



DRC Meeting Minutes
Tuesday, January 11, 2022

DRC Members in Attendance: Engineer Jon Lundell, Public Works Director Jason Callaway, Fire Chief Ryan Lind, Community Development Director Jason Bond, and City Manager Ben Reeves.

Others in Attendance: Assistant City Manager Norm Beagley, Staff Planner Ryan Harris. Kurt Greenhalgh and Gavin West representing the Green Hollow Subdivision. Kaden Cole and Shawn Herring representing the Hills at Summit Ridge Plats H, I, J, and K. Jody Reid,

Mr. Lundell called the meeting to order at 10:01 a.m.

Green Hollow Final Subdivision Review

A final review of a 22-lot subdivision located at approximately 300 W. and 500 N.

Mr. Lundell explained that this subdivision was previously tabled by the DRC pending Planning Commission approval to modify the cross sections of 200 W. 450 N. and 300 W. He stated that this was reviewed by the Planning Commission who granted approval for the modified street cross sections.

Engineering: Mr. Lundell indicated that there are still outstanding redlines remaining on the storm drain report. He explained that the County Surveyor's Office is requesting that a PLSS certificate be completed for new subdivisions to protect survey monuments. Mr. Lundell stated that currently there is no P.I. line existing between approximately 450 N. and 500 north within 300 W. as is shown on the plans. He noted that it is a pressure zone breaks at this location in the P.I. system. He pointed out that a streetlight will be needed at the east end of 450 N. because the 500-foot distance is exceeded.

Mr. Lundell asked the developer if they have contacted the Post Office regarding the location of the P.O. box. Mr. West stated that he will provide verification from the Post Office regarding the location of the boxes. Mr. Lundell indicated that a 2-inch overlay will be required on 300 W. due to the amount of road cuts required. He noted that the Storm Brix don't seem to be distributed appropriately throughout the development. He asked that the developer also provide verification of the volumes on the storm drain report. Mr. Lundell stated that any storm drain located on private property will need be located within an easement in favor of the city. He noted that at least 5 feet of separation is needed between the back of curb and the infiltration gallery.

Mr. Bond appreciates that the developer is developing this subdivision concurrently.

No comments from Public Works, Fire, Planning and Zoning, or Administration.

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Motion: Mr. Bond motioned to approve the Green Hollow Subdivision Final Review with the condition that Engineering redlines be addressed. Mr. Reeves seconded. The motion passed unanimously in the affirmative.

The Hills at Summit Ridge Plat H Final Review

A final review of a 10-lot subdivision located at approximately Deerbrook Road and Windsong Drive.

Public Works: Mr. Callaway asked if there are any P.I. drains for this phase? Mr. Lundell explained that the low spot of the area (Plat H) is the intersection of Cypress Point/Sageberry Drive and Deerbrook Road. He noted that there is an existing 2-inch drain at that low spot, but he doesn't know if it's the permanent low spot based upon the grading. Mr. Herring confirmed that this is the low spot. Mr. Beagley asked that the low spot is noted on the plans and all PI pipeline flow arrows be shown.

Planning and Zoning: Mr. Bond explained that the landscaping along the pond will need to match the existing landscaping along the top of the retention pond as was determined with previous phases.

Engineering: Mr. Lundell noted that the backfill for all trenches must be A-1-a material. If the developer wants to use native material for backfill, additional third-party testing is required. He noted that plat H is the only phase that can be developed alone as it isn't dependent upon other phases. Phases I, J, and K need to be developed concurrently to provide adequate waterline looping and road connection to all 3 phases. Mr. Lundell added that a PLSS certificate will need to be taken care of with the County Surveyor's Office.

Mr. Lundell indicated that it is the city's understanding that Salisbury is no longer the developer and asked that this be updated on the plat. He explained that a note regarding Santaquin being an agricultural community will be required on the plat. Mr. Lundell noted that the curve information doesn't match between Plats H and J. Mr. Lundell indicated that open space dedication is required due to the number of lots. It appears that there is a deficit regarding the amount of open space. The open space dedication needs to be included with either plat H or J.

Mr. Lundell explained that there is an existing 16-inch waterline that runs through this plat, the contractors doing the mass grading have indicated that there may not be enough cover over the waterline when this development is finished per the current grading design. Mr. Lundell noted that a privacy fence is required between the residential and retention basin area. He noted that that there must be 10 feet separation between the culinary and sewer lines per State Code. Mr. Lundell added that the existing berm between the finished portion of pond and unfinished area, needs to be removed from the basin during construction of the final basin per design.

No comments from Fire, or Administration.

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Motion: Mr. Bond motioned to approve the Hills at Summit Ridge Plat H with the condition that all Engineering redlines be addressed. Chief Lind seconded. The motion passed unanimously in the affirmative.

The Hills at Summit Ridge Plat I Final Review

A final review of a 9-lot subdivision located at approximately Deerbrook Road and White Sage Drive.

Engineering: Mr. Lundell asked that the developer works with the Post Office to ensure that the Mailbox Units (MBU's) are in the appropriate location and any easements required are provided.

No comments from Public Works, Fire, Planning and Zoning or Administration.

