



## DEVELOPMENT REVIEW COMMITTEE MINUTES

April 3, 2012

The Development Review Committee held a special meeting on Tuesday, April 3, 2012 in the City Offices, 45 West 100 South, Santaquin, Utah. Committee Member Dennis Marker called the meeting to order at 3:07 p.m.

**Committee Members Present:** Community Development Director Dennis Marker, Staff Planner Greg Flint, Building Superintendent Randy Spadafora, Infrastructure Inspector Jared Shepherd, Fire Chief Shayne Bott, Public Works Superintendent Jason Callaway.

### **Shepherd Single Lot Subdivision**

Review of an 1 lot subdivision located at approximately 159 North 300 West.

Dennis Marker said the lot was originally quit claimed from the parent parcel to a relative, but was not a legal lot; so it was necessary that the property go through the platting process.

**Building:** Randy Spadafora expressed his concerns over approving a subdivision that would create non-conforming lots. Mr. Marker said the other lots were not legally platted either, although they did have homes on them. If the property owners wish to make any changes to the homes or lots, the lots will need to be platted and demonstrate compliance with current zoning codes. Frontage needs on the other lots were discussed.

Mr. Spadafora said he believed the address should be 159 North 300 West, but he will check surrounding properties before assigning a final address.

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

**Fire:** Chief Bott said he had no concerns with the subdivision.

**Planning:** Greg Flint said the lot closes to .0064. The following plat revisions are needed: front and rear setbacks are reversed; the public utilities easement should be 5 feet, not 10 feet; a distance call out in the boundary description is missing; and signature blocks for Questar Gas and Rocky Mountain Power are missing. The developer will be asked to ensure there is sufficient room for future right-of-way improvements.

Curb, gutter and sidewalk are required by City ordinance. As the improvements would not connect with any other curb, gutter and sidewalk at this time, it was suggested a waiver of protest be signed and recorded with the lot. This waiver of protest would cover any future Special Improvement District that may be formed and would run with the land.

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### Shepherd Subdivision, continued:

**Public Works:** Jason Callaway said the sewer line was in the middle of the road and the PI on the east. The developer will have to run lines across the road to hook up to all the utilities. He said he had no concerns with the subdivision as long as the utilities are hooked up correctly.

**Zoning:** Dennis Marker said he believed the existing sheds would be torn down. Chief Bott said there could be a fire issue with one shed, and it would need to come down. Mr. Marker said he spoke to Norman Beagley of JUB Engineers, and they are still in the process of completing their review of this subdivision.

There is a question on how much right-of-way will need to be dedicated on 300 West. The house may need to be set slightly further back. Mr. Flint has sent JUB the Auto Cad files on the subdivision, and the right-of-way may prove to be sufficient for a local road. Mr. Marker said once the developer has addressed the issues and concerns raised by the DRC, the subdivision will be scheduled for a public hearing at a Planning Commission meeting. The Planning Commission has the authority to grant final approval.


Shayne Bott made a motion to approve and forward the Shepherd Subdivision, pending Engineer's comments and contingent on the resolution of issues raised by the engineers and during this meeting. Randy Spadafora seconded the motion. The vote to approve and forward the Shepherd Subdivision was unanimous.

### Minutes

Randy Spadafora made a motion to approve the minutes of February 22, 2012, as written. Jared Shepherd seconded the motion. The vote to approve the minutes of February 22, 2012 as written was unanimous.

### Adjournment

Shayne Bott made a motion to adjourn the meeting. The meeting adjourned at 3:23 p.m.

  
Dennis Marker, Committee Member  
Linda Midgley, Deputy Recorder



## MEMORANDUM

April 2, 2012

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To:	Santaquin City DRC	
From:	Greg Flint, City Planner	
RE:	<b>Shepherd Subdivision Single Lot Subdivision</b>	<b>S#12-01-01 Zone: R-10</b>
	<b>159 North 300 West</b>	<b>Lots: 1, Acres: .50</b>

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### Preliminary Plat Review:

1. Combine cover sheet and utilities plan sheet into one sheet with all applicable requirements
2. No additional preliminary plat needed

### Subdivision Plat

3. Front setback for the R-10 zone is 30' (shown as 25' setback on plat) (10-7B-5)
4. Rear setback for the R-10 zone is 25' (shown as 30' setback on plat) (10-7B-5)
5. 5' PUE on side and rear property lines (11-6-13 Easements)
6. Existing structures will be in the shown 10' North PUE (10-7B-5-B1) allowed to remain (10-9)
7. Missing distance call out in boundary description (after 89~09'59" (Line 9))
8. Questar Gas and Rocky Mountain Power signature blocks
9. Ensure that there is sufficient room for future right of way improvements
10. Waiver of protest for future curb, gutter and sidewalk improvements

Greg Flint  
City Planner