



DEVELOPMENT REVIEW COMMITTEE MEETING NOTICE AND AGENDA

Notice is hereby given that the Santaquin City Development Review Committee will hold a regular meeting on **Tuesday October 29, 2019**, in the **City Offices**, 275 West Main Street at **10 A.M.**

AGENDA

1. Ercanbrack Subdivision

A **concept** review of a three lot subdivision located at approximately 605 E. and 400 N.

2. Summit Ridge Towns

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

3. Chisholm Dental Addition

A **site plan** review of an addition to the existing dental office located at approximately 10 S. and 300 W.

4. Approval of Minutes for Meeting Held

October 8, 2019

5. Adjournment

If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City ten (10), or more hours in advance and we will, within reason, provide what assistance may be required.

CERTIFICATION OF POSTING

This agenda is hereby properly advertised this 25th day of October 2019, through posting of copies of this agenda in three public places within the city, namely the **City Office**, **Zion's Bank**, and the **United States Post Office**.

Kira Petersen, Deputy Recorder



**DRC Meeting Minutes
Tuesday October 8, 2019**

DRC Members in Attendance: Engineer Norm Beagley, Community Development Director Jason Bond, Building Official Randy Spadafora, and City Manager Ben Reeves.

Other's in Attendance: Staff Planner Ryan Harris, and Matt Harris representing Marshall's Cove.

Mr. Beagley called the meeting to order at 10:06 a.m.

Marshall's Cove Final Subdivision Review

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

Mr. Beagley noted that this subdivision was formerly known as Nicole's Cove and had three lots. The subdivision was then sold and the new owner has proposed to add one additional lot.

Building: Mr. Spadafora verified that the addressing is correct.

Engineering: Mr. Beagley reported that because Summit Creek Irrigation is a utility within the City, confirmation is needed regarding the existing ditch that runs along the back of the lots. Mr. Harris explained that he has had a hard time contacting and getting written consent from Summit Creek Irrigation Company. Mr. Beagley suggested that Mr. Harris print out the subdivision Mylar and have the owners of Summit Creek Irrigation sign and indicate that the easement is not being used, if that is actually the case.

Motion: Mr. Bond motioned to grant final approval for the Marshalls Cove Subdivision with the condition, that the Summit Creek Irrigation company signs a copy of the final plat and indicates whether the irrigation easement is needed or not. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

Mr. Beagley informed Mr. Harris that no road cuts will be permitted after October 15th, which is the end of the City's paving season.

Approval of Minutes for Meeting Held

September 24, 2019

Motion: Mr. Reeves motioned to approve the minutes from September 24, 2019. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

Adjournment

Mr. Spadafora motioned to adjourn at 10:14 a.m.

No.	Revisions	Date

DR JON CHRISTIAN DDS
10 SOUTH 300 WEST
SANTA ANGELO, UT 84655

ROOF PLAN

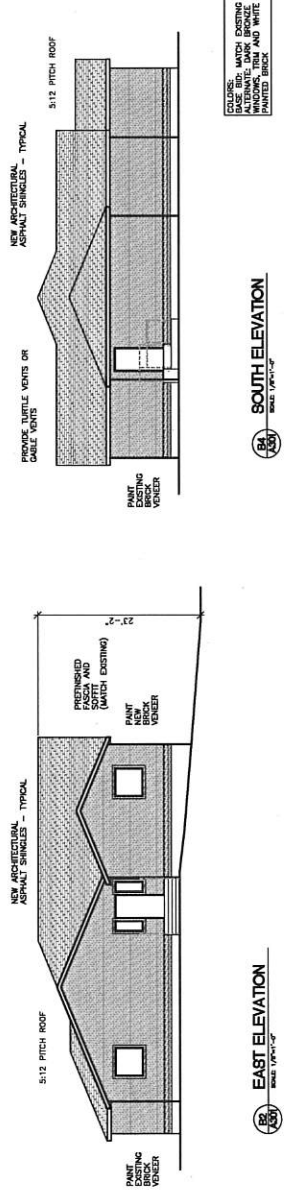
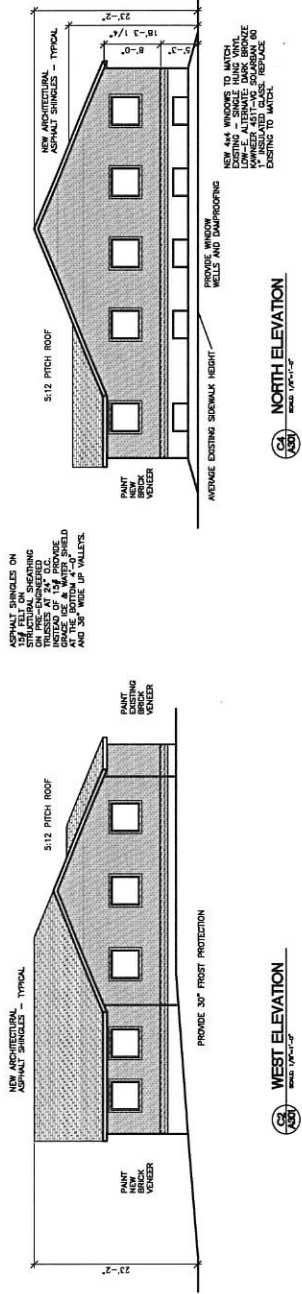
Project Title: _____
Drawn by: _____
Reviewed by: _____
Date: _____

