



***DEVELOPMENT REVIEW COMMITTEE
MEETING NOTICE AND AGENDA***

Notice is hereby given that the Santaquin City Development Review Committee will hold a regular meeting on **Tuesday September 8, 2020 at 10:00 A.M. at 275 W. Main Street**

Santaquin City Regular/Actionable Meetings Will Be Held Both Online and In-Person (Temporary Restrictions on In-Person Attendees while responding to Coronavirus public gathering restrictions):

- **YouTube Live** - Santaquin City regular/actionable meetings will be shown live on the **Santaquin City YouTube Channel**, which can be found at:
https://www.youtube.com/channel/UCTzZT_yW2H2Hd-58M2_ddSw
or by searching for Santaquin City Channel on YouTube.

AGENDA

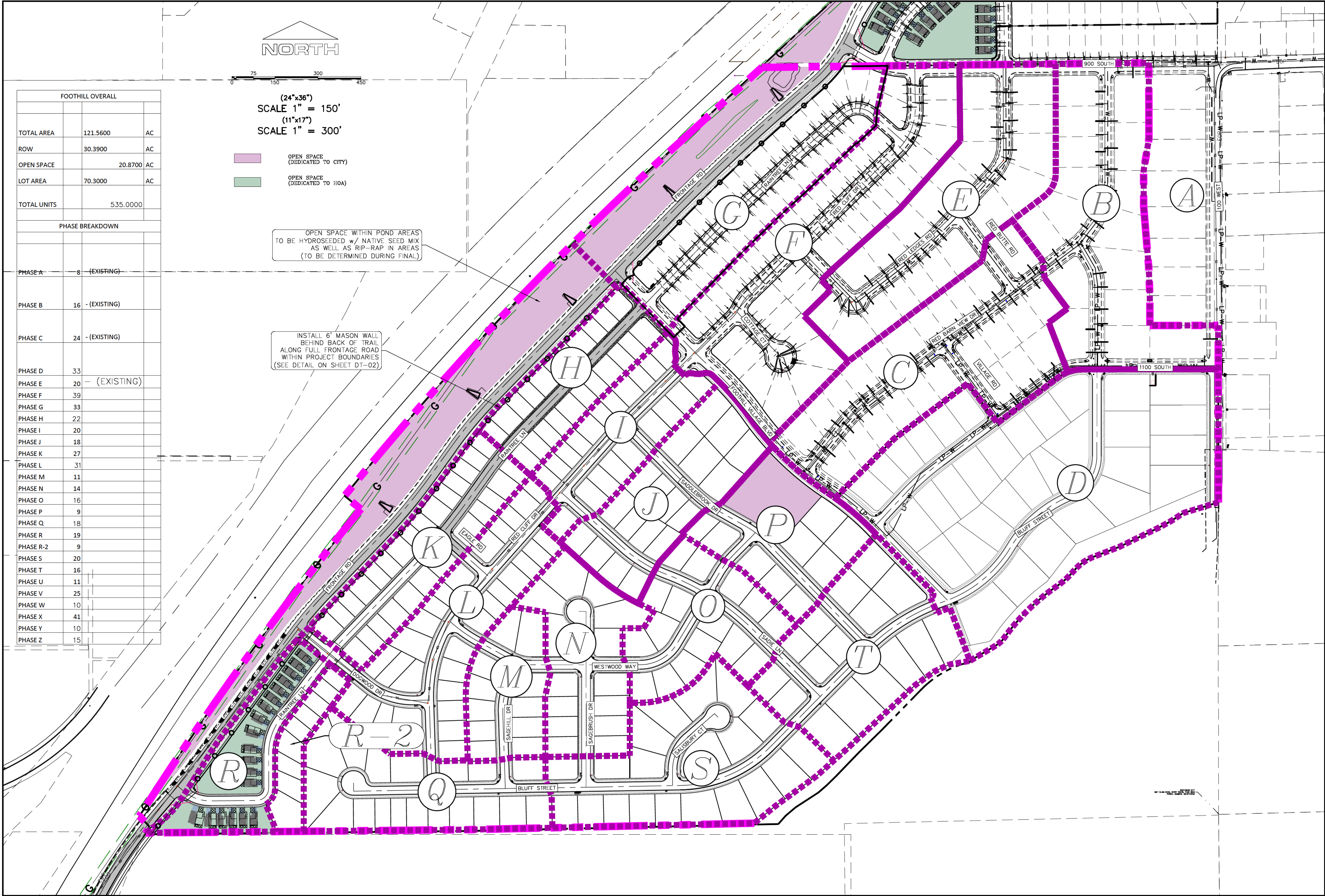
- 1. Foothill Village Phasing Plan**
The DRC will review updates to the phasing plans for Foothill Village.
- 2. Heelis Farms Final Subdivision Review**
A **final** review of a 20-unit townhome subdivision located at approximately 200 N. and 400 E.
- 3. 200 E. and 700 N. Stop Sign Request**
The DRC will review a request for a three way stop at the intersection of 200 E. and 700 N.
- 4. Approval of Minutes for Meeting Held**
August 25, 2020
- 5. Adjournment**

If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City ten (10), or more hours in advance and we will, within reason, provide what assistance may be required

CERTIFICATION OF POSTING

This agenda is hereby properly advertised this 4th day of September 2020, through posting of copies of this agenda in three public places within the city, namely the **City Office, Zions Bank, and the United States Post Office.**

Kira Petersen, Deputy Recorder



FOOTHILL OVERALL		
TOTAL AREA	121.5600	AC
ROW	30.3900	AC
OPEN SPACE	20.8700	AC
LOT AREA	70.3000	AC
TOTAL UNITS	535.0000	
PHASE BREAKDOWN		
PHASE A	8	(EXISTING)
PHASE B	16	(EXISTING)
PHASE C	24	(EXISTING)
PHASE D	33	
PHASE E	20	(EXISTING)
PHASE F	39	
PHASE G	33	
PHASE H	22	
PHASE I	20	
PHASE J	18	
PHASE K	27	
PHASE L	31	
PHASE M	11	
PHASE N	14	
PHASE O	16	
PHASE P	9	
PHASE Q	18	
PHASE R	19	
PHASE R-2	9	
PHASE S	20	
PHASE T	16	
PHASE U	11	
PHASE V	25	
PHASE W	10	
PHASE X	41	
PHASE Y	10	
PHASE Z	15	

C:\USERS\SHERRING\WORKBOX\REGION PROJECTS\REGION ENGINEERING PROJECTS\2018\0418_FOOTHILL_SANTAGUITA\2-SHEET FILES\PH-01-02

Engineering
& Surveying

region

1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

FOOTHILL VILLAGE SUBDIVISION
PRELIMINARY PLAT

LOCATED IN THE SOUTHEAST CORNER OF SECTION
11, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

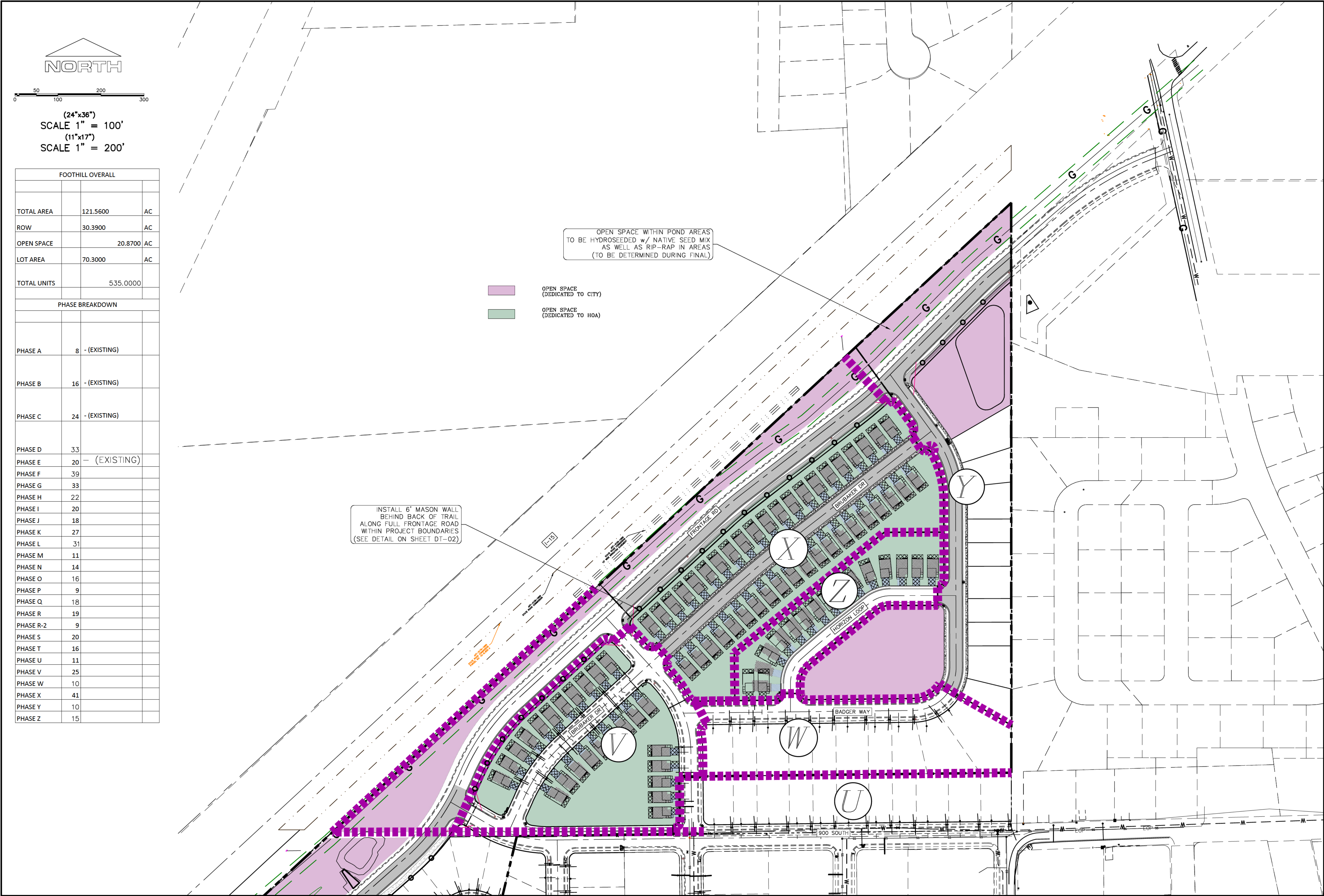
DATE: 8.11.2020
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
PHASE PLAN

SHEET:
PH-01 2



C:\USERS\SHERRING\WORKBOX\REGION PROJECTS\REGION ENGINEERING PROJECTS\2018\2018_049_FOOTHILL_SANTAGUITA\2-SHEET FILES\DRW-PH-02 2

Engineering & Surveying

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8/11/20

**FOOTHILL VILLAGE SUBDIVISION
PRELIMINARY PLAT**
LOCATED IN THE SOUTHEAST CORNER OF SECTION
11, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:8.11.2020
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
PHASE PLAN

