

MEMORANDUM



To: Mayor Hunsaker and City Council
From: Ryan Harris, Staff Planner
Date: October 1, 2020
RE: **The Vistas West @ Summit Ridge Preliminary Plan Extension**

Utah Summit Partners is requesting an extension of The Vistas West @ Summit Ridge Preliminary Plan (see Attachment 1). The Vistas West @ Summit Ridge Preliminary Plan was approved by the City Council on October 18, 2017. Santaquin City Code 11-5-7-A says that preliminary plan approvals are valid for three years.

“Any preliminary plats approved after the adoption of this section shall be valid for three (3) years from the date of such approval and shall remain valid so long as there is a valid and unrecorded final plat within the preliminary plat area.”

The Vistas West @ Summit Ridge Preliminary Plan will be expiring on October 18, 2020. Santaquin City Code 11-5-7-C allows the City Council to grant a 1-year extension to the preliminary plan.

“The city council may grant extensions of the preliminary plat approval in not more than one year increments, provided the plat still complies with all ordinances in place at the time of application for extension. No person or entity has a vested right to an extension of a preliminary plat approval. Petitions for extension must be received prior to the approval period lapsing and will be subject to fees as set forth by resolution of the city council.”

City staff has reviewed the approved preliminary plan from 2017 and only found one issue that needs to be resolved. The Summit Ridge Development Agreement requires 5 acres of open space per 1,000 residents. Currently, The Vistas West @ Summit Ridge Preliminary Plan does not have any open space. With the amount of lots and open space currently platted in the Summit Ridge area, there is no open space credit available for The Vistas West @ Summit Ridge Preliminary Plan. Open space will need to be added to The Vistas West @ Summit Ridge Preliminary Plan to meet the development agreement requirement.

One option to fix this issue is to take the hills park (3.66 acres) in The Hills @ Summit Ridge Preliminary Plan and include it with The Vistas West @ Summit Ridge Preliminary Plan. The park is located next to The Vistas West @ Summit Ridge Subdivision (see Attachment 2). The Vistas West @ Summit Ridge Preliminary Plan requires 1.78 acres of open space and the hills park is 3.66 acres. If the park is moved to The Vistas West @ Summit Ridge Preliminary Plan, it will satisfy the open space requirement. Moving the park to The Vistas West @ Summit Ridge Preliminary Plan will not affect The Hills @ Summit Ridge Preliminary Plan from meeting the open space requirement.

Recommended Motion:

“Motion to approve the extension of The Vistas West @ Summit Ridge Preliminary Plan approval with the following condition: The hills park be moved to The Vistas West @ Summit Ridge Preliminary Plan so the development can meet the open space requirement found in the Summit Ridge Development Agreement.”

Attachments:

1. Developer's Letter
2. Location of The Hills Park
3. The Vistas West @ Summit Ridge Preliminary Approval



Region Engineering & Surveying

1776 North State St. #110

Orem, UT 84057

801.376.2245

Project Name: The Vistas West @ Summit Ridge
RE: Preliminary Plat Extension
Date: September 23, 2020

The purpose of this letter is to request a 12-month extension on the previously approved Preliminary Plat for The Vistas West @ Summit Ridge.

As you are aware, construction has been ongoing in nearby The Hills @ Summit Ridge throughout the past 14 months. Our initial goal was to mass grade The Hills, which also included mass grading of Vistas West, and move from the first several phases of The Hills to construct Vistas West Phases 4/5 as shown on the attached phasing plan.

Due to construction concerns and our current economic challenges, we were unable to complete the planned phases prior to the preliminary approval expiration date of October 18th, 2020. Our expected timeline is as follows:

- Preliminary Plat Extension Approval Granted by Council on October 6th, 2020
- Vistas West Grading (Approved as part of current grading permit)
 - Grading to begin prior to end of 2020
- Submittal of Final Plat for Vistas West Phases 1-2 and 4-5 on or around December 1st.

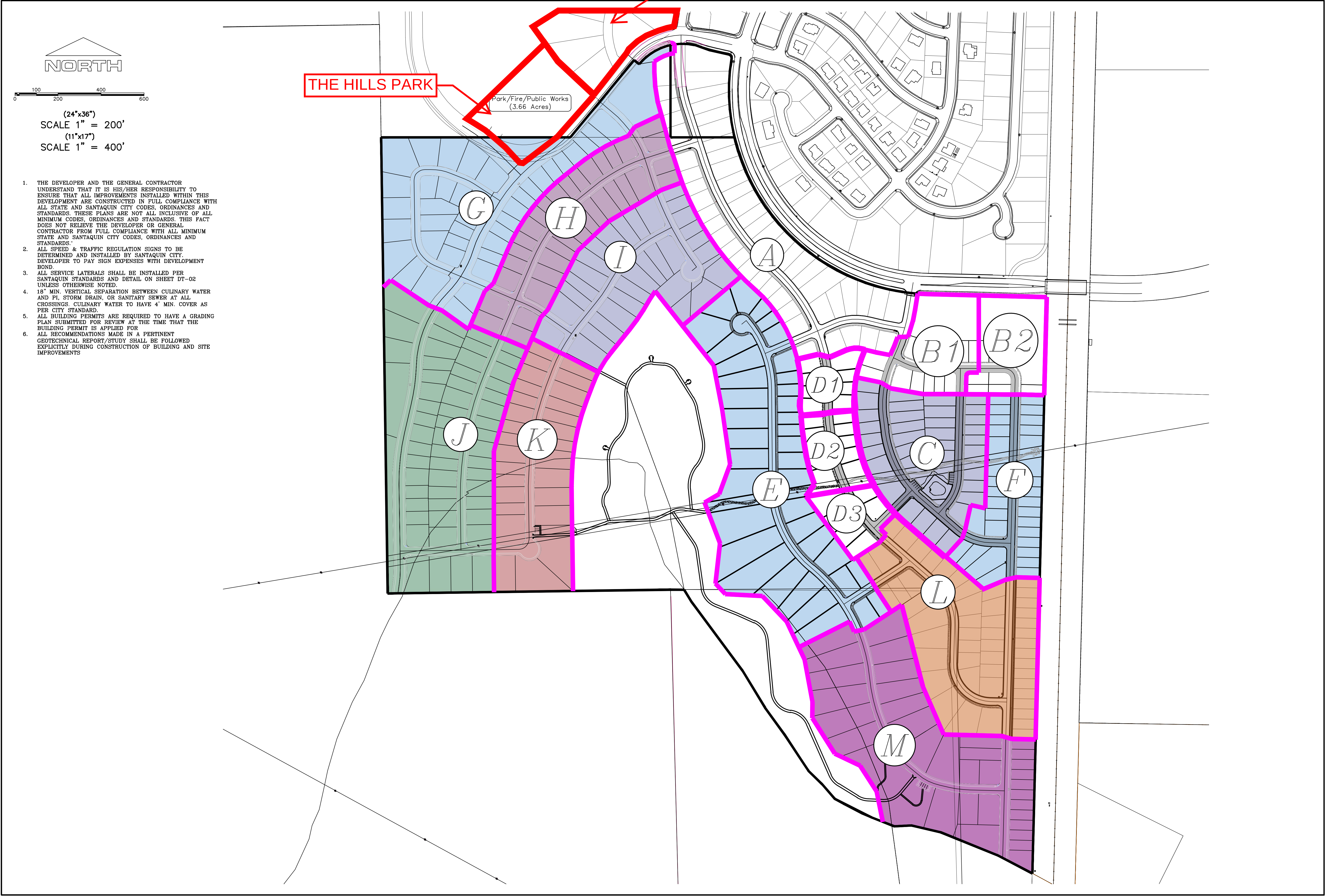
This would allow us to complete current construction efforts at The Hills, move right into mass grading of Vistas West and gain initial phasing Final Plat approval for The Vistas West within the next 120 days.