Motion: Mr. Bond motioned to approve the Hills at Summit Ridge Plat I with the condition that the Engineering redlines be addressed; and that construction does not move forward until there is appropriate access through plats H, J, and K. Chief Lind seconded. The motion passed unanimously in the affirmative.

The Hills at Summit Ridge Plat J Final Review

A final review of a 41-lot subdivision located at approximately Cypress Point Drive and Monarch Loop.

Engineering: Mr. Lundell explained that the existing 16-inch culinary waterline cannot be relocated. He reiterated that the developer needs to adjust the proposed final grading for the finish roadway to provide appropriate cover over the water line. He stated that the city is working on installing a 16-inch pressure line irrigation line. He noted that the new PI line will be the same depth, approximately 3 to 4 feet deep, as the culinary water line, it will be offset of the culinary water line but will follow that similar alignment. Mr. Lundell asked for details regarding phase G, as it is currently showing lots with no utilities. Will the proposed church be located there? He indicated that the plans would need to show the correct utility connections if lots are to be fronting Sageberry Drive. Mr. Herring stated that they have since adjusted the plans to show the church and coordinating utilities and will provide these updated plans.

Planning and Zoning: Mr. Bond recommended that a T intersection be installed at the intersection of Wild Rose Blvd and Cypress Point Dr. He clarified that Cypress Point Dr. is known as Sageberry Dr and should be changed. He asked if Wild Rose Blvd will continue through the development? Mr. Herring answered that the road is expected to stay in line with the existing waterline easement. Mr. Bond suggested that Wild Rose Blvd be re-labeled Mountain View Drive if it will connect to that road at the north end of the future development.

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Mr. Lundell stated that he would like to get Police input regarding the stop sign locations.

No comments from Public Works, Fire, or Administration

Motion: Mr. Bond motioned to approve the Hills at Summit Ridge Plat J with the following conditions: That more information be provided regarding the plans for Plat G. That the Engineering redlines be addressed. That discussion be held with Public Safety regarding stop sign locations. And that Plat J moves forward concurrently with plats H, I, and K to provide the required waterline looping and access. Mr. Reeves seconded. The motion passed unanimously in the affirmative.

The Hills at Summit Ridge Plat K Final Review

A final review of a 21-lot subdivision located at approximately Monarch Loop and White Sage Drive.

Mr. Lundell asked that all trail improvements be installed all at one time rather than splitting them up between the proposed plat K and the future plat O. Mr. Bond indicated that it would be preferable if the trail improvements were to be constructed with Plat K. Mr. Lundell asked that details for the trail corridor be provided on the plat. He added that per the development agreement a 6-foot tan vinyl fence will be required between the trail corridor and property line.

No comments from Public Works, Fire, Planning and Zoning or Administration.

Motion: Mr. Callaway motioned to approve the Hills at Summit Ridge Plat K with the following conditions: that the Engineering redlines be addressed. And that the plat moves forward concurrently with plats H, I and J do to provide required access and waterline looping. Chief Lind seconded. The motion passed unanimously in the affirmative.

Traffic Control Request for Striping on Highland Drive

The DRC will review a traffic control request for roadway striping on Highland Drive.

Mr. Lundell presented the data provided by the traffic count conducted. The maximum amount of traffic North bound set at 400 S. was 3400 cars within a day. South bound which was set about 450 S. was 3943 cars within a day. Mr. Lundell explained that per the Manual on Uniform Traffic Control Devices (MUTCD) (both Federal and State) require 6000 cars per day to warrant striping. Mr. Lundell stated that based upon the information provided striping isn't warranted on this roadway at this time.

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Public Works: Mr. Callaway stated that he likes the striping coming into the intersections. As far as striping along Highland Drive it would create a recurring cost that would have to be done every few years. He doesn't believe that the current traffic count warrants it.

Fire: Chief Lind noted that striping coming into the intersection helps align drivers within the intersection. He added that they don't see many accidents within this area. He thinks the striping should be held off for now.

Engineering: Mr. Bond stated that he likes Mr. Callaway's proposal. Mr. Lundell explained that Mr. Callaway's proposal is to install delineators along Highland Drive on the side that abuts I-15. He explained that a delineator is a pole with a small reflective circle at the top. This would help delineate between traffic on I-15 and Highland Drive and help traffic from going off the asphalt. This would also help snowplow drivers, etc. He added that the maintenance cost over the life cycle is minimal.

Administration: Mr. Reeves stated that he's supportive of this idea. He noted that he believes that traffic should be reevaluated after Foothill Village is fully built out.

Ms. Jody Reid (the traffic control request applicant) explained that she appreciates that this will be reevaluated with the future growth in the area. She stated that she is in support of this idea, as it addresses other problems and is cost effective.

Motion: Mr. Callaway motioned to install delineators along the West side of Highland Drive from Main Street to Canyon Road. Chief Lind Seconded. The motion passed unanimously in the affirmative.

MEETING MINUTES APPROVAL

December 14, 2021

January 4, 2022

Motion: Mr. Reeves motioned to approve the minutes from December 14, 2021, and January 4, 2022. Mr. Callaway seconded. The motion passed unanimously in the affirmative.

ADJOURNMENT

Mr. Reeves motioned to adjourn at 11:16 a.m.

Jon Lundell, City Engineer

Kira Petersen, Deputy Recorder