



DRC Members in Attendance: City Engineer Jon Lundell, Assistant City Manager Jason Bond, Public Works Director Jason Callaway, Building Official Randy Spadafora, Police Officer Kayson Shepherd, Fire Chief Ryan Lind , and Senior Planner Ryan Harris.

Others in Attendance: City Recorder Amalie Ottley, Engineer in Training Megan Wilson, Kyle Spencer, John Caldwell, Byron Bastian.

City Manager Norm Beagley was excused from the meeting.

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

1. Scenic Ridge Estates Minor Change Review

A review of a minor change in the Scenic Ridge Estates subdivision located at approximately 430 S. 1200 E.

Representative for the applicant, Byron Bastian, attended the meeting.

Engineer Lundell indicated that initial approval for the Scenic Ridge Estates was given about 18 months ago. The applicant is proposing lot line adjustments in the area, constituting a minor change to be reviewed by the DRC.

Building Official Spadafora indicated that one address was corrected on lot #7.

Fire Chief Lundell had no comments.

Public Works Director Callaway had no comments.

Police Officer Shepherd had no comments.

Senior Planner Ryan Harris pointed out that the City Code requires open space in a hillside overlay be dedicated to Santaquin City or an HOA. As such, ownership of the open space needs to be notated on the plat. Additionally, the open space is required to be fully improved. The open space on the plans show a channel and trail. The applicants need to show how that open space will be improved. Engineer Lundell added that showing the fully improved plans was a condition on the previously approved plat that still has not been provided to the City.

Assistant City Manager Bond emphasized that previous conditions of approval need to be met at the site.

Engineer Lundell pointed out where callouts and signature blocks on the plat need to be updated appropriately. He also noted that the word "Street" should not be at the end of the addressing on the roadway. Engineer Lundell discussed storm drain easements at the site noting that the applicant needs to verify what has already been installed (since being relocated) and that it is adequately sized to accommodate the relocation of the storm drain infiltration galleries. He added that easements will be required for the new storm drain infiltration galleries. Engineer Lundell pointed out that buildable area in accordance with setbacks on the plans need to be shown.

Assistant Manager Bond made a motion to approve the minor change in the Scenic Ridge Estates plan on the condition that all redlines be addressed and that all previously approved conditions also be addressed. Public Works Director Callaway seconded the motion.

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

The motion passed.

The applicant confirmed that design for the trail and channel will need to be submitted to and approved by the City prior to recordation.

2. Apple Hollow at The Orchards B-1 & B-2 Final Plan

A final review of a 2-lot single-family and 8 townhome subdivision located at approximately 215 W. and 930 N.

The applicants for item numbers 2 and 3, Kyle Spencer and John Caldwell, attended the meeting.

Engineer Lundell indicated that all sets of plans were reviewed at a DRC meeting on February 13th and was tabled so that redlines could be addressed by the applicant. He added that improvements are shared between the two sets of plans. Because there is a common area and parking spaces that are shared between ownership of the plans, the multi-family lots and single-family lots need to be on separate plats.

Building Official Spadafora had no comments.

Fire Chief Lind inquired if Ginger Gold Road is paved to the west of the townhomes. Engineer Lundell confirmed that the road in question is paved.

Public Works Director Callaway had no comments.

Officer Shepherd had no comments.

Senior Planner Harris noted that the City Code requires installation of a masonry fence. Therefore, the RhinoRock fence specifications on the plans meet City Code and the applicant can take off the 6' class vinyl privacy fence indicated as a second option. He added that note for both phase 1 and phase 2 of the submitted plans. Engineer Lundell pointed out on the plans where the fence will be installed.

Assistant Manager Bond had no comments.

Engineer Lundell pointed out that the applicant needs to verify if there is a Pressurized Irrigation (PI) drain at the eastern edge of Ginger Gold Road.

Fire Chief Lind made a motion to approve the Apple Hollow at the Orchards Phase 1, plats B-1 and B-2 on the condition that all redlines be addressed. Building Official Spadafora seconded the motion.

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

The motion passed.

3. Apple Hollow at The Orchards B-3 & B-4 Final Plan

A final review of a 7-lot and 21 townhome subdivision located at approximately 130 W. and 930 N.

Building Official Spadafora had no comments.

Fire Chief Lind pointed out that 3-feet of clearance needs to be maintained around all fire hydrants.

Public Works Director Callaway had no comments.

Officer Shepherd had no comments.

Planner Harris reiterated his previous comments about fencing.

Assistant Manager Bond inquired if the temporary parking on B-1 will help with the construction of B-3 and B-4. Planner Harris clarified that 4 additional permanent parking stalls will be included in B-1 and temporary parking will be included in B-4.

Engineer Lundell discussed the need to verify which direction (east or west) the intended slope for the pressurized irrigation is going, adding that per Santaquin Standard Specifications & Drawings, the PI needs to slope to allow for the PI line to drain. Engineer for the applicant, Kyle Spencer, indicated that the irrigation line will slope to the east. Engineer Lundell asked that the intention to drain to the east be notated.

Public Works Director made a motion to approve The Orchards Phase 2, plats B-3 and B-4 on the condition that all redlines be addressed. Fire Chief Lind seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes

City Manager Norm Beagley	Absent
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes
Assistant City Manager Jason Bond	Yes

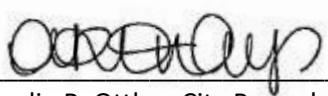
The motion passed.

Adjournment

Chief Lind made a motion to adjourn.

The meeting was adjourned at 10:23 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder

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