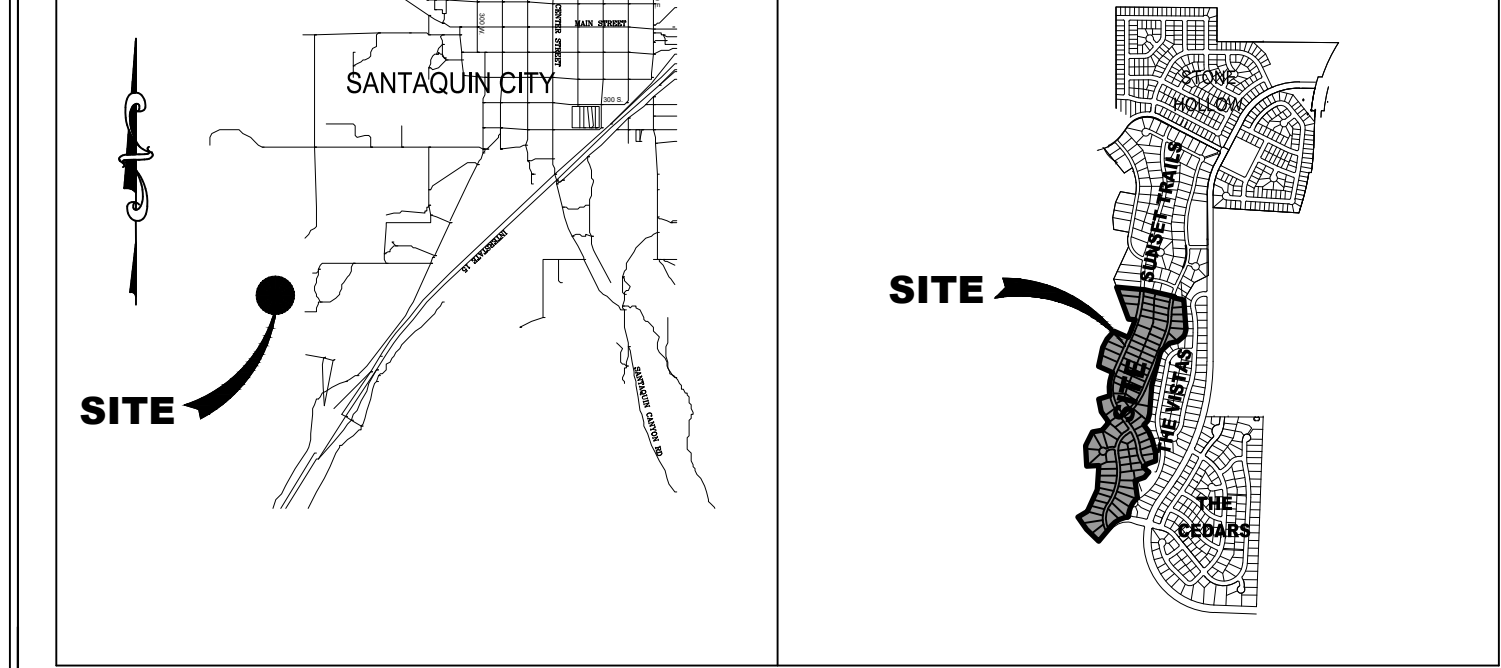
Thank you for considering the requested extension of this project.

Thank you,

A handwritten signature in red ink, appearing to read 'SHAWN HERRING', is positioned above a horizontal line.

