



**DRC Meeting Minutes  
Tuesday, March 24, 2020**

**DRC Members in Attendance:** City Manager Ben Reeves, Community Development Director Jason Bond, City Engineer Jon Lundell, Fire Inspector Taylor Sutherland, Public Works Director Wade Eva, and Police Chief Rod Hurst.

*The meeting was held using Zoom Meeting Software. All 'other's in attendance' were participating via video conference.*

**Other's in Attendance:** Assistant City Manager Norm Beagley, and Staff Planner Ryan Harris. Curtis Leavitt, Rob Horlacher, and Nate Walters representing Summit Ridge Town Homes. John Caldwell, Aaron Jensen, and Nate Walters representing Apple Hollow A-13 and Apple Hollow A-14. Shawn Herring representing the Hills Plat B.

Mr. Lundell called the meeting to order at 10:09 a.m.

**Summit Ridge Townhomes Preliminary Review**

*A preliminary review of a 434-unit multifamily subdivision located at approximately Summit Ridge Parkway and 1200 W.*

**Fire:** Mr. Lundell expressed concern with the location of the fire hydrants on private streets, specifically along Oak Dale Lane. He also stated that there are concerns regarding the fire line extending between building locations. He explained that the worry comes with maintaining fire lines in the future as the City takes ownership of them. Mr. Lundell clarified that these concerns have been discussed with the Fire and Public Works departments; who have recommended that the fire lines located between buildings be moved closer to public roads. They suggest potential hydrant locations on Bracken Drive, along Summit Ridge Parkway, and the private access roads that connect to public streets.

Mr. Sutherland asked that the units along Harvest View Drive be addressed off of this street, and that the hydrants are located off of this side of the street. He clarified that this will allow public safety to better service the units.

**Public Works:** Mr. Eva asked that the developer avoids planting large trees and keeps the landscaping minimal across any water line easements on private property. He noted that there are 3 dead ends that are City Public Streets. Mr. Eva asked that an agreement be made between the City and the HOA; to clarify that Santaquin City will not be in charge of snow removal on these dead end public streets. Mr. Walters indicated that this can be accommodated in the CC&R's.

**Planning:** Mr. Bond suggested that Hidden Springs Drive be given two different names as it is split in half by townhome units. He clarified that this change would help avoid confusion for public safety and public works.

**Engineering:** Mr. Lundell indicated that the water meters located adjacent to the buildings need to be located within the City right of way. He explained that the proposed storm drainage for the south side of Summit Ridge Parkway will require an easement in favor of the City. Mr. Lundell asked that additional water valves be placed in the intersections of Summit Ridge Parkway, Hidden Springs and Brookside Drive, to mitigate the impacts to homes if and when water line breaks occur in the future. He also stated that the developer needs to provide written notification from the Post Office, stating that they have approved the proposed number of Mail Box Units and locations.

No Comments from Police, and City Management.

**Motion:** Mr. Reeves motioned to recommend approval of the Summit Ridge Townhomes with the following conditions: that the plans are in compliance with the Summit Ridge Development Agreement. And that all redlines be addressed. Mr. Eva seconded. The vote was unanimous in the affirmative.

**Apple Hollow A-13 Final Review**

*A final review of a 34-unit townhome subdivision located at approximately 950 N. and Center Street.*

Mr. Lundell explained that these are the final two phases for the Orchards townhomes on the East side of Center Street.

**Public Works:** Mr. Eva asked about the water meter locations for the units. Mr. Lundell clarified that this development falls under the old standard, meaning the units will each have single/individual meters.

**Planning and Zoning:** Mr. Bond informed the Committee that the developer approached the Architectural Review Committee asking to update the architecture for the rear loading units. He indicated that since these plats have rear loading units, it would be appropriate to include a condition that the architectural guidelines are followed.

**Engineering:** Mr. Lundell informed the developer that no building permits can be issued for plats A-13 and A-14, until the improvements for A-12 are completed. He explained that all service laterals need to be stubbed to the Townhomes between Center Street and 20 East, prior to paving. Mr. Lundell clarified that each phase needs to be able to stand alone, as far as utilities (required water line looping) and infrastructure (required second access) are concerned. He noted that there isn't an outlet for the storm drain as it extends East onto 950 North. Mr. Lundell also asked that the developer address landscaping comments.

No Comments from Fire, Police, and City Management.

**Motion:** Mr. Bond motioned to approve Apple Hollow Plat A-13 with the following conditions;

that the Engineering and Planning and Zoning comments be addressed, and that the Architectural Review Committee comments be addressed with the building permit. Mr. Reeves seconded. The vote was unanimous in the affirmative.

**Apple Hollow A-14 Final Review**

*A final review of a 24-unit townhome subdivision located at approximately 950 N. and 20 E.*

**Planning and Zoning:** Mr. Bond explained that the path shown to the North of the townhome units needs to be installed with this phase, to provide appropriate pedestrian access. He asked that the developer update the plat to include the path.

**Engineering:** Mr. Lundell explained that the appropriate cross section for 950 North needs to be shown on the plans.

No Comments from Fire, Police, Public Works and City Management.