File No: _____
JCHIS-DDS-A103-A914

NSP Issued: _____
OCTOBER 14, 2019

Sheet

Sheet No. **A103**



NOTES:
1. MATCH EXISTING SIDEWALKS TO MATCH EXISTING SIDEWALKS AND WHITE PAINTED BRICK

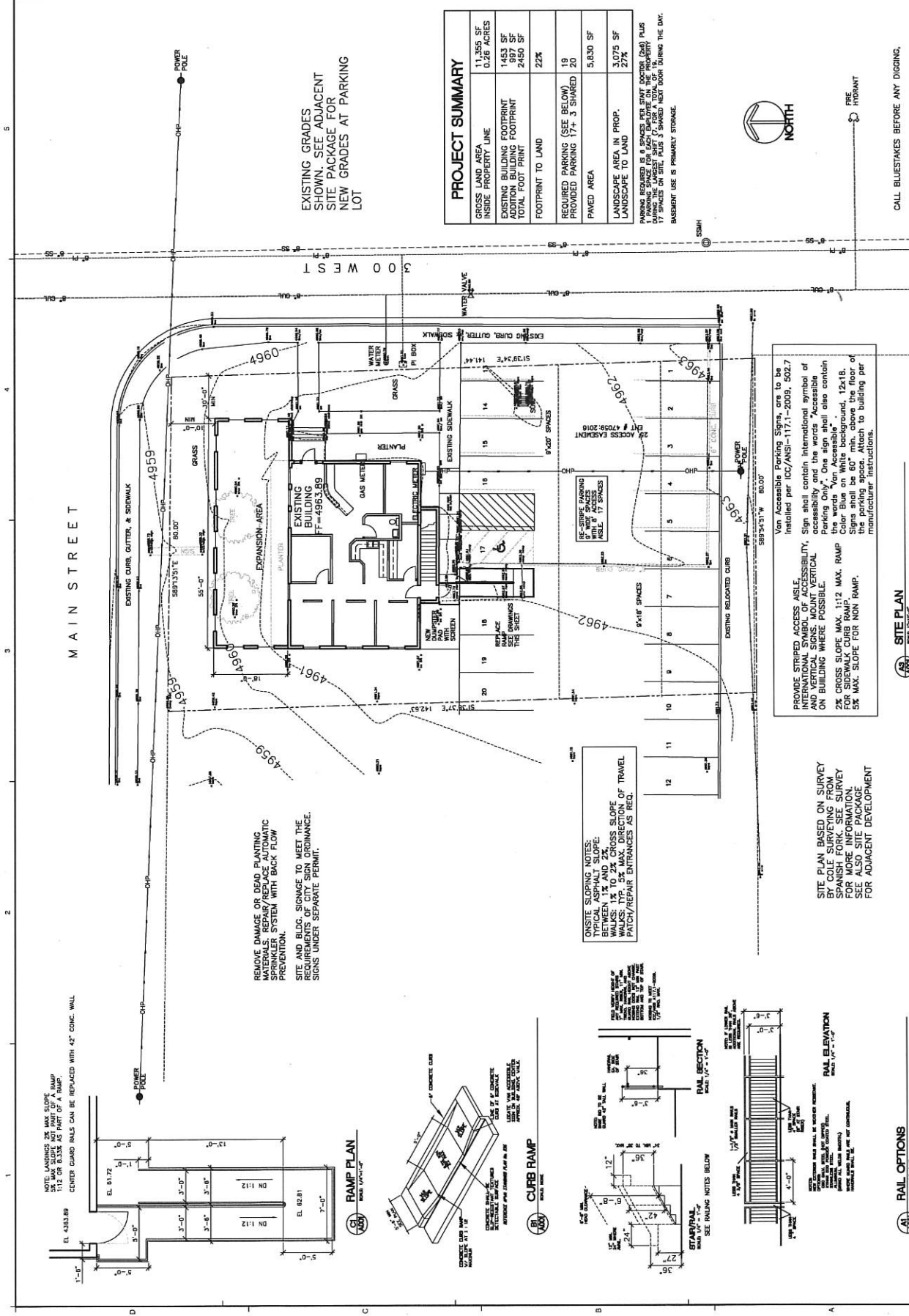
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EXISTING GRADES
SHOWN. SEE ADJACENT
SITE PACKAGE FOR
NEW GRADES AT PARKING
LOT