SHEET:
PH-02 2

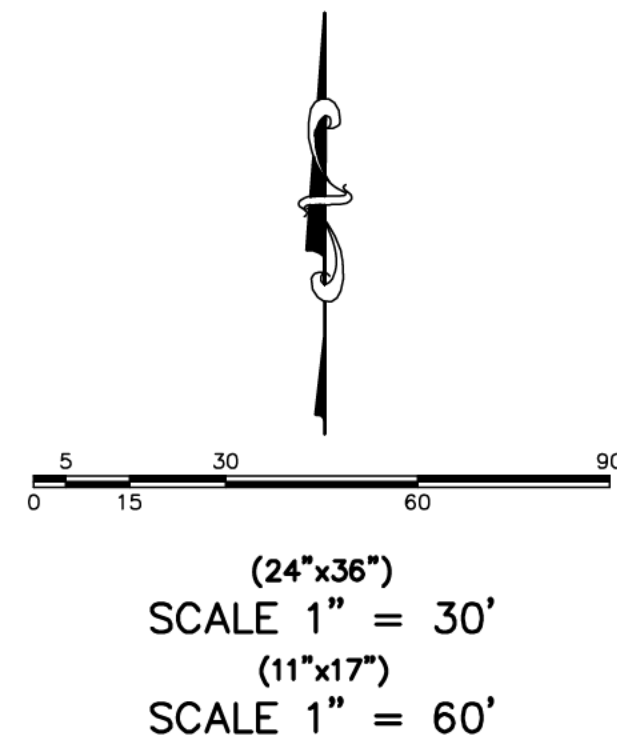
HEELIS FARM TOWNHOMES

SITEPLAN

SANTAQUIN, UTAH COUNTY, UTAH

PRELIMINARY PLAN SET

SEPTEMBER 2020



ALL RECCOMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

DENSITY TABLE
ZONING CLASSIFICATION=MSR
NUMBER OF UNITS=20
ACREAGE=1.68 ACRES
ACREAGE TO BE DEDICATED FOR STREET ROW=3,380 SF
PARCEL SIZE SF=73,389
PARKING REQUIRED=53
PARKING PROVIDED=57
BUILDING AREA SF=20x1,225=24,500
PARKING LOT AREA SF=16,695
LANDSCAPE AREA IN SF=27,589 (38%)

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT ON AN EXISTING FENCE, WHICH POINT LIES S00°30'42"E 488.83 FEET ALONG THE QUARTER SECTION LINE AND EAST 6.66 FEET FROM THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE EAST 106.56 FEET; THENCE N85°46'5"E 89.06 FEET TO AN EXISTING FENCE; THENCE ALONG EXISTING FENCE S88°03'22"E 137.48 FEET; THENCE S02°42'52"W 224.41 FEET ALONG AN EXISTING FENCE; THENCE N89°51'46"W 286.46 FEET; THENCE NORTHWESTERLY 8.99 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 25°44'27", THE CHORD BEARS N76°59'33" 8.91 FEET; THENCE N89°35'44"W 26.36 FEET TO AN EXISTING FENCE; THENCE N00°10'07"W 219.39 FEET ALONG AN EXISTING FENCE TO THE POINT OF BEGINNING. CONTAINING 1.68 ACRES.

LEGEND

LEGEND APPLIES TO ALL SHEETS

	SECTION CORNER
	EXISTING VALVE
	EXISTING POWER POLE
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	BUILDING SETBACK
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING GAS
	EXISTING FENCE LINE
	EXISTING DITCH
	EXISTING SANITARY SEWER W/MANHOLE
	PROPOSED IRRIGATION LINE
	EXISTING CULINARY WATERLINE
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED CULINARY WATERLINE
	PROPOSED PRESSURIZED IRRIGATION
	PROPOSED SEWER LINE
	FIRE HYDRANT
	STREET LIGHT

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
4. ARCHITECTURAL DRAWINGS TO BE SUBMITTED AND APPROVED BY ARCHITECTURAL REVIEW COMMITTEE.
5. PROJECT TO BE COMPLETED IN ONE PHASE.
6. THE TOT LOT SHALL BE INSTALLED BEFORE THE COMMENCEMENT OF CONSTRUCTION OF THE 11TH RESIDENTIAL UNIT, PER THE DA REQUIREMENTS.

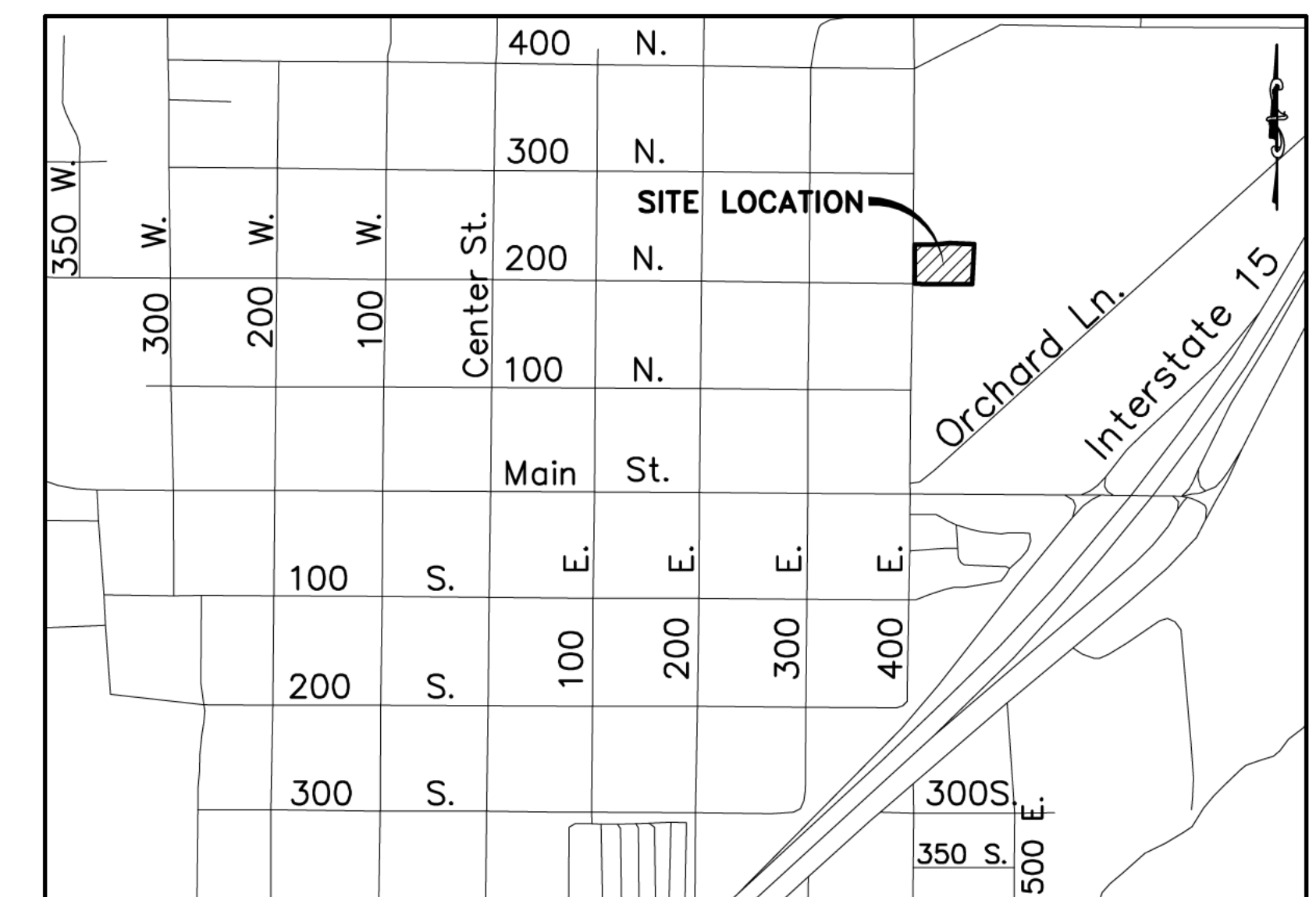
-SHEET INDEX-

SHEET SHEET NAME

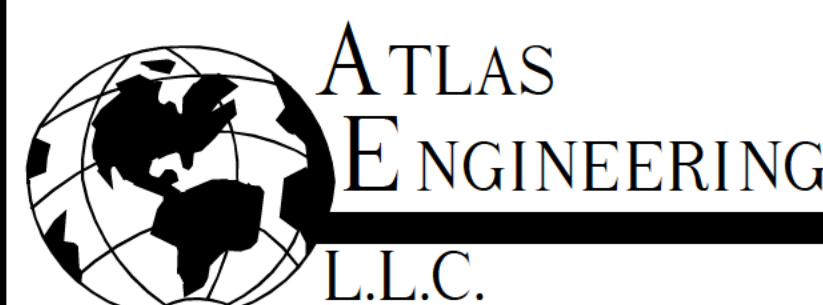
- | | |
|---|------------------------------|
| 1 | COVER & INDEX |
| 2 | SITE PLAN |
| 3 | GRADING PLAN |
| 4 | FINAL PLAT |
| 5 | RECORD OF SURVEY (BY OTHERS) |
| 6 | DETAIL SHEET |
| 7 | DETAIL SHEET |
| 8 | FIRE ACCESS/OPEN SPACE PLAN |
| 9 | TBC PLAN |

NOTES

1. ALL UNITS TO BE ADA ADAPTABLE.
2. IF PROJECT IS TO BE SOLD AS CONDO UNITS, CONDOMINIUM PLAT, CC&R'S, AND HOA DOCS WILL BE REQUIRED TO BE APPROVED BY PLANNING COMMISSION.
3. PARKING LOT AND BUILDING LIGHTING MUST BE SHIELDED AND DIRECTED DOWNWARD.

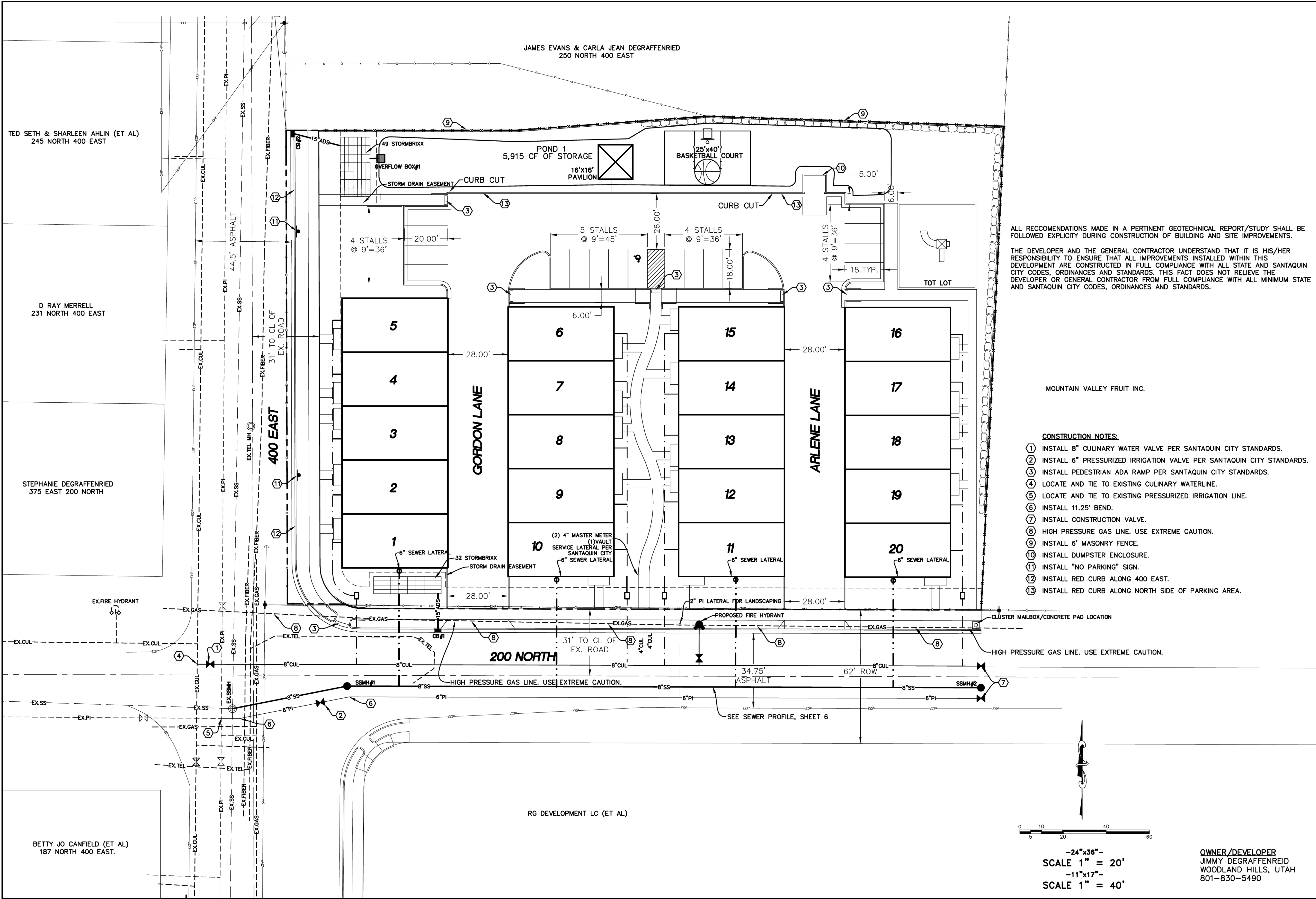


VICINITY MAP
-NTS-



PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER
JIMMY DEGRAFFENRIED
WOODLAND HILLS, UTAH
801-830-5490
lifetimehomesinc@gmail.com



ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

MOUNTAIN VALLEY FRUIT INC.

CONSTRUCTION NOTES:

1. INSTALL 8" CULINARY WATER VALVE PER SANTAQUIN CITY STANDARDS.
2. INSTALL 6" PRESSURIZED IRRIGATION VALVE PER SANTAQUIN CITY STANDARDS.
3. INSTALL PEDESTRIAN ADA RAMP PER SANTAQUIN CITY STANDARDS.
4. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
5. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION LINE.
6. INSTALL 11.25' BEND.
7. INSTALL CONSTRUCTION VALVE.
8. HIGH PRESSURE GAS LINE. USE EXTREME CAUTION.
9. INSTALL 6" MASONRY FENCE.
10. INSTALL DUMPSTER ENCLOSURE.
11. INSTALL "NO PARKING" SIGN.
12. INSTALL RED CURB ALONG 400 EAST.
13. INSTALL RED CURB ALONG NORTH SIDE OF PARKING AREA.

SHEET NO.

2

SITE PLAN

SANTAQUIN, UTAH

HEELIS FARM TOWNHOMES

PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

ATLAS
ENGINEERING
L.L.C.

OWNER/DEVELOPER
JIMMY DEGRAFFENREID
WOODLAND HILLS, UTAH
801-830-5490

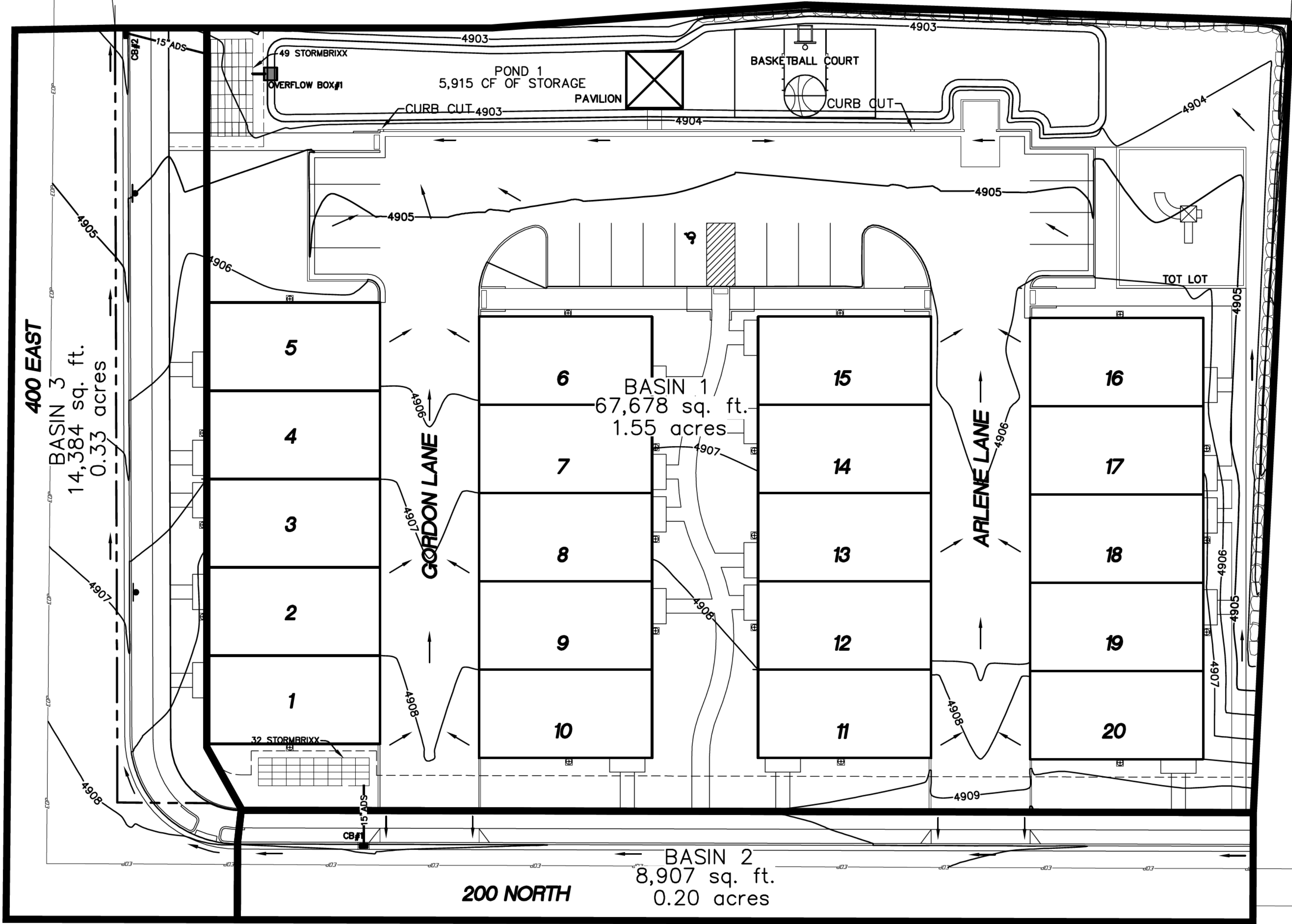
TED SETH & SHARLEEN AHLIN (ET AL)
245 NORTH 400 EAST

D RAY MERRELL
231 NORTH 400 EAST

STEPHANIE DEGRAFFENRIED
375 EAST 200 NORTH

BETTY JO CANFIELD (ET AL)
187 NORTH 400 EAST.

JAMES EVANS & CARLA JEAN DEGRAFFENRIED
250 NORTH 400 EAST



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MOUNTAIN VALLEY FRUIT INC.

HEELIS FARM TOWNHOMES

ATLAS
ENGINEERING
L.L.C.

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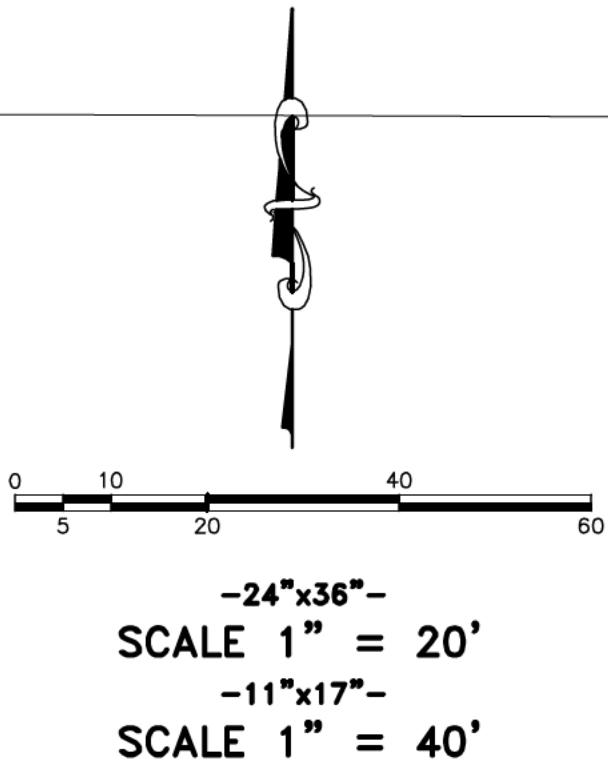
SHEET NO.

3

GRADING PLAN

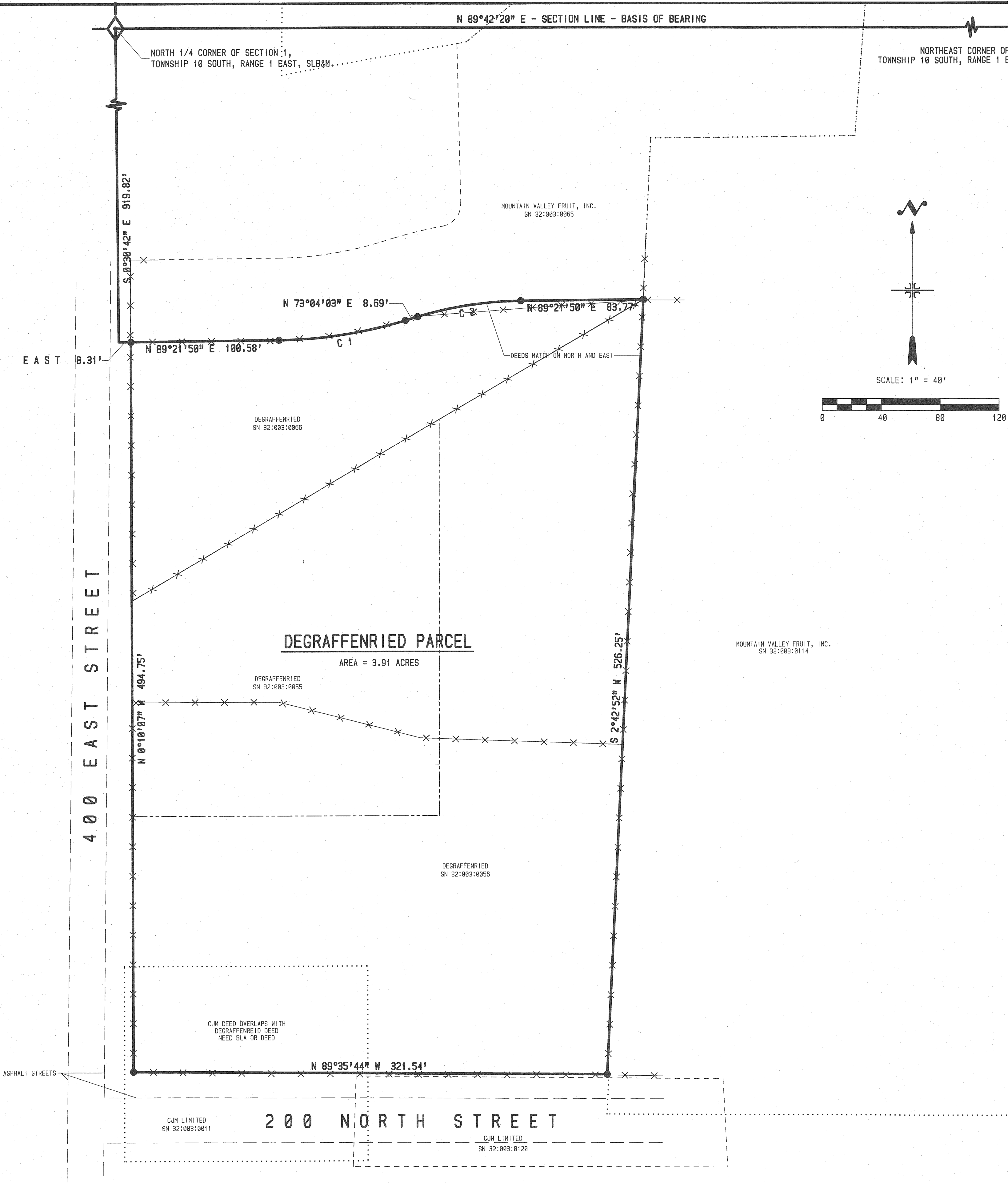
SANTAQUIN, UTAH

NO.	REVISIONS	BY	DATE
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RG DEVELOPMENT LC (ET AL)