**Motion:** Mr. Bond motioned to approve Apple Hollow Plat A-14 with the following conditions: That the engineering redlines be addressed. That the Architectural Review Committee conditions be met with the building permit. And that the sidewalk to the North of the units be installed prior to the C of O's being issued. Mr. Reeves seconded. The vote was unanimous in the affirmative.

Mr. Lundell proposed that the Hills Plat B be moved up, since there is a representative in attendance. The other DRC members agreed with the change.

**The Hills Plat B Final Review**

*A final review of a 21 lot subdivision located at approximately Sawtooth Boulevard and Aspen Street.*

Mr. Lundell explained that the applicant is proposing to split the platting of plat B in two separate phases. The first phase plat B1 would include 13 lots, and the second phase plat B2 would include the remaining 8 lots.

**Public Works:** Mr. Eva suggested that a dead end street clause is provided for the two stubbed streets that will be created in plat B, prior to plat C being constructed. He clarified that his main concern is snow plowing and the difficulty dead ends cause. Mr. Lundell explained that while the Summit Ridge development is tied to an HOA, they do not provide snow removal. Mr. Eva also pointed out that there are no snow loading easements shown for the dead ends. Mr. Lundell informed the developer that an appropriate snow loading easement will be required for the dead ends until such a time as plat C is constructed.

**Planning and Zoning:** Mr. Bond explained that phase B2 will boarder the retention basin down to the edge of the rail road tracks. He suggested that the proposed fencing between Summit Ridge Parkway to lot 61 and the retention basin should be excluded. He clarified that staff would

still like to see a barrier between the retention basin, but that a 6-foot vinyl fence may stand out and not serve a purpose.

**Engineering:** Mr. Lundell clarified that the developer has proposed to install all of the improvements for both phases up front, but the lots will be recorded in two phases. He asked that the section tie between plats B1 and B2 be verified.

**Police:** Chief Hurst asked what the purpose of fencing the retention basin is. Mr. Bond explained that it won't be fenced on every side, but the purpose is to create a barrier between the homes and the railroad. Mr. Beagley suggested that a field fence may be a more appropriate barrier along the eastern side of the detention basin.

**Motion:** Mr. Bond motioned to grant final approval for the Hills at Summit Ridge Plat B with the following conditions: That only the first 13 lots receive a building permit; until the appropriate water looping is provided for the remaining 8 lots. That the redlines be addressed, and that the developer work with the City regarding fencing along the East side of the retention basin. Mr. Reeves seconded. The vote was unanimous in the affirmative.

No Comments from Fire, Police, and City Management.

#### **Grey Cliffs Subdivision Preliminary Review**

*A preliminary review of a multifamily, single family and commercial subdivision located at approximately 648 N. State Road 198.*

Mr. Lundell explained that the developer is proposing 500 units for this development. He noted that a fault line runs through this area. The applicant is proposing to put the access road in the area of the fault line. Mr. Lundell expressed major concerns with the road being placed on a fault line, specifically the need to protect the infrastructure. He clarified that the developer is proposing to have two accesses off of State Road 198. Mr. Bond explained that the project engineer has been contacted to let them know there are significant redlines and this item will be tabled. He clarified that they are still looking for feedback from the DRC members.

**Fire:** Mr. Sutherland recommended that the road named 'Vista Range' be changed as it is too close to the existing road named 'Vista Ridge'. He also explained that the cul-de-sac's need to have 96-foot diameter in order to meet fire code.

**Police:** Chief Hurst asked if the two proposed access points off of Highway 198 meet code? Mr. Lundell explained that code requires two points of access, but does not clarify how many units can be within those two points of access. He illustrated their current proposal, which is to have all homes installed prior to second access point off of State Road 198. He stated that their phasing will need to be adjusted in order to provide the two accesses, prior to the homes to the North being built. Chief Hurst expressed concern with overall traffic based off of the two access points, especially since they are proposing to build a total of 500 units.

Chief Hurst asked if Grey Cliff's Drive will be an arterial road? Mr. Bond stated that it is a collector road. Chief Hurst expressed concern with hundreds of homes backing out onto a collector road. Mr. Lundell agreed that the appropriate right of way width will need to be provided in order to handle the traffic. He also indicated that UDOT approval will be required for the accesses connecting to State Road 198. Mr. Beagley suggest that the applicant needs to provide a traffic plan to address chief Hurst's concerns.

**Public Works:** Mr. Eva expressed concern with slopes of the streets and the cul-de-sac grading, specifically for snow removal. Mr. Lundell stated that this can be addressed in the grading plans.

**Motion:** Mr. Bond motioned to table the Grey Cliffs Subdivision Preliminary Review due to the significant redlines. Mr. Sutherland seconded. The vote was unanimous in the affirmative.

**Approval of Minutes for Meeting Held**

February 25, 2020

March 10, 2020

**Motion:** Mr. Eva motioned to approve the minutes from February 25, 2020 and March 10, 2020. Mr. Sutherland seconded. The vote was unanimous in the affirmative.

**Adjournment**

Mr. Bond motioned to adjourn at 11:14 a.m.

\*Minutes approved at the DRC Meeting on 4-14-2020

  
Jon Lundell, City Engineer

  
Kira Petersen, Deputy Recorder