Shawn Herring, Region Engineering





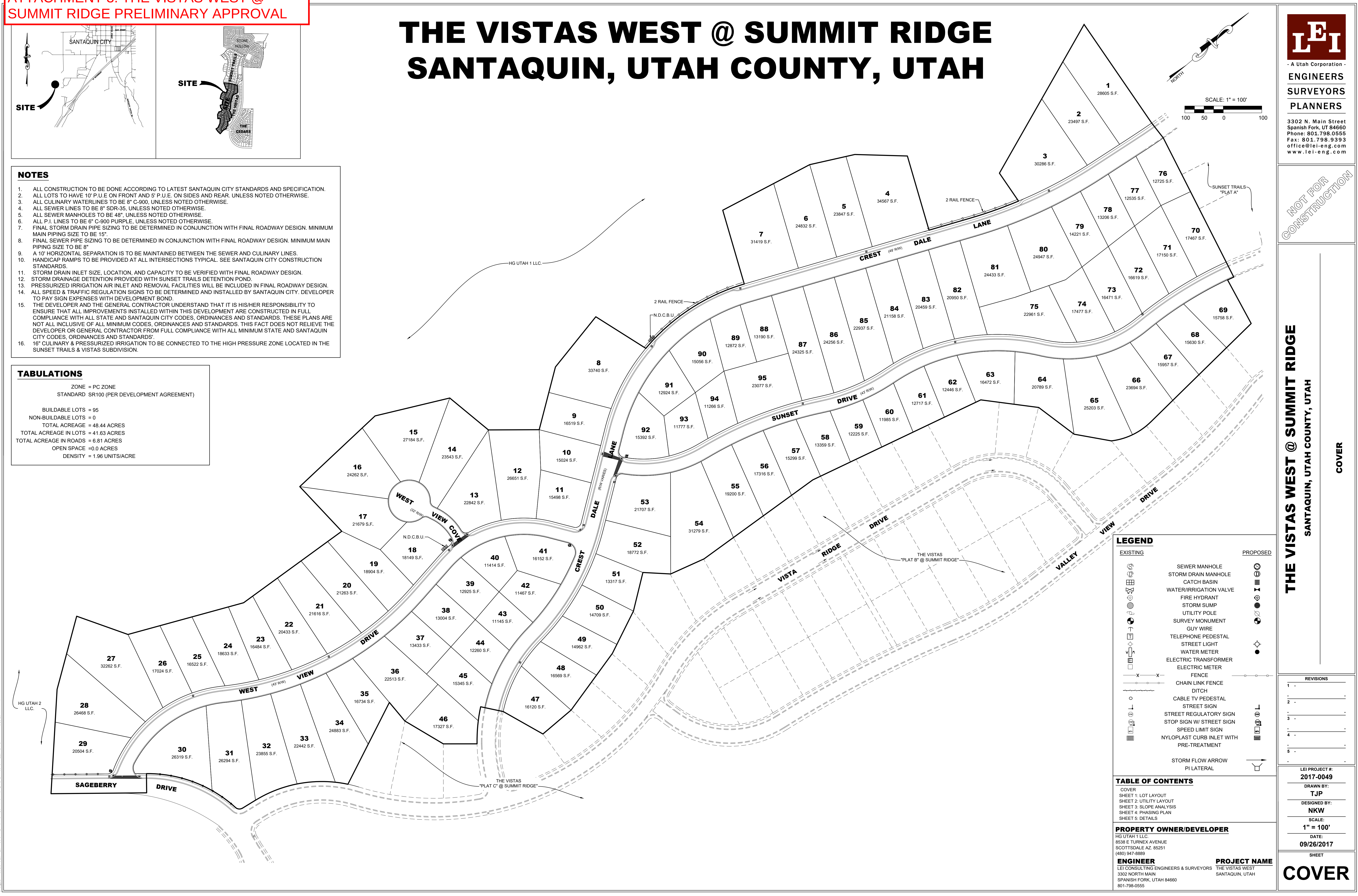
THE VISTAS WEST @ SUMMIT RIDGE SANTAQUIN, UTAH COUNTY, UTAH

NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO LATEST SANTAQUIN CITY STANDARDS AND SPECIFICATION.
2. ALL LOTS TO HAVE 10' P.U.E. ON FRONT AND 5' P.U.E. ON SIDES AND REAR. UNLESS NOTED OTHERWISE.
3. ALL CULINARY WATERLINES TO BE 8" C-900, UNLESS NOTED OTHERWISE.
4. ALL SEWER LINES TO BE 8" SDR-35, UNLESS NOTED OTHERWISE.
5. ALL SEWER MANHOLES TO BE 48", UNLESS NOTED OTHERWISE.
6. ALL P.I. LINES TO BE 6" C-900 PURPLE, UNLESS NOTED OTHERWISE.
7. FINAL STORM DRAIN PIPE SIZING TO BE DETERMINED IN CONJUNCTION WITH FINAL ROADWAY DESIGN. MINIMUM MAIN PIPING SIZE TO BE 15".
8. FINAL SEWER PIPE SIZING TO BE DETERMINED IN CONJUNCTION WITH FINAL ROADWAY DESIGN. MINIMUM MAIN PIPING SIZE TO BE 8".
9. A 10' HORIZONTAL SEPARATION IS TO BE MAINTAINED BETWEEN THE SEWER AND CULINARY LINES.
10. HANDICAP RAMPS TO BE PROVIDED AT ALL INTERSECTIONS TYPICAL. SEE SANTAQUIN CITY CONSTRUCTION STANDARDS.
11. STORM DRAIN INLET SIZE, LOCATION, AND CAPACITY TO BE VERIFIED WITH FINAL ROADWAY DESIGN.
12. STORM DRAINAGE DETENTION PROVIDED WITH SUNSET TRAILS DETENTION POND.
13. PRESSURIZED IRRIGATION AIR INLET AND REMOVAL FACILITIES WILL BE INCLUDED IN FINAL ROADWAY DESIGN.
14. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
15. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
16. 16" CULINARY & PRESSURIZED IRRIGATION TO BE CONNECTED TO THE HIGH PRESSURE ZONE LOCATED IN THE SUNSET TRAILS & VISTAS SUBDIVISION.

TABULATIONS

ZONE	= PC ZONE
STANDARD	SR100 (PER DEVELOPMENT AGREEMENT)
BUILDABLE LOTS	= 95
NON-BUILDABLE LOTS	= 0
TOTAL ACREAGE	= 48.44 ACRES
TOTAL ACREAGE IN LOTS	= 41.63 ACRES
TOTAL ACREAGE IN ROADS	= 6.81 ACRES
OPEN SPACE	= 0.0 ACRES
DENSITY	= 1.96 UNITS/ACRE



LEGEND

EXISTING	PROPOSED

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COVER
SHEET 1: LOT LAYOUT
SHEET 2: UTILITY LAYOUT
SHEET 3: SLOPE ANALYSIS
SHEET 4: PHASING PLAN
SHEET 5: DETAILS

PROPERTY OWNER/DEVELOPER

HG UTAH 1 LLC.
8538 E TURNER AVENUE
SCOTTSDALE, AZ 85251
(480) 947-8889

ENGINEER

LEI CONSULTING ENGINEERS & SURVEYORS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
801-798-0555

PROJECT NAME

THE VISTAS WEST
SANTAQUIN, UTAH

THE VISTAS WEST @ SUMMIT RIDGE
SANTAQUIN, UTAH COUNTY, UTAH

REVISIONS
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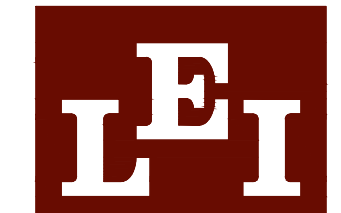
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DESIGNED BY:	NKW
SCALE:	1" = 100'
DATE:	09/26/2017

SHEET

COVER

NOT FOR
CONSTRUCTION

COVER



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SURVEYORS
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Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

VICINITY MAP

Santaquin City

Highway 124

Highway 125

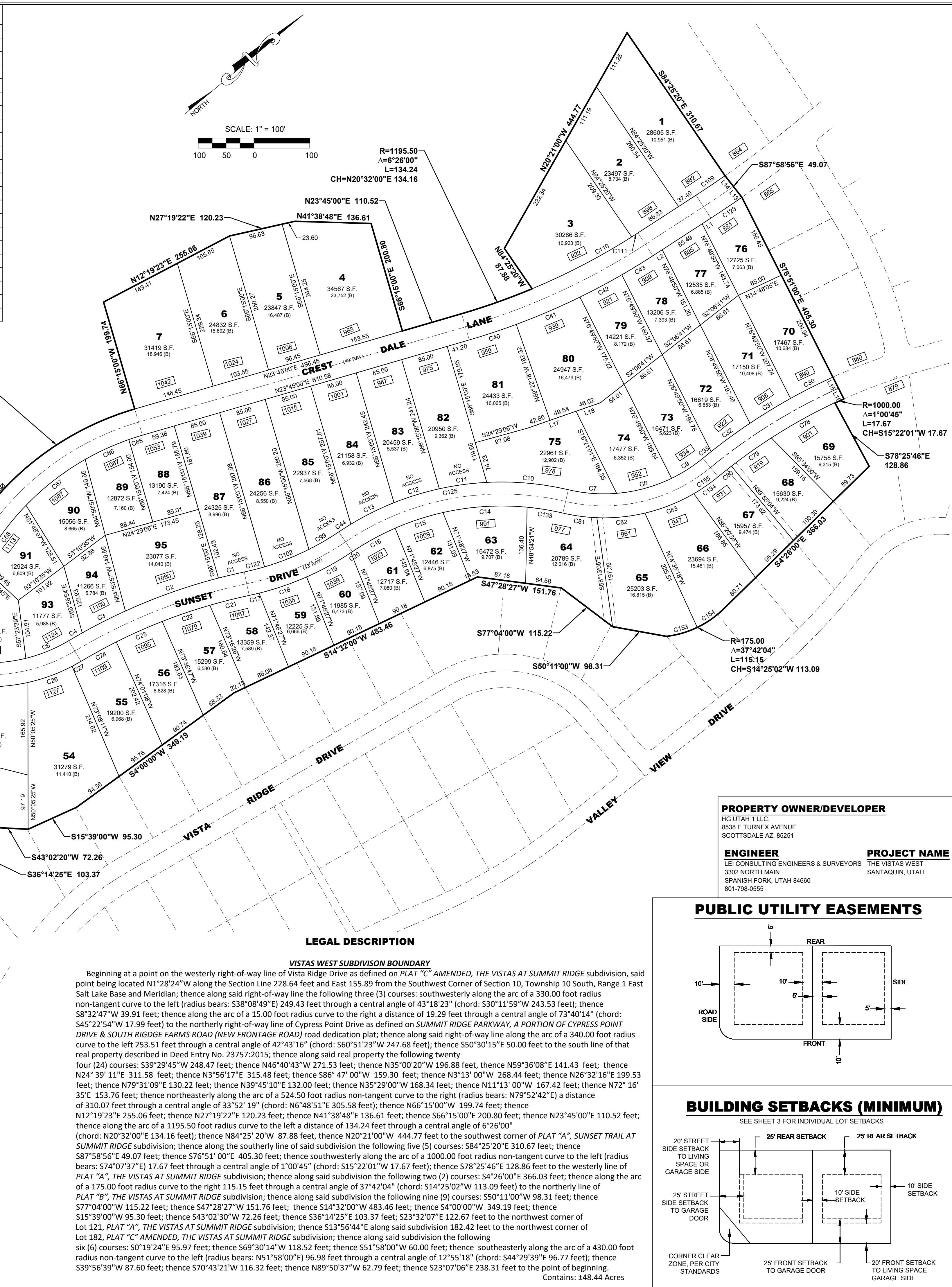
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SITE MAP

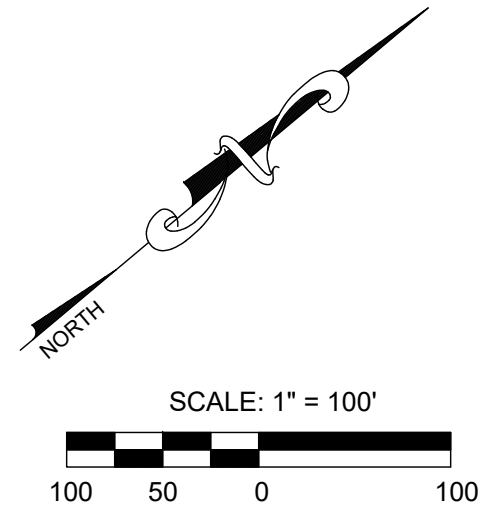
Highway 124

Highway 125

SITE



 - A Utah Corporation - ENGINEERS SURVEYORS PLANNERS 3302 N. Main Street Spanish Fork, UT 84660 Phone: 801.798.0555 Fax: 801.798.9393 office@lei-eng.com www.lei-eng.com													
THE VISTAS WEST @ SUMMIT RIDGE SANTAQUIN, UTAH COUNTY, UTAH LOT LAYOUT													
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THE VISTAS WEST @ SUMMIT RIDGE
SANTAQUIN, UTAH COUNTY, UTAH
UTILITY LAYOUT



