



DRC Members in Attendance: Engineer Jon Lundell, Public Works Director Jason Callaway, Derek Spencer on behalf of the Fire Department, Community Development Director Jason Bond, City Manager Norm Beagley, Police Officer Russ Woodland.

Others in Attendance: Planner Ryan Harris, Assistant Camille Moffat, Assistant Kathy Swenson, Recorder Amalie Ottley, Steve Larsen and Ken Burg on behalf of Grey Cliffs Subdivision, and Shawn Herring on behalf of Vistas West.

Engineer Jon Lundell called the meeting to order at 10:00 a.m.

Grey Cliffs Subdivision Preliminary Review

A preliminary review of a proposed 215-lot residential subdivision with approximately 26.28 acres of commercial space; located east of State Road 198 and approximately 600 N.

The Fire Department had no concerns.

Public Works Director Jason Callaway discussed the Connectors Agreement and inquired about a possible mechanism to pay for the long-term O&M over the lift station.

Commented [AO1]: Is O&M right? ONM?

The DRC discussed an identified earthquake fault line that runs through the proposed subdivision. In order to protect the water and sewer lines in an earthquake event, HDPE and ductal iron pipes will be installed. Steve Larsen brought up the possible troubles with matching grades (slopes) to the HDPE. City Manager Beagley spoke about making sure that shrinkage and expansion due to temperature fluctuation is taken into consideration when the HDPE pipes are installed.

Commented [NB2R1]: Correct. O&M stands for operation and maintenance.

Commented [AO3]: Is HDPE right? (Too many acronyms!)

Police Officer Woodland reviewed turn-in driveways, specifically lots 10-11 and 205-206, and his concern for possible blind spots when residents are backing out of their properties. City Manager Beagley stated that by addressing those lots where the homes will front the proper road, and not double addressing/fronting those lots, the police department's concerns should be able to be addressed. The applicants can address the police department's concerns by marking driveway placements and specifications on the plats.

Director Bond commended the applicants on the open spaces and parks that run along the fault line that include specific parking spaces and wider sidewalks for residents. Parcel Area A will remain a natural space that will include trails for the public to enjoy in the area. Director Bond appreciated the efforts the applicant has made to include amenities for residents in the neighborhood.

Engineering: Jon Lundell pointed out that Parcel E is labeled as open space and asked for more information on what is happening with that parcel as it is outside of the current Development Agreement. Jon Lundell addressed the conservation easements that look like separate lots. For clarification purposes, Engineer Lundell asked the developer to change the solid line to a hatched/dashed line to show that they are a combined lot. Manager Beagley and Director Bond also stated that those conservation easement areas are unbuildable and should be indicated/labeled as such

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for potential buyers on plat legends. Director Bond also discussed Parcel E and the potential for future owners to make it a xeriscape feature of the development. On other sheets, Engineer Lundell pointed out discrepancies in overall legal descriptions and boundaries. The DRC discussed changes that need to be made to lines on the plat to make sure that conservation easements aren't showing any frontage to roads, specifically on lot 229. Any infiltration galleries, utilities, or sewer lines must be included in an easement written specifically to Santaquin City. Pump stations must be sized appropriately to accommodate future growth within the area. Examples must be shown for proposed fencing around the parks and public areas.

City Manager Beagley stated that the plans are consistent with the mass-grading that is underway as well as the Development Agreement and the proposed number of lots. Easements in favor of Santaquin City for stormwater draws/ravines must be shown on the plats as well as the lower storm drain itself. Manager Beagley recommended to start the process for the lift and booster pump station reimbursement and connectors agreements, if desired by the developer.

Motion: Director Bond made a motion for the Grey Cliffs Subdivision to move forward with a positive recommendation to the Planning Commission with the condition that all redlines be addressed before being put on the Planning Commission agenda. Motion seconded by Jason Callaway.

Police Officer Russ Woodland	Yes
Public Works Director Jason Callaway	Yes
Fire Dept Representative Derek Spencer	Yes
Assistant City Manager Norm Beagley	Yes
Community Development Director Jason Bond	Yes

Motion passed unanimously in favor.

Vistas West at Summit Ridge Phase 1 Final Review

A final review of a proposed 42-lot subdivision located at approximately West View Drive and Crest Dale Lane.

The Fire Department had no concerns.

The Public Works Department had no concerns.

The Police Department had no concerns.

Manager Beagley inquired about offsite sewer lines for phases 1 and 2. The developer engineer indicated that there are notes on the plan sets that address the order of completion for the phases and required sewer lines.

Engineering: Engineer Lundell pointed out that mailbox locations in the neighborhood must be approved by the Post Office. Per city code, the proposed 15-foot trail corridor cross-section must be expanded to 20 feet. Profiles of trail grading need to be provided on the plans. Engineer Lundell asked for clarification for what is shown on the plans for the construction on the corner of Sage Berry Drive. Should a monument sign be placed in that area, city laterals to the north of the sign should not be

impacted. Engineer Lundell inquired about grading to the storm drain that comes off the curb inlet on Vista Ridge Drive and asked how it will tie-in to surrounding lots. Those specifications must be added to the plans. Manager Beagley pointed out that a note must be added to build the embankment and grading first and install those pipes afterward, per city standards.

Motion: City Manager Beagley made a motion to approve Final Plat 1 with the conditions that redlines and items discussed in the meeting be addressed. Officer Woodland seconded the motion.

Police Officer Russ Woodland	Yes
Public Works Director Jason Callaway	Yes
Fire Dept Representative Derek Spencer	Yes
Assistant City Manager Norm Beagley	Yes
Community Development Director Jason Bond	Yes

Motion passed unanimously in favor.

Vistas West at Summit Ridge Phase 2 Final Review

A final review of a proposed 8-lot subdivision located at approximately West View Drive and Crest Dale Lane.

The Fire Department had no concerns.

Public Works Director Jason Callaway inquired about access and phase numerations.

The Police Department had no concerns.

Engineering had no concerns other than previously stated mailbox locations.

Motion: City Manager Beagley made a motion to approve Final Plat 2 with the conditions that redlines and items discussed in the meeting be addressed. Public Works Director Callaway seconded the motion.

Police Officer Russ Woodland	Yes
Public Works Director Jason Callaway	Yes
Fire Dept Representative Derek Spencer	Yes
Assistant City Manager Norm Beagley	Yes
Community Development Director Jason Bond	Yes

Motion passed unanimously in favor.

Vistas West at Summit Ridge Phase 3 Final Review

A final review of a proposed 7-lot subdivision located at approximately West View Drive and Crest Dale Lane.

The Fire Department had no concerns.

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Public Works Director Jason Callaway addressed the irrigation plan for clocks, timers, and valves at the proposed park/retention basin. Director Callaway inquired about signage or naming of the park.

Officer Woodland confirmed the addition of parking spaces at the park area are a good thing for parking in the area.

Engineering: Jon Lundell stated that irrigation notes are not included on the specific plan sets for Phase 3 but must be added after meeting with Public Works. Playground equipment details must also be added to the plans and include approval from the HOA.

Motion: Public Works Director Callaway made a motion to approve Final Plat 3 with the conditions that redlines and items discussed in the meeting be addressed. Officer Woodland seconded the motion.

Police Officer Russ Woodland	Yes
Public Works Director Jason Callaway	Yes
Fire Dept Representative Derek Spencer	Yes
Assistant City Manager Norm Beagley	Yes
Community Development Director Jason Bond	Yes

Motion passed unanimously in favor.

Vistas West at Summit Ridge Phase 4 Final Review

A final review of a proposed 22-lot subdivision located at approximately West View Drive and Crest Dale Lane.

The Fire Department had no concerns.

The Public Works Department had no concerns.

The Police Department had no concerns.

Engineering had no concerns other than previously stated mailbox locations.

Motion: Officer Woodland made a motion to approve Final Plat 4 with the conditions that redlines and items discussed in the meeting be addressed. Manager Beagley seconded the motion.

Police Officer Russ Woodland	Yes
Public Works Director Jason Callaway	Yes
Fire Dept Representative Derek Spencer	Yes
Assistant City Manager Norm Beagley	Yes
Community Development Director Jason Bond	Yes

Motion passed unanimously in favor.

Vistas West at Summit Ridge Phase 5 Final Review

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A final review of a proposed 16-lot subdivision located at approximately West View Drive and Crest Dale Lane.

The Fire Department had no concerns.

The Public Works Department had no concerns.

The Police Department had no concerns.

Engineering had no concerns other than previously stated mailbox locations.

Motion: Derek Spencer made a motion to approve Final Plat 5 with the conditions that redlines and items discussed in the meeting be addressed. Director Bond seconded the motion.

Police Officer Russ Woodland	Yes
Public Works Director Jason Callaway	Yes
Fire Dept Representative Derek Spencer	Yes
Assistant City Manager Norm Beagley	Yes
Community Development Director Jason Bond	Yes

Motion passed unanimously in favor.

MEETING MINUTES APPROVAL
May 10, 2022

Motion: Public Works Director Jason Callaway motioned to approve the minutes from May 10, 2022. Motion seconded by Officer Woodland.


Police Officer Russ Woodland	Yes
Public Works Director Jason Callaway	Yes
Fire Dept Representative Derek Spencer	Yes
Assistant City Manager Norm Beagley	Yes
Community Development Director Jason Bond	Yes

Motion passed unanimously in favor.

ADJOURNMENT

The meeting was adjourned at 10:54 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder