



DRC Meeting Minutes
Tuesday, April 13, 2021

DRC Members in Attendance: City Engineer Jon Lundell, Assistant City Manager Norm Beagley, Police Chief Rod Hurst, Building Official Randy Spadafora, Public Works Director Jason Callaway, Community Development Director Jason Bond, Fire Marshall Taylor Sutherland (Attending Via Zoom).

Others in Attendance: Staff Planner Ryan Harris, and Code Enforcement Officer Russ Woodland.

Ben Tuckett and Curtis Leavitt DR Horton representing the Summit Ridge Towns Plat D (Attending Via Zoom).

Shawn Herring representing the Hills at Summit Ridge Phase E (Attending Via Zoom).

Curtis Leavitt DR Horton representing Foothill Village Plats M, N, Q, S and T (Attending Via Zoom).

Mr. Lundell called the meeting to order at 10:03 a.m.

Summit Ridge Towns Plat D Final Subdivision Review

A final review of a 97-unit townhome development located at approximately Harvest View Drive and Patchwork Drive.

Building Official: Mr. Spadafora explained that he has set all the addressing for this phase. The addresses will be included with the redline comments.

Planning and Zoning: Mr. Bond noted that there are a few landscaping details missing.

Engineering: Mr. Lundell explained that City Code 10-16-06 specifies that fencing is required along the property of multifamily projects. He asked that the developer discuss fencing along the North property line. He indicated that an updated letter will be needed from HG Utah, stating that the HOA and majority property owner approve of the project and that the CC&R's are taken care of. Mr. Leavitt asked if the fence needs to be 6 feet? Mr. Lundell clarified that a 6-foot masonry wall is required.

Mr. Lundell described that plans show a shared storm drain between private and public property. He clarified that those two storm waters must be separated. Mr. Beagley suggested that it would be best to carry waterline straight North. Mr. Lundell indicated that there is a well located in Hidden Springs Drive that City Staff is in the process of determining whether it will be fully capped or abandoned. He informed the developer that it is anticipated that the well will be used to help subsidize the P.I. system.

Mr. Lundell asked that the plat notes be updated to state that the Rip Rap wasn't installed with Plat A. He pointed out a missing streetlight at the intersection of Brookside Drive and Ute Drive. Mr. Lundell directed that they would like to maintain at least 4 feet of cover over the sewer pipes. Mr. Tuckett stated that the sewer line is existing. Mr. Beagley suggested that they could

provide more cover while obtaining the proper channel of the road? He explained that they are not asking the developer to remove the existing sewer line.

Mr. Lundell directed that construction valves will be needed at the end of the pressure and irrigation lines. He pointed out a high point in the waterline that needs to be flattened or a blowoff needs to be installed. Mr. Lundell noted issues with the vertical clearances between the sewer line and the culinary water line in intersections of Hidden Springs Dr. and Ute Drive and Pumpkin Drive. He stated that the State Clearances of 18 inches of vertical separation between the waterline and sewer line are not being met. Mr. Lundell added that a cleanout is needed on the other side of the R tanks.

No comments from Administration, Public Works, Fire or Police.

Motion: Mr. Beagley motioned to table the Summit Ridge Towns Plat D until the Engineering redlines are addressed. Mr. Bond seconded. The vote was unanimous in the affirmative.

The Hills at Summit Ridge Plat E Final Subdivision Review

A final review of a 38-lot subdivision located at approximately Marigold Way and Onyx Drive.

Engineering: Mr. Lundell asked if there is enough buildable area for lots 238, 237, and 236 in the cul-de-sac. He noted that the grading is a 3 to 1 slope. Mr. Beagley recommended that the grading plan be adjusted for those lots in the cul-de-sac. Mr. Herring indicated that he would provide adjusted grading.

