



DEVELOPMENT REVIEW COMMITTEE

Tuesday, June 11, 2024, at 10:00 AM
Council Chambers at City Hall Building and Online
110 S. Center Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – The meeting will be held in the Council Chambers on the Main Floor in the City Hall Building
- **YouTube Live** – Some public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://bit.ly/2P7ICfQ> or by searching for Santaquin City Channel on YouTube.

ADA NOTICE

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 Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

AGENDA

NEW BUSINESS

1. Murdock Ford Site Plan Minor Change

Review of minor changes to the Murdock Ford Auto Store site plan located at 985 W. Summit Ridge Parkway.

MEETING MINUTES APPROVAL

2. May 28, 2024

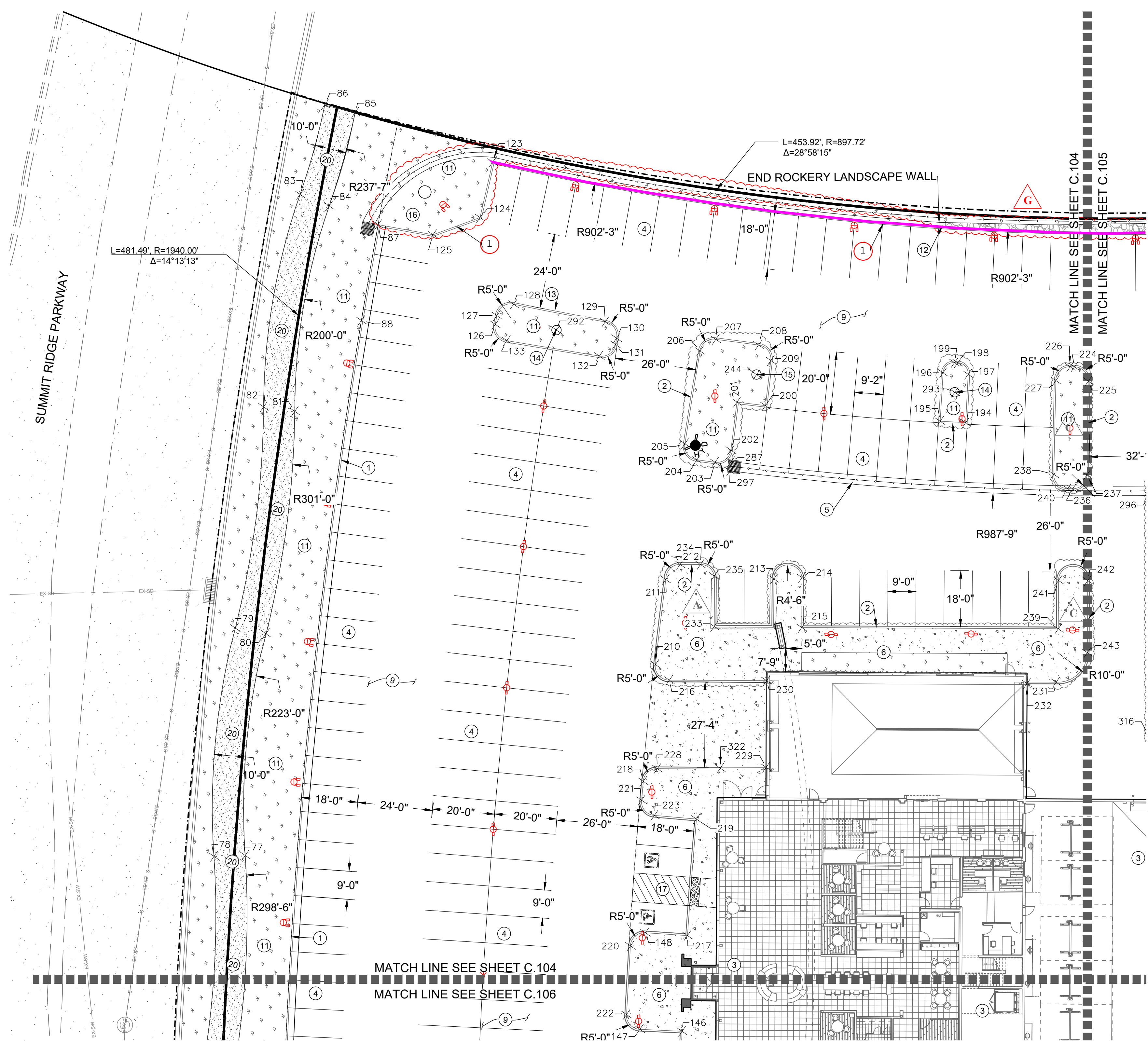
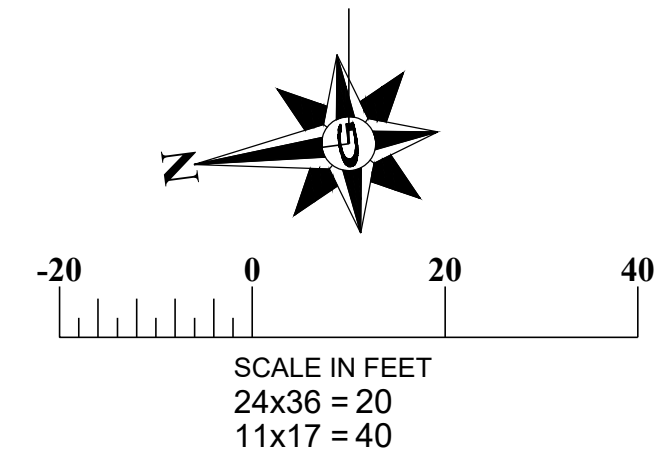
ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda may be found at www.santaquin.org, in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