PROJECT SUMMARY	
GROSS LAND AREA INSIDE PROPERTY LINE	1,785 SF 0.05 ACRES
EXISTING BUILDING FOOTPRINT	1463 SF
EXISTING BUILDING FOOTPRINT TOTAL FOOTPRINT	2450 SF
FOOTPRINT TO LAND	22%
REQUIRED PARKING (SEE BELOW)	19
PROVIDED PARKING 17+ 3 SHARED	20
PAVED AREA	5,630 SF
LANDSCAPE AREA IN PROP. LANDSCAPE TO LAND	3,075 SF 27%

PARKING REQUIRED IS 8 SPACES PER STAFF DOCTOR (2x6) PLUS 1 PARKING SPACE FOR EACH EMPLOYEE ON THE PROPERTY DURING THE LARGEST SHIFT (7, FOR A TOTAL OF 19, 17 SPACES ON SITE, PLUS 3 SHARED NEXT DOOR DURING THE DAY. BASEMENT USE IS PRIMARILY STORAGE.

CALL BLUESTAKES BEFORE ANY DIGGING.



SITE PLAN BASED ON SURVEY
BY COLE SURVEYING FROM
SPANISH FORK. SEE SURVEY
FOR MORE INFORMATION.
SEE ALSO SITE PACKAGE
FOR ADJACENT DEVELOPMENT

PROVIDE STRIPED ACCESS AISLE, SIDEWALK, DRIVEWAY, DRIVE, AND VERTICAL SIGNS, MOUNT VERTICALLY, ON BUILDING WHEN POSSIBLE. 2% SLOPE MAX. 11'2" MAX. RAMP SLOPE FOR NON RAMP. 5% MAX. SLOPE FOR NON RAMP.	Any Accessible Parking Signs are to be Installed per ICC/ANSI-171-1-2009, 902.7 Signs shall contain international symbol of accessibility and the words "accessible parking only". One sign shall also contain the word "van accessible". Color Blue on white background, 12x18. Signs shall be 60" min. above the floor of the parking space, attach to building per ICC/ANSI-171-1-2009, 902.7
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ONSITE SLOPING NOTES:
TYPICAL ASPHALT SLOPE:
BETWEEN 1% AND 2%,
WALKS: 1% TO 2% CROSS SLOPE
WALKS: TYP. 5% MAX. DIRECTION OF TRAVEL
PATCH/REPAIR ENTRANCES AS REQ.

