



DRC Meeting Minutes

Tuesday, August 10, 2021

DRC Members in Attendance: Building Official Randy Spadafora, Police Chief Rod Hurst, Public Works Director Jason Callaway, Fire Chief Ryan Lind, Community Development Director Jason Bond, Assistant City Manager Norm Beagley and Engineer Jon Lundell.

Others in Attendance: Officer Russ Woodland, City Manager Ben Reeves, Operations Manager Dennis Marker, Staff Planner Ryan Harris.

Pete Evans representing Flagship Homes.

Steve Larsen attending via zoom, Ken Berg and Scott Larsen representing the Grey Cliffs Subdivision.

Brad Gilson (Attending Via Zoom) representing the Summit Ridge Commercial Subdivision.

John Caldwell with Revere Homes and Kyle Spencer with Northern Engineering Representing the Orchards F-6 Subdivision.

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

Santaquin Estates Subdivision Concept Review

A concept review of a proposed 86-lot subdivision located at approximately Main Street and 900 E. A zone change will be discussed during this review.

Mr. Lundell explained that this subdivision proposal includes commercial lots as well as residential lots. R-10 sized lots as well as PUD sized lots associated with this plan.

Building Official: Mr. Spadafora asked if there are existing contours to know how steep the roads will be. Mr. Lundell stated that they have potential contours, but they have not provided final grading.

Police: Chief Hurst asked why the extension of 900 East is designed as a curve and not a T? Mr. Lundell explained that exit 240 is tight with the current traffic flow. UDOT is looking at proposing some solutions to solve that. One issue UDOT has identified is how close the intersection of SR 198 and Highland Drive is. This proposal is one solution that has been discussed with UDOT; to shift the existing roads and help move traffic away from the freeway entrance. Chief Hurst pointed out that there would be limited street parking for any of the units because of the curve.

Public Works: Mr. Callaway stated that he likes the way this proposal improves the connectivity on the bench. He thinks this would help alleviate traffic concerns on 900 E.

Planning and Zoning: Mr. Bond expressed concern with the lots fronting Main Street. He indicated that staff has talked to the developer about providing a better lot configuration on the southeast corner of Main Street. He noted that there is a need for a storm drain retention within the development and that corner maybe a good location for it. Mr. Bond pointed out that there is currently no guest parking

shown for the townhome units. The garages can be counted as two stalls if they are 24 feet by 24 feet in dimension.

Mr. Bond noted that the current phasing plan splits up the development into phase 1 which includes R-10 standard sized lots and phase 2 would require a rezone to a PUD. He explained that a PUD doesn't come in to affect until a development agreement is approved by the city council. Mr. Bond suggested that the proposed phases be done as two separate projects rather than two phases. He also asked the developer to mitigate some of the impacts that this development would create by making a truck route to avoid heavy equipment moving through the adjacent neighborhoods. Mr. Pete Evans answered that they typically come up with an internal phasing plan to separate construction traffic from existing homes. He expressed concern with proposing this development as two different projects due to the perception of density. He recognized the value of realigning the Frontage Road for the city. He stated that having two projects, one that matches the zoning and the other which doesn't, could cause the perception that the density looks higher as a separate project.

Administration: Mr. Beagley noted that there is a misconception by the public that only a sliver of land is needed for a planned debris basin in the area. The planned debris basin may utilize the area proposed to be dedicated to the city as part of a potential PUD. He clarified that it is unknown how much of this piece is needed for the debris basin. He stated that whatever amount is needed it will likely render the rest of the one and half acres of that property undevelopable for homes. The city could potentially acquire roughly 4.7 acres from the developer between the need for property for the debris basin, the Frontage Road Realignment, and 900 East (being a wider width than a normally required local road). This could either be acquired through a purchase by the city or through a PUD designation/negotiation.

Engineering: Mr. Lundell stated that some of the proposed lots that abut the standard R-10 zoning are not shown as the appropriate sizes. The homes that have dual frontage on 900 East may not have a driveway access onto 900 East. He communicated that written approval will be required for the power line easements from Rocky Mountain Power. Mr. Lundell indicated that the trail layout would need to be shown as plans move forward. He expressed concern regarding lot 18 not having enough buildable space due to the power line easement and lack of frontage on the secondary side of the lot. He also noted there is a waterline pressure break between pressure zones in the area and stated that PRV's would be required. Mr. Beagley brought up the potential for waterline looping from 900 E. to Main Street.

Mr. Bond thanked Flagship Homes for taking a step back and considering the Frontage Road Re-Alignment as this information was recently received from UDOT.

No comments from Fire.

No action taken as this is just a concept review to provide comments/feedback to the developer.

Grey Cliffs Subdivision Concept Review

A concept review of a proposed 217-lot residential subdivision with approximately 25.99 acres of commercial space; located east of State Road 198 and approximately 600 N. A zone change will be discussed during this review.

Police: Chief Hurst asked if these streets will be collector streets? Mr. Lundell answered that it's proposed that Grey Cliff's Drive (the main road through the development) will be a collector sized road, the others will be standard local road widths. Mr. Berg added that High Bluff Street to Grey Cliffs Drive, and Abundance Ave will also collector street sized. He noted that there will be a wide pedestrian path along Grey Cliffs Drive as well. Mr. Lundell explained that the road widths will be provided with the preliminary plan.

Public Works: Mr. Callaway noted the different pressure zones, and the need for boosters and potential lift stations. He stated that he is excited to see how they address these issues.

Fire: Chief Lind explained that the some of the lots will be in a Wild Land Urban Interface (WLUI), He expects it to include any lots east of High Bluff Street. These lots would have to meet certain fire-resistant construction standards and or have fire sprinklers. He indicated that they would work with the developer regarding these requirements.

Planning and Zoning: Mr. Bond suggested that there be collector roads connecting to Grey Cliffs Drive on either side. He noted that some of the lots have double frontage and asked that the access of those lots be provided on the minor street. He asked that this information be added onto a plat note as well. Mr. Bond explained that it is anticipated that an amendment will be made to the development agreement. It is also expected that the developer will dedicate part of the mountain area to the City for natural open space as well as improving some mountain biking trails. Mr. Bond added that the zoning would need to be worked out as part of the development agreement.

Administration: Mr. Beagley explained that written approval will be required from UDOT prior to the City granting final approval. Specifically, for the turn lanes, into the subdivision. Mr. Berg answered that they still need to finalize the details with the traffic study, but they have been working with UDOT. Chief Hurst noted that his main concern is the entrance to the north of the subdivision because of the hill.

Engineering: Mr. Lundell reiterated that the developer needs to ensure that the double frontage lots have appropriate noting on the plats and clear labeling. He explained that city code requires perimeter fencing for developments that abut agricultural uses. He added that the items identified in the geologic hazard investigation must be addressed. Mr. Lundell indicated that a debris basin may be needed to protect the homes. He noted that a fault line runs through the development, because of this a proposal will be needed regarding how the waterlines will be built to better withstand an earthquake. He noted that there is water dedication requirement required for all subdivisions. Mr. Lundell clarified that this subdivision is within a hillside overlay zone and that city code will need to be followed regarding this.

Mr. Bond asked that the developer provide more information regarding what would be allowed within the conservation easement. Mr. Lundell pointed out that it is the City's understanding that a large portion of the northwest area of the development will need a sewer lift station that would serve that

portion of the development. He added that there are a few roads which exceed the maximum road length for a dead-end road. He clarified that dead end roads can be a maximum of 500 feet, with maximum of 750-foot that would require approval from the City Council. Mr. Lundell indicated that an easement would need to be worked out with the property owner to the east of the development. He added that the widths of the lots need to have the appropriate frontages for the zone.

No comments from Building Official.

No action taken as this is just a concept review to provide comments/feedback to the developer.

Cedar Point Plat F at Summit Ridge Concept Review

A concept review of a proposed 2-lot Subdivision located at 1371 West Cedar Pass Drive.

Mr. Bond explained that lot number one has an existing home on it. A boundary line agreement will be needed on the south property line to give the applicant the frontage needed for their proposed two lots.

Building Official: Mr. Spadafora asked if the lots meet the required frontage? Mr. Lundell confirmed that they are meeting the 80-foot requirement for the City's R-10 land use regulations.

Public Works: Mr. Callaway asked if since the utilities are stubbed for only one lot, additional utility services would need to be provided for the new lot. Mr. Beagley explained that since this is concept it is unknown at this point how many road cuts would be needed, but that each lot would need to have their own separate utility connections.

Planning and Zoning: Mr. Bond stated that the Summit Ridge Development agreement expired last year so this proposal is subject to the R-10 regulations. He asked that the applicant coordinate with the HOA.

Engineering: Mr. Lundell explained that a note needs to be added onto the plat, stating that this is an agricultural community. He added that full separate utility laterals will be required for each lot in the appropriate location.

No comments from Police, Fire and Administration.

No action taken as this is just a concept review to provide comments/feedback to the developer.

Summit Ridge Commercial Subdivision Preliminary Review

A preliminary review of a proposed 8-lot commercial subdivision located South of the intersection of Summit Ridge Parkway and South Ridge Farms Road.

Building Official: Mr. Spadafora indicated that he will provide the addressing for this development.

Police: Chief Hurst asked if there will be traffic control signs? Mr. Lundell answered that they have not shown locations yet. Mr. Gilson indicated that they should be shown on subsequent sheets.

Fire: Chief Lind explained that since this is a commercial subdivision the hydrants need to be spaced every 300 feet (rather than 500 feet). He noted that currently hydrants sit on the south side of Summit Ridge Parkway or the east side of the Mona Road. He suggested that the developer move every other hydrant on the opposite side of the road. So, all the hydrants aren't located off major roads which would be closed in the event of a fire. Chief Lind added that the hydrants need to be looped so there are no dead-end hydrants. Mr. Gilson stated that the hydrant spacing on the plans is now 300-foot.

Administration: Mr. Beagley asked that the additional hydrants they are adding to meet the 300-foot requirement be shown on the west side of Highway 191 and the south side of Summit Ridge Parkway. Mr. Gilson stated that that can be done.

Engineering: Mr. Lundell pointed out that there is an existing storm water retention basin on lot H. He explained that the storm drain volume that is already existing needs to be taken into consideration and preserved. Mr. Beagley explained that there has been some discussion with the developer regarding underground retention in which the city could possibly participate, through impact fees. He asked that this is noted on the plans.

Mr. Lundell indicated that the proposed phasing is unclear, he asked that clarification be provided on how the subdivision, particularly the roadway improvements will be phased. Mr. Gilson asked what improvements would be required for lot A? Mr. Beagley stated that it is anticipated that everything adjacent of lot A be improved as well as any accesses to the lot. Mr. Bond suggested that the more infrastructure that can be put in at once the better to avoid a piece meal road.

Mr. Lundell indicated that the storm drain report is needed to verify that the existing retention is adequate for the extension of highway 191, etc. He informed the developer that the minimum pipe size for a P.I. line is 6 inches. He explained that the waterline that extends along lot D exceeds the 500-foot maximum allowed in code. He added that if the developer would like to have it extend to the 750-foot maximum it would need approved by the City Council. Mr. Gilson asked if the waterline could be stubbed down the frontage of lot D? Mr. Beagley noted that the waterline could extend to the southern border of lot D, it doesn't have to go down the road. Mr. Lundell noted that all the utilities need to be stubbed to all lots. He explained that the valve cluster for P.I. needs to extend to the property lines, per Santaquin City Standards. Mr. Lundell added that a written legal description will be required for the waterline easements.

Mr. Callaway asked if high mountain runoff water comes through near the Ahlin pond, if it would extend to the lots east of Mona Road. Mr. Beagley explained that there is a culvert in that area and water was seen there in 2019 entering approximately onto lot A. He added that the property owner is aware of this situation, and plan provisions are being made accordingly. Mr. Beagley explained that NRCS is looking at the reconstructing the debris basin at the mouth of Santaquin Canyon that would alleviate this issue, but timing for such is a long way out.

No comments from Planning and Zoning and Public Works.

Motion: Mr. Beagley motioned to recommend Preliminary approval of the Santaquin Commercial Subdivision with the condition that the redlines be addressed prior to moving forward to Planning Commission. Mr. Spadafora seconded. The motion passed unanimously in the affirmative.

Orchards F-6 Final Plat Review

A final review of a proposed 7-lot subdivision located at approximately Ginger Gold Road and 260 W.

John Caldwell with Revere Homes, Kyle Spencer with Northern Engineering Representing Orchards F-6.

Mr. Lundell outlined that this is within the Orchards Development on the North end of town.

Building Official: Mr. Spadafora indicated that he has assigned addressing to match the grid which will be included on redlines.

Police: Chief Hurst asked for confirmation that these are public roads. Mr. Lundell confirmed that both Ginger Gold Road and 260 West are public roads.

Public Works: Mr. Callaway asked if Ginger Gold Road will tie into the existing portion of the road? Mr. Lundell answered that there will be a gap, until the subdivision to the east is Constructed. Mr. Bond noted that the developer is currently working on that development area also.

Engineering: Mr. Lundell explained that Orchards F-5 has been approved and is under construction. He added that there is a modification between the lot boundary of Orchards F-5 and F-6 which needs to be updated on both plats prior to recordation. He noted that an additional plat note will be required stating that Santaquin is an agricultural community that supports agriculture. Mr. Lundell explained that the culinary water line and P.I. are shown reversed from City Standards and needs to be updated. He noted that city records show different locations of the existing culinary and P.I. water lines from what is shown. He offered to provide GIS data if needed, upon request.

Mr. Beagley explained that the trail needs to tie in closer to the railroad tracks and meet the existing asphalt trail and still show pedestrian access to the south. Mr. Lundell explained that a P.I. drain will be needed at the dead end of Ginger Gold Road since it won't be continued until later. He asked that the streetlights and signage be shown on the plans. Mr. Callaway pointed out that the sewer Force Main is in this area as well. Mr. Lundell indicated that staff will provide the developer with GIS data so existing utilities can be shown on the plans. He explained that the developer will need to provide a method to control the storm drainage at the dead-end road to keep the curb from washing out. He clarified that RCP pipe is not required by City code. Mr. Lundell explained that a storm drain report is required, showing that the additional storm water generated by this subdivision can be handled by the existing facilities to the east. He added that all curb inlets need a 3-foot sump.

No comments from Fire, Planning and Zoning and Administration.

Motion: Mr. Bond motioned to approve the final plat for Orchards F-6 with the condition that all engineering redlines be addressed. And that the developer work with staff regarding the trail alignment from the corner of the intersection to the southwest of the development. Mr. Callaway seconded. The motion passed unanimously in the affirmative.

MEETING MINUTES APPROVAL

July 27, 2021

Motion: Mr. Beagley motioned to approve the DRC meeting minutes from July 27, 2021. Chief Lind seconded. The motion passed unanimously in the affirmative.

ADJOURNMENT

Mr. Bond motioned to adjourn at 11:32 a.m.

Jon Lundell, City Engineer

Kira Petersen, Deputy Recorder