



**DRC Members in Attendance:** Engineer Jon Lundell, Building Official Randy Spadafora, Public Works Director Jason Callaway, Fire Marshall Taylor Sutherland, City Manager Norm Beagley, Assistant City Manager Jason Bond, Police Chief Rodney Hurst.

**Others in Attendance:** Senior Planner Loren Wiltse, Planner Camille Moffat, Recorder Amalie Ottley.

Various members of the public attended the meeting in person and via Zoom.

Engineer Lundell called the meeting to order at 10:00 a.m.

### **Ercanbrack Concept Plan**

*A concept review of a 165-lot subdivision, including commercial space, located at approximately 590 W. Main Street.*

Derek Terry attended the meeting to represent the Ercanbrack development.

Building Official Randy Spadafora had no comments.

Chief Hurst inquired if the roads in the development were public or private. Engineer Lundell confirmed that all streets in the subdivision are public right-of-way. Assistant Manager Bond clarified that there are private/internal accesses to the garage areas behind the townhomes.

Director Callaway suggested that the intersection at 500 West and 200 North be more perpendicular rather than such a tight angle as the proposed radius would make it difficult for people driving in the intersection to see oncoming westbound traffic. Manager Beagley stated that due to ownership of property at that location, it may be difficult to adjust the angle of the intersection but encouraged the developer to work with surrounding landowners. Director Callaway inquired about sewer design. Engineer Lundell confirmed that any sewer lines would need to be shown in public right-of-way in future submittals of plans. Manager Beagley discussed the number of minimum meters per building that are required by the city code and standards. Engineer Lundell also addressed irrigation meters and laterals.

Fire Marshall Sutherland pointed out that the lack of frontage access along 5 homes on the western side of the development (by the Tot Lot) making it difficult for emergency vehicles to respond and find addressing. The DRC suggested that all units have frontage access along public roads.

Assistant Manager Bond addressed the process of the plans being reviewed at a Public Hearing as a part of the Planning Commission meeting later that day. Mr. Bond stated that the multifamily units will require Architectural Review Committee approval (ARC) and a meeting will be set once building renderings are received. Buildings in the Commercial Light Manufacturing (CLM) Zone will not have to have ARC approval. Mr. Bond also pointed out that the "Flex Space" indicated on the plans does not follow any definitions set forth by the city code and asked what those buildings are intended to be as parking requirements may vary depending on use. Mr. Bond asked that the "Flex Space" intentions be

made clear in future plans. The DRC and applicant discussed requirements for Tot Lots per the number of units recognizing that strategically placed Tot Lots or other amenities would be acceptable.

Engineer Lundell brought up discrepancies in the noted acreage on the plans and asked for clarification. The DRC discussed where right-of-way and access roads into the development will be clarified. Engineer Lundell addressed the parking throughout the development, pointing out that tandem parking is not allowed by the city code. Assistant Manager Bond suggested that driveways in certain units be removed to allow for more consistency in the development. Engineer Lundell asked Fire Marshall Sutherland about the width of the private access roads to the driveways (24 foot wide). Fire Marshall Sutherland stated that the width does follow the fire code. Based on the development agreement, 3.95 acres of open space is called for. The plans currently account for 4.22 acres of open space. The development agreement based open space square footage on the number of units. Engineer Lundell brought up that all roadway improvements along Main Street must be included in future plans. Manager Beagley addressed that 400 feet along the Main Street access will have to be worked with UDOT for storm drain and improvement requirements. The applicant inquired about what improvements would be required if UDOT referred back to the city. Manager Beagley confirmed that cross-sections with the current roadway be matched to include storm drains, curb & gutter, and sidewalks. The DRC discussed pedestrian access along the frontage to Main St.

Engineer Lundell pointed out an overlap in property ownership on boundaries on the plat. Engineer Lundell went over widths of asphalt and encouraged more discussion on widening the asphalt for fire access and emergency purposes. Assistant Manager Bond inquired if retention ponds would be located on the site. Manager Beagley stated that future consideration will need to be taken for retention tanks and storm drains in park strip areas. The DRC discussed that by widening the asphalt, problems for snow plowing and street parking may be alleviated. The DRC discussed parking requirements on city streets and among parking spaces. Chief Hurst addressed concerns he has for possible shared parking, including clear views in many areas of the development.

The DRC encouraged the name change on the development from Ercanbrack to something else sooner rather than later. Manager Beagley pointed out that upon extensive review, the current plans meet the development agreement and city code. The applicant discussed proposed phasing of the plans. A checklist and redlines will be provided to the applicant prior to preliminary submittal. Director Callaway brought up a Summit Creek Irrigation line that runs through the development. As such, Summit Creek Irrigation will need to approve the plans as well.

