



**DRC Meeting Minutes**  
**Tuesday, March 26, 2019**

**DRC Members in Attendance:** Engineer Norm Beagley, Engineer Jon Lundell, City Manager Ben Reeves, Community Development Director Jason Bond, Building Official Randy Spadafora, Infrastructure Jared Shepherd, Fire Representative Taylor Sutherland, Public Works Representative Jason Callaway, Post Master Jon Mendenhall.

**Other's in Attendance:** Shawn Herring, and Mike DeMarco representing the Foothill Village Subdivision. Dan Fechner, Aaron Jensen and John Caldwell representing the Orchards East subdivision. Jeff Sloan, and Chad Rowley representing the Cherries Dance Studio Commercial Site Plan.

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

**Foothill Village Plat U Final Subdivision review** A final subdivision review of a 11 lot subdivision located at approximately 900 South and 100 West.

**Foothill Village Plat W Final Subdivision review**

A final subdivision review of a 10 lot subdivision located at approximately Badger Way and Red Ledges Road.

**Foothill Village Plat F Final Subdivision review**

A final subdivision review of a 39 lot subdivision located at approximately Red Cliff Drive and Foothill Village Blvd.

Mr. Beagley explained that the first three agenda items will be discussed together.

**Post Office:** Mr. Mendenhall asked to see a master plan in order to determine a mail delivery route. Mr. Beagley stated that he will provide Mr. Mendenhall a full plat map so he can plan for the best areas for new boxes. Mr. Mendenhall noted that mail boxes must be located 10 feet away from power boxes. He stated that he will mark up provided plans for potential MBU locations and provide it to the developer.

**Public Works:** Mr. Callaway noted that there is an irrigation line along the frontage. Mr. Beagley stated that it is addressed in the engineering redlines.

**Building Official:** Mr. Spadafora reported that he has reviewed plats U and W and the addresses work. He stated that he still needs to review the addresses for Plat F, and he will provide that information to the developer.

**Engineering:** Mr. Beagley noted that the storm drain report is missing for all 3 phases. He asked if these plats will be finished concurrently. He also reminded the developer that they have currently submitted 142 lots. When they have submitted 150 lots the completion of the Frontage Road is required per development agreement. Mr. Beagley explained that the existing ponds don't meet current city standards, and if plat V isn't being developed, storm drainage won't be provided for these other three phases. Mr. DeMarco explained that they plan to build plats U, F, W, and V concurrently. Mr. Herring stated that he will provide a storm drainage phasing plan with calculations.

Mr. DeMarco asked if the City will accept mountain grass in the open spaces for landscaping. Mr. Lundell explained that code requires that useable open space is landscaped. Mr. DeMarco clarified that between the future Frontage Road and I-15 there are several ponds planned to take in the storm drainage. Mr. Lundell stated that code outlines that a more rural landscaping would be appropriate in those areas. Mr. Beagley asked the developer to add their proposed landscaping to their proposal so it can be discussed by the City.

Mr. Beagley stated that 900 South will require an overlay due to the large number of roadway cuts required for service laterals. He noted that the existing sewer is shallow on Plat E. He asked if the homes will have sewer ejector pumps in the basement or if the homes will be built slab on grade. Mr. DeMarco answered that they are able to do either for the homes on that road. Mr. Bond suggested that a specific plat note is added regarding the shallow sewer for buyers.

Mr. Beagley noted that 900 South requires a 60 foot right of way, not as currently shown at 55'. It needs to be expanded from the 55 foot right of way that is currently shown.

Mr. Beagley noted that the open space will need at least a 2-inch lateral for each of P.I. and culinary. Mr. DeMarco asked if the sewer lateral can be added in the next phase so it doesn't get ruined during construction. Mr. Beagley answered that it can be added in the next phase, but asked that it's noted in these plans.

While the pond areas will be HOA maintained, Mr. Beagley clarified that the City will need a storm drain easement for all public generated storm water going to ponds on private property. Mr. Beagley noted that valves aren't required in cul-de-sacs. He also explained that the snow load area needs to be balanced more evenly between the lots in the cul-de-sacs.

Mr. Beagley asked if utilities will be included for future lots along Foothill Village Blvd, and asked that if they won't be added that it's noted on the plat. A culinary blow off is needed for high point in the line.