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD	
				BEARING	DISTANCE
C1	306.00'	16°17'46"	87.03'	N 81°12'56" E	86.74'
C2	250.00'	16°17'49"	71.11'	N 81°12'56" E	70.87'



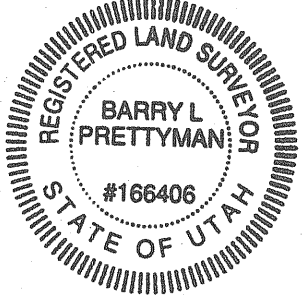
SURVEYED BOUNDARY DESCRIPTION:
BEGINNING AT A POINT ON THE EAST LINE 400 EAST STREET, SANTAQUIN, UTAH, WHICH POINT LIES SOUTH 0°30'42" EAST 919.82 FEET ALONG THE QUARTER SECTION LINE AND EAST 8.31 FEET FROM THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°21'50" EAST 100.58 FEET; THENCE NORTHEASTERLY 87.03 FEET ALONG THE ARC OF A 306.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°17'46", THE CHORD BEARS NORTH 81°12'56" EAST 86.74 FEET; THENCE NORTH 73°04'03" EAST 8.69 FEET; THENCE NORTHEASTERLY 71.11 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16°17'49", THE CHORD BEARS NORTH 81°12'56" EAST 70.87 FEET; THENCE NORTH 89°21'50" EAST 83.77 FEET; THENCE SOUTH 2°42'52" WEST 526.25 FEET ALONG AN EXISTING FENCE; THENCE NORTH 89°35'44" WEST 321.54 FEET ALONG AN EXISTING FENCE; THENCE NORTH 8°10'07" WEST 494.75 FEET ALONG AN EXISTING FENCE ON THE EAST SIDE OF SAID 400 EAST STREET TO THE POINT OF BEGINNING. CONTAINING 3.91 ACRES.

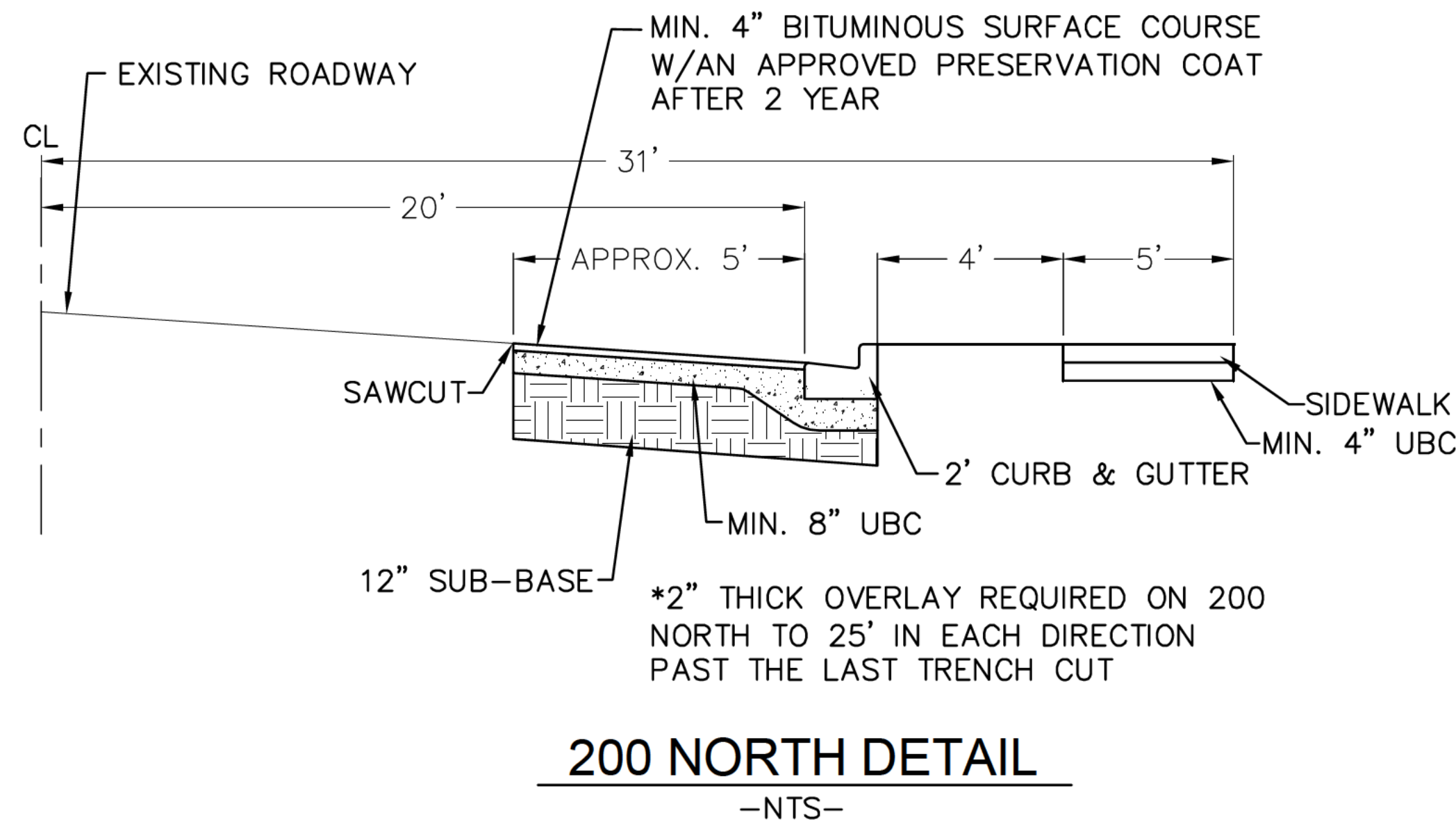
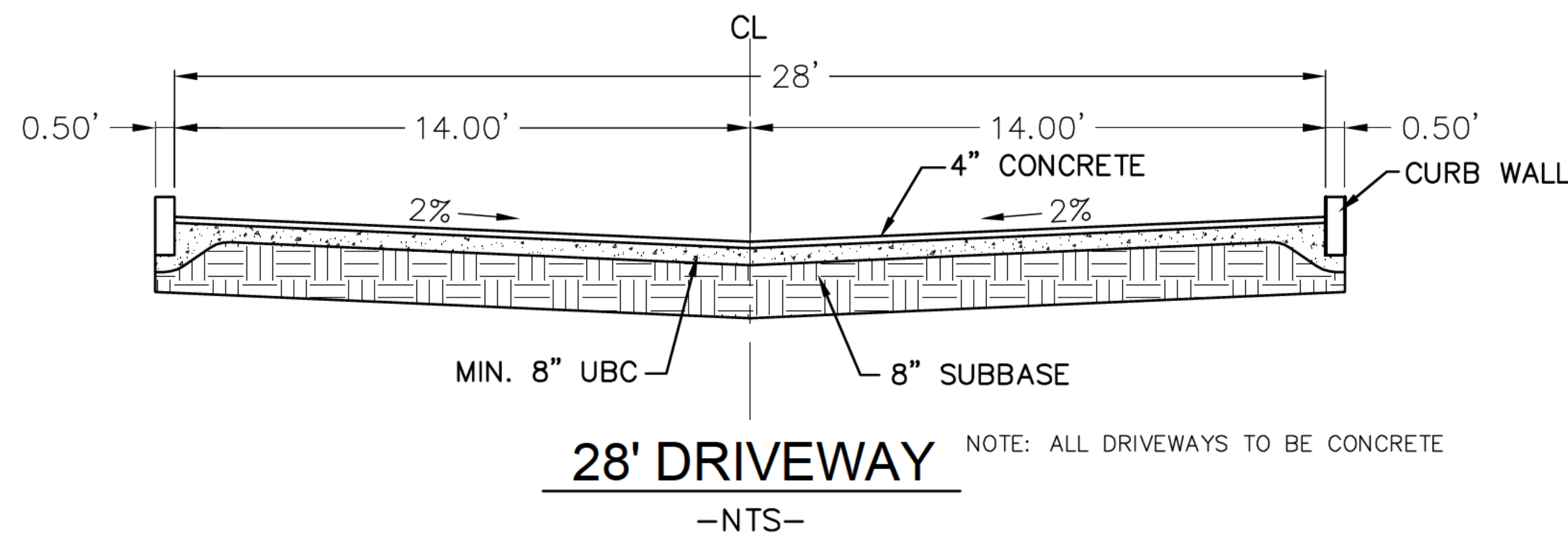
NARRATIVE:
BASIS OF BEARING IS UTAH COORDINATE BEARINGS, CENTRAL ZONE. (N 89°42'20" E BETWEEN THE NORTH 1/4 CORNER AND THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SLB&M.) PURPOSE OF SURVEY IS TO COMPARE DEEDED PROPERTY AGAINST EXISTING PROPERTY IN ACTUAL POSSESSION AND PREPARE A SURVEYED BOUNDARY DESCRIPTION.

SURVEYORS CERTIFICATE:
I, BARRY L. PRETTYMAN, A LICENSED SURVEYOR HOLDING CERTIFICATE NO. 166406, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.

