



DRC Meeting Minutes

Tuesday, March 9, 2021

DRC Members in Attendance: City Engineer Jon Lundell, City Manager Ben Reeves, Community Development Director Jason Bond, Public Works Director Jason Callaway, Fire Inspector Taylor Sutherland (Attending Via Zoom).

Others in Attendance: Assistant City Manager Norm Beagley (Attending Via Zoom), Staff Planner Ryan Harris (Attending Via Zoom), Apex Engineering Staff, John Money representing 341 Townhomes Subdivision (Attending Via Zoom with Apex Engineering staff). Kevin Olson, John Smiley, and Scott Peterson representing the Falcon Ridge Subdivision (Attending Via Zoom).

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

341 Townhomes Final Subdivision Review

A final review of a 3-unit townhome development located at approximately 341 E. 100 S.

Administration: Mr. Reeves asked if the curbing shown on the plans is going to be installed, or if a deferral agreement will be requested? Mr. Money answered that they are waiting for DRC approval before requesting a deferral agreement. Mr. Reeves indicated that the next City Council Meeting will be held next Tuesday, March 16, 2021 if they would like the deferral agreement considered by the City Council at that time.

Planning and Zoning: Mr. Bond clarified there is previous ARC approval for this project, which will stand, unless significant changes have been made. He suggested that the developer ensure that any deferral agreement has been considered by the City Council prior to the Planning Commission's review as they will be the final approving body.

Engineering: Mr. Lundell stated that his concerns regarding the location of the property line and the right of way have been addressed and he has no additional concerns.

No Comments from Fire, Public Works, Police, or Building Official.

Motion: Mr. Bond motioned to recommend final approval for the 341 townhomes with the condition that redlines be addressed, and a deferral agreement be considered by the City Council prior to review by the Planning Commission. Mr. Reeves seconded.

Roll Call:

Mr. Sutherland	Aye
Mr. Bond	Aye
Mr. Callaway	Aye

Mr. Reeves Aye
Mr. Lundell Aye

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The motion passed unanimously 5 to 0.

Falcon Ridge Preliminary Subdivision Review

A preliminary review of a 19-lot subdivision located at approximately 495 S. 300 E.

Public Works: Mr. Callaway indicated that the private irrigation line needs to be discussed. Mr. Lundell asked the developer if they will be running the irrigation line within the future city ROW and through the intersection as discussed at the last meeting? Mr. Peterson explained that the intersection at 300 E. is too low for the irrigation line to be installed there. Mr. Lundell stated that he is concerned with three separate private irrigation boxes being located on private property on proposed lots 11 and 12. He clarified that maintenance would be difficult for the ditch owner and irrigation company. Mr. Lundell suggested that the developer revert to the previous alignment of the irrigation line. Mr. Olson confirmed that there is still enough buildable area on lots 11 and 12. Mr. Lundell added that any improvements made to the irrigation ditch will require written verification from the irrigation company or the ditch owner.

Administration: Mr. Reeves explained that Santaquin City owns a sliver of land below lot 11. He noted that the land the City owns doesn't extend the length of the proposed lot 11. He explained that the City would like to abandon the property. Mr. Reeves outlined State code which would indicate that the property would be split in half to the property owners on either side. He noted that it would create a jagged property line for the property to the South. Mr. Reeves asked the developer if they would work out a solution with the property owner to the South regarding this property. Mr. Olson indicated that he would contact the property owner to the South and reach an agreement.

Engineering: Mr. Lundell stated that lot 10 is 3 ½ feet short of the required frontage. He noted that the addressing comments will be provided at the final review. He noted existing deficiencies in the infiltration gallery and explained that further discussion regarding the sizing will be required as this project moves forward to final review. He added that the sizing would be significant, and staff is working to finalize the City's estimate for the volumes. Mr. Beagley stated that the City would participate in the cost of the upsizing, since there is an existing deficiency in the system.

Mr. Lundell explained that the grading near lot 1 needs to ensure protection of the sidewalk, curb, and gutter, etc. He pointed out that the utility lines within the roadway don't follow the standard drawings. He inquired on the reasoning of the proposed alignment of the utility lines. Mr. Peterson explained that the culinary line meets State standards, and the P.I. and Sewer lines were placed by making their best judgement call. Mr. Lundell suggested that the P.I. be ran on the west side of the sewer. He recognized that this would require the crossing of the culinary line under the P.I. Mr. Lundell expressed concern regarding fill for future homes on lots 9 and 10 he recognized that the geo tech report that should address these concerns. Mr.

Beagley asked if there will be a retaining wall for the lots that back the ravine. He asked that the developer identify how they will address this concern.

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Administration: Mr. Reeves suggested a different abandonment process for the parcel the City owns, where the City could trade value for value. If the City will be contributing for the storm drain improvements, some of that cost could be traded for the City's portion of storm drain contribution. He added that this trade would be pending legal review. Mr. Reeves clarified that if this trade were to happen it would negate any need to negotiate with neighbors, etc. Mr. Olson indicated that he prefers this proposal.

Mr. Lundell clarified that the grading issues would have to be addressed prior to the Planning Commission's Review.

No comments from Fire, Police or Building Official.

Motion: Mr. Bond motioned to recommend approval of the Falcon Ridge Preliminary Subdivision plan, with the following conditions: That the engineering comments be addressed prior to the project moving forward to the Planning Commission Meeting. That lot 10 be addressed so it is a conforming lot, and that all other redlines be addressed. Mr. Callaway seconded.

Roll Call:

Mr. Sutherland	Aye
Mr. Bond	Aye
Mr. Callaway	Aye
Mr. Reeves	Aye
Mr. Lundell	Aye

The motion passed unanimously 5 to 0.

MEETING MINUTES APPROVAL

February 23, 2021

Motion: Mr. Reeves motioned to table the minutes from February 23, 2021. Mr. Callaway seconded. The motion passed unanimously in the affirmative.

AJOURNMENT

Mr. Reeves motioned to adjourn at 10:41 a.m.

Jon Lundell, City Engineer

Kira Petersen, Deputy Recorder

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