Mr. Lundell asked that the developer provide a note on open space indicating that it is dedicated to Santaquin City. He directed the developer to coordinate with USPS on mailbox units. Mr. Lundell discussed the need for delineation between the private property and open space. He suggested a split rail fence could be installed but noted that a specific type of fencing isn't required per code. Mr. Bond expressed his concern that if there is no delineation between residential lots and open space landscaping, etc. may encroach on public property. Mr. Herring indicated that he would discuss this with developers. Mr. Bond also outlined the proposed trail along the powerline corridor.

Fire: Mr. Lundell asked if this is a wildland interface area? Mr. Sutherland answered that it is not. He indicated that this was discussed earlier on, and it was determined that the trail systems are large enough to access with a brush truck if needed.

Mr. Lundell stated that the storm drain report is needed for the temporary retention basin. He noted that the proposed amenities need both HOA and City approval.

No Comments from Building Official, Public Works, Police, Planning and Zoning or Administration.

Motion: Mr. Beagley motioned to table The Hills at Summit Ridge Plat E Final Subdivision review until lots 238, 237 and 236 are shown as buildable. Mr. Callaway seconded. The vote was unanimous in the affirmative.

Foothill Village Plat M Final Subdivision Review

A final review of an 11-lot subdivision located at approximately Westwood Way and Sagehill Drive.

Building Official: Mr. Spadafora reported that he has provided redlines to the addressing for all of the final Foothill plats and they will be provided with the redlines.

Engineering: Mr. Lundell indicated that a lot of the Foothill phases need to be constructed concurrently. Specifically plats M and N need to be constructed concurrently; under the assumption that plats J and P are constructed prior to these plats being developed. Mr. Lundell explained that a temporary turnaround or easement will be required for plat M to provide an appropriate turnaround area for fire engines. He added that the dead-end needs to meet current distance code.

No comments from Public Works, Police, Fire, Administration or Planning and Zoning.

Motion: Mr. Bond motioned to approve Foothill Village Plat M Final Subdivision Review with the condition that the phasing be addressed and developed concurrently so that code requirements are satisfied. Mr. Spadafora seconded. The vote was unanimously in the affirmative.

Foothill Village Phase N Final Subdivision Review

A final review of a 14-lot subdivision located at approximately Westwood Way and Sagebrush Drive.

No comments from Building Official, Public Works, Police, Fire, Planning and Zoning, and Administration.

Engineering: Mr. Lundell noted that the Engineering redlines are the same for Foothill Village Plat N, as they were for Plat M.

Motion: Mr. Beagley motioned to approve Foothill Village Phase N Final Subdivision with the condition that redline comments are addressed and meet code. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

Foothill Village Plat Q Final Subdivision Review

A final review of an 18-lot subdivision located at approximately Red Cliff Drive and Bluff Street.

Engineering: Mr. Lundell asked that the closures and distances and bearings on the South side of Bluff Street, and lot 388 be verified. He clarified that since the dead end does not extend more than 150 feet no turnaround is required. Mr. Sutherland verified that is correct.

No comments from Building Official, Public Works Police, Fire, Planning and Zoning, and Administration.

Motion: Mr. Bond motioned to approve Foothill Village Plat Q Final Subdivision with the condition that phasing be addressed as discussed in order to meet code requirements. Mr. Callaway seconded. The vote was unanimous in the affirmative.

Foothill Village Plat S Final Subdivision Review

A final review of a 20-lot subdivision located at approximately Bluff Street and Salisbury Court.

Building Official: Mr. Spadafora noted that he addressed lots 577 and 576 off of the cul-de-sac. And noted that it can't be addressed off of two streets.

Police: Chief Hurst asked what the access point of those lots are? Mr. Lundell explained that lots 577 and 576 need to have the frontage access designated on the plat. He explained that code requires a single access for the lots. Mr. Lundell noted that it is anticipated that the lots will be accessed off the cul-de-sac.