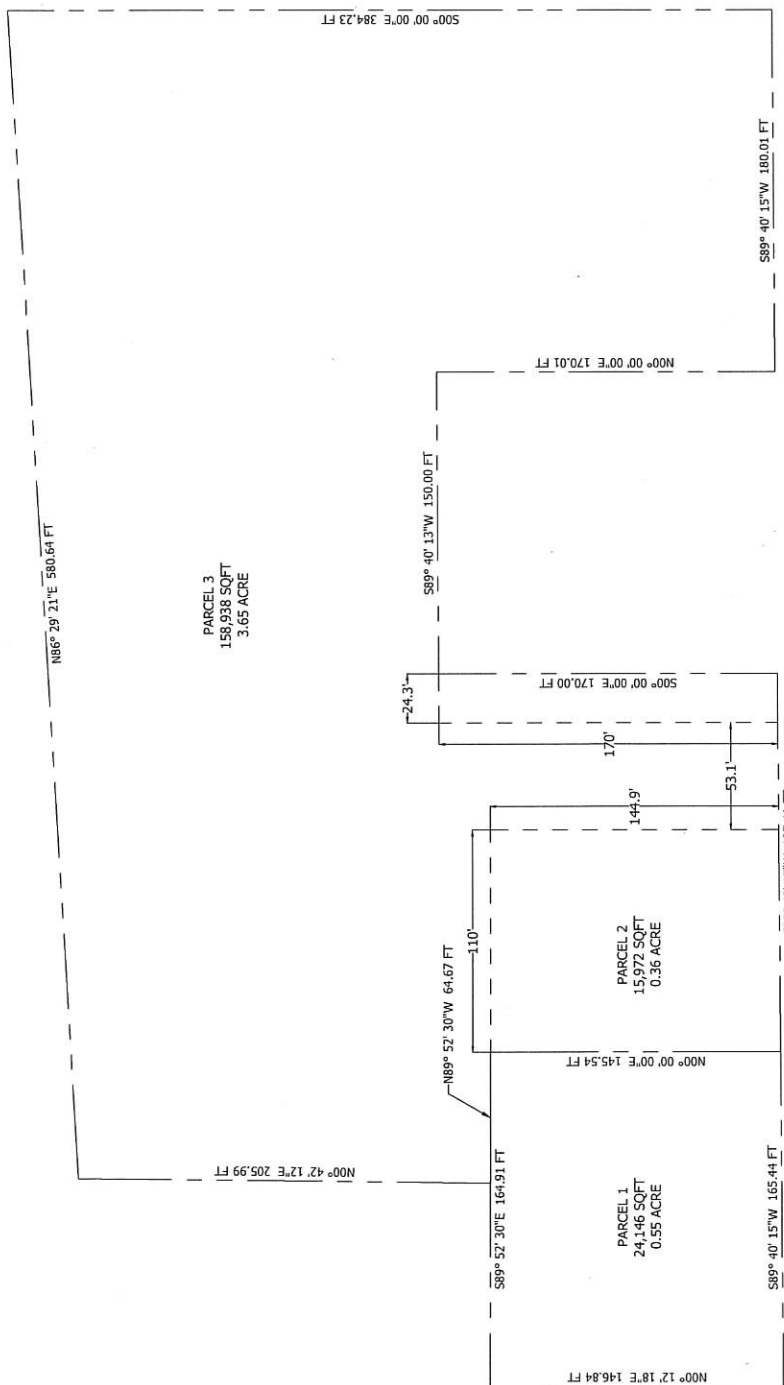
REMOVE DAMAGE OR DEAD PLANTING MATERIALS. REPAIR/REPLACE AUTOMATIC SPRINKLER SYSTEM WITH BACK FLOW PREVENTION.

EL 4303.09

SITE PLAN
SCALE 1"=12'-0"

RAIL OPTIONS
SCALE 1/4"=1'-0"