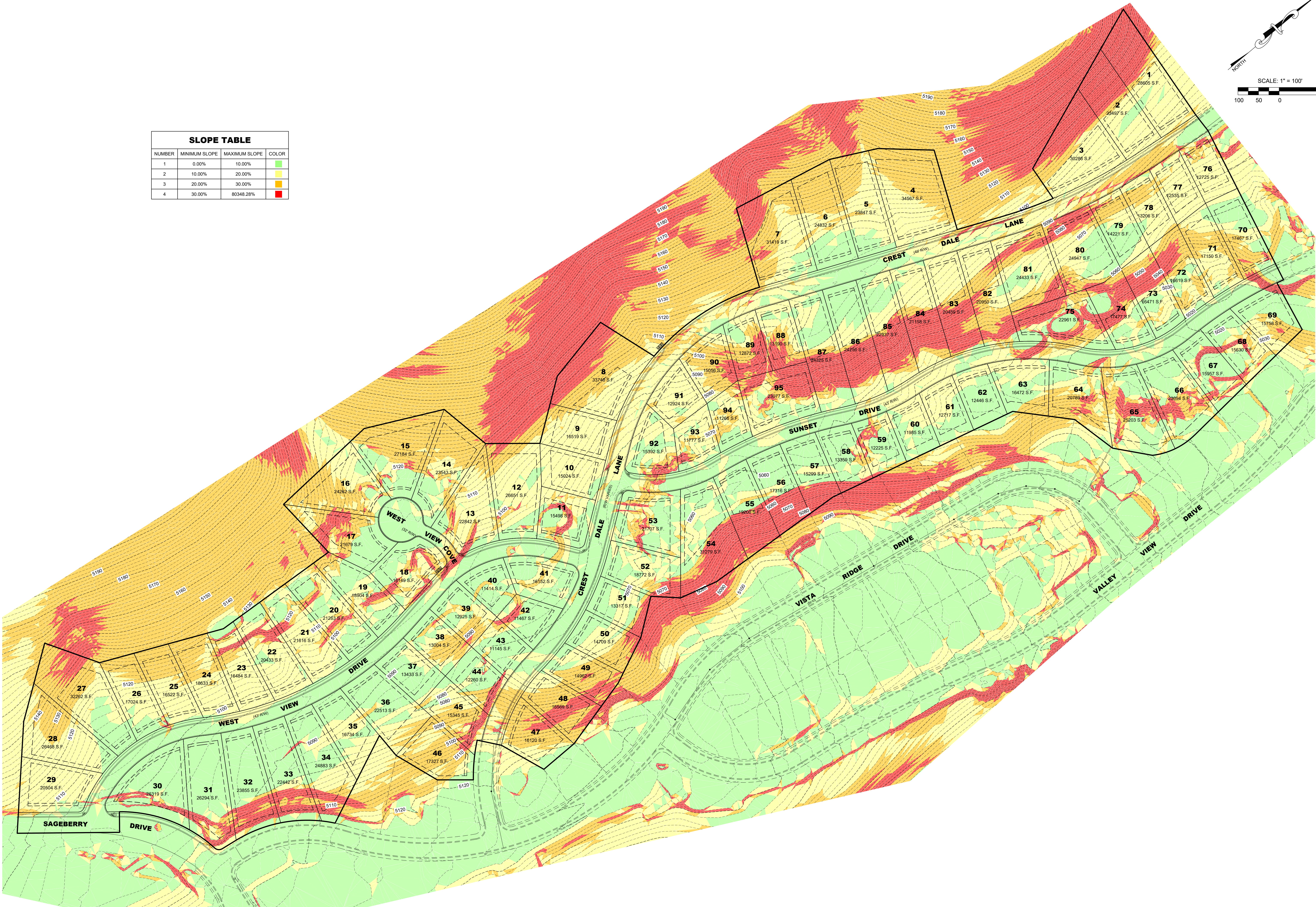
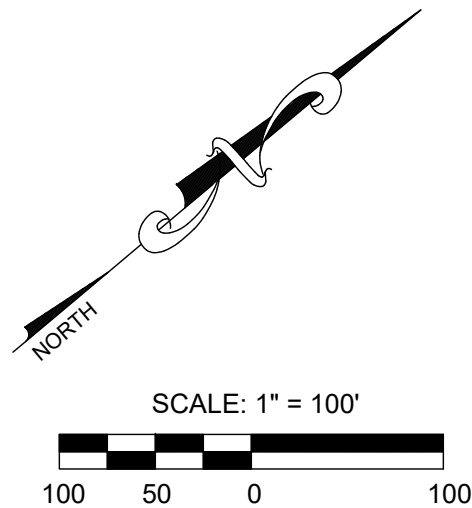
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SLOPE TABLE			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	0.00%	10.00%	Green
2	10.00%	20.00%	Yellow
3	20.00%	30.00%	Orange
4	30.00%	80348.28%	Red