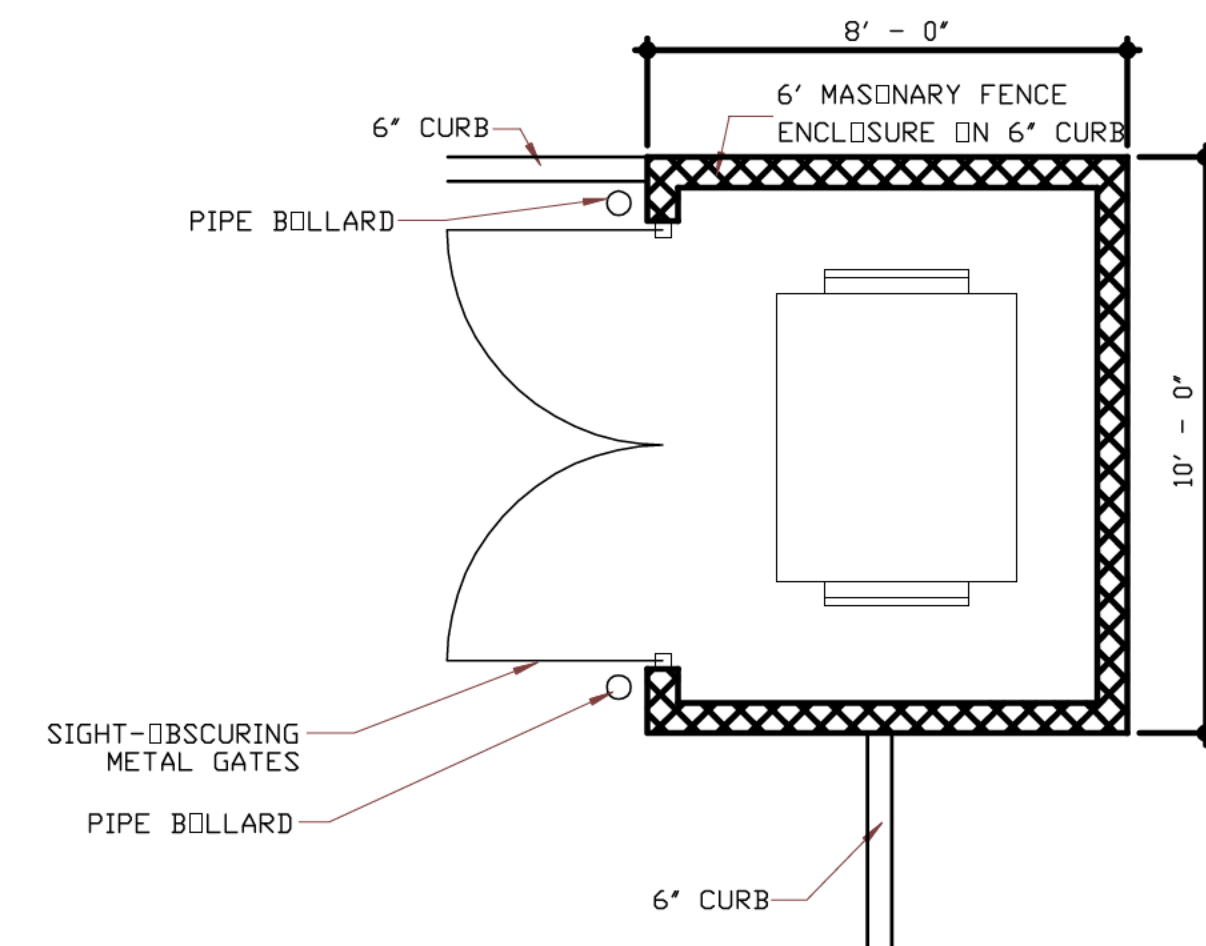
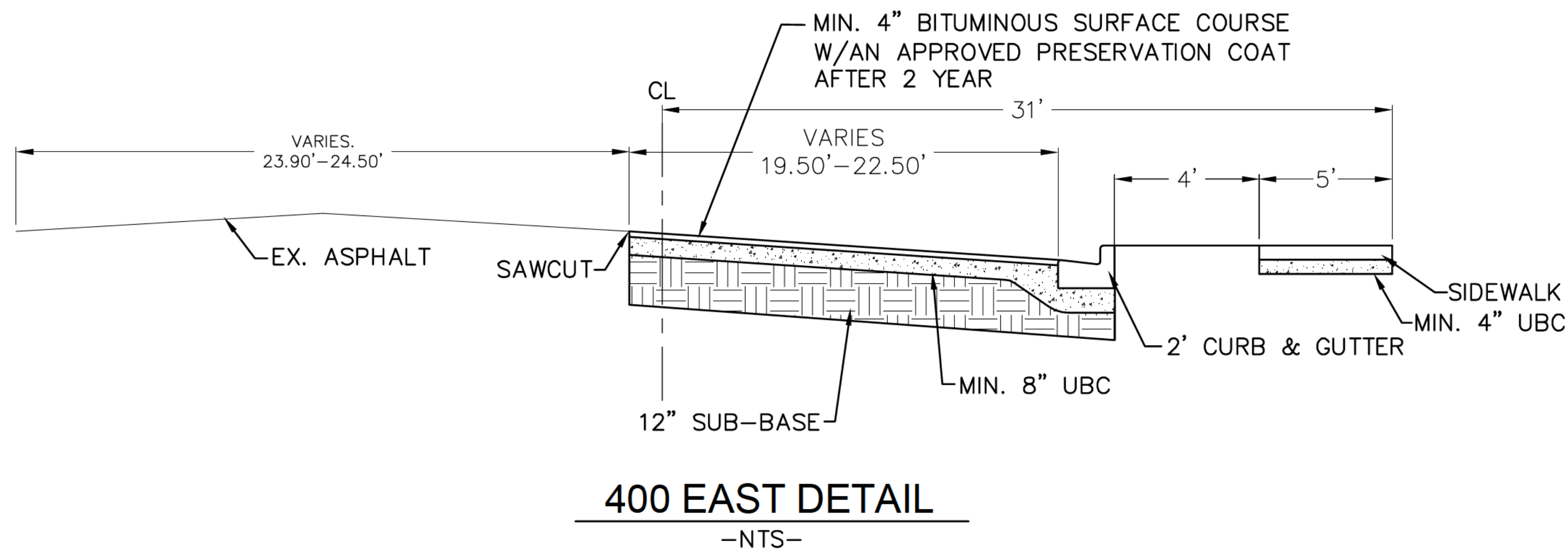
Barry L. Prettyman Nov. 4, 2019
BARRY L. PRETTYMAN DATE

LEGEND:
● = 5/8" REBAR WITH ORANGE CAP MARKED PLS 166406.
--- DEGRAFFENRIED DEED LINES
- - - ADJACENT LAND OWNER DEED LINES
X X X EXISTING FENCES

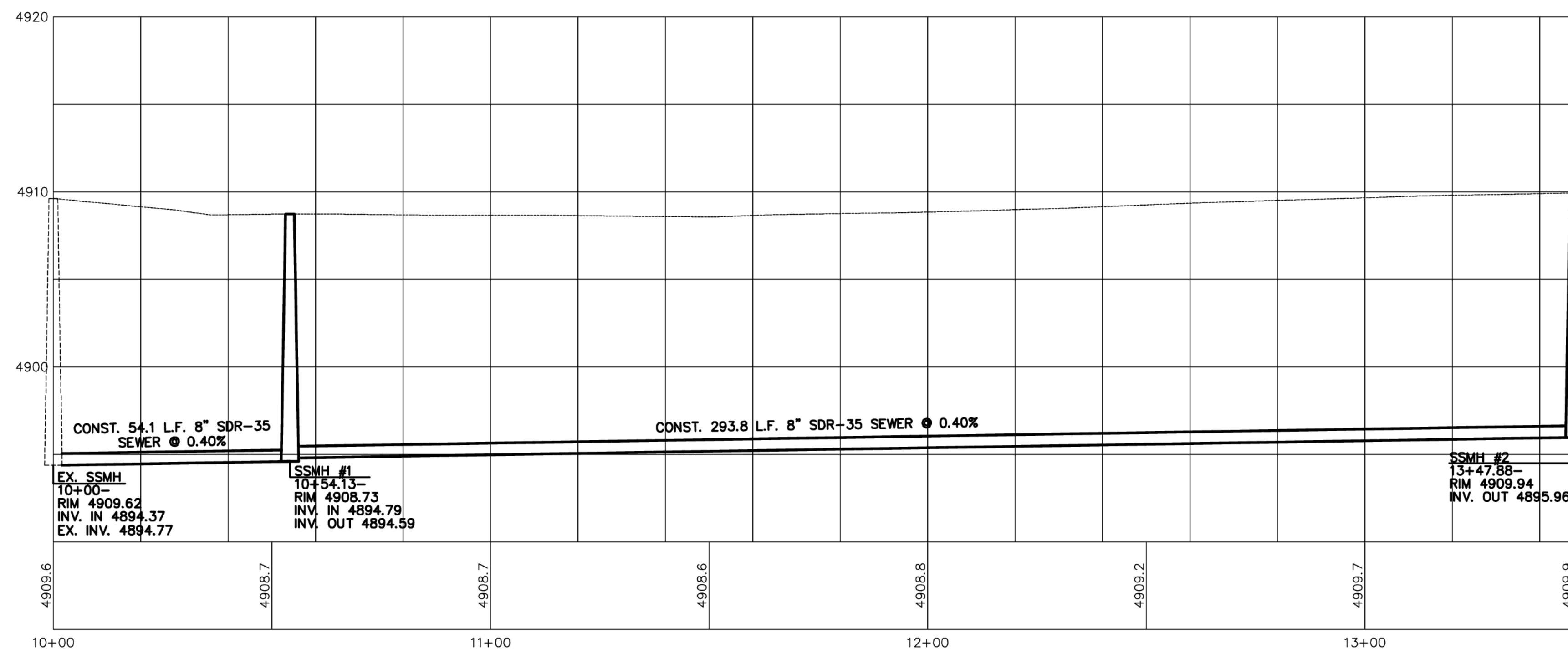




- NOTES:
1. 100-YEAR WATER ELEVATION MAY NOT ENCROACH WITHIN 6" VERTICALLY OF ANY HABITABLE STRUCTURE OR EXCEED THE EDGE OF RIGHT-OF-WAY.
 2. 100-YEAR WATER ELEVATION MAY NOT RISE ABOVE AN ELEVATION OF 3" BELOW THE TOP OF ANY BERM OR EDGE OF RIGHT-OF-WAY IF ADJACENT EXISTING BUILDINGS ARE BELOW STREET LEVEL.
 3. THE CROWN OF THE ROAD SHALL BE HELD TO EXISTING GRADE, UNLESS PERMITTED OTHERWISE BY THE CITY ENGINEER WHERE NEEDED TO ENABLE CONTAINMENT OF 100-YEAR STORM, TO MATCH GRADE AT ADJACENT PREVIOUSLY DEVELOPED PROPERTIES, OR TO MEET GRADE AT INTERSECTIONS



DUMPSTER ENCLOSURE
SCREENED ON THREE (3) SIDES WITH A MASONRY WALL HAVING A HEIGHT OF AT LEAST ONE (1') FOOT ABOVE RECEPTACLE. A STEEL SITE-OBSCURING GATE AT LEAST SIX (6') FEET HIGH IS REQUIRED. USE SAME ARCHITECTURAL ELEMENTS AND TYPES OF MATERIALS AND COLORS AS THE PRIMARY STRUCTURE.



SHEET NO.

