



DRC Members in Attendance: Engineer Jon Lundell, Community Development Director Jason Bond, City Manager Ben Reeves, Police Officer Russ Woodland, Building Official Randy Spadafora.

Others in Attendance: Police Chief Hurst, Tony Trane with Trane Engineering and Bronson Tatton with Flagship Homes.

Mr. Lundell called the meeting to order at 10:02 a.m.

Santaquin Estates Final Review

A final review for a proposed 78-lot subdivision (77 residential, 1 commercial) located at approximately Main Street and 900 E.

Randy Spadafora asked if the frontage road alignment will be extended to the west. Mr. Spadafora confirmed that he went through the addressing and made it available on the sheet.

Police Chief Hurst inquired about what traffic controls will be put in at Main Street. It is anticipated that the intersection in question will be a four way stop. Chief Hurst pointed out that a stop sign will need to be installed eastbound at 150 S 900 E. North and south traffic at the 150 S 900 E intersection will be free flow. Chief Hurst had concerns about parking issues near lots 74 thru 77, the curb will need to be painted red behind those lots on 900 E.

Engineering: Mr. Lundell stated that detail sheets need to be added to the plan set and need to match the standards and specs so that questions can be referred to in those detail sheets. Applicant needs to coordinate with the Post Office on the location of mailboxes. Red line comments on landscaping plans will be addressed regarding fencing. A P.I. connection in the open space may be needed in the future. The Fire Department pointed out that the fire hydrant on lot 29 will need to be relocated to the intersection at Main Street. The asphalt trail that runs along Main Street needs to be labeled. Mr. Lundell stated there are concerns with the private driveway behind lots 74 thru 77 from a maintenance standpoint and made suggestions for the relocation of utilities. Ownership of the area behind lots 74 thru 77 needs to be specified as there is concern of co-ownership. The current storm drain system on main street isn't anticipated to handle the additional lots. Concerns with the Storm Drain Report will be addressed offline with the applicants.

Director Bond addressed what information will be required on the plat regarding the commercial and residential lots. Director Bond pointed out the landscaping notes for the applicant.

Manager Reeves addressed concerns of co-ownership of land behind certain lots and asked that the applicants make sure it's clear on the note that responsibilities such as snow removal and utilities are addressed with potential homeowners.

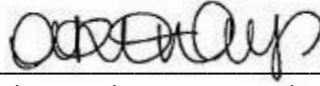
All redline notes will be given to the applicants.

Motion: Director Bond moved to table the site plan with the conditions that all redlines be addressed. Randy Spadafora seconded the motion. The motion passed unanimously in the affirmative.

ADJOURNMENT

The Meeting was adjourned at 10:43 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder
(Prepared on March 24th, 2022)