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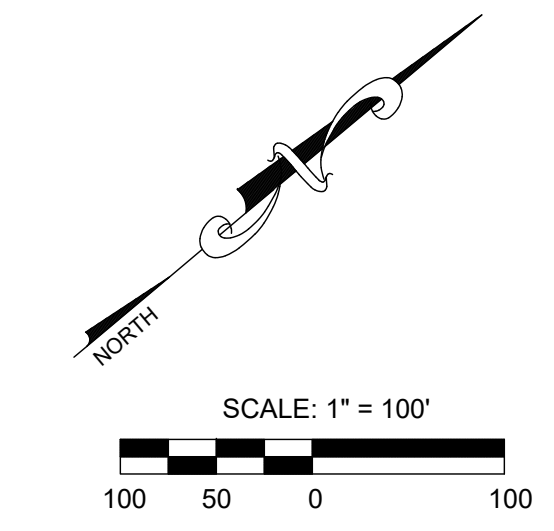
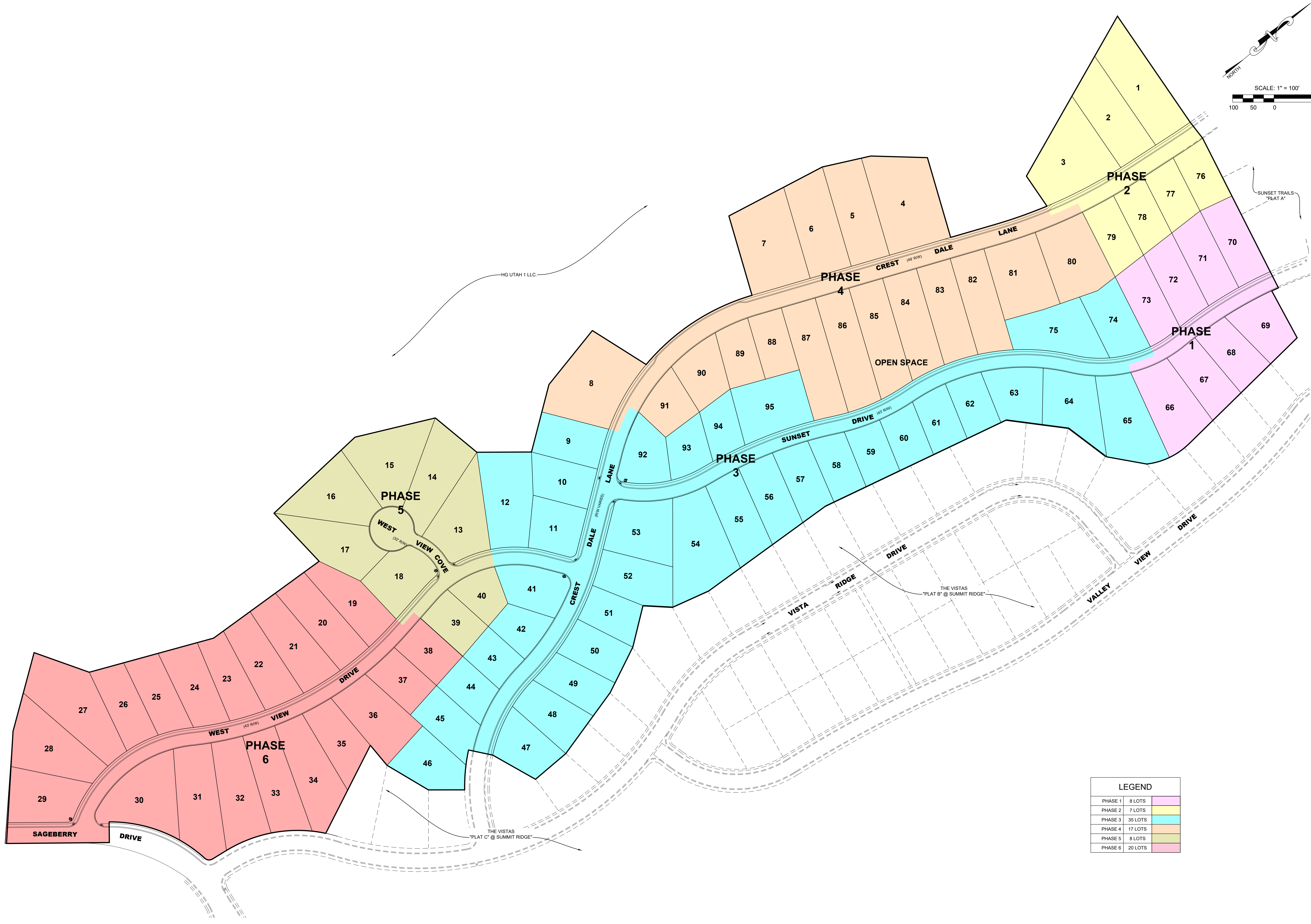
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THE VISTAS WEST @ SUMMIT RIDGE
SANTAQUIN, UTAH COUNTY, UTAH
SLOPE ANALYSIS

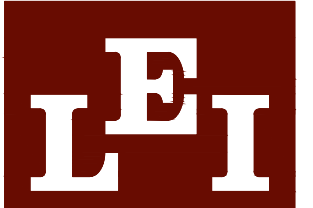
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LEGEND	
PHASE 1	8 LOTS
PHASE 2	7 LOTS
PHASE 3	35 LOTS
PHASE 4	17 LOTS
PHASE 5	8 LOTS
PHASE 6	20 LOTS



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THE VISTAS WEST @ SUMMIT RIDGE
SANTAQUIN, UTAH COUNTY, UTAH
PHASING PLAN

