



**DRC Members in Attendance:** Engineer Jon Lundell, Public Works Director Jason Callaway, Fire Chief Ryan Lind, Community Development Director Jason Bond, City Manager Ben Reeves.

**Others in Attendance:** Assistant City Manager Norm Beagley, and Staff Planner Ryan Harris. Bronson Tatton and Tony Trane representing the Santaquin Estates Preliminary Review.

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

## **NEW BUSINESS**

### **Santaquin Estates Preliminary Review**

*A preliminary review of a proposed 77-lot residential subdivision located at approximately Main Street and 900 E.*

Mr. Lundell noted that this item was tabled at a previous DRC meeting.

**Public Works:** Mr. Callaway stated that he likes the connection of Main Street.

**Fire:** Chief Lind indicated that he appreciates the area they have bumped out the road into the green space to allow parking on Main Street.

**Planning and Zoning:** Mr. Bond pointed out that in this iteration of the development, there is an addition of a pocket park in the Northeast corner of the development. He explained that this 'pocket park' will be contiguous to city owned property which is being used for retention. This would allow it to be a larger improved park. Mr. Bond clarified that there are no off-site open space or improvements in this proposal because it meets the 15% open space requirement. He explained that the City is considering improving more of the trail corridor along 900 E. to the south of the development through a negotiation as part of the development agreement. The developer would fully improve the trail corridor to the corner (270 South), and the city would reimburse the developer through park impact fees. He also noted that a connection is shown to the existing asphalt trail along Main Street. This will be perpetuated by the developer to the corner of Main Street and 940 E.

Mr. Bond stated that the preliminary plans and the development agreement will be moving concurrently through the review process. He noted that the plans don't call out the recreational amenities, but these details are included in the development agreement. The developer will provide money in lieu of improvements for the retention basin area so the retention basin can be built prior to the amenities. Mr. Bond suggested that signage be installed along the parking area on Main Street.

**Engineering:** Mr. Lundell indicated that the storm drain report comments will need to be addressed. He explained that after the City's water model engineering company looked at the best way to serve the development with water, it was determined that the whole development can be serviced off the lower pressure zone. This means only one PRV will need to be installed within the proposed subdivision at the east end of Main Street. Mr. Lundell clarified that a P.I. main line will not be needed within Main Street. He explained that cross gutters are no longer allowed in the streets. Because of this, the proposed cross gutter along 980 E. and 150 S. intersection would need to be removed and the storm drain will need to extend to the south side of the intersection. Mr. Lundell added that a note will be required on the plat indicating that the open space is dedicated to Santaquin City.

**Administration:** Mr. Reeves thanked the developer for their patience and noted that the developer has worked to address Staff, UDOT's and the Public's comments and concerns. He explained that the retention basin is needed to protect the homes of the entire community. The traffic in the area will be improved from the connection of Main Street to Oak Summit and the 900 E. connection to the north. Mr. Reeves noted that this development has also added 5 acres of commercial space to the community.

**Motion:** Mr. Reeves motioned to recommend approval to the Planning Commission for the Santaquin Estates Preliminary Plan with the following conditions: That the development agreement accompany this proposal, that the open space and amenities be defined, and that the engineering redlines be addressed. Mr. Bond seconded. The motion passed unanimously in the affirmative.

#### **AJOURNMENT**

Mr. Reeves motioned to adjourn at 10:24 a.m.

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Jon Lundell, City Engineer

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Kira Petersen, Deputy Recorder

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