6

DETAIL SHEET

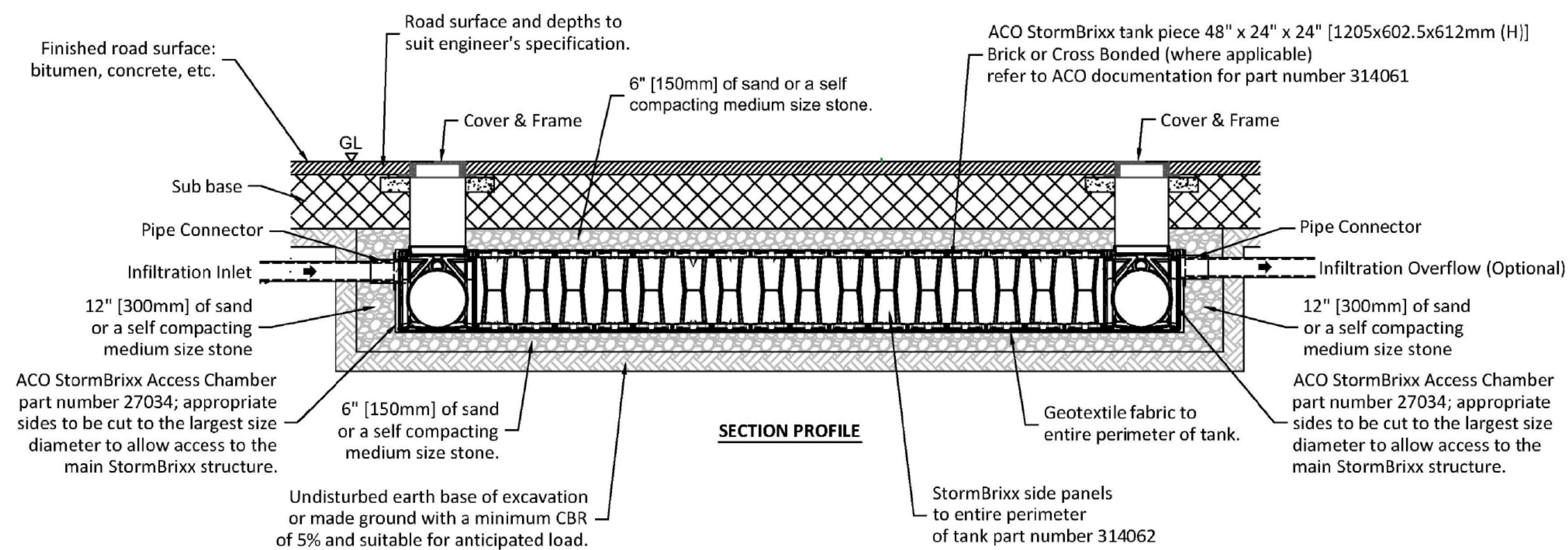
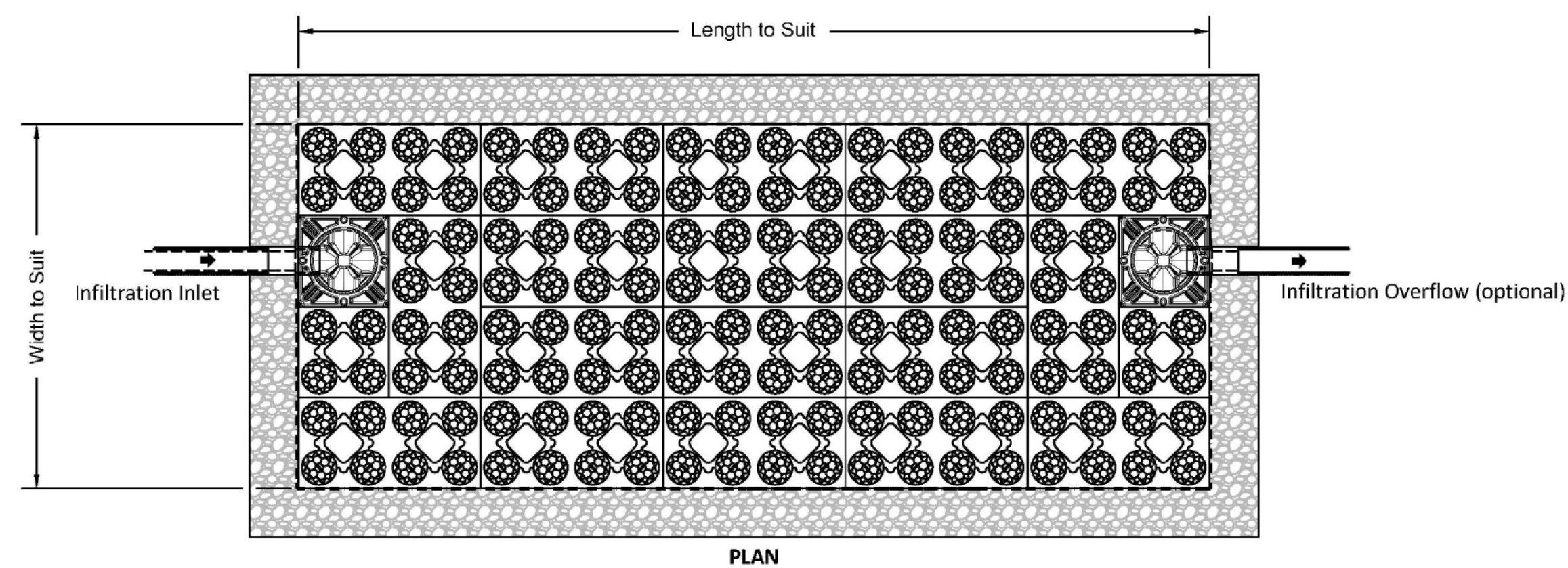
SANTAQUIN, UTAH

HEELIS FARM TOWNHOMES



PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

NO.	REVISIONS	BY	DATE
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2/2/2019 19-079-HEELIS FARM TOWNHOMES L.L.C. 9/1/2019 19-079-HEELIS FARM TOWNHOMES L.L.C.			



Minimum cover depths (1) over the top of ACO StormBrixx	
Location	Minimum cover depth ft (m) (4)
Non-Trafficked areas i.e. Landscaping	
Car parks, vehicles up to 5512lbs gross mass	1.97 (0.6)
Car parks, occasional vehicles greater than 5512lbs (3) gross mass	2.46 (0.75)
Occasional HGV traffic up to 97,003lbs GVW (HA loading)	Please consult with ACO

(1) Assumes 27 degree load distribution through fill material and overlaying surface asphalt or block paving
(2) Minimum cover depth to avoid accidental damage from gardening/landscaping work
(3) Occasional Trafficking by refuse collection or similar vehicles (typically one per week)
(4) Please check minimum frost cover depths for geographical location

This drawing is for guidance purposes only. This is to be read in conjunction with other ACO drawings and is subject to all ACO Polymer Products, Inc. guidance, liabilities and manufacturers warranties. For further information please contact our technical department, visit the StormBrixx website at <http://www.acostormbrixx.us/>, or email us at info@acousa.com

ACO StormBrixx® Access Chamber

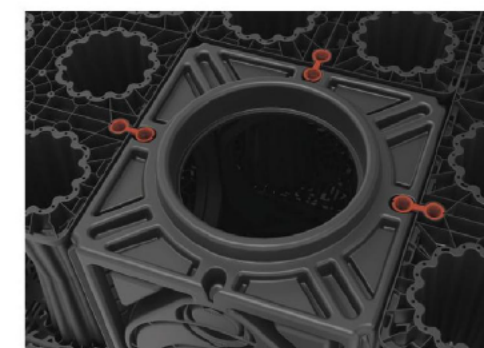
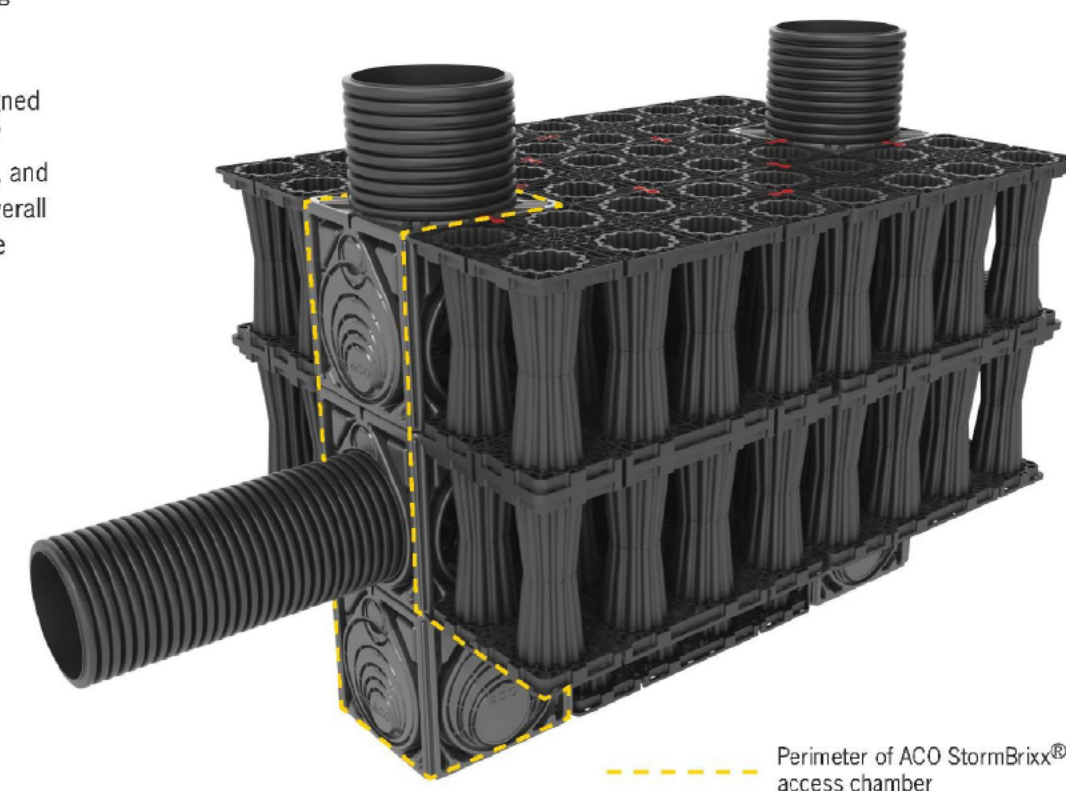
The access chamber is designed to provide complete 3D access to enable inspection of all levels and areas of the system by either tracked or push rod CCTV inspection equipment. Where required, ACO StormBrixx® systems can be jetted using standard equipment.

The modular stackable chamber is designed to be incorporated into any StormBrix® detention/retention or infiltration system, and forms an integral part of the system's overall volume, removing the need for expensive upstream manholes.

When the ACO StormBrixx® access chamber has been configured to create a low flow drain down channel or a silt trap, the unit allows for the removal of silt and debris.

Cover and frame

18" diameter (450mm) solid ductile iron cover and frame is available to complete the StormBrixx® access chamber installation. Cover is rated to 40 ton loads.



www.ACOStormBrixx.us

SBD-1L-RA

DATE: 11/24/15
ISSUE: A

INFILTRATION - STORMBRIXX SINGLE LAYER WITH ACCESS UNITS AND OVERFLOW (HARDSCAPE)

INSTALLATION DRAWING - ACO STORMBRIXX

Arizona Tel: 888-490-9552

e-mail: info@acousa.com

Ohio Tel: 800-543-4764

www.acousa.com

ACO Polymer Products, Inc.

825 W. Beechcraft St
Casa Grande, AZ 85122
Tel: 520-421-9988
Fax: 520-421-9899

9470 Pinecone Drive
Mentor, OH 44060
Tel: 440-639-7230
Fax: 440-639-7235

4211 Pleasant Rd.
Fort Mill, SC 29708
Tel: 440-639-7230
Fax: 803-802-1063

South Carolina Tel: 800-543-4764

SHEET NO.