REVISIONS	DATE	BY	COMMENTS



NOTES:
TOTAL ACRES 4.57 AC.
DENSITY IN UNITS PER ACRE 0.66 LOTS PER ACRE
NUMBER OF PARCELS 3



Statistical Summary

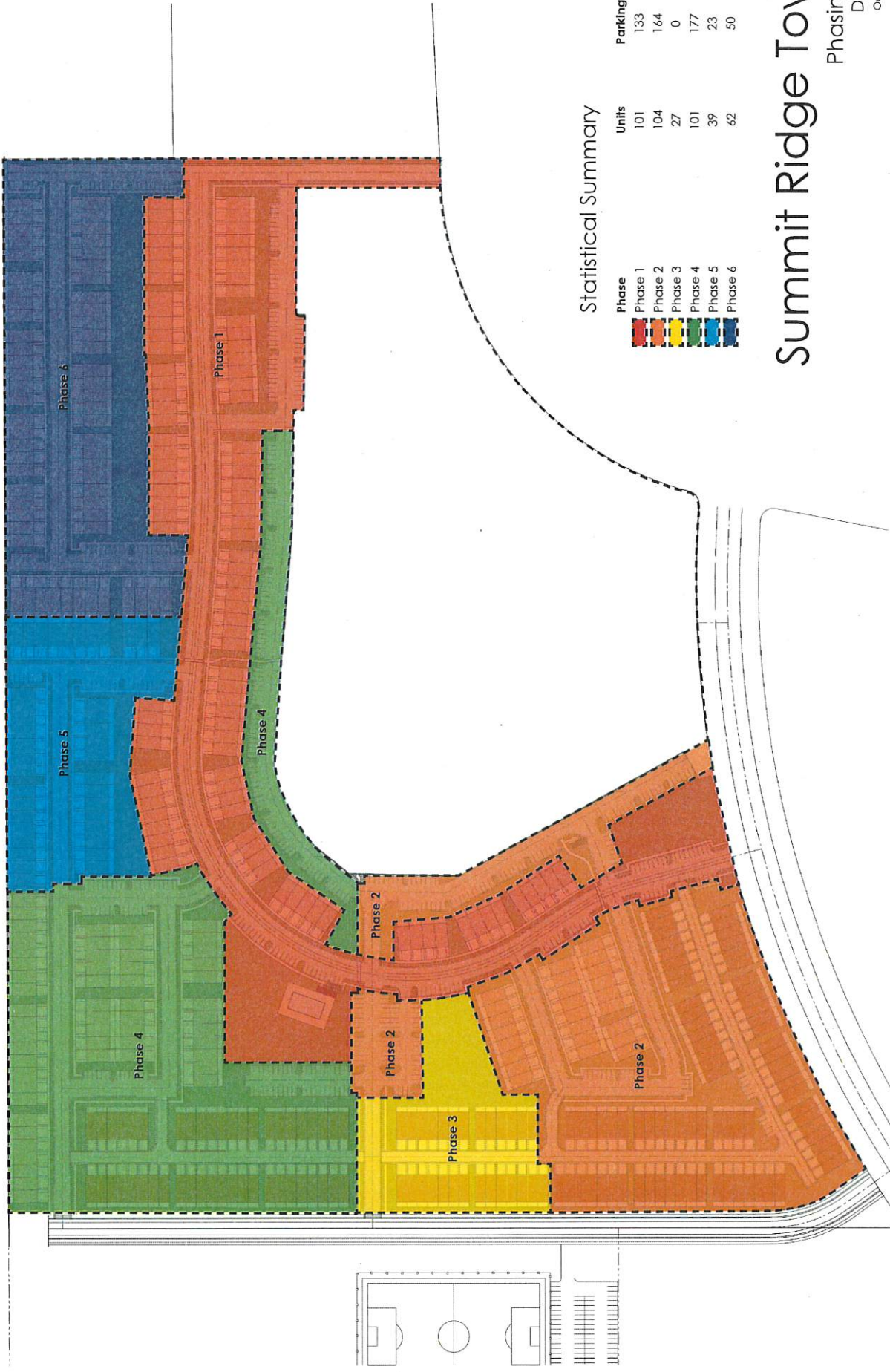
Total Acres	42.42 ac
Open Space	7.89 ac (18.6%)
Residential Product	Units
Kingston / Millbrook (24' FLT)	282
Addison / Dalton (20' ALT)	152
Total	434 (10.23 du/ac)
Residential Parking	546 Stalls

Notes:

- All driveways are 20' long x 16' wide min.

