



DRC Meeting Minutes

Tuesday, June 8, 2021

DRC Members in Attendance: City Manager Ben Reeves, City Engineer Jon Lundell, Police Chief Rod Hurst, Staff Planner Ryan Harris, Building Official Randy Spadafora, and Public Works Director Jason Callaway.

Other's in Attendance: Assistant City Manager Norm Beagley, Kevin Olson, and Jared West.

Mr. Lundell called the meeting to order at 10:05 a.m.

Falcon Ridge Final Review

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

Mr. Lundell explained that the proposed subdivision would connect 300 E. as well as 400 E. He noted that it is a standard subdivision located in the R-10 zone and meets the base zoning requirements.

Public Works: Mr. Callaway asked if there are existing boxes located where the developer will be connecting to the irrigation line. Mr. Olson answered that there is a box located on each side of the fence where the development borders the LDS church property. Mr. Lundell noted that there is a wider irrigation easement for lot 15 to route irrigation water.

Building Official: Mr. Spadafora indicated that he has assigned addressing for the subdivision and those comments will be provided with the redlines.

Engineering: Mr. Lundell explained that the water dedication will need to be finished prior to recordation. He noted that the geo tech report will need to be followed for roadways and utilities for the homes. He added that this subdivision is adjacent to an agricultural zone, recently City Council has required a note on plats noting that Santaquin is an agricultural community. That note is provided in the redlines.

Mr. Lundell explained that in conjunction with this development, the city is trying to expand the storm drainage for the region. He referenced previous discussion about allowing it (the storm bricks); as well as a credit for the additional cost of the storm drain along 400 E. in which the city will be participating. Mr. Beagley clarified that there are storm drain needs on the Northeast segment of this property that the developer will address with the participation of the City. He explained that by increasing the capacity of developer's installed storm water infrastructure, it will help the City fix the known system deficiency.

Mr. Lundell indicated that all cul-de-sac's need a snow loading easement. Mr. Olson asked if it's ok to concrete the North East edge on lot 12 for the snow loading zone. Mr. Lundell answered that concreting the area is fine and asked that an easement be included on the plat. He also asked the developer to provide a concrete apron, for the snow loading zone.

Mr. Lundell explained that historically storm drainage has run down to the Northwest side of 400 E. and has been forceful enough to blow off manhole lids. He noted the separation between the storm bricks located on the north and south end of the project on 400 E. Mr. Lundell explained that having the additional capacity split won't be adequate enough to handle the storm water since they are not hydraulically connected. Mr. West explained that they were not aware that the storm water will be coming from further North on 400 N. He indicated that they will update their configuration of storm bricks in order to better meet the needs of the area. Mr. Lundell stated that a verification report will be required as part of the storm drain report to ensure that it can handle the storm drainage.

Mr. Lundell referenced the retaining wall shown between lots 1 and 2. He expressed concern regarding the distance between the two tiers so the loading on the upper tier doesn't affect the lower one. Mr. Lundell noted that the plans don't show the overlay extending over the whole frontage of 400 E. he asked that plans are updated to reflect this.

Planning and Zoning: Mr. Harris noted that all of the lots now meet the required frontage.

Motion: Mr. Reeves motioned to approve Falcon Ridge Final Plat Subdivision with the condition that it meets all Engineering and Planning and Zoning redlines. That the storm drainage along the North East side is addressed. That the numbers are provided such that the Cities participation in the project is better known and understood; in the combination of dedication of land and cash to cover the Cities portion. Mr. Spadafora seconded. The motion passed unanimously in the affirmative.

No comments from Fire, Police, or Administration.

Minutes up for approval:


April 27, 2021


May 11, 2021

Motion: Mr. Reeves motioned to approve the meeting minutes from April 27, 2021 and May 11, 2021. Mr. Callaway seconded. The motion passed unanimously in the affirmative.

Adjournment

Mr. Reeves motioned to adjourn at 10:25 a.m.


Jon Lundell, City Engineer


Kira Petersen, Deputy Recorder