



DRC Meeting Minutes
Tuesday, December 8, 2020

DRC Members in Attendance (Attending Via Zoom): Jon Lundell City Engineer, Jason Callaway Public Works Director, Norm Beagley Assistant City Manager, Jason Bond Community Development Director, Rod Hurst Police Chief, and Taylor Sutherland Fire Inspector.

Other's in Attendance (Attending Via Zoom): Ryan Harris Staff Planner, Curtis Leavitt (D.R. Horton) and Shawn Herring representing the Foothill Village Plats. Robert McMullin and Scott Peterson (Atlas Engineering) representing McMullin Commercial.

Mr. Lundell called the meeting to order at 10:03 a.m.

Foothill Village Plat J Final Subdivision Review

A final review of an 18 lot subdivision located at approximately Foothill Village Boulevard and Saddlebrook Drive.

Engineering: Mr. Lundell asked that the slopes are verified on the plat because, any change in slope would require that a manhole be placed there. He also pointed out that details are missing on a sewer pipe slope between manholes.

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

Motion: Mr. Bond motioned to approve the Foothill Village Plat J Final plat with the condition that the engineering redlines be addressed. Mr. Callaway seconded.

Roll Call:

Fire- Mr. Sutherland:	Aye
Police-Chief Hurst:	Aye
Administration- Mr. Beagley:	Aye
Planning and Zoning- Mr. Bond:	Aye
Public Works- Mr. Callaway:	Aye
Engineering-Mr. Lundell:	Aye

The motion passed unanimously 6 to 0.

Foothill Village Plat O Final Subdivision Review

A final subdivision review of a 16-lot subdivision located at approximately Westwood Way and Sadie Lane.

Mr. Lundell prefaced that due to City code requirements; two points of access are required. Plats O and P will need to be built concurrently in order to provide appropriate access and waterline looping.

Administration: Mr. Beagley asked that the pressure zone boundary is shown for plats O and P in relation to the Plat D booster pump station, to ensure none of the lots are affected.

Engineering: Mr. Lundell pointed out that the distances and bearings do not line up on the plat and they need to be verified. He noted that a temporary P.I. drain will be required draining to the temporary storm drain pond. He stated that storm drain calculations will also be required. Mr. Lundell stated that the culinary line moving Northbound is missing a valve at the intersection. He added that some offsite sewer, and water will need to be installed to provide the appropriate waterline looping, etc.

No comments from Fire, Police, Public Works, and Planning and Zoning.

Motion: Mr. Beagley motioned to approve the Foothill Village Plat O final subdivision with the condition that the engineering and planning and zoning redlines be addressed. Mr. Bond seconded.

Roll Call:

Fire- Mr. Sutherland:	Aye
Police-Chief Hurst:	Aye
Administration- Mr. Beagley:	Aye
Planning and Zoning- Mr. Bond:	Aye
Public Works- Mr. Callaway:	Aye
Engineering-Mr. Lundell:	Aye

The motion passed unanimously 6 to 0.

Foothill Village Plat P Final Subdivision Review

A final review of a 9-lot subdivision located at approximately Saddlebrook Drive and Westwood Way.

Mr. Lundell explained that Plat P includes a park that will be dedicated to the City with the recordation of the plat.

Planning and Zoning: Mr. Bond clarified that D.R. Horton will improve the park and provide a trail along Highland Drive. Mr. Lundell noted that the trail corridor connects to the Ahlin Park PI Reservoir.

Engineering: Mr. Lundell reminded the developer that plats P and O need to be built concurrently. He stated that verification is needed that the lots will be able to be serviced off the lower pressure zone, as the higher zone booster pump station has not been built. Mr. Lundell explained that as plat D begins to be constructed, the culinary water line to the North and West

will be disconnected at the intersection. If the lots cannot be serviced off the lower pressure zones lots 318 and 319 may need to be added to plat D. Mr. Herring verified that the lots will be able to be serviced in the lower pressure zone and stated that he will update the plat. Mr. Lundell stated that the existing laterals do not match City records and asked that the developer verify this as well.

