



**DRC Meeting Minutes  
Tuesday, May 28, 2019**

**DRC Members in Attendance:** Engineer Norm Beagley, Engineer Jon Lundell, Community Development Director Jason Bond, Public Works Director Wade Eva, City Manager Ben Reeves, Post Master Jon Mendenhall, Fire Chief Ryan Lind, Police Chief Rod Hurst, Building Official Randy Spadafora, Infrastructure Jared Shepherd.

**Other's in Attendance:** Mark Ridley representing Ridley's Grocery Store. Sean Young Engineer for Ridley's Development site plan attended via phone. Matt Brown representing High Park North. Mike DeMarco representing the Hills at Summit Ridge. Scott Peterson representing the McMullin Commercial Subdivision.

Mr. Beagley called the meeting to order at 10:02 a.m.

**Ridley's Development Site Plan Review**

A site plan review of Ridley's Grocery Store located at approximately 100 N. and Orchard Lane. Mr. Bond announced that only plans for the Grocery Store will be reviewed today. He reported that 200 North will connect to the existing Orchard Lane. Mr. Beagley noted that part of this review includes making provisions for sewer, water, P.I, and connection for future development pads south and west of the grocery store. Mr. Bond reported that the City Council has discussed rezoning the land North of the Grocery Store for high density residential housing.

**Fire:** Chief Lind explained that according to fire code a hydrant must be located within 100 feet of a building with fire sprinklers. Mr. Young answered that there is a fire hydrant located on the North East corner of the building that is within 100 feet.

**Post Office:** Mr. Mendenhall suggested a Mail Box Unit (MBU) is installed on the East side of the building. Mr. Young asked if an easement needs to be provided for the Post Office. Mr. Mendenhall answered that an easement is required if the MBU is located on private property. He explained that he would like the MBU to be in a low traffic area. Mr. Beagley clarified that if the MBU is located in a landscaped park strip an easement isn't required. It was suggested that a larger box is installed to accommodate future businesses as well.

**Infrastructure:** Mr. Shepherd asked if 500 E. will be a City road. Mr. Beagley answered that it is, and it will tie into 200 N. Mr. Shepherd noted that street lights will be required on 500 N. Mr. Beagley explained that from the North end of phase one, the plan is to install 30 feet of asphalt without curb and gutter in order to accommodate future phases. He noted that the future 500 E. and 200 N. is the current alignment of the high pressure gas line.

**Building Official:** Mr. Spadafora reported that he has no comments on the site, and that he is working on the building plans. Mr. Spadafora asked Mr. Ridley if he has a preference of addressing the grocery store off of 200 N. or 500 E. Mr. Ridley indicated that he doesn't have a preference.

**Public Works:** Mr. Eva asked if 500 E. will continue all the way up to the connection at 200 N. Mr. Beagley confirmed that it will. Mr. Eva asked if the utilities on the plan need to be reconfigured. Mr. Beagley answered that the existing sewer will remain in place. Mr. Beagley explained that private and City right of way storm drainage must be kept separate.

Mr. Eva noted that the entrances and exits seem small for RV's and Trailers. Mr. Beagley recommended a 50 feet opening is provided rather than the proposed 34 feet. Mr. Bond

suggested that the peninsula to the west is eliminated in order to better accommodate RV's and trailers. He clarified that these are recommendations rather than requirements.

**Police:** Chief Hurst asked if the existing Orchard Drive will be a private driveway for the remaining home. Mr. Ridley noted that it makes sense to make it a private access right now. Mr. Beagley explained that it appears better to make it a private access for snow plowing, etc. He noted that Orchard Drive will no longer connect to 500 E.

**Planning:** Mr. Bond asked if the existing homes can be used for fire training. Mr. Ridley explained that one home (the old Pam Smith home) is ready to go, and the others need to be mitigated for asbestos. Chief Lind stated that he would like to use them for training purposes if possible.

Mr. Bond reported that he is coordinating with the architect for an Architectural Review Committee (ARC) meeting, landscaping plans will be combined with the architectural review. He noted that there is a discrepancy on the plans regarding the square footage of the grocery store. Because the parking plan is based off of the square footage, he asked that the square footage is verified.

