



**DRC Meeting Minutes
Tuesday July 23, 2019**

DRC Members in Attendance: Engineer Norm Beagley, Community Development Director Jason Bond, Public Works Director Wade Eva, and Police Chief Rod Hurst,

Other's in Attendance: Engineer Jon Lundell, Staff Planner Ryan Harris, GIS/Infrastructure Drew Hoffman, Post Master Jon Mendenhall, and Scott Peterson representing Evergreen Pointe Townhomes. Mike DeMarco representing the Hills Phase A.

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

Summit Ridge Townhomes Concept Review

A **concept** review of a multifamily subdivision located at approximately Summit Ridge Parkway and 1200 W.

Mr. Beagley reported that the applicant has requested that this agenda item be tabled.

Motion: Mr. Bond motioned to table the Summit Ridge Townhomes. Mr. Eva seconded.

The vote went as follows:

Engineer Beagley:	Aye
Community Development Director Bond:	Aye
Public Works Director Eva:	Aye
Police Chief Hurst:	Aye

The vote passed 4 to 0.

Evergreen Pointe Final Subdivision Review

A **final** review of a 30-unit multifamily subdivision located at approximately 300 W. and 100 N. Mr. Beagley reminded Staff that this is the final review.

Planning: Mr. Harris stated that addresses need to be added on the plat.

Engineering: Mr. Lundell explained that the storm drain numbers on the plat don't correlate with the storm drain report. Mr. Beagley noted that the closure doesn't meet. He explained that the label needs to say 'area dedicated to Santaquin City'.

Post Office: Mr. Mendenhall asked that the mail boxes are installed with the landscaping. Mr. Bond explained that mailboxes can be added to the requirements prior to issuing a C of O. No Comments from Public Works, Post Office or Police.

Motion: Mr. Bond motioned to table approval for the Evergreen Pointe Townhomes until the final engineering redlines are addressed. Mr. Eva seconded.

The vote went as follows:

Engineer Beagley:	Aye
Community Development Director Bond:	Aye
Public Works Director Eva:	Aye

Police Chief Hurst:

Aye

The vote passed 4 to 0.

The Hills Phase A Final Subdivision Review

A **final** review of a subdivision located at approximately Summit Ridge Parkway and Longview Road.

Post Office: Mr. Mendenhall noted that the location previously discussed for the Mail Box Units (MBU's) was in the South West corner by the retention pond. However, he noted that only three boxes could be located there for a total of 48 mail boxes. Mr. DeMarco suggested that a space is found for a large cluster of boxes. Mr. Beagley asked that the MBU's are not located directly on a corner. Mr. DeMarco stated that they will most likely locate the boxes north or west of lot 50. Mr. Mendenhall was in favor of this location.

Public Works: Mr. Beagley explained that two pressure zones cannot be crossed, so the City and the developer will be working together to move the Pressure Reducing Valve (PRV).

Planning: Mr. Harris stated that the landscaping plan is needed for the detention basin area around the road. Mr. Bond clarified that staff would like to see landscaping to dress up the area along the sidewalk such as trees, and bushes etc. Chief Hurst asked that the trees are not site obscuring. Mr. Beagley noted that fabric is needed underneath the rip rap.

Mr. DeMarco asked how the east area should be fenced considering the grade. Mr. Bond suggested that trees could be used in lieu of fencing along the retention basin. The location and types of fencing were discussed. Mr. DeMarco argued that masonry fencing shouldn't be required between the homes and the retention pond (specifically the south side of the North East retention basin). Mr. Beagley specified that the HOA regulates fencing materials.

Engineering: Mr. Beagley clarified that each lot requires its own individual grading plan with the building permit, because this subdivision is located in a hillside overlay zone. Mr. Beagley asked that the masonry wall details are provided.

Motion: Mr. Bond motioned to grant final approval for phase A of the Hills with the condition, that the MBU location be moved, that a landscaping plan be provided for the detention basins, and that engineering redlines be addressed. Chief Hurst seconded.

The Vote went as follows:

Engineer Beagley:

Aye

Community Development Director Bond:

Aye

Public Works Director Eva:

Aye

Police Chief Hurst:

Aye

The vote passed 4 to 0.

Approval of Minutes for Meeting Held

July 9, 2019

Motion: Chief Hurst motioned to approve the minutes from July 9. Mr. Eva seconded. The vote was unanimous in the affirmative.

Adjournment:

Mr. Bond motioned to adjourn at 10:46 a.m.

Kira Petersen, Deputy Recorder