Summit Ridge Towns

Concept Plan
DR Horton
October 23, 2019

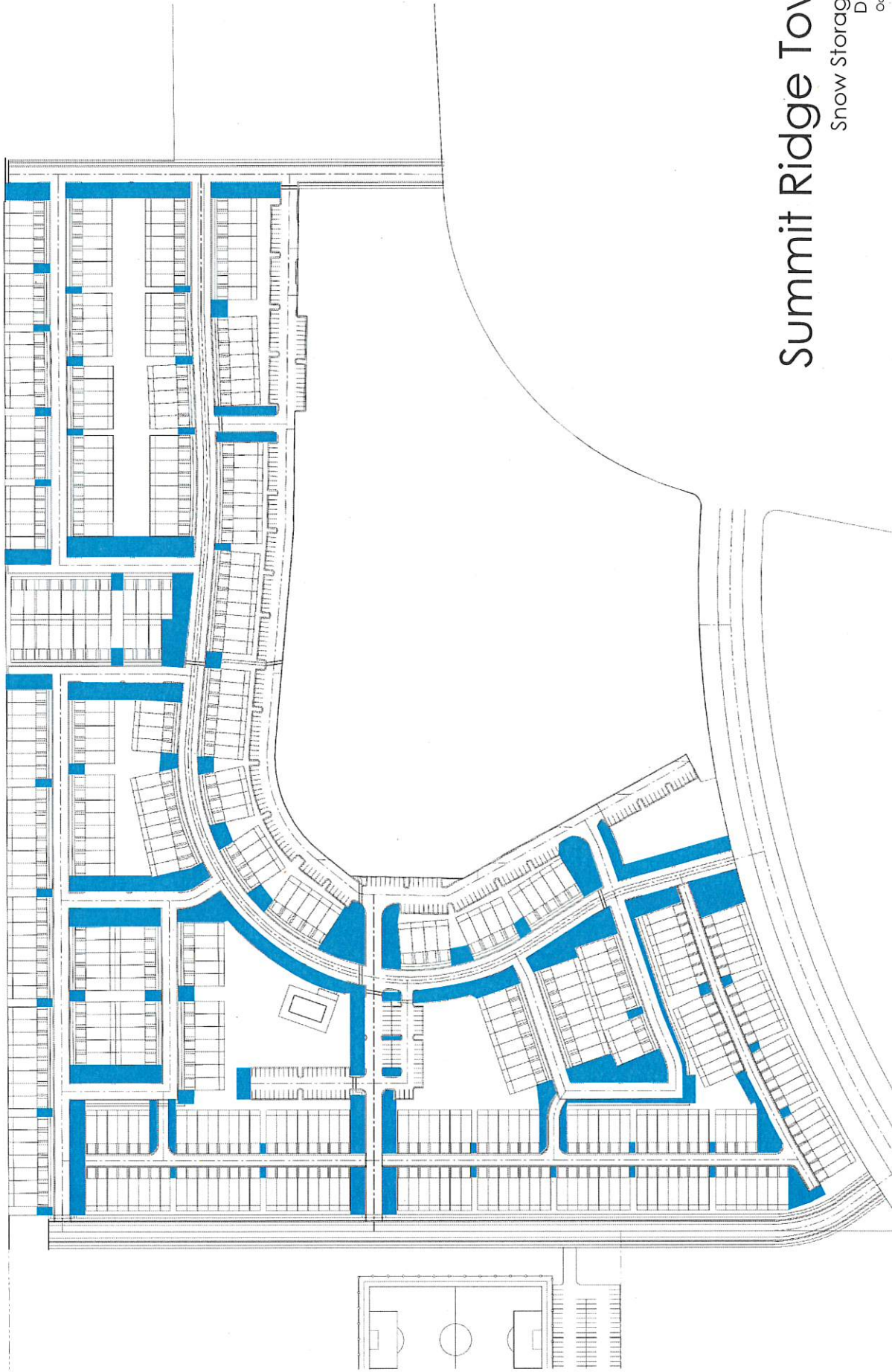


Statistical Summary

Phase	Units	Parking
Phase 1	101	133
Phase 2	104	164
Phase 3	27	0
Phase 4	101	177
Phase 5	39	23
Phase 6	62	50

Summit Ridge Towns

Phasing Plan
DR Horton
October 23, 2019



Summit Ridge Towns

Snow Storage Plan
DR Horton
October 23, 2019

Major Local

The 62 foot Major Local cross section is designed to accommodate slightly higher density residential, neighborhood commercial, schools, churches and institutional land uses. This cross section features 10 foot lanes, 8 foot parking lanes, mountable curbs, park strips and sidewalks. The 8 foot parking lanes could also be restriped for bike lanes when deemed appropriate by city staff.