Administration: Mr. Beagley asked if parcel S to be dedicated to the City is below the channel? Mr. Herring confirmed that this is correct. Mr. Beagley also asked if the lot line is at the toe of slope along the embankment? Mr. Herring answered that toe of slope runs along the back of the lots at the property line. Mr. Beagley explained that if/as residents encroach on the embankment with landscaping, etc. this can become a safety issue. Mr. Beagley clarified that there is no code requirement but encouraged DR Horton to look into a mechanism to delineate the back lot lines. Mr. Bond suggested that the City could also post signs indicating that it is a water channel, no dumping, etc. Mr. Leavitt explained that they would be happy to provide a disclosure to homeowners regarding the channel but explained that he would need to discuss a fence with management. Mr. Beagley noted that the Utah Division of Dam Safety has purview over the embankment.

Motion: Mr. Beagley motioned to approve Foothill Village Plat S Final Subdivision with the conditions that the redlines be addressed and further discussion be held regarding delineation between the lots to the South and the embankment. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

Foothill Village Plat T Final Subdivision Review

A final review of a 16-lot subdivision located at approximately Bluff Street and Saddlebrook Drive.

Police: Chief Hurst asked what street lots 581 and 582 will be addressed off of? Mr. Spadafora explained that they have the option of being addressed off either street depending on what way the driveway will face. Chief Hurst expressed concern with having driveways too close to the intersections. And noted that the less people backing out onto the street near an intersection the better from a safety perspective. Mr. Beagley pointed out that this could be an issue for lots 585 and 579 as well.

Planning and Zoning: Mr. Bond pointed out that the trail along Foothill Village Boulevard crosses in between lot 588 and Phase D. He explained that the City will need to coordinate with DR Horton regarding the slope of the trail. Mr. Beagley clarified that there is a 20-25-foot elevation change from the road to the embankment. He asked that more details be provided. Mr. Beagley noted that it is not anticipated that the trail needs to be ADA compliant. Chief Hurst asked if a traffic control device is needed if there is pedestrian traffic accessing the trail off Foothill Village Boulevard. Mr. Callaway suggested that signage could be added. Mr. Beagley recommended that it may be easier to patrol vehicles rather than pedestrians and brought up a potential 3 way stop. Mr. Herring noted that a stop sign located in the middle of lot 588 may cause problems. Mr. Beagley suggested that it be moved farther to side setback of potential driveway. Mr. Leavitt stated that it will be investigated. Mr. Beagley directed that a plat note be added stating that the driveway for lot 588 needs to be located out of the intersection.

Engineering: Mr. Lundell asked that the developer provide the trail exhibit cross section along Foothill Village. He pointed out a potential conflict between the storm line, sewer, etc. in the intersection of Bluff Street and Saddlebrook Dr. Mr. Lundell asked for verification that the curb inlet doesn't impact the ADA ramp. Mr. Beagley noted that they could provide a drop inlet instead. Mr. Lundell suggested that the ADA ramp be adjusted further north to be more in line with ADA ramps for the trail.

No comments from Building Official, Public Works, Fire, and Administration.

Motion: Mr. Bond motioned to approve Foothill Village Plat T Final Subdivision with the following conditions: That City Staff coordinate with DR Horton regarding the delineation of the parcel along the back side of lots 593-588. That the stop signs be installed by the developer on two sides of the intersection of Bluff Street and Foothill Village Boulevard; with the City installing an additional stop sign on the East side of lot 588. That the trail slope concerns be addressed. That lots 579, 581, 582 and 585 have driveways on the side streets, not facing Bluff Street. And that a plat note be added for lot 588 that the driveway be located as far South West as possible. Mr. Spadafora seconded. The motion passed unanimously in the affirmative.

MEETING MINUTES APPROVAL

March 9, 2021

Motion: Mr. Beagley motioned to approve the minutes from March 9, 2021. Chief Hurst seconded. The vote passed unanimously.

AJOURNMENT

Mr. Beagley motioned to adjourn at 11:21 a.m.

Jon Lundell, City Engineer

Kira Petersen, Deputy Recorder