



DRC Meeting Minutes
Tuesday, September 14, 2021

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

Others in Attendance: Staff Planner Ryan Harris, Operations Manager Dennis Marker, Jimmy DeGraffenried, Kurt Greenhalgh, and Garrison West (representing the DeGraffenried Single Lot Split and Green Hollow Subdivision), Steve Larsen, and Ken Berg (representing the Grey Cliff's Subdivision).

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

Mr. Lundell suggested that the agenda items be moved to accommodate the applicants who were in attendance.

DeGraffenried Single Lot Split Preliminary/Final Review

A Preliminary/Final review of a single lot split located at 275 E. 100 N.

Mr. Lundell explained that curb, gutter, and sidewalk improvements are required for new subdivisions. However, in the core area of town, the applicant can request a deferral agreement from the City Council to delay the improvements. Mr. DeGraffenried indicated that he would like to apply for a deferral agreement.

Engineering: Mr. Lundell indicated that the new sewer lateral for lot number 2 doesn't extend to the sewer line. He added that a note will need to be included on the plat for the trench cut, a T patch will also be mandatory. He noted that a road cut permit fee will be required and included with the bonding of the subdivision.

No comments from Building Official, Planning and Zoning, Administration, Public Works, Police or Fire.

Motion: Mr. Bond motioned to send a positive recommendation for the DeGraffenried Single Lot Split to the Planning Commission with the following conditions: That the redlines be addressed and the departments not in attendance today be given an opportunity to provide comments. And that the City Council consider a deferral agreement for the improvements of the subdivision. Mr. Spadafora seconded. The motion passed unanimously in the affirmative.

Green Hollow Final Subdivision Review

A final review of a 22-lot subdivision located at approximately 300 W. and 500 N.

Mr. Lundell explained that 200 West will be completed and connected with this subdivision.

Building: Mr. Spadafora stated that he has assigned addressing and it is included on the plat.

Planning and Zoning: Mr. Bond asked if the applicant is proposing to develop this in one phase? Mr. DeGraffenried confirmed that they are. Mr. Bond explained that preliminary approval was given a few years ago. At the time it was discussed that everything surrounding this

subdivision has curb, gutter, and sidewalk, but no park strips. However, current subdivision code requires that a park strip be included with the improvements. Mr. Bond asked the applicant if they would be willing to consider having the park strip removed to be consistent with the neighboring subdivisions. Mr. DeGraffenried stated that he would be ok with that. He added that removing the park strip may help address the concerns of the narrowness of the road. Mr. Bond clarified that this change would require Planning Commission approval. He added that the infiltration galleries located within the park strips would need to be moved to accommodate that change. Mr. Spadafora noted that removing the park strips would also increase the asphalt area.

Administration: Mr. Reeves stated that he would like to see 200 W. be a wider road if possible.

Engineering: Mr. Lundell indicated that the plans don't reflect the improvements that have been made along 300 West, they need to be updated appropriately. He asked that this be added to ensure that these improvements don't change the design. The setbacks shown on the plat do not match what is required within the R-10 zone. These will need to be corrected. He added that stop signs will be needed on the east and west bound lanes of 500 North.

No comments from Public Works, Police or Fire.

Motion: Mr. Bond motioned to table the Green Hollow final subdivision plat for the purpose of approaching the Planning Commission and having them consider the waiver of park strips; to keep the infrastructure consistent and 200 West wider for traffic flow. And that the applicant addresses the redlines. Mr. Spadafora seconded. The motion passed unanimously in the affirmative.

Grey Cliffs Subdivision Preliminary Review

A preliminary review of a proposed 217-lot residential subdivision with approximately 26.28 acres of commercial space; located east of State Road 198 and approximately 600 N.

Mr. Lundell explained that this proposed subdivision is comprised of single-family homes with R-10 minimum lot sizes.

Building Official: Mr. Spadafora stated that he will assign addressing during the final subdivision application process.

Planning and Zoning: Mr. Bond explained that it has been determined that the development agreement needs to be reviewed prior to granting preliminary approval. He stated that the development agreement has been received and staff has begun reviewing it.

Engineering: Mr. Lundell asked how and when the open space will be dedicated and improved? He stated that UDOT connectivity to 198 needs to be taken care of. Mr. Lundell asked how the developer is proposing to delineate the private property from the open space?

Mr. Lundell indicated that an updated storm drain report will be required. He referred to items that are discussed in the geo hazard report that don't appear to be addressed, such as debris basins, channels, etc. Mr. Lundell asked how the City utilities located by the fault line will be protected.