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

Motion: Mr. Bond motioned to approve Foothill Village Plat P Final Subdivision with the condition that the engineering redlines be addressed; particularly that the water service between plats P and D. Mr. Sutherland seconded.

Roll Call:

Fire- Mr. Sutherland:	Aye
Police-Chief Hurst:	Aye
Administration- Mr. Beagley:	Aye
Planning and Zoning- Mr. Bond:	Aye
Public Works- Mr. Callaway:	Aye
Engineering-Mr. Lundell:	Aye

The motion passed unanimously 6 to 0.

Foothill Village Plat R Final Subdivision Review

A final review of a 19-lot subdivision located at approximately Dogwood Drive and Raintree Lane.

Mr. Lundell explained that plats R and R2 are split between the 'detached townhome units' and the single family lots. He explained that the utilities need to be constructed to service both plats.

Planning and Zoning: Mr. Bond noted that because this plat is a Planned Unit Development (PUD) general landscaping standards that will need to be met.

Engineering: Mr. Lundell pointed out labels that needed to be cleaned up as well as distances and bearings that need to be verified. He explained that at the dead end of the P.I. line, a drain will be needed.

Mr. Lundell asked that the developer provide clarification regarding how the retention pond will be graded behind the homes. Mr. Beagley stated that a retaining wall may need to be shown. Mr. Bond added that a concrete fence will be built along Highland Drive and the trail will also be perpetuated with this plat.

Mr. Harris communicated that Mr. Spadafora has provided addressing comments for all of the plats. They will be included in the redlines. Landscaping redlines will be provided for this plat specifically.

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

Motion: Mr. Beagley motioned to grant final approval for the Foothill Village Plat R, conditionally upon the engineering redlines being addressed. Mr. Callaway seconded.

Roll Call:

Fire- Mr. Sutherland:	Aye
Police-Chief Hurst:	Aye
Administration- Mr. Beagley:	Aye
Planning and Zoning- Mr. Bond:	Aye
Public Works- Mr. Callaway:	Aye
Engineering-Mr. Lundell:	Aye

The motion passed unanimously 6 to 0.

Foothill Village Plat R2 Final Subdivision Review

A final subdivision review of a 9-lot subdivision located at approximately Dogwood Drive and Raintree Lane.

Motion: Mr. Beagley motioned to grant final approval for the Foothill Village Plat R2, conditionally upon the engineering redlines being addressed. Mr. Bond seconded.

Roll Call:

Fire- Mr. Sutherland:	Aye
Police-Chief Hurst:	Aye
Administration- Mr. Beagley:	Aye
Planning and Zoning- Mr. Bond:	Aye
Public Works- Mr. Callaway:	Aye
Engineering-Mr. Lundell:	Aye

The motion passed unanimously 6 to 0.

Foothill Village Plat Z Final Subdivision Review

A final review of a 15-lot subdivision located at approximately Horizon Loop and Badger Way.

Engineering: Mr. Lundell stated that plats X and Y have received conditional final approval. He noted that there are a few minor clean up items on the plat, but no major redlines.

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

Motion: Mr. Beagley motioned to grant final approval for the Foothill Village Plat Z with the condition that the redlines be addressed. Mr. Sutherland seconded.

Roll Call:

Fire- Mr. Sutherland:	Aye
Police-Chief Hurst:	Aye
Administration- Mr. Beagley:	Aye
Planning and Zoning- Mr. Bond:	Aye
Public Works- Mr. Callaway:	Aye
Engineering-Mr. Lundell:	Aye

The motion passed unanimously 6 to 0.

McMullin Commercial Preliminary Plat Review

A preliminary review of a 3-lot commercial subdivision located at approximately State Road 198 and 150 N.

Mr. Lundell explained that current parcel lines include an extension of 900 E. which would connect to State Road 198. This proposal includes a request to vacate the existing right of way and realign to connect to State Road 198 further South.

Police: Chief Hurst noted that there is no stop sign shown where 150 N. meets SR 198 and asked that one is added.