### **Hollow Flats Preliminary Plan**

*A preliminary review of a 140-lot subdivision located east of Summit Ridge Parkway between S. Stone Brook Lane and S. Cedar Pass Drive.*

John Bowen and Shawn Herring attended the meeting to represent the applicant. Engineer Lundell pointed out that the name on the plans will need to be changed from Tanner Flats to Hollow Flats to match the records of the recent annexation.

Building Official Spadafora stated that addressing on the plans has not yet been completed but that addressing on the entry streets would only be addressed strictly on the interior side of the street.

The DRC discussed what fencing will or won't be completed along Summit Ridge Parkway and adjacent to the railroad. The applicant stated that the assumption is that fencing would be completed along the outer boundaries of the development but will be looked at again. Manager Beagley confirmed that the city wouldn't require fencing in the R10 Zone but suggested that any anticipated fencing be included in future plans.

Chief Hurst stated that the stop signs and intersections in the development looked good but encouraged the developer to take a second look at driveway locations on lots that are near intersections. Director Callaway pointed out street naming in the area and the tie into other developments across the street. Chief Hurst inquired about topographical considerations in the plans for driveways and approaches. The grading plans were reviewed, and Manager Beagley stated that the percentages shown at intersections (5%) are reasonable. Engineer Lundell indicated that the city code does not allow for grading above 10% at intersections and anything above that would need to be rectified.

Director Callaway inquired about culinary valve locations on the plans. Engineer Lundell noted that further consideration of the valves should be included on the plans in future stages. Director Callaway also inquired about the open space/park area of the plans. Engineer Lundell addressed the development agreement in which negotiations for the park were decided upon. Manager Beagley discussed the idea behind the park being included in the development agreement stating that the development is separated from adjacent neighborhoods and children would not have to cross Summit Ridge Parkway to reach a nearby play area.

Fire Marshall Sutherland pointed to the two lots on the northeast corner of the development stating that they are outside of the required 250-foot range of a fire hydrant. In looking at the plans, Mr. Sutherland suggested that the two adjacent hydrants be moved closer to those two lots rather than adding another hydrant.

Assistant Manager Bond suggested that proposals for the park be included in the plans to be consistent with the development agreement. He stated that a Public Hearing will be held at a future Planning Commission meeting.

Engineer Lundell encouraged renumbering of the phasing so that two points of access during construction may be accomplished. Engineer Lundell also indicated the notes on the plans must show that no access is allowed off of Summit Ridge Parkway to the lots along Summit Ridge Parkway and stating that fencing will aid in that. To help with recordation there will need to be lines on the plat sheet showing the Union Pacific Rail Road (UPRR) parcel. Discrepancies in notes and labels were addressed. All the corner lots are currently short of the 80-foot frontage and width requirement for the R10 Zone. The DRC discussed knuckles and bulb outs to accommodate the 80-foot frontage and required 30-foot setbacks. 95 feet of frontage is required on corner lots within the R10 Zone as well. Engineer Lundell also addressed the sewer on the northeast side of the development that may require approval from the railroad and appropriate property owners. The DRC and applicant discussed possible ownership of property and right-of-way issues that may come up with that sewer line and/or manholes. As such, an easement in Santaquin City's name would need to be provided for any offsite sewer access. All underground retention tanks (R-Tanks) must be a minimum of 5 feet from the curb and built appropriately to handle overhead traffic to minimize damage to the tank and sidewalk. The DRC and applicant clarified a storm drain line that's shown on the plans but does not exist on Summit Ridge

Parkway. Geotechnical reports for the site must be submitted along with storm drain reports. The DRC and the applicant addressed the design of the R-Tanks and making sure the infrastructure and appropriate storage is accounted for. All trench backfill material must be A-1-a and it is anticipated to be imported. Adjacent subdivisions have shown that native material won't be sufficient. Due to the large amount of grading on the site, Engineer Lundell requested additional information to show cut/fill amounts so that it can be determined if a mass-grading permit will be required to protect surrounding homes. The DRC and applicant discussed the balance of grading and materials coming in and out of the site and the possible impact on residents and future purchasers. Grading requirements and standards for individual lots were also addressed.

Assistant Manager Bond made a motion to table the Hollow Flats Preliminary Plan to allow for redlines to be addressed along with the items discussed. Fire Marshall Sutherland seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Marshall Taylor Sutherland	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Yes
Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

### **Ridley's Phase III Concept Plan**

*A concept review of a 2-lot commercial subdivision located north of Main Street off 500 East.*

Shaun Young appeared at the meeting via Zoom to represent the applicant.

