



DRC Meeting Minutes
Tuesday, February 23, 2021

DRC Meeting Minutes in Attendance: Engineer Jon Lundell, Public Works Director Jason Callaway, Assistant City Manager Norm Beagley (Via Zoom), Police Chief Rod Hurst (Via Zoom), Fire Inspector Taylor Sutherland (Via Zoom).

Others in Attendance: Kevin Olson and Scott Petersen representing the Falcon Ridge Subdivision (Via Zoom). Pete Mittanck, Clint Gardner, and Scott Peterson representing the Armstrong Subdivision (Via Zoom). Joe Santos, Byron Bastian, and Josh Calls representing the Scenic Ridge Development (Via Zoom).

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

Falcon Ridge Preliminary Subdivision Review

A preliminary review of a 19-lot subdivision located at approximately 495 S. 300 E.

Police: Chief Hurst asked if there is a stop sign on 400 E. Mr. Lundell indicated that it is not shown on their plans. Chief Hurst asked that a stop sign be added there.

Public Works: Mr. Callaway asked that the developer show the snow loading area/easement in the cul-de-sac.

Engineering: Mr. Lundell noted that the easement shown running through lots 11 and 12 will be very impactful for those lots. He suggested that if possible, the easement be shifted back in order to reduce the impact on those lots. Mr. Peterson stated that he will look into this. Mr. Lundell asked that the developer indicate proposed street signage on 300 E. and 400 E.

Mr. Lundell noted that there is a gap between this subdivision and the Ross subdivision to the north. He asked the developer to verify that there are no gaps or overlaps. He explained that the radius on the frontage of lot 11 does not meet code for the required 60 feet length. Mr. Lundell informed the developer of adjustments that will be required for the water line as it connects on 300 E. He explained that, per code, a fence is required between the residential lots and agricultural uses. Mr. Lundell indicated that a Mid-block streetlight will be required since the block extends for more than 500 feet. He explained that the streetlights will need to be alternated on the north and south sides of the street.

Mr. Lundell explained that any embankment for the roadway and road deck needs to be built and compacted to the Geotech and to city standards prior to any utilities being installed. He noted that the proposed grading needs to be submitted with preliminary plan set. Mr. Lundell indicated that the existing right of way for 400 E. is 56 feet wide he asked that the cross section be adjusted accordingly.

Mr. Beagley explained that there is an infiltration gallery behind the curb at 400 E. which may need to be 8-12 feet deep due to the elevation change going northbound. Mr. Beagley suggested that the developer use the eastern edge of the cul-de-sac for snow loading area.

Police: Chief Hurst asked if there will be a stop sign at the intersection going south? He expressed concern that there will be blind spot at the hill. He also noted concern regarding traffic turning left at 450 South. Mr. Beagley suggested that a blind hill sign be installed instead, as a stop sign located there could be detrimental for large vehicles driving up the hill during winter conditions. Chief Hurst agreed that it is not an ideal location for a stop sign. Mr. Beagley indicated that staff will investigate what may be the appropriate signage.

No comments from Fire, Planning and Zoning and Administration.

Motion: Mr. Beagley motioned to table the Falcon Ridge Preliminary Subdivision Review until the redlines have been addressed. Mr. Callaway seconded.

Roll Call:

Mr. Beagley	Aye
Mr. Callaway	Aye
Mr. Sutherland	Aye
Chief Hurst	Aye
Mr. Lundell	Aye

The motion passed unanimously 5 to 0.

Armstrong Subdivision Concept Review

A concept review of a proposed mixed-use development with commercial on the bottom and 8 residential units on top located at approximately and 49 S. 100 E.

Mr. Lundell explained that this is a proposal for the property located behind Zion's Bank. He stated that currently there is a home is located on the lot. The developer is proposing a mixed-use development located in the Central Business District (CBD) Zone. He clarified that no action will be taken by the DRC at this time as this is a concept review.

Fire: Mr. Sutherland explained that this building would require fire sprinklers throughout. He also indicated that a fire hydrant would need to be located within 100 feet of the fire department connection.

