanimous.

General Business


No general business was addressed by the Committee.

Minutes

Ben Reeves made a motion to approve the minutes of November 6, 2012, as written. Wade Eva seconded the motion. The vote to approve the minutes of November 6, 2012 as written was unanimous.

Adjournment

Ben Reeves made a motion to adjourn the meeting. The meeting adjourned at 4:38 p.m.


Dennis Marker, Committee Member


Linda Midgley, Deputy Recorder



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Dennis Marker, Committee Member


Linda Midgley, Deputy Recorder

ENGINEER COPY

ENGINEERING REVIEW COMMENTS ORCHARDS PLAT "F-1" 300 WEST ROYAL LAND DRIVE

FINAL PLAN REVIEW # 1			
PROJECT #	50-12-039-02	DATE DEVELOPER WAS CALLED 1:	
PLAN RECEIVED DATE:	DEC 3, 2012	2:	
PLAN REVIEW DATE:	DEC 3, 2012	3:	
RETURN TO CITY DATE:	DEC 3, 2012	DATE PICKED UP FOR DEVELOPER:	

City Engineer's Comments:

Cover Sheet

1. Please verify north arrow direction. The north arrow appears to be pointing east rather than north.

Final Plat

1. Please ensure that the written boundary description agrees with what is shown on the Plat. The section tie on the Plat calls to the East ¼ corner of Section 36 but the written description calls to the East ¼ corner of Section 35.
2. Discuss location of NDCBU on City Park parcel. Is this appropriate? Would it be better located in a different location within the Plat?
3. In the Plat title block there are 2 Corporate Acknowledgements. Is that correct?
4. Please provide written easement descriptions in favor of Santaquin City for the following:
 - All sewer system improvements outside of Plat "F-1" boundaries (We anticipate easements from DP Santaquin, LLC, LDS Church & Santaquin Orchards Group, LLC. as appropriate)
 - NDCBU located on City property (if necessary)
 - All storm drain system improvements outside of Plat "F-1" Boundaries

All easements listed above must be recorded prior to or concurrent with Plat "F-1" recordation.

We also recommend that these easements be shown in the plan set (not necessarily on the Plat) for construction staking purposes.

5. Please show buildable area in SF for each lot as required by Santaquin City review standards.
6. Please indicate County approved coordinate system used on the plat as required by Santaquin City review standards.

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Utility Plan Sheet

1. Please show the 8" pressure irrigation line at the south end of the new 300 West Street connecting to the existing pressure irrigation line at the north end of the existing improvements (rather than "stub & plug").
2. Please show removal and relocation of the existing pressure irrigation system drain from the its existing location on the north end of the existing 300 West Street improvements to the new termination point of 300 west at the north end of the proposed development. The existing drain apparently drains to the storm drain box on the east side of 300 West Street. That drain line must be plugged on the PI main line.
3. Please show a new pressure irrigation system drain at the east termination point of Royal Land Drive.
4. Please show all CW, PI, SD & SS line in the correct locations with the ROW according to Santaquin City Standards (See UT1).
5. Please use appropriate notes that indicate SS lines and manholes are to be removed as part of this or future development. The existing sewer lines and manholes are not being "relocated". While it is true the sewer flow is being relocated or rerouted we are not anticipating that the existing pipe or manholes will be "relocated".
6. Please revise note for Existing SMH to read "Existing SMH Adjust FL of existing 8" North, Plug East and West".
7. Add note that there is additional work that may need to be done with the Existing Manhole and possibly with the 10" sewer line at the north end of exiting improvements on 210 West Street, then westbound to the existing manhole in 300 West Street. Final approval of plans for this development is contingent on full sewer system redesign in that area and appropriate review of that redesign.

Sheet 2 Royal Land Dr. P & P

1. Please show a new pressure irrigation system drain at the east termination point of Royal Land Drive.
2. Please show all CW, PI, SD & SS line in the correct locations with the ROW according to Santaquin City Standards (See UT1).
3. Please use appropriate notes that indicate SS lines and manholes are to be removed as part of this or future development. The existing sewer lines and manholes are not being "relocated". While it is true the sewer flow is being relocated or rerouted we are not anticipating that the existing pipe or manholes will be "relocated".

Sheet 3 300 West & Offsite P & P

1. Please show the 8" pressure irrigation line at the south end of the new 300 West Street connecting to the existing pressure irrigation line at the north end of the existing improvements (rather than "stub & plug").
2. Please show all CW, PI, SD & SS line in the correct locations within the ROW according to Santaquin City Standards (See UT1).

ENGINEER COPY

3. Please use appropriate notes that indicate SS lines and manholes are to be removed as part of this or future development. The existing sewer lines and manholes are not being "relocated". While it is true the sewer flow is being relocated or rerouted we are not anticipating that the existing pipe or manholes will be "relocated".
4. Discuss minimum cover on 10" sewer line (3' of cover to proposed future finish grade).
5. Discuss minimum grade for 10" sewer going through LDS Church property (0.25%). Are there other options?

Sheet 4 350 West & Offsite P & P

1. Please use appropriate notes that indicate SS lines and manholes are to be removed as part of this or future development. The existing sewer lines and manholes are not being "relocated". While it is true the sewer flow is being relocated or rerouted we are not anticipating that the existing pipe or manholes will be "relocated".
2. Please revise note for Existing SMH to read "Existing SMH Adjust FL of existing 8" North, Plug East and West".

Sheet 5 Details

1. Please show all CW, PI, SD & SS line in the correct locations within the ROW according to Santaquin City Standards (See UT1).

Storm Drainage

1. Please provide a storm drainage report with calculations.

Geotechnical Report

1. All recommendations made in the geotechnical report dated August 14, 2007 prepared by IGES for The Orchards development must be followed.



MEMORANDUM

December 4, 2012

To: Santaquin City DRC
From: Greg Flint, City Planner
RE: **Orchards Plat F-1**
800 North 300 West

S#12-02 Zone: PC
Lots: 23, Acres: 5.97

Cover Sheet:

1. None

Subdivision Plat F-1

1. Lot 11 is labeled incorrectly as 9,783 sq. ft., the correct size is 9,482 sq. ft. (See cover sheet for correct Lot 11 size).
2. Please label the triangle piece at southwest corner of project (to the west of Lot 3) as "Dedicated to Santaquin City".
3. We recommend the offsite drainage easement be shown on the improvement plans (bearing and distances to identify the correct location). The offsite area will need to be recorded as an easement as it is outside the plat area.
4. We recommend the offsite drainage pond be shown on the improvement plans (bearing and distances to identify the correct location). The offsite area will need to be recorded as an easement as it is outside the plat area.
5. Rocky Mountain Power signature block.

Improvement Plan Sheet 1

1. There is a PI connection in 240 West. Please replace the note "Stub and plug PI" with a note to "Connect to existing PI".
2. Create a parking pull out area in front of the park in the 6' planter area with high back curb through the park area.

Improvement Plan Sheet 2

1. None

Improvement Plan Sheet 3

1. There is a PI connection in 240 West. Please replace the note "Stub and plug PI" with a note to "Connect to existing PI".

Improvement Plan Sheet 4

1. None

Improvement Plan Sheet 5

1. Detail 7, show high back curb in front of park on detail.
2. Detail for midblock handicap ramp (See city design standards)

Zoning

1. The city will need to review any CC&R's for the project that will be recorded with the Plat.

Greg Flint
Santaquin City Planner