



## **DRC Meeting Minutes**

**Tuesday, December 14, 2021**

**DRC Members in Attendance:** Engineer Jon Lundell, City Manager Ben Reeves, Assistant City Manager Norm Beagley (attending Via Zoom) Community Development Director Jason Bond, Fire Chief Ryan Lind, Officer Russ Woodland, and Public Works Director Jason Callaway.

**Others in Attendance:** Shawn Young (Attending Via Zoom) representing Ridley's Phase 2. Richard Eklof representing the Tanner (Eklof) Lot Split. Ken Stephens representing the Timber Valley Subdivision. Josh Call and Joe Santos representing the Scenic Ridge Estates Subdivision. Andy Flamm (Attending Via Zoom), Cameron Spencer, and Paul Watson representing Stratton acres.

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

### **Ridley's Phase 2 Preliminary/Final Plat Review**

*A preliminary/final review of a 3-lot commercial subdivision located at approximated Main Street and 500 E.*

**Engineering:** Mr. Lundell noted that the easement for the water line has been provided. Mr. Lundell indicated that the developer needs to provide written approvals from Summit Creek Irrigation and the East Santaquin Irrigation Company regarding the relocation of the private irrigation line. Mr. Young explained that he is currently working with the irrigation companies regarding this.

**Fire:** Chief Lind stated that the road to the east of lot 9 is shown as part of the future development, he asked for clarification regarding this. Mr. Lundell explained that the access road would need to be constructed with the site, not the subdivision.

**Engineering:** Mr. Lundell pointed out that the plans show pipes connected to manholes and based on the elevations shown it appears that the manholes would overflow next to the existing well house. Mr. Young stated that he has been taken care of and replaced the pipes and a manhole with a PVC line and sealed fittings to address any issues. Mr. Lundell added that the easements provided are being reviewed and feedback will be provided to the developer.

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

**Motion:** Mr. Reeves motioned to recommend approval to the Planning Commission for the Ridley's Phase 2 Preliminary/Final Review, with the condition that the redlines be addressed. Chief Lind seconded. The motion passed unanimously in the affirmative.

## **Tanner (Eklof) Lot Split Concept**

*Review A concept review of a single lot split located at approximately 439 S. 200 W.*

**Public Works:** Mr. Callaway explained that the location where the utility stubs are shown is also the location of a 30-inch reinforced concrete pipe and 20-inch steel pipe in the sidewalk. Mr.

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Lundell noted that those lines are private irrigation lines, and the applicant would need to work with the irrigation company regarding any modifications.

**Planning and Zoning:** Mr. Bond stated that he wouldn't recommend a deferral agreement for the improvements (curb, gutter sidewalk, etc.), since it is continuous with the improvements along 200 W. He expressed concern with the streetside setback and stated that the building envelope needs to be no closer than the existing building.

**Administration:** Mr. Beagley indicated that the 200 W. and 500 S. right of ways are all owned by the City. Improvements will be required of a half plus 10 road where 200 W. and 500 S. come together. He stated that there may be some City participation, but it's likely the developer will need to provide the half plus 10 asphalt improvement. Mr. Lundell explained to the developer that City Code requires that all roadway improvements be installed with any subdivision.

**Engineering:** Mr. Lundell stated that he will provide the redline comments to the applicant.

No Comments from Police or Fire.

## **Timber Valley Preliminary Review**

*A preliminary review of a proposed 3-lot subdivision located at 465 N. 500 W.*

Mr. Lundell noted that each lot exceeds the requirements for the R-10 zone. This proposal is 3 lots or less, so it fits into the streamlined process. The DRC will be providing a recommendation to the Planning Commission who would be the final approval body.

**Engineering:** Mr. Lundell noted that the existing structure is located within 3 feet of the new property lines. It would either need to meet fire ratings or be removed. Mr. Stephens explained that it is a steel pole barn with corrugated metal walls. Mr. Reeves stated that one of the building inspectors would need to verify that it meets a one-hour fire rating.

Mr. Lundell asked what the proposed fence will look like along the back of the properties? Mr. Stephens asked for some direction regarding the fencing. Mr. Bond explained that the language isn't specific regarding the type of fencing. He encouraged the applicant to propose what he would like and the city will work with him to ensure that it meets the intent of the requirement. Mr. Bond clarified that the intent is to keep people out of the orchards and provide a buffer between the residential and agricultural uses.

Mr. Lundell noted that an asphalt overlay was recently completed on 500 W. Because of this and the number of proposed road cuts for utilities, a 2-inch asphalt overlay will be required.

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

**Motion:** Mr. Bond motioned to provide a positive recommendation to the Planning Commission for the Timber Valley Preliminary Subdivision with the condition that the redlines be addressed. Mr. Reeves seconded. The motion passed unanimously in the affirmative.

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### **Scenic Ridge Estates Preliminary Review**

*A preliminary review of an 18-lot subdivision located east of 430 S., including parcel numbers: 32:040:0070, 32:040:0045, 32:040:0047, and 32:040:0042.*

Mr. Lundell explained that pressure zones and pump stations have been discussed since the concept was last seen. He added that a design is underway for a debris basin in the area, as was determined needful due to the Molly fire. He stated that the applicant has submitted a portion of the project to move forward with the proposed 18 lots.

**Public Works:** Mr. Callaway noted a waterline running behind the lots from the booster pump station. He asked if the channel will be reinforced? Mr. Santos answered that the waterline will be at the base of the channel. Mr. Callaway asked if the booster station is sized for the entire development? Mr. Lundell explained that part of the master plan includes a booster pump to service the proposed development. He explained that further discussion regarding how the booster pump would accommodate future growth will be required.