Mr. Beagley noted that the P.I. line is not shown in the correct location for the phase fronting on 900 South. He stated that he will provide GIS data to the developer so they can see the P.I. location. Move curb inlets on intersection and cul-de-sac, and make double inlets due to roadway slopes.

Mr. Beagley indicated that he will provide the redlines to the developer.

**Planning:** Mr. Bond reminded the developer that there are basic Architectural requirements for the single family homes since this is a Planned Unit Development. In addition, the landscaping in the front and side yard needs to be done up front.

No Comments from Fire, Infrastructure, or City Manager.

**Motion:** Mr. Bond motioned to table Foothill Village Plats U, W, and F Final Subdivision Review until the Engineering Redlines and the following comments are addressed including: The storm drainage report is provided for all three plats. A phasing plan is provided. And that a landscaping proposal is provided for the open spaces for the Planning Commission and City Council to review. Mr. Shepherd seconded. The vote was unanimous in the affirmative.

### **Orchards East (Apple Grove "A" and "B", Apple Hollow A-11 and Orchards G-1) Final Subdivision review**

A **final** review of a 134-unit subdivision located at approximately Center Street and Ginger Gold Road.

Mr. Beagley reported that the first phase will include single family homes, apartments and townhomes. This phase will provide the required dual access by connecting roads off Ginger Gold Road, Royal Land Drive and Center Street.

**Fire:** Mr. Sutherland asked where the fire hydrants will be located for the apartment buildings.

He indicated that another fire hydrant will be needed on the east side of the parking lot in order to meet the required 80 feet from a Fire Department Connection or FDC to the nearest hydrant. Mr. Beagley suggested that the additional hydrant is located across the street if it's close enough to the FDC.

**Post Office:** Mr. Mendenhall noted that the mail boxes are in the proposed locations and look good.

**Public Works:** Mr. Beagley explained that the utilities will need to be connected to the existing utilities (location?) Mr. Callaway asked if there will be a P.I. drain on the bottom road near lot 101. Mr. Beagley stated that the P.I. drain has been noted on engineering redlines, and asked the developer to provide slopes for all of the P.I. lines.

**Building Official:** Mr. Spadafora explained that he is working on re-addressing the single family homes. He indicated that he will provide those on the redlines when they are completed.

**Infrastructure:** Mr. Shepherd asked about the retention basin. Mr. Beagley indicated that it is discussed in the Engineering redlines.

**Planning:** Mr. Bond explained that since this is in a PUD there will be architectural and landscaping requirements, for both the single family, and town homes. He clarified that the apartments have already been reviewed by the ARC. Mr. Bond informed that the developer that a landscaping plan is needed for the apartments.

**Engineering:** Mr. Reeves reported that Central Utah Water is coming to Santaquin City. The Council is now considering policies that provide money in lieu of water. The council is firm that they will require irrigated land to dedicate physical water to the City. In the dry areas where there isn't current irrigation, they may accept money in lieu of water. In the core area of town, the Council is looking to require water dedication where possible and meeting the difference with money of lieu of water. Mr. Beagley clarified that the policy will be changing within the next month or so. He stated that he will provide more information regarding money in lieu of water on the redlines.

Mr. Beagley asked the developer about the land they are proposing to dedicate to the City. He explained that in general the City will accept dedications if the developer makes all improvements as outlined in the development agreement. Mr. Beagley asked that the developer provides the legal description of the areas they want to dedicate to the City.

Mr. Beagley indicated that the proposed utilities aren't consistent with previous conversations with the owners. Mr. Fechner indicated that the infrastructure will stay in the ground as it exists for the pond. Mr. Beagley stated that the storm drain calculations aren't correct.

Mr. Beagley reported that fencing will be required for the single family lots that back up to Center Street. The detention basin to the west needs to meet City code as far as usable open space, and side slopes and depths. A storm drain easement will also be required, since it will be HOA owned and maintained.

Mr. Beagley explained that the trash enclosure location needs to be changed, because the proposed location isn't on platted and developed ground. He clarified that the trash enclosure must be constructed of similar materials to the apartment buildings. Screening and gates are also required. Mr. John Caldwell asked if temporary trash enclosures are allowed. Mr. Beagley answered that they are not allowed within City code. Mr. John Caldwell asked if the Council will work with them regarding a temporary dumpster enclosure. Mr. Beagley stated that they can work with Planning and Zoning, but platting will still be required for the area where the dumpster will be located.