Figure 38: 62 foot Major Local

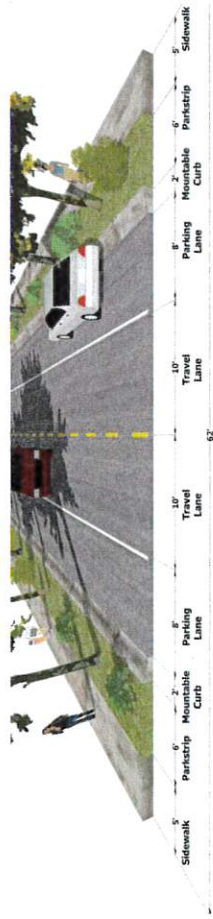


Figure 34: 55 foot Local

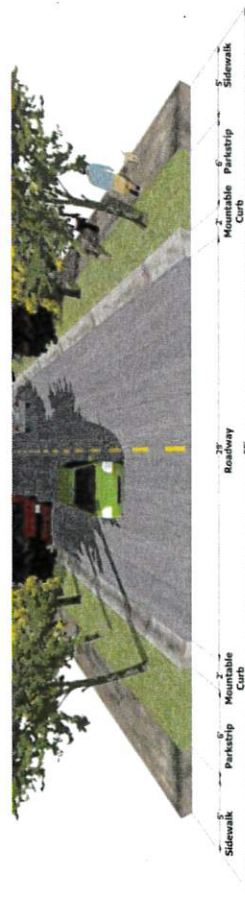
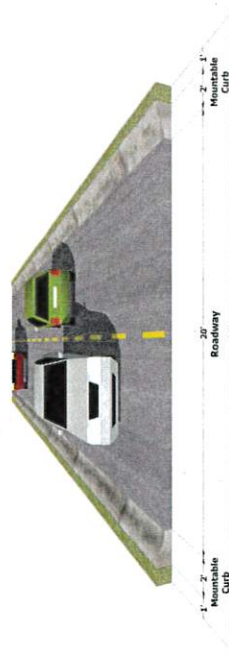
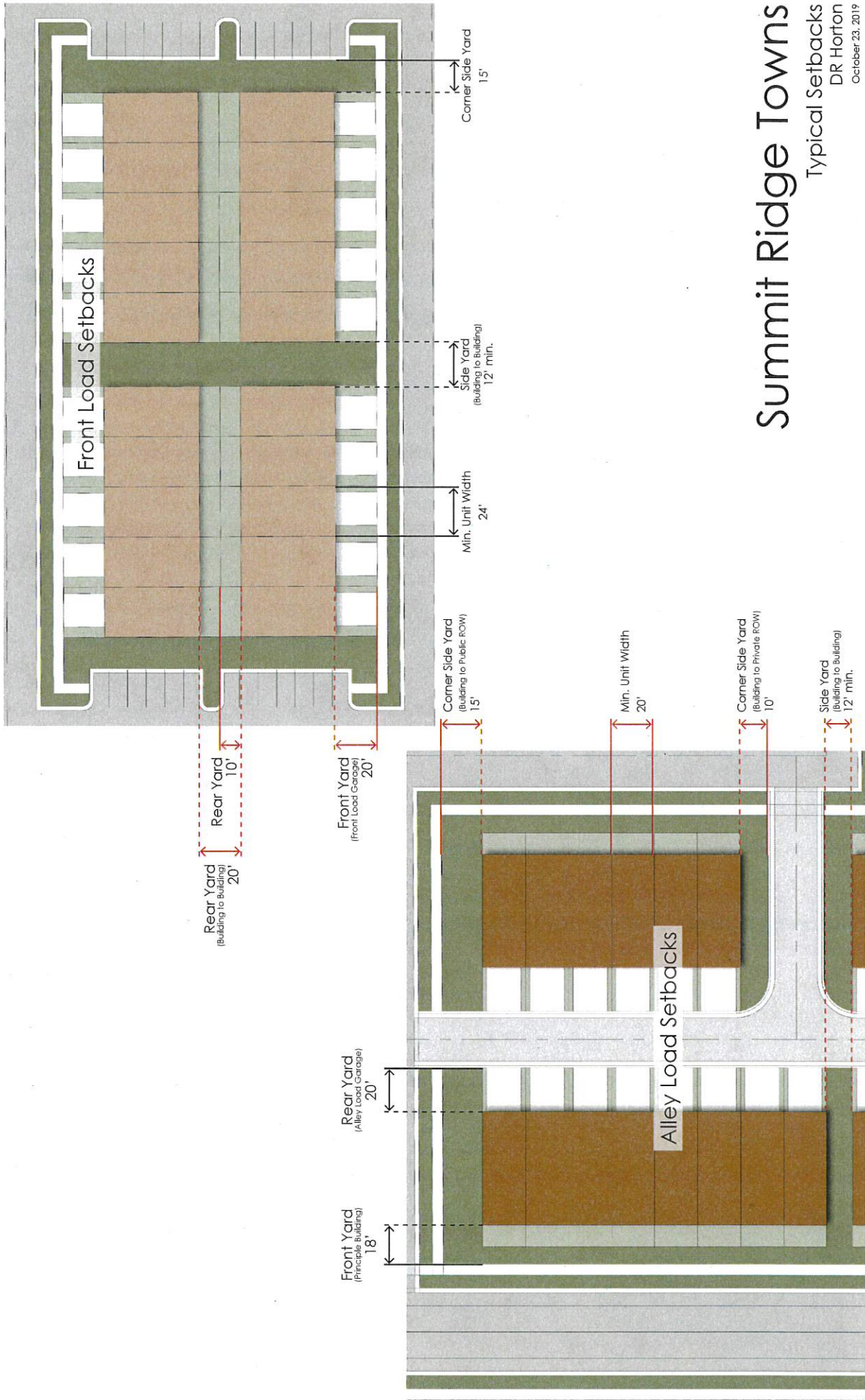