Building Official Spadafora looked at addressing off 500 East. Fire Marshall Sutherland stated that he doesn't see an issue with the addressing in the private area of the lots as most oftentimes emergency responders will go to a business name rather than an address.

Chief Hurst had no comments.

Director Callaway inquired about stubbing fire-risers for future buildings along a possible fire line noticing that a meter is already stubbed. The DRC and applicant discussed where the current water lines are places along the culinary lines and lots. The applicant also pointed out where water lines are or are not under pavement on corresponding lots. Director Callaway pointed out valve clusters at connection points representing that the current plans for the valves should be sufficient. Engineer spoke about all of the water lines and sewer lines within the development (aside from irrigation) being owned by the city. Easements for each of the water and sewer lines will need to be provided to the city.

Fire Marshall Sutherland had no further comments.

Assistant Manager Bond addressed the process of the plans being reviewed at a Public Hearing as a part of the Planning Commission meeting later that day. Mr. Bond pointed out the easement that provides

appropriate frontage between the lots creates an unusable remnant parcel. The DRC and the applicant discussed absorbing the remnant parcel into lot #11. Engineer Lundell suggested that storm drainage and other improvements be put in along the diagonal frontage on 500 East. The applicant represented that each lot would contain its own storm drainage, curb & gutter, and appropriate swells.

A checklist and redlines will be provided to the applicant prior to preliminary submittal.

**Nebo School District Animal Structure Site Plan**

*A site plan review of a public education facility located at approximately 200 East and E Highline Canal Road.*

Mike Anderson with Nebo School District appeared at the meeting representing the applicant.

Building Official Spadafora stated that the assigned address for the site will be 975 N. and 400 E. Building Official Spadafora also brought up that he hasn't seen a building permit for the site construction.

The applicant pointed out the difference between buildings and structures on the plans.

Chief Hurst inquired about fencing around the site and the access to the site from the nearby county road. Chief Hurst approved of fencing around the site to keep it animals should they stray.

Director Callaway inquired if restrooms will be at the site and if water lines will be installed. The applicant stated that a sump will be installed for a handwashing station at one of the buildings and portable restrooms will be available for sanitary needs.

Fire Marshall Sutherland expressed concerns about a fire hydrant not being within 250 feet of the site. The applicant also represented that there are discussions with nearby property owners and water lines for fire hydrants. He stated they would prefer not to dig a well to accommodate the hydrant. Manager Beagley discussed the easements that will need to be made to the city for access to any waterlines. Mr. Sutherland pointed out that any type of fire requirements for the site will come from the State of Utah as it's a school facility.

Assistant Manager Bond reiterated that under Santaquin City Code 10.64 the site is an approved use for temporary animal care and in compliance with the city's zoning requirements.

Manager Beagley pointed out that in order to get power and water to the site a building permit and building plans need to be submitted and approved by the city. Approval for utility dedication and impact fees will follow. The power company requires that the city approve connections for both the power and water utilities. Building Official Spadafora discussed the need for plans with the applicant and reminded him that engineer approval is also required for the plans.

Manager Beagley made a motion to table the Nebo School District in order for building permit and site plan processes to be thoroughly completed to include location of water lines, hydrants, gray water, etc. Director Callaway seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Marshall Taylor Sutherland	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Yes
Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

### **Traffic Control Request**

*300 E. 400 S.*

The DRC members discussed a request received from a resident close to the 300 E. and 400 S. intersection. Traffic numbers were collected by the police department. Chief Hurst recommended that in congruence with new developments and plans to have a stop sign for north and southbound traffic. Director Callaway agreed. The DRC decided to place stop signs on the north and southbound traffic sides of the intersection.

Manager Beagley made a motion to have a stop sign installed on north and southbound traffic at the 300 E. and 400 S. intersection. Director Callaway seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Marshall Taylor Sutherland	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Yes
Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

### **Meeting Minutes Approval**

December 13, 2022

Manager Beagley made a motion to approve the DRC Meeting Minutes from December 13, 2022. Building Manager Official Spadafora seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Marshall Taylor Sutherland	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Yes
Engineer Jon Lundell	Yes


Motion passed unanimously in favor.

**Adjournment**

The meeting was adjourned at 12:00 p.m.

*Jon Lundell*

Jon Lundell, City Engineer

A handwritten signature in black ink, appearing to read "Amalie R. Ottley", written over a horizontal line.

Amalie R. Ottley, City Recorder