



DRC Meeting Minutes
Tuesday, November 2, 2021

DRC Members in Attendance: Engineer Jon Lundell, Building Official Randy Spadafora, Public Works Director Jason Callaway, Police Chief Rod Hurst, Fire Chief Ryan Lind, City Manager Ben Reeves (Attending via Zoom) and Assistant City Manager Norm Beagley.

Others in Attendance: Staff Planner Ryan Harris. Tony Trane and Bronson Tatton representing Santaquin Estates. Shaun Young, and Luke Howarth representing the Ridley's Commercial Subdivision.

Mr. Lundell called the meeting to order at 10:12 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 explained that this is a proposed 77 lot subdivision, it is a proposed Planned Unit Development (PUD). He stated the DRC is looking at the subdivision review portion of the proposal.

Building Official: Mr. Spadafora stated that addressing will be taken care of at a later stage. Mr. Lundell clarified that it is the City's understanding that this development would be completed in one phase.

Public Works: Mr. Lundell indicated that this subdivision is on the border of a pressure zone for the pressurized irrigation and culinary systems. A Pressure Reducing Valve (PRV) is shown on the Northeast side of the development plans. He explained that staff has contacted their modeling Engineering Firm to ensure that the PRV's will be placed in the correct areas for the pressure zones. Mr. Callaway noted that data is being gathered on 900 E. and 150 S. with a pressure logger.

Fire: Chief Lind pointed out a fire hydrant shown on 940 E., he asked if it could be moved to lot 50 or 51 so a fire truck can connect either direction of the intersection if needed.

Police: Chief Hurst asked about the proposed plans for the green space along Main Street. He expressed that he is concerned about the flow of traffic down Main Street. He suggested that on street parking should not be allowed on at least one side of Main Street to avoid bottle necking traffic. Chief Hurst asked how steep the grading will be on 900 E. and the Frontage Road? Mr. Trane answered that he is unsure of the amount, but there will be a slope on those streets. Chief Hurst recommended to red curb from 900 E. down to the Frontage Road to avoid street parking.

Mr. Beagley explained that Staff has discussed the potential of parallel parking on the North side of Main Street that could act as a trail head. This would take the place of the park strip and sidewalk and the improvements could be moved into the retention basin. Mr. Beagley stated

that this isn't a requirement but could be a benefit for the project if the PUD is approved. Mr. Trane indicated that they have flexibility in that area.

Engineering/Planning and Zoning: Mr. Lundell indicated that there is a considerable amount of Engineering and Planning and Zoning redlines that will be provided to the developer. Mr. Lundell recommended that this proposal be tabled so these items can be addressed.

No comments from Administration.

Motion: Mr. Reeves motioned to table the Santaquin Estates Preliminary Review until the Engineering and Planning and Zoning redlines are addressed. Mr. Callaway seconded. The motion passed unanimously in the affirmative.

Ridley's 3-lot Commercial Subdivision Preliminary/Final Review

A preliminary/final review of a 3-lot commercial subdivision located at approximately Main Street and 500 E.

Mr. Lundell explained that this subdivision qualifies for the streamlined process because it is 3 lots or less; in which the preliminary and final review are combined. The Planning Commission would be the final approving body.

Building Official: Mr. Spadafora stated that the proposed addressing is sufficient.

Public Works: Mr. Callaway noted the water line coming off Main Street into Lot 7. He indicated that he would rather have it located further into the street, or a Public Utility Easement (PUE) would be needed. Mr. Young stated that the water connection in lot 7 is existing. Mr. Callaway recommended that a valve be added going North in the intersection of lots 8 and 9.

Mr. Beagley explained that there is an existing easement for the irrigation pipe which runs through this development. Mr. Lundell added that the existing pipe is very shallow. Mr. Beagley indicated that the owner said that they would be willing to give that easement up, if the pipeline would be moved either along lot lines, or somewhere where it could still service the distribution box by the freeway from the well. Mr. Young asked where it services to? Mr. Beagley clarified that it pumps from the well, into a distribution box near the freeway interchange, and then flows in a pipe along the freeway right of way northeasterly. Mr. Young indicated that they would coordinate with the irrigation company.

Mr. Lundell noted that there are abandoned pipes along the east side of the well property.

Engineering: Mr. Lundell indicated that there are repeated redlines regarding the easements for the proposed waterline along 500 East. Because those easements would be outside the platted area, a separate written legal description needs to be provided. Mr. Lundell also pointed out a missing sewer easement.

Mr. Lundell recommended that a fire hydrant be placed to the East midway along 500 E. for future use. He suggested that this proposal be tabled until the redlines are addressed.

No comments from Fire or Police.

Motion: Mr. Reeves motioned to table the Ridley's 3-lot commercial subdivision preliminary/final review until the redlines are addressed. Chief Lind seconded. The motion passed unanimously in the affirmative.

AJOURNMENT

Chief Lind motioned to adjourn at 10:49 a.m.

Jon Lundell, City Engineer

Kira Petersen, Deputy Recorder