**Engineering:** Mr. Lundell pointed out that the Cul-De-Sac in the southwest of the development would need to provide connectivity further to the south according to code. Mr. Bond noted that it is based on circulation in the area and this needs to be discussed further. Mr. Lundell noted that per standard drawings, both cul-de-sac diameters are a little short. Mr. Call stated that this is a scaling issue, they should be designed to the standard drawings. Mr. Lundell pointed out that a planter strip and sidewalk are shown along the cul-de-sac; it may be beneficial to match the existing combo curb, gutter, and sidewalk with the 40 feet of asphalt. Mr. Bond added that this would require Planning Commission approval. Mr. Lundell noted that it helps with snow removal specifically in steep area. Mr. Lundell asked what the cul-de-sac to the North is for? Mr. Santos stated that it is needed to provide frontage for the pump station. Mr. Lundell recommended that the frontage improvements be installed along the pump station and future development can be accommodated later. Mr. Lundell stated that details are needed for the proposed trail along the back of the lots. He clarified that code requires the developer to install the booster pump station, and the deferred improvements for the trail. Recognizing the future improvements, Staff thinks a development agreement would be appropriate.

Mr. Lundell asked that the developer show units per acre, open space acreage and lot acreage on their plans. The booster pump station is considered open space. He noted that the plan shows dual meter laterals however, individual meters would be required for each lot. Mr. Lundell explained that the water modeling company has reviewed this development and indicated that a

10-inch line is needed to connect to Oak Summit, and a 12-inch line would be needed for the discharge to accommodate future growth. Mr. Lundell asked if they are proposing to irrigate the lots off culinary water? The developer confirmed this. Mr. Lundell stated that the streetlight proposal will need to be modified to accommodate a streetlight to the north of the development. He added that 100-year storm control calculations need to be shown as well.

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Mr. Lundell reviewed the proposed construction route for the development. He explained that a 10% slope is maximum allowed for the roads. Up to 12% can be approved by both the City Council and the City Engineer.

No comments from Police, Fire, or Administration.

**Motion:** Mr. Bond motioned to table the Scenic Ridge Estates Preliminary review until the redlines are addressed. Chief Lind seconded. The motion passed unanimously in the affirmative.

### **Stratton Acres Preliminary Review**

*A preliminary review of a 37-lot subdivision located at approximately 200 E. and Royal Lane Drive.*

Mr. Lundell noted that this is a standard proposed subdivision within the R-10 zone.

**Public Works:** Mr. Callaway explained that there are existing valves for P.I. and culinary water on the north end of 200 E., which could be left where they are to avoid having too many valves in the area.

**Police:** Officer Woodland explained that the stop signs need to be running on the North and South sides of the intersections.

**Fire:** Chief Lind stated that the hydrants appear to be in good locations.

**Planning and Zoning:** Mr. Bond noted the triangle remnant at the southwest of the property that will need to be worked out. He added that offsite storm drainage easements will be needed.

**Engineering:** Mr. Lundell explained that the remnant piece to the southwest of the development is owned by Santaquin City but not needed by the city. The developer could enter discussions regarding this remnant being incorporated into the development. Mr. Lundell explained that the County surveyor has asked that their monuments are preserved or accounted for within development. This is a process for developer to work through with the County.

Mr. Lundell noted that the density table, acreage, lot size etc. needs to be listed. He asked that details be provided with lot setbacks. He stated that it appears that the frontage on the corner lots (lots 17 and 16) are short. Mr. Lundell asked that the developer show the existing

infrastructure on the plans. He indicated concern regarding the slope of the sewer line on Ginger Gold Road. Mr. Lundell added that the general slope of the P.I. lines will also need to be provided.

Mr. Beagley asked if the property rights have been taken care of for the sewer that will run to the north of the development? Mr. Spencer explained that they have obtained a boundary line and easement from the School District and the Taylor's who own the property to the East. Mr. Beagley asked that the developer provide those agreements and easements for review. Mr.

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Lundell explained that separate manhole and inlets are required. He added that a storm drain report needs to be provided for review. Mr. Beagley noted that an offsite storm drain easement would be required as well.

**Motion:** Mr. Bond motioned to table the Stratton Acres Preliminary Review until the redlines are addressed and easement information be provided. Chief Lind seconded. The motion passed unanimously in the affirmative.

Chief Hurst explained that a resident has expressed concern regarding the speed at which residents drive into town at 300 W. and 500 S. Here, vehicles come out of a 35 MPH zone to a 25 MPH zone. Chief Hurst indicated that the design of the road, the vegetation, the driveways, and the volume of traffic coming down 300 W. are causing issues. This is a legitimate concern for the residents coming out of their driveways on the east side of the road. Chief Hurst recommended that the 25 MPH limit be moved further to the south, or that a solar speed limit sign be installed in this area. Mr. Lundell suggested that a reduced speed ahead sign could be installed. Mr. Reeves stated that the process needs to be addressed formally as an agenda item. Mr. Lundell noted that the existing speed limit sign could be switched out without official DRC action.

## **MEETING MINUTES APPROVAL**

November 2, 2021

November 9, 2021

November 16, 2021

**Motion:** Chief Lind motioned to approve the DRC minutes from November 2<sup>nd</sup>, 9<sup>th</sup>, and 16<sup>th</sup> 2021. Officer Woodland seconded. The motion passed unanimously in the affirmative.

## **Adjournment:**

Mr. Bond motioned to adjourn at 11:26 a.m.

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Jon Lundell, City Engineer

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Kira Petersen, Deputy Recorder