**City Manager:** Mr. Reeves expressed that he would prefer that Orchard Lane becomes a private road prior to the development agreement. He noted that legal descriptions for all of the dedicated roads are required for the development agreement. Mr. Reeves explained that exhibits will be needed for the land swapping between the City and the developer. The developer will be dedicating 200 N. and 500 E. to the City, while the City will dedicate Orchard Lane and 100 N. to the developer. Mr. Beagley explained that easements will be needed for all of the existing utilities that will not be relocated.

**Engineering:** Mr. Beagley stated that the engineering redlines will be provided to the developer. He noted that the utilities at the connection of 100 N. and 500 E. are shallow, he recommends doing potholing and GIS to locate the utilities.

Mr. Beagley expressed his thoughts that 200 N. needs to be installed first, in order to prevent access issues for existing residents. He stated that an access, staging, timing, and traffic control plan will need to be provided to UDOT since Main Street is their road.

Mr. Reeves explained that part of the City Council's incentive included the applicant developing the corner on Main Street. Mr. Ridley asked if there are any requests from the City regarding what they would like on the corner. Mr. Reeves stated that the City would like to see an urban plaza that is simple and low maintenance.

**Motion:** Mr. Bond motioned to table the Ridley's Development Site plan. Chief Lind seconded. The vote was unanimous in the affirmative.

Mr. Beagley explained to the applicant that updated plans need to be turned in a week prior to the DRC Meeting in order to be reviewed.

### **Marshall's Cove Concept Plan**

A **concept** review of a 4 lot subdivision located at approximately 500 N. and 100 W.

Mr. Beagley explained that this subdivision was previously called Nicole's cove and approved with 3 lots. It has come back under a new owner who is requesting 4 lots.

**Engineering:** Mr. Lundell noted that the frontage on the far South lot does not meet the 80-foot requirement. Mr. Beagley clarified that there is enough overall room to meet the frontage requirements, but the lots will need to be reconfigured. He also explained that written confirmation

is required for the irrigation ditch easement on the back of the lots.

**Post Office:** Mr. Mendenhall noted that there isn't room in the existing MBU and a new one will be required for this subdivision.

**Planning:** Mr. Bond stated that since this is a 4 lot subdivision a full subdivision review process is required. He also noted that no action will be taken today since this is a concept review.

No comments from Fire, Public Works, City Manager, Infrastructure, Building Official, or Police.

### **High Park North Final Subdivision Review**

A **final** review of 13 residential townhomes located at approximately 300 W. and Main Street.

**Police:** Chief Hurst reiterated the importance of keeping staging out of the right of way and maintaining parking for the units that are finished, etc. Mr. Beagley noted that he will add a redline addressing staging, etc. The current problems with staging for the High Park South subdivision were discussed.

**Engineering:** Mr. Beagley reported that the improvements for 300 W. becoming a two-way street will begin later in the year, beginning with the safe walking routes to school project.

**Planning:** Mr. Bond noted that the developer has addressed the architectural renderings. There are a few landscaping comments for them to address, but nothing that would hold up approval.

**Engineering:** Mr. Lundell stated that all of the required updates have been submitted and reviewed.

No Comments from Fire, Post Office, Infrastructure, Building Official, Public Works or City Manager.

**Motion:** Mr. Bond motioned to grant final approval for the High Park North Subdivision with the condition that the developer provide staging notes to clarify how the work will be done on the site. Mr. Shepherd seconded. The vote was unanimous in the affirmative.

### **The Hills at Summit Ridge Preliminary Subdivision Review**

A **preliminary** review for a proposed subdivision located south of Summit Ridge Parkway and Sageberry Drive.

Mr. Beagley reported that the detention areas have changed from previous plans. He also noted that the developer has received a mass grading permit and plans to begin grading the property soon.

**Post Office:** Mr. Mendenhall stated that he will coordinate with the developer for MBU locations.

**Infrastructure:** Mr. Shepherd indicated that he is still evaluating street lighting.

**Building Official:** Mr. Spadafora reported that he will work on the addressing as the project moves forward.

**Public Works:** Mr. Eva expressed his concern regarding easement access against the hill the large power line easement. Mr. Beagley explained that the Fire department needs to be able to find an access point from either side. Chief Lind indicated that he will drive the area and provide comments. Mr. DeMarco suggested that The HOA can maintain a defensible space at the backs of the lots that abut these areas, and limit planting along the rear property line. Mr. Bond encouraged that a no planting zone is noted on the plat if that is what decided. Mr. Beagley noted that wood fencing is a larger concern rather than planting. Chief Lind indicated that a 10-12-foot wide defensible fire space is needed. Mr. Beagley recommended that the plat is labeled with a 10-12-foot defensible area/space.