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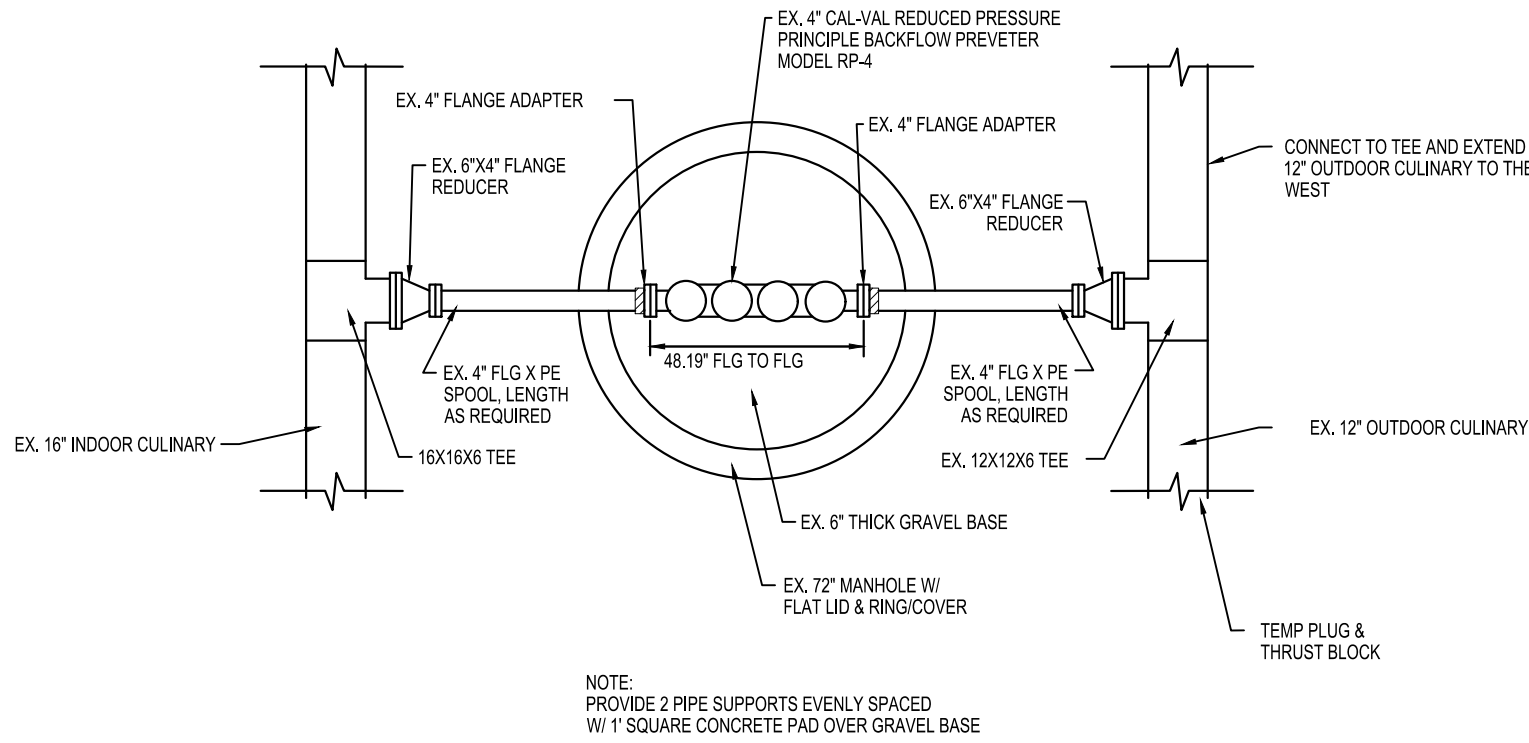
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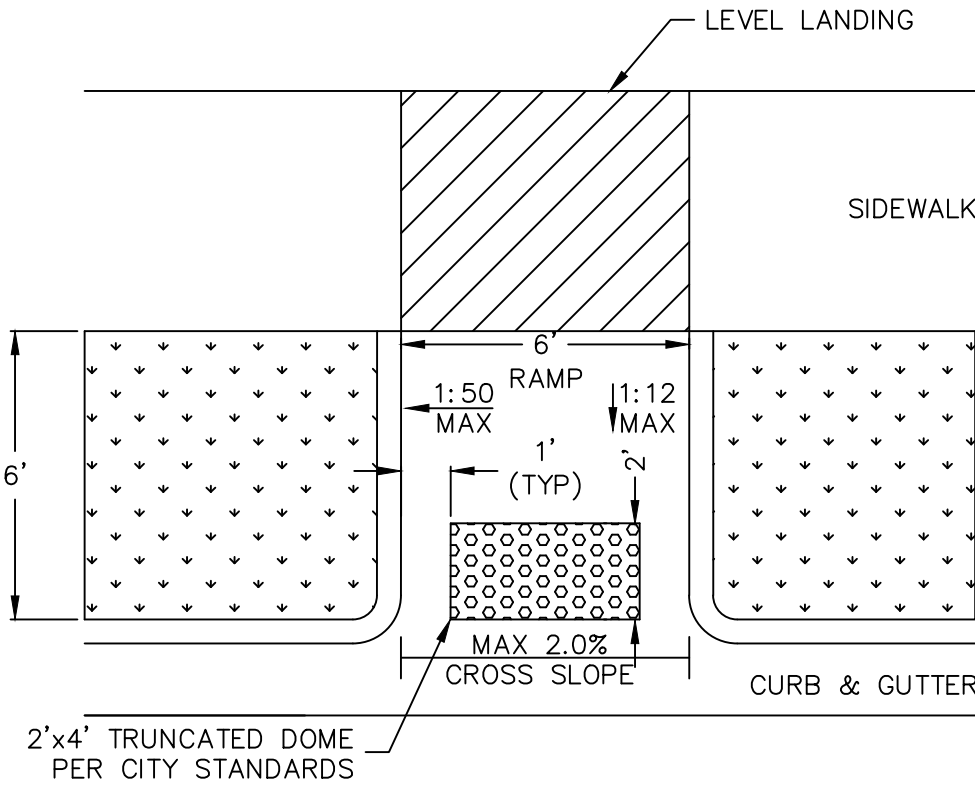
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NOTE
PRIOR TO CONNECTION OF THE 12" OUTDOOR CULINARY TO ANY NON-POTABLE SOURCE, THE RP-4 VALVE IS TO BE REMOVED, BLIND FLANGES INSTALLED ON EACH PIPE AND MANHOLE FILLED WITH CONCRETE.



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THE VISTAS WEST @ SUMMIT RIDGE
SANTAGUIN, UTAH COUNTY, UTAH
DETAILS

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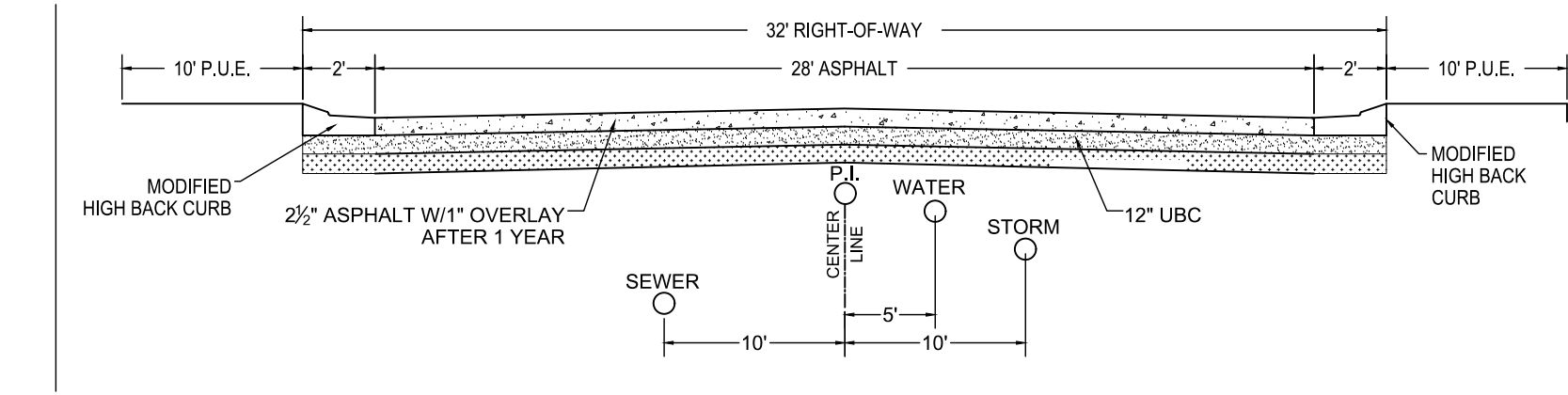
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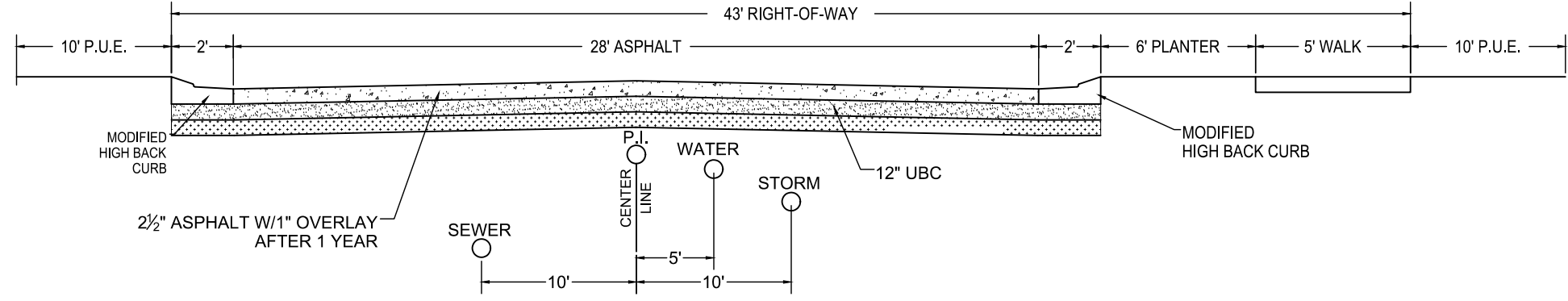
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1 OUTDOOR CULINARY CONNECTION