Figure 32: 26 foot Local Private



- 4) **Major Residential.** Two-lane Major Residential streets are intended to serve local neighborhoods within Summit Ridge within a 49 foot ROW. These roadways are characterized by two 12 foot travel lanes and an asphalt width of 34 feet. Other street section characteristics include a two foot modified high back curb on each side, a six foot park-strip and a detached five foot sidewalk on one side of the street, and a ten foot Public Utility Easement (PUE) on each side of the street.
- 5) **Minor Residential.** Two-lane neighborhood collector streets are intended to serve local neighborhoods within Summit Ridge. These roadways are characterized by two 12 foot drive lanes on 28 feet of asphalt located within a 43 foot right of way. Other street section characteristics include a two foot modified high back curb on each side, a six foot park-strip and a detached five foot sidewalk on one side of the street and a 10 foot Public Utility Easement (PUE) on both sides of the street.
- 6) **Cul-de-Sac Access Roadways.** Cul-de-Sac Access Roadways promote a “country” looking image by using historic county roadway elements that can more closely conform to the topography. These elements consist of two drive lanes on 28 feet of asphalt within a 32 foot right of way. This street section does not include any sidewalks but it does include a two foot modified high back curb and a ten foot Public Utility Easement (PUE) on each side of the road. Designed for speeds of 25 M.P.H., the Cul-de-Sac Access Roadways will serve low density neighborhoods.
- 7) **Private Residential Streets.** Private residential streets may be built to a variety of standards depending on the specific need. Design standards for private streets may include the following: (1) special curb treatments; (2) reduced pavement widths; and (3) special paving treatments, including stamped concrete or unit pavers. Private Streets shall be designed for speeds not to exceed 15 m.p.h. A typical cross section for a private street with reduced pavement should include two nine foot drive lanes and a seven foot parking lane for a total reduced pavement of 25 feet. Two parking lanes would increase the street width to 32 feet.



Summit Ridge Towns

Typical Setbacks

DR Horton

October 23, 2019