**Police:** Chief Hurst pointed out that part of this subdivision is located within Juab County, and asked if the County line will be changed. Mr. Beagley stated that it is being worked on.

**Planning:** Mr. Bond reported that the phases don't meet access requirements individually. He reminded the developer to keep in mind that phasing is contingent upon access. Mr. DeMarco answered that these issues are addressed in the grading permit, because the haul routes have to meet City standards for secondary access.

Mr. Bond noted that the plat states that the open space will be 'dedicated to the HOA', instead it needs to be labeled as 'designated as HOA maintained'. Mr. Bond noted that there are trailheads and parking on plats M and C.

Mr. Beagley stated that documentation is needed from Rocky Mountain Power accepting/approving the power line easement.

**City Manager:** Mr. Reeves explained that Santaquin City is looking to move the County line on the eastern side of the railroad tracks. The City would like to address the Southern County line at the same time within this development. He noted that there are 9 lots in this subdivision plan that would receive dual County taxes if the County line isn't moved. Mr. Reeves stated that the City would like to move the county line South, possibly to include SITLA property up to the Rail Road tracks. He noted that approval of this plan is needed from the developer. Mr. DeMarco expressed that he would like the SITLA property included in the County line adjustment.

**Engineering:** Mr. Beagley indicated that he will provide the engineering redlines to the developer.

**Motion:** Mr. Bond motioned to recommend Preliminary approval for the Hills at Summit Ridge with the conditions that the engineering redlines be addressed, and that the developer work with the Fire Chief regarding access to the designated open space areas. Chief Hurst seconded. The vote was unanimous in the affirmative.

### **Apex Storage Site Plan Review**

A **site plan** review of a storage subdivision located at 625 N. State Road 198.

**Motion:** Mr. Bond motioned to table the Apex Storage Site Plan Review as the previous engineering redlines were not addressed. Mr. Eva seconded. The vote was unanimous in the affirmative.

### **McMullin Commercial Subdivision**

A **concept** review of a 3 lot commercial subdivision located at approximately State Road 198 and Peach Street.

Mr. Beagley reported that the developer would like to break up the land into 3 smaller commercial pads. He stated that Rainer Street needs to be renamed 900 E. Chief Lind pointed out that Oh Henry Street is addressed as 910 E. and is two streets away from the new 900 E. He believes this would cause confusion for emergency services. The Committee discussed possible solutions. Mr. Beagley suggested that the name of Rainer Street remains the same.

Mr. Beagley explained that the proposed subdivision would eliminate some of the existing City ROW and realign 150 N. This would require City Council Review and approval for road dedication and swap. Mr. Reeves noted that legal descriptions will be needed for the development agreement. Mr. Peterson explained that the owner has proposed to remove the double frontage by eliminating the connection to 900 E. Mr. Beagley explained that 900 E. is

part of the City's transportation master plan. Mr. Reeves expressed that he likes the new concept, but it needs to be reviewed and approved by the City Council.

**Fire:** Chief Lind stated that the appropriate hydrants and fire access will be required.

**Public Works:** Mr. Eva asked if there will be appropriate access width off of Highway 198. Mr. Beagley explained that it will be a City street with the appropriate width.

**Planning:** Mr. Bond asked why there is a jog at the bottom of lot 3. Mr. Eva explained that it was an easement for Santaquin Gas Company. Mr. Reeves asked if the easement was transferred to Questar when Santaquin Gas Company was dissolved. He asked for clarification regarding what happened with the easement.

No comments from Post Office, Infrastructure, Building Official, or Police.

**Motion:** Mr. Lundell motioned to table the McMullin Commercial Subdivision Preliminary review pending on a meeting with City Council for direction regarding the access road. Mr. Bond seconded. The vote was unanimous in the affirmative.

### **Approval of Minutes for Meeting Held**

May 14, 2019

Mr. Lundell motioned to approve the minutes from May 14, 2019. Chief Lind seconded. The vote was unanimous in the affirmative.

### **Adjournment**

Mr. Bond motioned to adjourn at 11:38 a.m.

---

Kira Petersen, Deputy Recorder