Mr. Beagley explained that a Center Street cross section needs to be added and shown on the

plat.

**Motion:** Mr. Bond motioned to table Orchards East (Apple Grove “A” and “B”, Apple Hollow A-11 and Orchards G-1) Final Subdivision Review until the Engineering Redlines and the following comments are addressed including: Another fire hydrant is provided for the apartment buildings. The developer provides slopes for the P.I. lines. A landscaping plan is provided for the apartments. Legal descriptions are provided for the land the developer would like to dedicate to the City. The storm drain calculations are corrected. And that the land for the trash enclosure is platted, and a temporary dumpster is discussed and approved by Planning and Zoning. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

### **Cherries Dance Studio Commercial Site Plan review.**

A **commercial** site plan review of a proposed Dance Studio located at approximately 575 N. S.R. 198.

Mr. Beagley explained that the proposed access is off of Highway 198 and will require UDOT approval.

**Fire:** Mr. Sutherland asked where the fire hydrants will be located, and if the building will be large enough to require sprinklers. Mr. Beagley stated that the utilities and hydrants haven’t been included yet, but need to be submitted. He also reported that some of the accesses aren’t wide enough to meet fire code. Mr. Sutherland asked that the occupancy type be provided to determine whether the building will require sprinklers or not.

**Post Office:** Mr. Mendenhall asked that a single mailbox is located along the road so the mail deliverers don’t have to pull in. Mr. Reeves asked if a mail box can be located along the highway. Mr. Beagley asked the developer to provide a mail box in their plans to UDOT to see if it can be located along the highway, within UDOT ROW.

**Public Works:** Mr. Beagley noted that the only culinary water line is on a private line, and it needs a pressure reducing valve. An agreement will be needed with the owner to connect to the waterline. The closest City water is located across Highway 198 in the intersection. Mr. Callaway noted that the sewer line is located across the street. Mr. Rowley asked if a septic tank can be installed instead of connecting to the sewer. Mr. Beagley explained that State code requires parcels within 300 feet of a sewer line must connect to the sewer. Mr. Beagley explained that a P.I. connection may not be needed if there isn’t much proposed landscaping.

**Planning:** Mr. Bond asked what the developer plans to do with the south end of the parcel. Mr. Rowley explained that they plan to leave it for future development. Mr. Beagley reported that the entire site has to be developed/improved. He stated that a proposed plan needs to be provided for the south end of the property. Mr. Beagley noted that the developer could also look into subdividing the property.

**Building Official:** Mr. Spadafora noted that addressing will be assigned later on.

**Planning:** Mr. Bond stated that signage would have to meet UDOT requirements. Mr. Bond asked that the applicant provide a sign plan and review the City sign ordinance. He informed them that ARC review and approval will also be required. Mr. Bond clarified that the ARC review can be done concurrently with the site plan process.

**Engineering:** Mr. Beagley noted that UDOT approval is required for access, right of way, etc. He explained that the minimum drive aisle width is 24 feet. A 5-foot sidewalk is required along the entire frontage per City code, but it’s ultimately up to UDOT. Mr. Beagley noted that landscaping plan needs to be provided for the entire lot. He stated that he will provide the developer with GIS files of where the utilities are located. Mr. Beagley directed that a storm

water report is needed; all storm water must be handled onsite. Proposed grading for the site plan is also needed. Mr. Beagley explained that the number of parking stalls required is determined by the occupancy of the building, so the requirement hasn't been determined.

No Comments from City Manager or Infrastructure.

**Motion:** Mr. Bond motioned to table Cherries Dance Studio Commercial Site Plan Review until comments and engineering redlines are addressed; more information is provided for the south end of the property, and the building occupancy is provided. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

**Approval of Minutes for Meeting Held:**

Mr. Lundell motioned to table the minutes from March 12, 2019. Mr. Bond seconded. The vote was unanimous in the affirmative.

Mr. Reeves reported that he is setting up drop box for DRC. This will allow DRC plans to be sent to committee members without requiring large emails that take up too much room in emails.

**Adjournment:** Mr. Beagley motioned to adjourn at 11:43 a.m.