Administration: Mr. Beagley stated that this vacation and new right of way has been reviewed by the City Council and the council is willing to entertain this request. He noted that the requested right of way vacation and new right of way fit with the Master Transportation Plan. Mr. Beagley explained that the current configuration of lot 1 creates a future remnant piece that would be difficult to maintain. He encouraged the developer to square off the lot and avoid creating open space between the commercial lot and future single-family homes.

Public Works: Mr. Callaway asked that the developer verify where the power runs through the future lots.

Mr. McMullin indicated that Mr. Kurt Stringham would like to buy 50 feet of property to the North and 20 feet to the East from him. Mr. Beagley recommended that this be taken care of with a lot line adjustment before lots are plated.

Planning and Zoning: Mr. Bond pointed out that 900 E. is listed as Rainer Road, he asked that the road name is kept 900 East to provide consistency. Chief Hurst agreed that keeping the road named 900 E. would be beneficial for Public Safety. would prefer that it remain 900 E.

Mr. Bond explained that in lieu of traditional sidewalk a perpetuation of the meandering trail along State Road 198 will be required. He also pointed out the fencing requirement between commercial and residential uses. Mr. McMullin asked why fencing is required if there is a road

between the commercial and residential. He also pointed out that most of the residential homes already have fencing. Mr. Bond stated that if there is existing fencing it may take care of the requirement. He noted that certain fencing types are required, and this can be looked into.

Engineering: Mr. Lundell explained that UDOT approval will be needed for the connection along State Road 198. Mr. Peterson indicated that they have talked to UDOT who indicated that they are fine with the location. He stated that they will provide final plans to UDOT as the project moves forward. Mr. Lundell asked for clarification regarding a valve shown with the gas line enclosure. He added that there is an existing 8-inch P.I. line, since it is being disconnected and relocated it will need to be replaced with same size line.

No Comments from Fire.

Motion: Mr. Beagley motioned to table the McMullin Commercial Preliminary Plan until the redlines be addressed and the lot line adjustment is taken care of. Mr. Bond seconded.

Roll Call:

Police- Chief Hurst:	Aye
Administration- Mr. Beagley:	Aye
Planning and Zoning- Mr. Bond:	Aye
Public Works Mr. Callaway:	Aye
Engineering Mr. Lundell:	Aye

The motion passed unanimously 5 to 0.

2021 Regular Meeting Schedule

The DRC will approve a regular meeting schedule for 2021.

Mr. Lundell explained that the intention is to provide clarification and set a distinct set of DRC meetings for 2021. He pointed out that it is anticipated that there is only one regularly scheduled DRC meeting for the months of November and December.

Motion: Mr. Bond motioned to approve the 2021 meeting schedule for the DRC of Santaquin City. Mr. Beagley seconded.

Roll Call:

Police- Chief Hurst:	Aye
Administration- Mr. Beagley:	Aye
Planning and Zoning- Mr. Bond:	Aye
Public Works Mr. Callaway:	Aye
Engineering Mr. Lundell:	Aye

The motion passed unanimously 5 to 0.

MEETING MINUTES APPROVAL

October 27, 2020

November 10, 2020

Motion: Mr. Beagley motioned to approve the minutes from October 27, 2020. Mr. Callaway seconded.

Roll Call:

Police- Chief Hurst:	Aye
Administration- Mr. Beagley:	Aye
Planning and Zoning- Mr. Bond:	Aye
Public Works Mr. Callaway:	Aye
Engineering Mr. Lundell:	Aye

The motion passed unanimously 5 to 0.

Mr. Beagley motioned to table the minutes from November 10, 2020. Mr. Bond seconded.


Roll Call:

Police- Chief Hurst:	Aye
Administration- Mr. Beagley:	Aye
Planning and Zoning- Mr. Bond:	Aye
Public Works Mr. Callaway:	Aye
Engineering Mr. Lundell:	Aye

The motion passed unanimously 5 to 0.

AJOURNMENT

Mr. Bond motioned to adjourn at 11:09 a.m.


Jon Lundell, City Engineer


Kira Petersen, Deputy Recorder