



**DEVELOPMENT REVIEW COMMITTEE MINUTES**  
November 6, 2012

The Development Review Committee held a regular meeting on Tuesday, November 6, 2012 in the City Offices, 45 West 100 South, Santaquin, Utah. Committee Member Dennis Marker called the meeting to order at 3:11 p.m.

**Committee Members Present:** City Manager Ben Reeves, Community Development Director Dennis Marker, Building Superintendent Randy Spadafora, Infrastructure Inspector Jared Shepherd, Public Works Director Wade Eva.

**Others Present:** James DeGraffenried, Spencer DeGraffenried.

**LeBaron/DeGraffenried Condominium Subdivision**

Review of a condominium subdivision at 153 Main Street. James and Phillip DeGraffenried were present to discuss issues with the project. The units are already built. James DeGraffenried said the units had been set up from the start to be condominiums, and had individual meters, sidewalks and a fire hydrant on site.

**Building:** Randy Spadafora clarified the amount of common area. James DeGraffenried said the condominiums will need an HOA. Utilities are on the east side of the building, with the easement across the back of the One Man Band restaurant for a common, private sewer line. Mr. Spadafora asked if the meters were labeled. Mr. DeGraffenried said they were labeled on the tag and pin. Mr. Spadafora suggested they be relabeled with permanent marker. One meter is for the entire unit for such items as the sprinklers and the outside lights.

Dennis Marker asked about addressing. Mr. DeGraffenried said addresses for the units had been recorded at the Post Office as A to F. Mr. Spadafora suggested adding larger unit letters for ease in identification by public safety personnel.

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

**Public Safety:** Mr. Reeves said Public Safety Administrator Dennis Howard indicated he had no concerns with the project.

**Planning & Zoning:** Dennis Marker said Staff Planner Greg Flint had run closures on the plat, and all the units close within the city tolerance limits. The zoning allows for this type of project. The structure has already been approved by the City. The only issues are the labeling suggested by Mr. Spadafora and the remainder of the approval process, which includes a public hearing and recommendation by the Planning Commission, and City Council approval.

## DEVELOPMENT REVIEW COMMITTEE MINUTES

November 6, 2012 – Page 2

### **LeBaron/DeGraffenried Condominium Subdivision continued:**

**Public Works:** Wade Eva asked about the start of the sewer lines. It was determined the line is private and will be part of the HOA responsibilities.

Wade Eva made a motion to accept the LeBaron/DeGraffenried Condominium Subdivision as presented, and to forward it to the Planning Commission with a positive recommendation. Jared Shepherd seconded the motion. The vote to accept the condominium subdivision and forward it to the Planning Commission was unanimous. The developer was asked to bring the City an HOA document to send to the Planning Commission and City Council with the plat.

### **General Business**

No general business was addressed by the Committee.

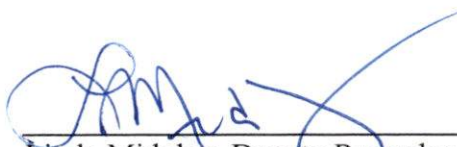
### **Minutes**

Randy Spadafora made a motion to approve the minutes of April 16, 2012, as written. Jared Shepherd seconded the motion. The vote to approve the minutes of April 16, 2012 as written was unanimous.

### **Adjournment**

At 3:24 p.m. Ben Reeves made a motion to adjourn the meeting. Jared Shepherd seconded the motion. The vote to adjourn the meeting was unanimous.

  
Dennis Marker, Committee Member

  
Linda Midgley, Deputy Recorder