BY:

Amalie R. Ottley, City Recorder



1. SEE SHEET C.103 FOR POINT TABLES.
CONSTRUCTION KEY NOTES
 (NOT ALL KEY NOTES MAY BE USED ON THIS SHEET)

- ① INSTALL TYPE "E" CURB AND GUTTER PER CURRENT APWA STANDARD DRAWING NO. 205.2 SHEET C.506
- ② INSTALL TYPE "P" CURB AND GUTTER PER CURRENT APWA STANDARD DRAWING NO. 209 SHEET C.506
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- ④ INSTALL 4" WIDE PAINTED WHITE PARKING LINES
- ⑤ INSTALL 3' WIDE CONCRETE WATERWAY SEE DETAIL G SHEET 501
- ⑥ INSTALL CONCRETE SIDEWALK PER SANTAQUIN CITY STANDARD DRAWING CG5, SHEET C.503
- ⑦ INSTALL DRIVE APPROACH PER SANTAQUIN CITY STANDARD DRAWING CG3, SHEET C.503
- ⑧ INSTALL CURB RAMP PER SANTAQUIN CITY STANDARD DRAWING CG2A, SHEET C.504
- ⑨ INSTALL 3" AC OVER 6" BASE. SEE DETAIL A SHEET C.501
- ⑩ INSTALL PAVEMENT MARKING PER LATEST VERSION OF THE M.U.T.C.D
- ⑪ SEE LANDSCAPE PLANS BY OTHERS
- ⑫ CONSTRUCT ROCKERY LANDSCAPE WALL SEE DETAIL C.501
- ⑬ INSTALL MODIFIED P CURB WALL PER DETAIL C ON SHEET C.501
- ⑭ FLAG POLE BY OTHERS
- ⑮ EXISTING FLAG POLE PROTECT IN PLACE
- ⑯ EXISTING MONUMENT SIGN PROTECT IN PLACE
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- ⑱ INSTALL DUMPSTER PAD PER DETAIL F, SEE ARCHITECTURAL PLANS FOR ENCLOSURE DETAILS
- ⑲ INSTALL MODIFIED CURB PER SANTAQUIN CITY STANDARD DRAWING T1 ON SHEET C.507
- ⑳ INSTALL SINGLE PATH TRAIL PER SANTAQUIN CITY STANDARD DRAWING T1 ON SHEET C.507
- ㉑ PROVIDE 6" BERM ALONG UNDEVELOPED SURFACE TO MINIMIZE POTENTIAL STORM WATER RUN OFF FROM RECYCLED ASPHALT. BERM PER DETAIL SHEETS C.105 AND C.107.
- ㉒ INSTALL 6'-0" TO 7'-0" CONCRETE RETAINING WALL WITH 42" 2 Rail FENCE FOR FALL PROTECTION PER DETAIL ON SHEET C.501
- ㉓ INSTALL SIMTEK FENCE
- ㉔ END ASPHALT W/ WEDGE, INSTALL 3" D50 RIP RAP W/ MIRFI FILTER MEDIUM