7

DETAIL SHEET

SANTAQUIN, UTAH

HEELIS FARM TOWHNOMES

ATLAS
ENGINEERING

PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84601

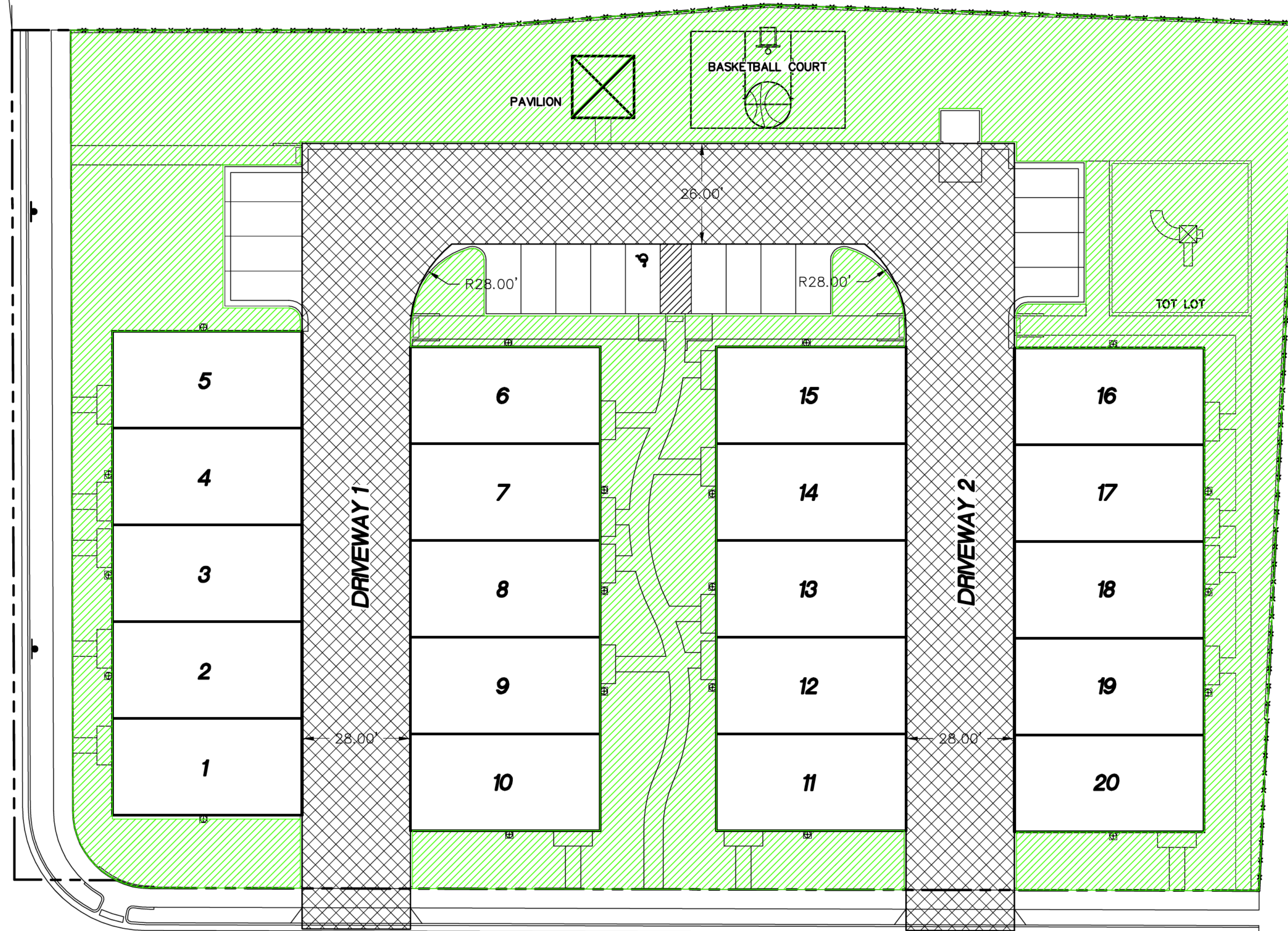
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 846

NO.	REVISIONS	BY	DATE
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BETTY JO CANFIELD (ET AL)
187 NORTH 400 EAST.

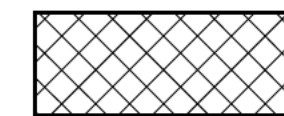
400 EAST

RG DEVELOPMENT LC (ET AL)

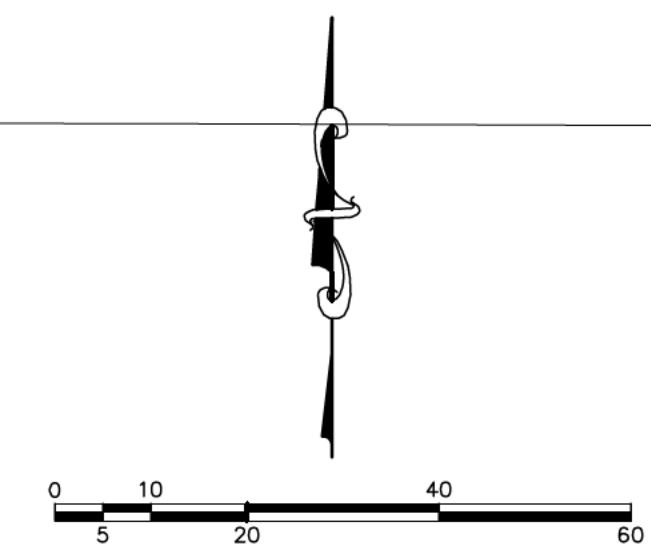


OPEN SPACE 27,778 SF

MOUNTAIN VALLEY FRUIT INC.



FIRE ACCESS LANE



-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'

HEELIS FARM TOWNHOMES



**ATLAS
ENGINEERING
L.L.C.**
25 AM. MTL

PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

L.L.C.
35 AM MDT

9/17/2020 11:07:35 AM MDT
L.L.C.

NO.		REVISIONS		BY	DATE

SHEET NO.

FIRE ACCESS/ OPEN SPACE PLAN

 ∞

SANTAQUIN, UTAH

TED SETH & SHARLEEN AHLIN (ET AL)
245 NORTH 400 EAST

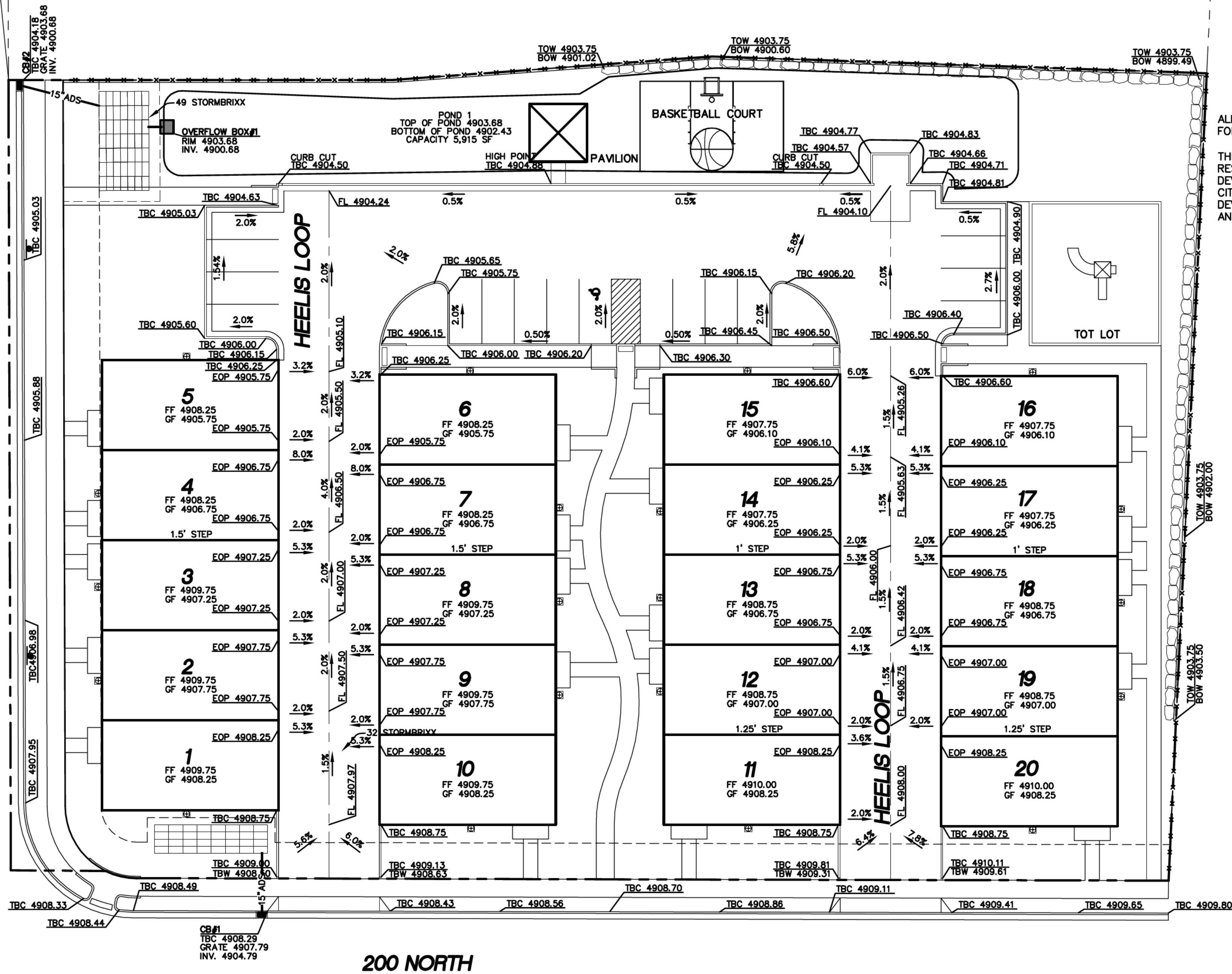
D RAY MERRELL
231 NORTH 400 EAST

STEPHANIE DEGRAFFENRIED
375 EAST 200 NORTH

BETTY JO CANFIELD (ET AL)
187 NORTH 400 EAST.

400 EAST

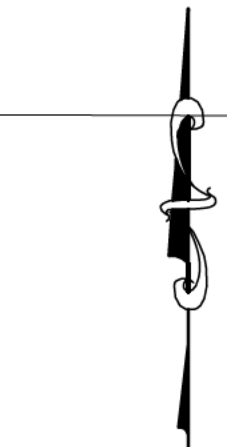
JAMES EVANS & CARLA JEAN DEGRAFFENRIED
250 NORTH 400 EAST



ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

MOUNTAIN VALLEY FRUIT INC.



0 5 10 20 40 60

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'

SHEET NO.

