



DRC Meeting Minutes
Tuesday, November 10, 2020

DRC Members in Attendance (Attending Via Zoom): City Engineer Jon Lundell, City Manager Ben Reeves, Fire Inspector Taylor Sutherland, Public Works Director Wade Eva, Police Chief Rod Hurst, Community Development Director Jason Bond, and Building Official Randy Spadafora.

Other's in Attendance: Staff Planner Ryan Harris, Public Works Jason Callaway.

Norm Beagley, Assistant City Manager attended via zoom.

Ben Tuckett with LEI, & Curtis Leavitt with D.R. Horton representing the Summit Ridge Townhomes Plat B. (Attending Via Zoom)

Matt Harris with Ridgeback Construction, & Joe Santos with Epic Engineering representing the Sorenson 2 lot subdivision.

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

Summit Ridge Townhomes Plat B Final Review

A final review of a phase consisting of 104 townhome units located at approximately Harvest View Drive and Summit Ridge Parkway.

Mr. Lundell explained that this is the phase that directly abuts Summit Ridge Parkway along the South of the project.

Planning and Zoning: Mr. Bond noted that he has provided suggested redlines for the dog park and park space. He pointed out that trees will be required along Harvest View Drive, but clarified that a few trees that will need to be moved out of the clear view area.

Public Works: Mr. Eva stated that the dead end roads will need to be snow plowed by the HOA. Mr. Lundell clarified that details regarding snow removal on the dead ends will need to be included in the CC&R's; stating that the snow removal will be done by the HOA until such time as the roads connect North and become a through road.

Police: Chief Hurst asked what the timing of this phase is. Mr. Leavitt stated that they intend to start as soon as possible. Mr. Lundell noted that paving can't be done until next spring. Chief Hurst expressed concern regarding mud being tracked onto Summit Ridge Parkway, and asked that the developers do their best to keep it cleaned up.

Engineering: Mr. Lundell explained that while it doesn't impact Phase B, the existing well in the North East of the project area needs to be discussed. He stated that it is intended that the well would be used to supplement Pressurized Irrigation system. He clarified that continued access to the well, along with installing a vault needs to be coordinated with the developer.

Mr. Lundell expressed that all the parking associated with the development needs to be maintained by the HOA. He explained that details are needed for the entry features such as the windmill and tractor. Mr. Lundell noted that the address redlines are pending and will be provided with the redlines when ready.

Mr. Lundell reported that there are various closure gaps and missing distances and bearings on the plat sheet. He explained that since there will be City owned sewer within private property, easements are required. He asked that verification be provided stating that a two-inch water lateral is adequate to service the units. He explained that the City sewer will need to be extended to the Eastern property line for future development closer to Summit Ridge Parkway. Mr. Lundell noted that the amount of R tanks need to be minimized wherever driveways will be located. He clarified that the developer should avoid putting them under parking areas, etc. Mr. Lundell asked that information be provided regarding how the proposed grading will affect the existing power boxes. He also added that stationing labels don't require RCP (reinforced concrete pipe) for storm drains outside of Summit Ridge Parkway. Instead ABS or corrugated PVC may be used.

Mr. Beagley explained that when the soccer fields to the west of this development were constructed it was planned that the roadway (Harvest View Drive) property would be equally shared between the City and HG Utah 1. This will result in the sidewalk being located at the back of the fence and fence relocation by the developer may be required. He noted that this was designed prior to this development concept. Mr. Beagley asked that an access is shown going into the south soccer field parking area.

No Comments from Fire, or Administration.

Motion: Mr. Bond motioned to grant final approval for the Summit Ridge Townhomes Final Plat B with the following conditions: That the redlines be addressed. That details be provided for the ingress and egress for the parking lot for the soccer field. That details for the tractor and windmill be provided. That the developer is careful about not tracking mud offsite in the winter, and that discussion be held about the well. Mr. Eva seconded.

Roll Call:

Mr. Lundell	Aye
Mr. Reeves	Aye
Mr. Bond	Aye
Mr. Sutherland	Aye
Mr. Eva	Aye
Chief Hurst	Aye
Mr. Spadafora	Aye

The vote passed unanimously 7 to 0.

Sorensen 2-Lot Subdivision Concept Review

A concept review of a 2-lot subdivision located at approximately 300 E. and 100 N.