GENERAL NOTES

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PROFESSIONAL ENGINEER
 03/02/23
 No. 362118
 Bradley S. Gilson
 STATE OF UTAH

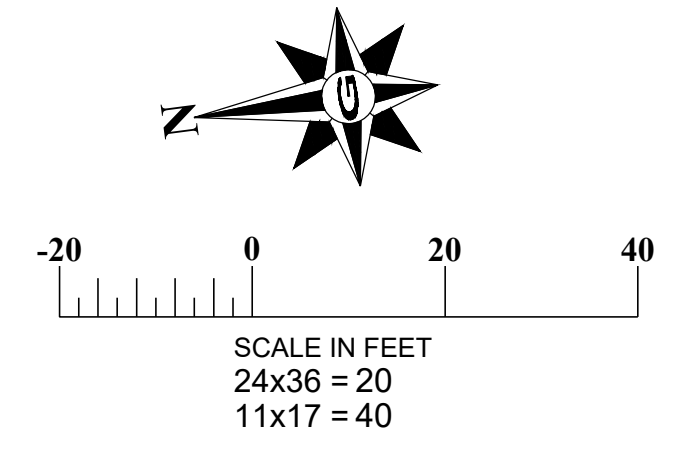
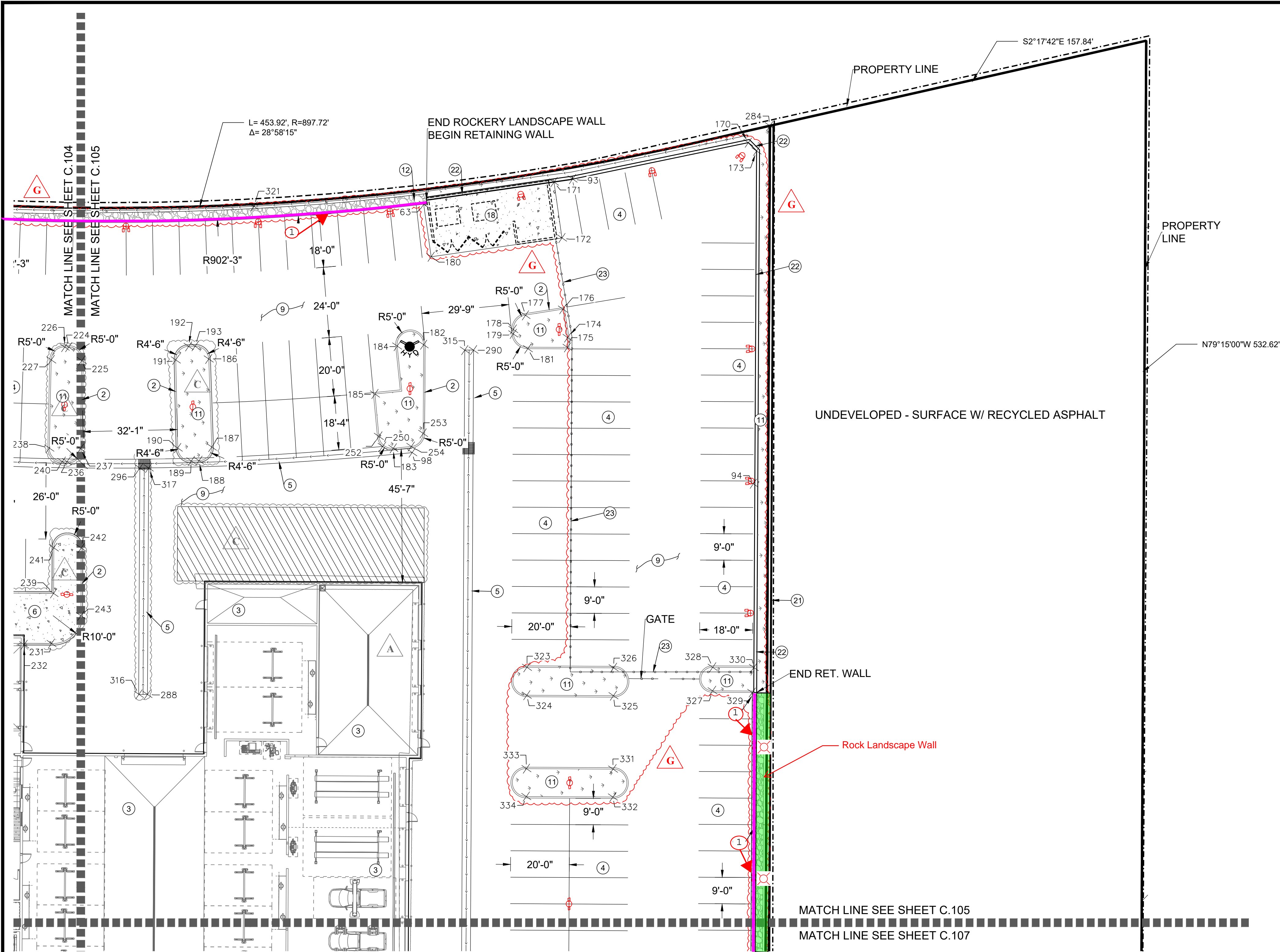
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F	07/24/24	JAG	ROOF DRAINS
G	10/29/24	TS	SOUTH EAST WALL