9

TBC PLAN

SANTAQUIN, UTAH

HEELIS FARM TOWNHOMES

ATLAS
ENGINEERING
L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
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1			

Work Order Request 2020-08-14 4:46 PM(MST) was submitted by Guest on 8/13/2020 4:46:35 AM (GMT-07:00) US/Mountain

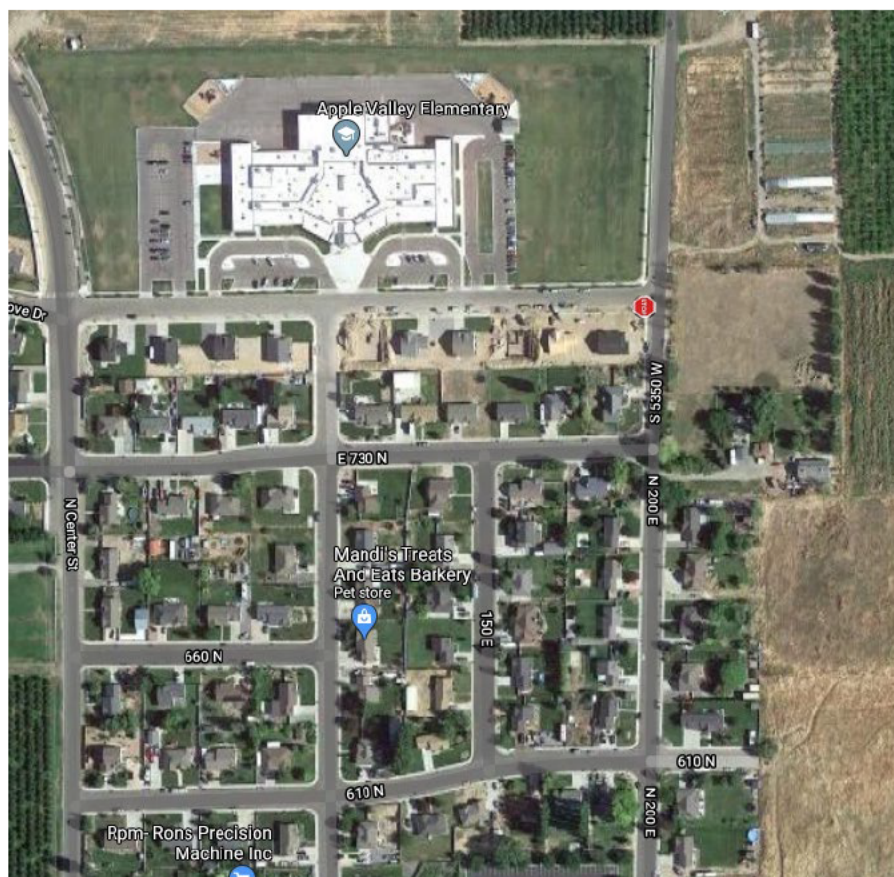
Name	Value
name Jesse Stickney	

Missing Traffic Sign Stop Sign Request

Address of Sign Problem 200 E. 770 N.

My wife, Melinda and I are having some concerns with the traffic on our street. We know the city is experiencing record growth and with it, new challenges. We face 2nd east at 770 north. We would like the city to consider a three way stop at this corner. This would be a safety feature for the school

Other Issues children and deter people from exceeding the speed limit. Sometimes reaching 50 mph. As they drive from the 4th north stop sign undeterred into the orchard. Another possibility would be at 700 n 200 e where there is already a stop sign heading south. Thanks for your hard work and consideration. Jesse and Melinda Stickney



Currently, there is one stop sign stopping east/west traffic. There are no stop signs stopping north/south traffic.



**DRC Meeting Minutes
Tuesday, August 25, 2020**

DRC Members in Attendance: City Engineer Jon Lundell, Community Development Director Jason Bond, City Manager Ben Reeves, Building Official Randy Spadafora, Police Chief Rod Hurst, and Public Works Director Wade Eva.

Other's in Attendance: Staff Planner Ryan Harris, Assistant City Manager Norm Beagley (Attending Via Zoom), Jimmy Degraffenried, Kurt Greenhalgh, and Scott Peterson (attending via zoom) representing Heelis Farms Subdivision. Dan Fechner LEI Engineers representing The Orchards G2 and G4.

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

Ercanbrack Final Subdivision Review

A final review of a 2 lot subdivision located at approximately 605 E. and 400 N.

Mr. Lundell explained that the City Council reviewed and granted a deferral agreement last Tuesday for this subdivision. Notable changes included the reduction of the number of lots from 3 to 2, by combining lot 1 with the existing home on the West side of the property. Mr. Bond clarified that lot 1 has been combined with an existing lot because it couldn't have been serviced by the existing waterline without being extended.

Engineering: Mr. Lundell explained that a sewer easement will be needed for the homes on the West. He indicated that verification is needed stating that the North boundary of 300 North correlates with the right of way line of 400 N. Mr. Lundell also noted that the legal description doesn't match what is shown on the plat. He also noted that for the building permit, approval will be required by the Utah County Health Department for the septic tank and provided to the City.

No Comments from Fire, Police, Building Official, Administration, or Planning and Zoning.

Motion: Mr. Reeves motioned to forward a positive recommendation to the Planning Commission with the condition that all of the Engineering Redlines be addressed. Mr. Bond seconded. The vote was unanimous in the affirmative.

Heelis Farms Final Subdivision Review

A final review of a 20-unit townhome subdivision located at approximately 200 N. and 400 E.

Public Works: Mr. Eva asked how many water meters the development will have? Mr. Lundell stated that the plans indicate that there will be two, four inch meters feeding 10 units each. Mr. Beagley explained to the developer that if both meters are proposed to be located in one vault, the vault will need to be sized appropriately for work access. Mr. Eva suggested that 4 two inch

meters serving 5 units each may be installed instead. Mr. Peterson (the project Engineer) indicated that he will look into this.

Police: Chief Hurst verified that 400 East will be red curbed. He also reiterated that the trees need to be placed away from the driveway areas. Mr. Beagley explained that 400 E. will be red curbed and it will wrap around the corner of 200 N. to the first driveway of the development.

Building Official: Mr. Spadafora verified that the proposed addresses are off of Heelis Loop and look ok. He asked public safety to verify that the addressing works for them. Mr. Bond noted that units 10, 11 and 20 face 200 N. and suggested that they be addressed off of 200 N. instead. Mr. Reeves suggested that the roads are named East and West Heelis Loop to avoid confusion. Mr. Beagley suggested that the private access have two separate names, as there is nothing addressed off of the back of the loop. The DRC directed the developer to provide two different street names.

Engineering: Mr. Lundell stated that the CC&R's are still pending. He noted that the parking requirement is being met, but the numbers on the plans don't correlate with what is shown. He also communicated that the plan and profile for the sewer line on 200 N. is missing. Mr. Lundell indicated that there is an existing high pressure gas line that runs along the north side of 200 N. The label for the gas line must be updated to show that extreme caution be used while working around the pipe line. Mr. Lundell explained that based upon the record of survey, the south property line of the project extends straight west and doesn't follow a curve. He indicated that if the area is to be dedicated to the City, it needs to be called out and shown on the plat. He asked that the names for the private accesses aren't coordinate addresses to avoid confusion with public streets.

Mr. Greenhalgh asked why the sewer can't be installed off of the North side of the property in order to avoid tearing up the new road and the high pressure gas line. Mr. Beagley stated that the Engineering redlines are based off of the plans that have been provided. Different options for the sewer line were discussed. Mr. Lundell indicated that another proposal for the sewer line can be submitted and reviewed.

Motion: Mr. Bond motioned to table the Heelis Farms Final Subdivision Review so the missing plan and profile can be submitted and the sewer line location can be discussed and possibly reconfigured. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

Orchards G2 Final Subdivision Review

A final review of an 11 lot subdivision located at approximately 20 E. and 970 N.

Building Official: Mr. Spadafora explained that the addressing has been reviewed, but he would like to review it in relation to the Sierra Homes townhomes.

Planning and Zoning: Mr. Bond noted that since this subdivision is a PUD, front and side landscaping will be required.

Engineering: Mr. Lundell indicated that Apple Hollow A14 and Orchards G2 don't have proper

circulation until 20 E. is installed (as part of the Apple Hollow A13 phase). He also explained that until the sewer line is extended through 970 N. the units south of 970 South cannot have building permits issued. Mr. Beagley reminded the developer that they are coming to the end of the paving season in October. He noted that C of O's cannot be issued until all required improvements are installed.

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

Motion: Mr. Bond motioned to grant final approval for the Orchards G2 Subdivision with the condition that the Engineering redlines be addressed, and that the developer coordinate with Revere homes (concurrent to Apple Hollow A-14) to move forward. Mr. Reeves seconded. The vote was unanimous in the affirmative.

Orchards G4 Final Subdivision Review

A final review of a 23 lot subdivision located at approximately 840 N. and 120 E.

Public Works: Mr. Eva asked if there is a P.I. and culinary line located within 120 East. Mr. Lundell confirmed that they are.

Building Official: Mr. Spadafora stated that the addressing has been assigned and is good for this subdivision.

Planning and Zoning: Mr. Bond instructed the developer to coordinate with Nebo School District regarding the trail leading to Apple Valley Elementary between lots 604 and 605. He noted that there is a sewer line easement that needs to be maintained regardless of the trail. Chief Hurst explained that he likes the access as it keeps more kids off of Center Street going to and from school. Mr. Bond landscaping behind lots 613, 614 and 615 need to have a zero type landscaping to match what has been done on the West side of the road. Mr. Beagley explained that no C of O's will be issued for G4 until the asphalt trail is paved along Center Street.

Public Works: Mr. Eva indicated that truck access will be needed for a manhole on the Nebo School District property, south of Lots 604 & 605. Mr. Lundell explained that it is anticipated to come from the school's side. He clarified that if the trail isn't installed, an easement for the existing sewer line will still need to be provided.

Engineering: Mr. Lundell explained that if the trail goes through to the School, details will need to be provided regarding the trail materials, fence, landscaping etc. He stated that it appears that the irrigation will drain to the East on 840 North Street. He indicated that curb inlet boxes will need to be provided at the east end of 840 North Street to catch any storm drainage.

No comments from Police, Fire or Administration.

Motion: Mr. Bond motioned to grant final approval for the Orchards G4 Subdivision. With the conditions that the redlines be addressed and that the currently shown trail access between lots 604 and 605 be coordinated with Nebo School District and the Santaquin City Public Works department. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

200 N. 200 E. Stop Sign Request

The DRC will review a request for a four way stop at the intersection of 200 N. and 200 E.

Mr. Lundell explained that this is a continuation from last DRC meeting discussion. Chief Hurst stated that he has provided a document outlining the findings from the traffic study. He noted that without a baseline of the traffic from before the grocery store was completed, it is hard to determine how much traffic has increased. He explained that usually when monitoring traffic, a 30-39% violation rate is normal; in comparison this road had a roughly 20% violation rate. He clarified that the significant max speeds were in the 40 MPH range.

Mr. Bond stated that since this road was designed with the intention of being an East and West through road, he doesn't think stop signs are warranted. He noted that the traffic study recognized the average speed as 26 MPH for vehicles within a 14-day period.

Mr. Lundell explained that from an engineering standpoint the volume and speed don't warrant a 4 way stop. Mr. Beagley pointed out that if Main Street were to be shut down, 200 N. is the next (mostly) free flowing road Public Safety can use. He also noted that according to these traffic counts 200 N. is not being utilized up to the capacity it is designed to handle. Mr. Eva stated that he is against a 4 way stop in this area because it is an essential free flowing road.

Mr. Beagley reported that although the traffic on 200 E. has increased recently, it is only utilizing roughly 25% of its capacity.

Motion: Mr. Reeves motioned to deny the request for a four way stop at the intersection of 200 N. and 200 E. due to the data not warranting it at this time. Mr. Eva seconded. The vote was unanimous in the affirmative.

Approval of Minutes for Meeting Held

July 28, 2020

August 11, 2020

Motion: Mr. Spadafora motioned to approve the minutes from July 28, 2020 and August 11, 2020. Mr. Eva seconded. The vote was unanimous in the affirmative.

Adjournment

Mr. Bond motioned to adjourn at 11:02 a.m.