



DRC Members in Attendance: City Engineer Jon Lundell, City Manager Norm Beagley, Assistant City Manager Jason Bond, Officer Kayson Shepherd, Chief Ryan Lind, Public Works Director Jason Callaway, Building Official Randy Spadafora

Others in Attendance: City Recorder Amalie Ottley and Senior Planner Ryan Harris.

Various members of the public attended the meeting.

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

1. Provstgaard Acres Plat B Preliminary/Final Plan Review

A Preliminary/Final Plan review of a 2-lot subdivision located at approximately 39 E. 900 S.

The applicants Bart Provstgaard, Chelsea Carter, and Dan Fechner from LEI Engineers attended the meeting.

The Building Department had no comments.

Public Works Director Callaway indicated that the sewer line was examined, and it was determined that there is not a sewer lateral on the new lot. As such, the Pressurized Irrigation (PI) and water lines will need to be connected at that location.

The Fire Department had no comments.

The Police Department had no comments.

Engineer Lundell pointed out the right-of-way width along 900 South on the plans currently show as 56-feet. He discussed that the roadway is anticipated to be 62-feet wide creating legal non-conforming setbacks on the existing home lot. To comply with City Code, the existing home would have to dedicate a minimum of 6-feet of right-of-way to meet the 62-foot-wide requirement. Assistant Manager Bond discussed the process of moving forward for right-of-way dedication to the City. Bart Provstgaard inquired about the curb, gutter, and sidewalk requirements for improvements on 900 South. He suggested a combination curb and gutter rather than the park strip to allow for more right-of-way and hopefully negate having to move the existing power poles and lines. Members of the DRC discussed extensively if the power poles would need to be moved and how the easiest way to facilitate right-of-way and road improvements. Engineer Lundell added that coordination with Rocky Mountain Power will need to take place to determine what their requirement will be for the existing power lines. As the plans presented show 56-foot rights-of-way, adjustments will have to be considered to achieve the appropriate right-of-way requirement of 62 feet. Manager Beagley inquired about what the plans are for storm drainage collection. Mr. Fechner indicated that the engineers would look at storm drainage for the lot more closely and submit it to the City. Ms. Carter inquired about how long the subdivision process will take. She expressed her frustration with the City as it has been difficult to get answers due to the City being short-staffed. She also inquired why the City Council chose not to approve a deferral agreement for the road improvements. Manager Beagley informed her that deferral agreements have generally been established for homes in the core area of town, of which this lot is not within that area.

Assistant Manager Bond made a motion to table the Provstgaard Acres Plan until such time that more information is available regarding the placement of the power poles in relation to the required subdivision improvements. Manager Beagley seconded the motion.

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| Police Officer Kayson Shepherd | Yes |
| Public Works Director Jason Callaway | Yes |
| Fire Chief Ryan Lind | Yes |
| City Manager Norm Beagley | Yes |
| Assistant City Manager Jason Bond | Yes |
| Building Official Randy Spadafora | Yes |
| City Engineer Jon Lundell | Yes |

The motion passed unanimously.

Members of the DRC discussed with the applicant the process moving forward and possible work towards obtaining a building permit.

2. Cortland Park Final Plan Review

A final review of a 102-unit multifamily subdivision located at approximately 200 N. and 400 E.

The applicant Jimmy DeGraffenreid and the Engineer for the site Gavin West attended the meeting.

Building Official Spadafora suggested that the individual units be addressed, for clarity, starting with 101 and level two units start with 201 and level three units start with 301. He pointed out that the individual buildings will have their own addresses. Fire Chief Lind added that addressing per floors helps emergency response tremendously so that they know where they're going.

Public Works Director Callaway indicated that the water lines on 500 East are tricky in that they are located directly under the gas line. He wanted to make sure the applicant was aware of the water and gas line locations.

Fire Chief Lind pointed out the Fire Department Connection (FDC) located on the southeast corner of the lot but the fire hydrant is located on the west of the property. He added the FDCs need to be located within 100 feet of a fire hydrant or a remote FDC needs to be installed.

The Police Department had no comments.