Engineering: Mr. Lundell stated that records currently show a 1-inch culinary line servicing this lot, he explained that it may need to be upsized based upon the proposed usage. He noted that extensive work would be required on 100 E. to upsize the services for the proposed building.

Mr. Lundell explained that the required parking for commercial uses vary based on the type of use, which is currently not specified on the submitted plans. He explained that roughly 25 commercial parking stalls would be required onsite and 24 residential parking stalls. Mr. Peterson asked how dual use parking is obtained. Mr. Lundell explained that a shared use would need to be proposed by the developer. He explained that it is not realistic for all the

parking stalls to be shared as some residents may be home all day. Mr. Beagley added that most of the approved shared parking that Santaquin City has approved is between 3 & 4 shared stalls and this proposal wouldn't realistically be approved.

Mr. Lundell stated that any modifications made to the existing ditch running along the frontage of 100 E, would require written approval from the owner of the ditch. He explained that an amenity would need to be provided for the residents. He asked that the full 66 foot right of way is shown on the West side of 100 E. a geotechnical report or perk test for the storm drain will be required on the site. Mr. Lundell asked if the developer intends to subdivide, or have a single owner? Mr. Mittanck indicated that they would like them to be condominiums. Mr. Lundell indicated that water dedication has been done onsite, but with the increased demand more water dedication may be required. He added that depending on number of road cuts 100 E may need to be overlaid.

Mr. Mittanck asked if a variance for parking was applied for how that would work. Mr. Beagley indicated that the applicant could apply for a code amendment but noted that it would be a City-wide code change, not site specific.

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

Scenic Ridge Estates Concept Review

A concept review of a 21-lot subdivision located east of 430 S., including parcel numbers: 32:040:0070, 32:040:0045, 32:040:0047, and 32:040:0042.

Mr. Lundell explained that this is a concept for a subdivision on the East Bench that essentially ties on to 1250 E. He explained that historically, it has not been developed due to the water pressure zones. He added that there is a proposed debris basin located in this area to help with any debris flows coming off the mountain side.

Fire: Chief Lind discussed having a dedicated access along the back side of the most easterly proposed lots for Fire mitigation and a fuel break. He clarified that this would apply mainly to the lots on the East side of the proposed development. Chief Lind also expressed concern about the pressure zones being adequate for the houses located higher up. Mr. Lundell indicated that one of engineering's comments is to include the elevation line showing where the pressure zone is proposed. Mr. Santos explained that the developer would like to provide the fire break, but it is difficult to show on the plans prior to the debris basin being installed. He stated that they are aware that there will be homes that will need a booster. He explained that they would like to tie the booster pump station to the overall City model. Mr. Lundell explained that the water pressure master plan is located online at Santaquin.org. He expounded that this would provide an idea of the elevation lines, etc. Mr. Bastian explained that they would like to focus on getting phase one approved. Mr. Lundell stated that improvements are required along the entire frontage of each lot, which the developer should keep in mind with phasing.

Engineering: Mr. Lundell stated that it is contemplated in the Trails Master Plan, that an approved trail be installed along the existing channel. He explained that code allows for roads located within the hillside overlay zone to have a steeper slope than 10% for a specified

maximum distance. He clarified that a recommendation is needed from the DRC and Planning Commission to the City Council to increase the slope. Mr. Lundell indicated that a geotechnical report will be required to find the fault line and asked that a copy be provided to the City for reference. He stated that there are 3 setbacks shown from the anticipated fault line and asked what they are referencing? Mr. Santos explained that the setback lines indicate the distance from the fault line that specific foundation depths may be located. Mr. Lundell explained that the City doesn't have a regional storm drainage, so any storm water would need to be maintained onsite.

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

MEETING MINUTES APPROVAL

February 9, 2021

Motion: Mr. Beagley motioned to approve the minutes from February 9, 2021. Mr. Callaway seconded.


Roll Call:

Mr. Beagley	Aye
Chief Hurst	Aye
Mr. Sutherland	Aye
Mr. Lundell	Aye
Mr. Callaway	Aye

The motion passed unanimously 5 to 0.

AJOURNMENT

Mr. Beagley motioned to adjourn at 11:14 a.m.


Jon Lundell, City Engineer


Kira Petersen, Deputy Recorder