Mr. Lundell explained that this is a concept review to provide feedback only, no motion or decision will be made during this DRC meeting.

Planning and Zoning: Mr. Bond explained that a potential deferral agreement could be made for the curb, gutter, and sidewalk. He noted that a deferral agreement requires City Council approval if the applicant is interested.

Engineering: Mr. Lundell explained that anytime a subdivision occurs, Santaquin City Code requires that all improvements be constructed. A deferral agreement allows the improvements to be deferred to a future time at which the City does a project at that time. Mr. Bond noted that a two-lot subdivision is considered a minor subdivision and the Planning Commission would be the deciding body. He explained that he will send the developer a draft deferral agreement if they would like to peruse that avenue.

Engineering: Mr. Lundell noted that utilities will need to be shown as the subdivision moves forward. He explained that the City can provide the developer the approximate horizontal alignment for the utilities. He clarified that if any of the utilities require road cuts this cannot take place until spring of next year during the next paving season. Mr. Lundell stated that setbacks need to be adjusted along the front of the South or second lot. Mr. Santos asked if the P.I. and other improvements need to be designed even if a deferral agreement is made. Mr. Beagley explained that everything needs to be fully designed regardless if there is a deferral agreement or not.

No Comments from Fire, Administration, Police and Public Works.

The Hills at Summit Ridge Re-Phasing Request

The DRC will review minor changes to the Hills at Summit Ridge Subdivision phasing plan located South West of Summit Ridge Parkway.

Mr. Lundell explained that this is a proposed re-phasing for the West side of The Hills at Summit Ridge project. He explained that phase A includes the areas where homes are being built currently. The proposed changes were to make phases H and I smaller, and allow them to be constructed, meet traffic flow and waterline looping requirements. Mr. Lundell clarified that this is a minor change so the DRC will be the approval body.

Engineering: Mr. Lundell stated that the phase line between phases H and A needs to be updated.

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

Motion: Mr. Bond motioned to approve the minor changes to the Hills at Summit Ridge Phasing Plan with the condition that the redlines be addressed. Mr. Reeves seconded.

Roll Call:

Mr. Lundell	Aye
Mr. Reeves	Aye
Mr. Bond	Aye
Mr. Sutherland	Aye
Mr. Eva	Aye
Chief Hurst	Aye
Mr. Spadafora	Aye

The vote passed unanimously 7 to 0.

Vista's West at Summit Ridge Re-Phasing Request

The DRC will review minor proposed changes to the Vista's West at Summit Ridge Subdivision located West of South Crest Dale Lane.

Public Works: Mr. Eva asked that the same street names are kept.

Planning and Zoning: Mr. Bond explained that the final plans for Vistas West still need to be submitted for approval. He clarified that today they are not approving a subdivision just modifying the phasing plan.

Engineering: Mr. Lundell stated that the phase lines need to match the roads. Proposed trail head located between phases 2 and 5 that will need to be addressed with the final subdivision plans.

Mr. Bond boundaries need to be correct for the phases. Clean up moving forward.

No comments from Fire, Administration, and Police.

Motion: Mr. Bond motioned to approve the phasing plan for Vistas West at Summit Ridge with the understanding and conditions that the final plan still needs to be approved. Mr. Reeves seconded.

Roll Call:

Mr. Lundell	Aye
Mr. Reeves	Aye
Mr. Bond	Aye
Mr. Sutherland	Aye
Mr. Eva	Aye
Chief Hurst	Aye
Mr. Spadafora	Aye

The vote passed unanimously 7 to 0.

MEETING MINUTES APPROVAL

October 13, 2020

October 27, 2020

Motion: Mr. Reeves motioned to approve the minutes from October 13, 2020 and table the minutes from October 27, 2020. Mr. Eva seconded.

Roll Call:

Mr. Lundell Aye

Mr. Reeves Aye

Mr. Bond Aye

Mr. Sutherland Aye

Mr. Eva Aye

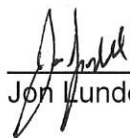
Chief Hurst Aye

Mr. Spadafora Aye

The vote passed unanimously 7 to 0.

Adjournment

Mr. Bond motioned to adjourn at 10:52 a.m.



Jon Lundell, City Engineer



Kira Petersen, Deputy Recorder