Mr. Lundell indicated that an updated study needs to be completed by the JUB, Santaquin City's sewer modeling company. He stated that a fence will be needed between the development and the active agricultural perimeter, additional details will be required. Mr. Lundell pointed out that the lengths of the dead-end roads exceed the 500-foot requirement. If the developer would like to request an extension up to 750 feet in length, it would require City Council approval.

Mr. Lundell pointed out that Abundance Ave. has a 62-foot cross section, and Rocky Crag only has a 55-foot cross section. At previous DRC meetings having a wider cross section at Rocky Crag was discussed as the traffic from Abundance Ave. will be funneled down to it.

Mr. Lundell stated that lot 611 is a dual frontage lot that does not meet the width requirements. He indicated that a 10% slope is the maximum allowed, it can be increased to 12% with City Council approval. He asked if the private lift station is proposed to be taken care of with the HOA? Mr. Larsen explained that this is included in the development agreement. Mr. Lundell stated that additional details will need to be provided for the culinary pump station.

No comments from Administration, Public Works, Police or Fire.

Motion: Mr. Bond motioned to table the Grey Cliffs Preliminary Plan. In the meantime, staff will review the development agreement and concurrently ask the developer to address the engineering specific redlines. Mr. Reeves seconded. The motion passed unanimously in the affirmative.

Cedar Point Plat F at Summit Ridge Preliminary/Final Review

A preliminary/final review of a proposed 2-lot subdivision located at 1371 West Cedar Pass Drive.

Building Official: Mr. Spadafora stated that the addressing has been assigned for the additional lot.

Engineering: Mr. Lundell indicated that there is an existing meter shown for the lot that the applicant is proposing to split. Another meter and road cut will be needed in order to service the additional lot. Mr. Reeves asked that a note be added stating that there will be no access from Summit Ridge Parkway for landscaping or grading purposes. Mr. Spadafora asked if a grading plan will be required for these lots? Mr. Lundell explained that grading plans are only required for lots located within the Hillside Overlay zone. These lots are not included in the Hillside Overlay zone. Mr. Marker noted that some lots in Summit Ridge have specific notes requiring grading plans. Mr. Lundell added that an inclusion of an agricultural note is required on all new plats.

No comments from Planning and Zoning, Administration, Police or Fire.

Motion: Mr. Bond motioned to make a positive recommendation to the Planning Commission for Cedar Point Plat F @ Summit Ridge with the following conditions: That all redlines be addressed. That a plat note be added stating there is no access for landscaping, grading etc. from Summit Ridge Parkway. And that verification be provided that a grading plan is not required on previous plats. Mr. Spadafora seconded. The motion passed unanimously in the affirmative.

Traffic Control Device Request- Cross Walk and School Signs

The DRC will review a request for a cross walk and school signs along 200 E.

Mr. Lundell explained that this request was tabled at the last DRC meeting to gather more information. He reported that the school district indicated that there are 77 students who live along 200 E. and east of 200 E. Pedestrians typically walk to destinations if they live within a mile of a destination. He indicated that 200 E. and 400 W. are designated as safe routes to school. The north and south legs of 610 N. are not controlled by stop signs. Based off previous reviews that intersection does not warrant 4 way stop signs at this time. Mr. Lundell stated that it appears that 400 N. would be the most appropriate location for a cross walk since the intersection of 400 N and 200 E is already a 4-way stop. Potentially a north and south bound crosswalk could be installed at 610 N. and 150 E. since it is the designated safe route to school.

Mr. Lundell recognized that there are a lot of areas in the core area of town that don't have fully improved right of ways. Mr. Reeves indicated that a work meeting is being planned with the City Council in October to discuss what areas make the most sense to build swells vs curb, gutter, and sidewalk (for the storm drain master plan). He recognized the concerns from residents regarding the walkability of those areas. He indicated that they don't want to create a false sense of safety of an uncontrolled crosswalk. Mr. Reeves stated that he feels that this proposal is a step in the right direction.

Motion: Mr. Reeves motioned to approve a cross walk east/west on the north side of the intersection of 400 N. and 200 E. And approve a north/south crosswalk at the intersection of 610 N. on the west side of 200 E. And approve a crosswalk east/west on 150 E. on the south side of 730 N. Encouraging the school children of the area to make their way to 100 E. where they can cross with the assistance of the teachers and principal of Apple Valley Elementary. Mr. Spadafora seconded. The motion passed unanimously in the affirmative.

MEETING MINUTES APPROVAL

August 24, 2021

Motion: Mr. Spadafora motioned to approve the DRC minutes from August 24, 2021. Mr. Reeves seconded. The motion passed unanimously in the affirmative.

Adjournment

Mr. Reeves motioned to adjourn at 11:15 a.m.

Jon Lundell, City Engineer

Kira Petersen, Deputy Recorder