Assistant Manager Bond addressed the phasing portion of the plan, pointing out the Development Agreement which states when certain amenities are required to be built in the construction process. Assistant Manager Bond and the applicant discussed how to best move forward with the phasing so that residents' safety is taken into consideration. Members of the DRC and the applicant discussed the best way to phase the construction of the buildings in the development.

Engineer Lundell informed the applicant that the storm drainages that will be installed outside of Phase 1 will need to be dedicated separately and legal descriptions will need to be provided for each. Those legal descriptions will need to be recorded outside of the plat itself. He added that a Traffic Control Plan

will need to be provided and coordinated with the City so that impact on traffic can be minimized on 500 E. and 200 N. Manager Beagley pointed out that traffic existing Main Street at 500 East will also be affected by construction, and the Traffic Control plan will need to take that into account. Director Callaway added that the applicant will need to install a backflow preventer on the main fire line into the development. He pointed out that testing will need to be completed and provided to the City within 10 days after installation and every year thereafter.

Assistant Manager Bond made a motion to approve Phase 1A of the Cortland Park Subdivision with the conditions that all redlines be addressed, improvements in Phase 1A be constructed in compliance with Santaquin City Code, and that future phases or subphases are constructed in compliance with the Development Agreement. Manager Beagley seconded the motion.

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| Police Officer Kayson Shepherd | Yes |
| Public Works Director Jason Callaway | Yes |
| Fire Chief Ryan Lind | Yes |
| City Manager Norm Beagley | Yes |
| Assistant City Manager Jason Bond | Yes |
| Building Official Randy Spadafora | Yes |
| City Engineer Jon Lundell | Yes |

The motion passed unanimously.

3. Hollow Flats Final Plan Review (Phase 1)

A final review of Phase 1 of a 135-lot subdivision located approximately east of Summit Ridge Parkway between S. Stone Brook Lane and S. Cedar Pass Drive.

Shawn Herring appeared at the meeting via Zoom.

Building Official Spadafora indicated that addressing has been completed for the subdivision.

Director Callaway pointed out that connections on water and P.I lines. will need to be coordinated with the Public Works department to make sure connections are made to the right lines. He added that offsite sewer lines will be tight and recommended that the contractors be mindful of neighboring properties.

The applicant indicated that a contractor has not yet been selected for the project, but plans are to pave Phase 1 before the end of the 2023 construction season.

The Fire Department had no comments.

The Police Department had no comments.

Manager Beagley noted that the Hollow Flats is a subdivision that has been approved by the Planning Commission and City Council and currently complies with the City Code and the Development Agreement.

Engineer Lundell noted that all backfill within city roadways must be A-1-a material and that water dedication will be required at final application (prior to pre-construction.) The applicant noted that the offsite sewer line easement from Phase 1 to the boundary line is ready to be recorded with Utah County.

Manager Beagley made a motion that the Hollow Flats Phase 1 Final Plan be approved on the condition that redlines be addressed. Fire Chief Lind seconded the motion.

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| Police Officer Kayson Shepherd | Yes |
| Public Works Director Jason Callaway | Yes |
| Fire Chief Ryan Lind | Yes |
| City Manager Norm Beagley | Yes |
| Assistant City Manager Jason Bond | Yes |
| Building Official Randy Spadafora | Yes |
| City Engineer Jon Lundell | Yes |

The motion passed unanimously.

4. Meeting Minutes Approval

City Manager Beagley made a motion to approve the DRC Meeting Minutes from June 27, 2023. Fire Chief Lind seconded the motion.

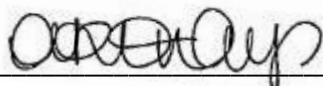
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| Police Officer Kayson Shepherd | Yes |
| Public Works Director Jason Callaway | Yes |
| Fire Chief Ryan Lind | Yes |
| City Manager Norm Beagley | Yes |
| Assistant City Manager Jason Bond | Yes |
| Building Official Randy Spadafora | Yes |
| City Engineer Jon Lundell | Yes |

The motion passed unanimously.

Adjournment

The meeting was adjourned at 11:01 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder