



DRC Meeting Minutes
Tuesday, October 26, 2021

DRC Members in Attendance: Engineer Jon Lundell, Building Official Randy Spadafora, Officer Russ Woodland, Community Development Director Jason Bond, City Manager Ben Reeves, and Fire Chief Ryan Lind (Attending via Zoom).

Other's in Attendance: Curtis Leavitt and Ben Tuckett representing Summit Ridge Towns Plat E Final Review. Bronson Tatton representing the Santaquin Estates Concept Review. Mr. Shaun Young, Mark Ridley, and Luke Howarth representing the Ridley's 2-lot Commercial Subdivision Preliminary/Final Review.

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

Summit Ridge Townhomes- Phasing Plan Amendment (Minor Change)

The DRC will review a proposed amendment to the Summit Ridge Townhomes phasing plan which would combine plats E and F.

Mr. Lundell explained that the proposed phasing change is to combine phases 5 and 6 (E & F) into a single phase.

No comments from Engineering, Building Official, Police, Fire, Planning and Zoning and Administration.

Motion: Mr. Bond motioned to Approve the Phasing Plan Amendment for the Summit Ridge Townhomes to combine phases 5 and 6. Mr. Reeves seconded. The motion passed unanimously in the affirmative.

Summit Ridge Townhomes Plat E Final Review

A final review of Summit Ridge Townhomes Plat E, a 99-unit townhome development located at approximately Fox Run Avenue and Cattail Drive.

Building Official: Mr. Spadafora indicated that he has assigned addressing for this plat.

Planning and Zoning: Mr. Bond noted that there are some redlines regarding landscaping that will be provided to the developer.

Engineering: Mr. Lundell explained that there is a new requirement that all subdivision plats within Santaquin City include a note stating that this is an agricultural community. He stated that the decorative masonry wall along the North boarder needs to be continued as with other phases. Mr. Lundell stated that any city storm water needs to be within the right of way, or a written easement will be required for the portion behind the sidewalk. He noted that the elevations of the curb inlets are missing. Mr. Lundell pointed out that the sewer depth is shallow, and that the culinary water laterals will require sleeves if they cross under the sewer main line. He clarified that there must be a minimum of 18 inches below culinary water, or a sleeve will be required. He asked that the developer specify the depth of the R tanks throughout the phase. Mr. Lundell also explained that the sewer line that runs North on Dasher Drive is missing the labeling of slope, length, etc.

No comments from Police or Administration.

Motion: Mr. Bond motioned to approve the Summit Ridge Townhomes Plat E with the condition that the engineering redlines be addressed. Mr. Spadafora seconded. The motion passed unanimously in the affirmative.

Santaquin Estates Concept Plan Review

A concept review of a proposed 79 lot subdivision located at approximately Main Street and 900 E.

Police: Officer Woodland indicated that Main Street will be a major roadway for the area. He explained that he wants to ensure that the road width is adequate to handle all the traffic that will be directed there. Mr. Lundell explained that the current Right of Way width of Main Street is about 65-feet, that width will be continued to the East by the developer. Officer Woodland asked what the current width of 900 E. is? Mr. Lundell answered that it is 120 feet including the right of way for the trail and landscaping, this width is proposed to be continued in this development.

Planning and Zoning: Mr. Bond explained that the applicant has been working with staff trying to ensure that they can meet the 15% open space requirement required of a PUD. He explained that the commercial area would require a rezone; the applicant is proposing a PUD for the rest of the area. Mr. Bond explained that the developer intends to have the detached townhomes be rear loaded units that the fronts face the roadway, this would create a nicer visual. He added that they plan to landscape the retention basin area so it can also be used as a park area. Officer Woodland asked if there will be parking on Main Street for the rear loading homes. He expressed concern that street parking would narrow the road width on Main Street.

Administration: Mr. Reeves encouraged the public to watch the Council work meeting from October 5th when this concept was addressed. He recognized the importance of acquiring the debris basin and the overall road connectivity in the area. He also recognized the heavy cost of acquiring the land for the retention basin without a PUD.

Fire: Chief Lind echoed Officer Woodland's concerns regarding parking on Main Street narrowing the roadway. He asked if the houses will be addressed off Main Street if the homes are facing it.

Engineering: Mr. Lundell explained that the water pressure zone breaks, transportation, and parking still need to be addressed. He stated that the lot sizes of the homes facing Main Street need to be looked at. Mr. Lundell asked that the developer ensure that the single family lots on the south end of 900 E. won't be able to be accessed off 900 E. Mr. Tatton explained that there is a steep grade change between 900 E. and the homes so this shouldn't be an issue.

No comments from Building Official.

Mr. Lundell clarified that this is a concept review, so no action is taken at this time.

Ridley's 2-Lot Commercial Subdivision Preliminary/Final Review

A preliminary/final review of a 2-lot commercial subdivision located at approximately Main Street and 500 E.

Mr. Lundell explained that this subdivision qualifies for the streamlined process meaning the preliminary and final review can be done concurrently. From here the DRC would provide a recommendation to the Planning Commission who is the deciding body for the subdivision.

Building Official: Mr. Spadafora stated that he has assigned addressing for the units based off the City's address grid.

Police: Officer Woodland asked if there will be a stop sign off 500 E. Mr. Young stated that they are planning on putting a stop sign there, they just haven't called it out on the plans.

Planning and Zoning: Mr. Bond noted that the access road to the North is not within the subdivision. Mr. Young explained that they would like to provide a temporary access easement until the CC&Rs are recorded. At that time a blanket easement which will provide cross-access along the whole development will be recorded. Mr. Bond asked if they are intending to include sidewalk North of lot 8? Mr. Young answered that they don't plan to include a sidewalk along the frontage, until the time when they expand the subdivision and are required to. Mr. Bond expressed concerns that there isn't enough area for the proposed business on lot 7. He suggested that now would be the time to expand the lot or adjust to help mitigate impacts.

Fire: Chief Lind stated that a second means of egress or a turnaround needs to be provided within this phase, not a future phase. He noted that he doesn't see a fire hydrant provided for lots 7 and 8. A hydrant would also be required coming off 500 E. Mr. Young pointed out a proposed fire hydrant shown coming off 500 E. onto lot 8. Chief Lind explained that an additional hydrant would be required on the far East end as well. Mr. Lundell stated that staff will provide a location on the redline comments for the additional hydrant that is required. Chief Lind stated that the temporary access will be adequate for fire access if it is constructed prior to the buildings being constructed.

Engineering: Mr. Lundell explained that a note stating that Santaquin is an agricultural community needs to be included on the plat. He indicated that a separate document is required for any easements. A specific utility easement would be required for the waterlines. Mr. Young asked how an easement can be vacated specifically for the irrigation easement? Mr. Lundell stated that the developer will need to work with the East Santaquin Irrigation Company to vacate the easement. Mr. Lundell asked if the sewer line on lot 8 will be private, or if the city will take ownership of it? He added that if it is public, an easement will be required. Mr. Young stated that he will verify this with the owner. Mr. Lundell explained that a storm drain report must be provided for each lot.

Mr. Young explained that McDonalds has realized that they would need more space than lot 7 currently provides to meet the parking requirements. They are currently working with the adjacent landowner to the East to acquire 18 additional feet to meet the parking requirements. Mr. Young also explained that to provide full access to the East they would also like to plat lot 9. Mr. Lundell recommended that this subdivision be tabled until the DRC can review the additional lot, and expansion of lot 7.

Motion: Mr. Spadafora motioned to table the Ridley's 2-lot commercial subdivision until the plans are updated to reflect the proposed changes. Mr. Bond seconded. The motion passed unanimously in the affirmative.

MEETING MINUTES APPROVAL

September 14, 2021

September 28, 2021

Motion: Mr. Reeves motioned to approve the DRC minutes from September 14th, and 28th 2021. Officer Woodland seconded. The motion passed unanimously in the affirmative.

Adjournment

Mr. Reeves motioned to adjourn at 10:54 a.m.

Jon Lundell, City Engineer

Kira Petersen, Deputy Recorder