MARCH 2023
 PROJECT NAME: HORIZONTAL CONTROL PLAN
 DESIGNED/DRAWN BY: JAG
 CHECKED: APPROVED:

HORIZONTAL CONTROL PLAN
 MURDOCK FORD SANTAQUIN
 985 WEST SUMMIT RIDGE PKWY
 SANTAQUIN, UTAH

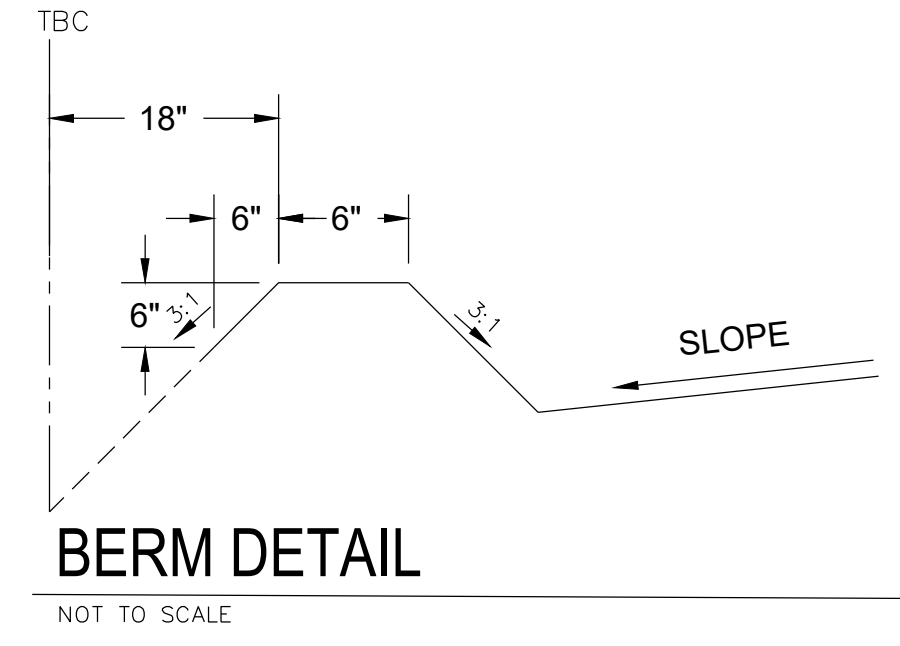
REVISION: **F**
 PROJ.: **NCC.010**
C.104



1. SEE SHEET C.104 FOR POINT TABLES.

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PROFESSIONAL ENGINEER
LICENSED IN THE STATE OF UTAH
03/02/23
No. 362118
Bradley S. Gilson

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HORIZONTAL CONTROL PLAN
MURDOCK FORD SANTAQUIN
985 WEST SUMMIT RIDGE PKWY
SANTAQUIN, UTAH