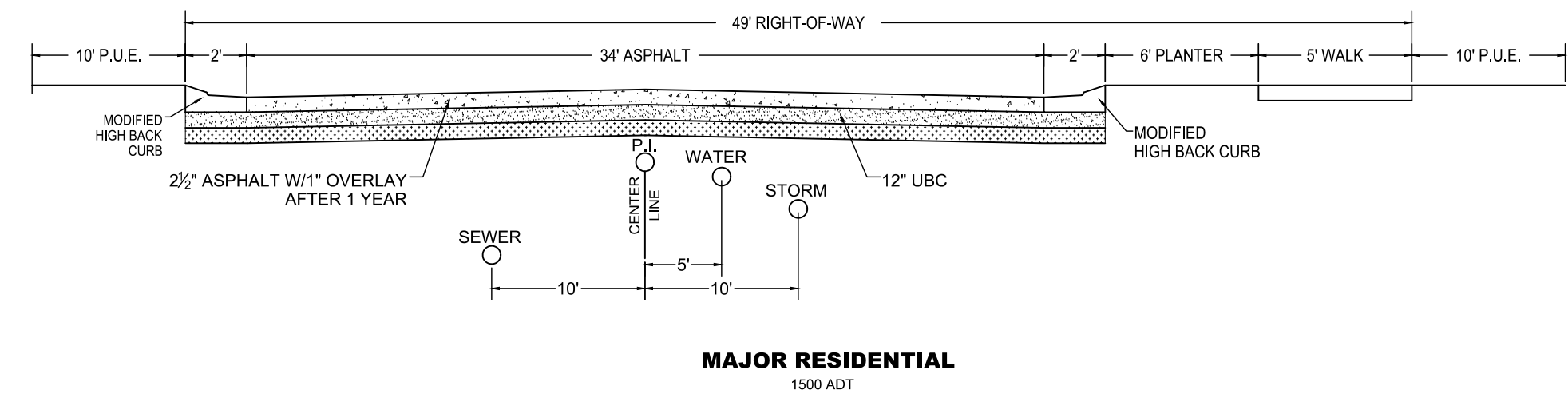
7 MID BLOCK PEDESTRIAN RAMP DETAIL



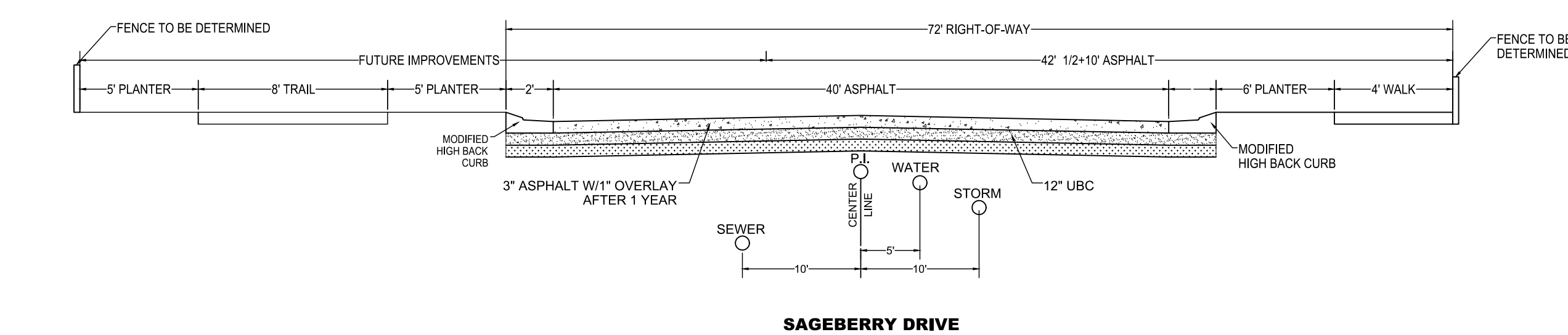
2 C-D-S ACCESS ROADWAYS



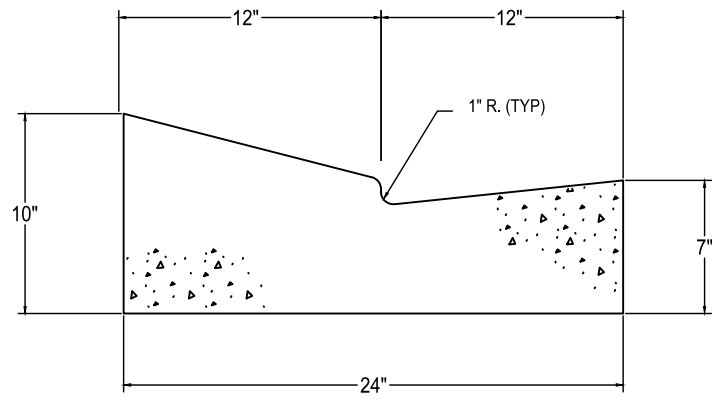
3 MINOR RESIDENTIAL



4 MAJOR RESIDENTIAL



5 SAGEBERRY DRIVE CROSS SECTION



6 MODIFIED CURB DETAIL