



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 DeGraffenreid, 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.



Jon Lundell, City Engineer



Kira Petersen, Deputy Recorder