DESIGNED BY: JAG
CHECKED: JAG
APPROVED: JAG

1" SCALE MEASURES 1" ON FULL SIZE SHEET
ADJUST FOR HALF SIZE SHEET

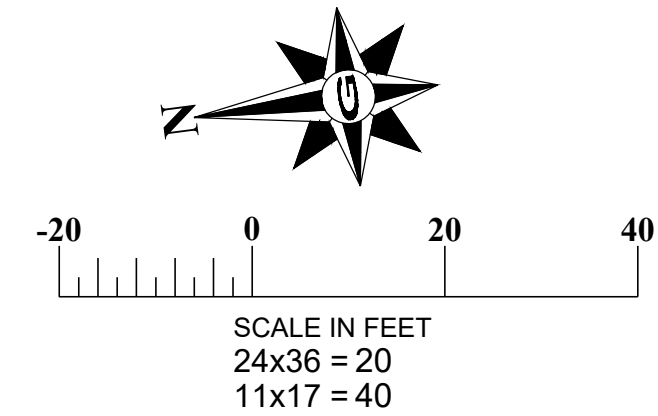
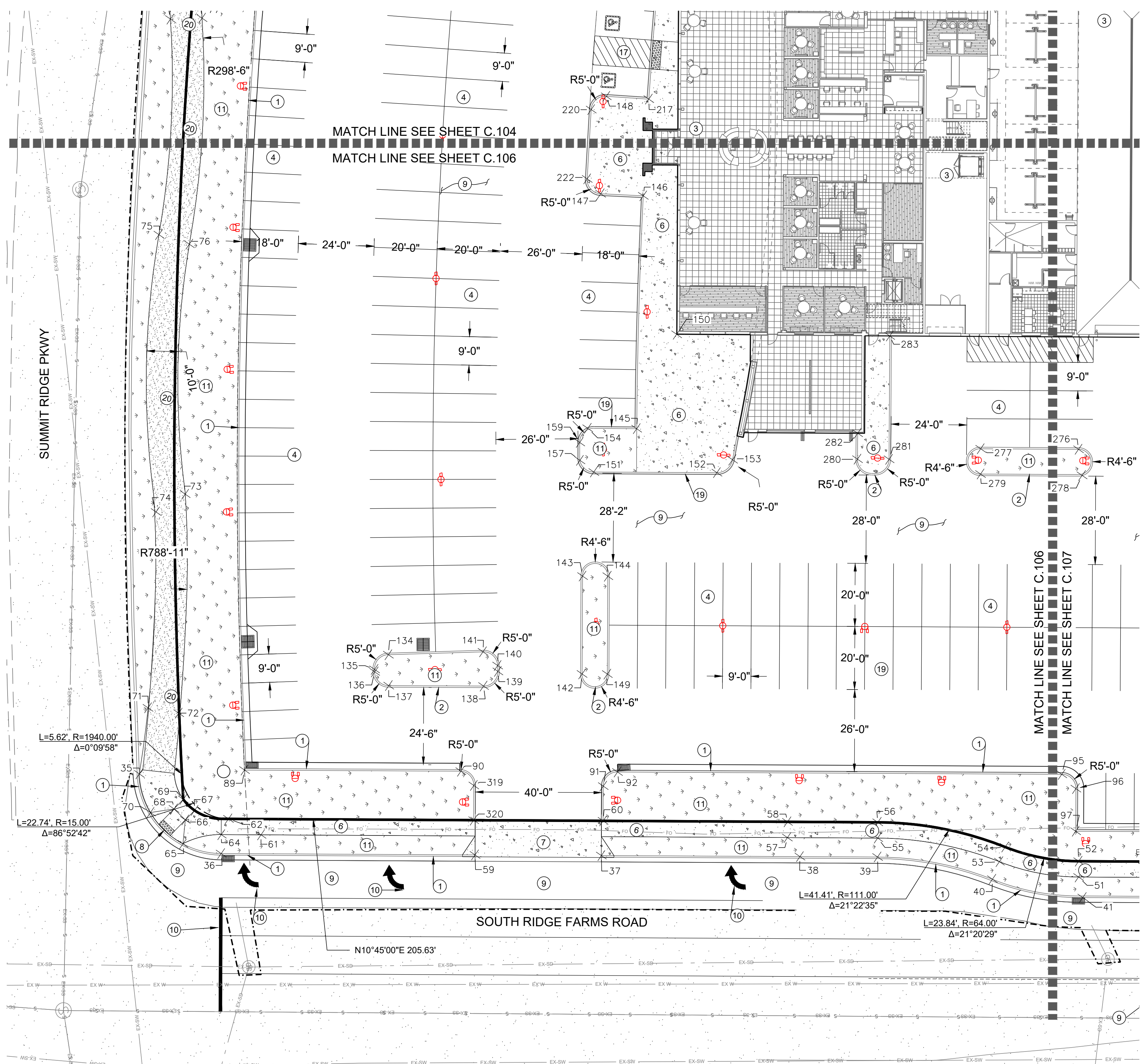
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SANTAQUIN, UTAH

REVISION: **F**

PROJ: **NCC.010**

C.105

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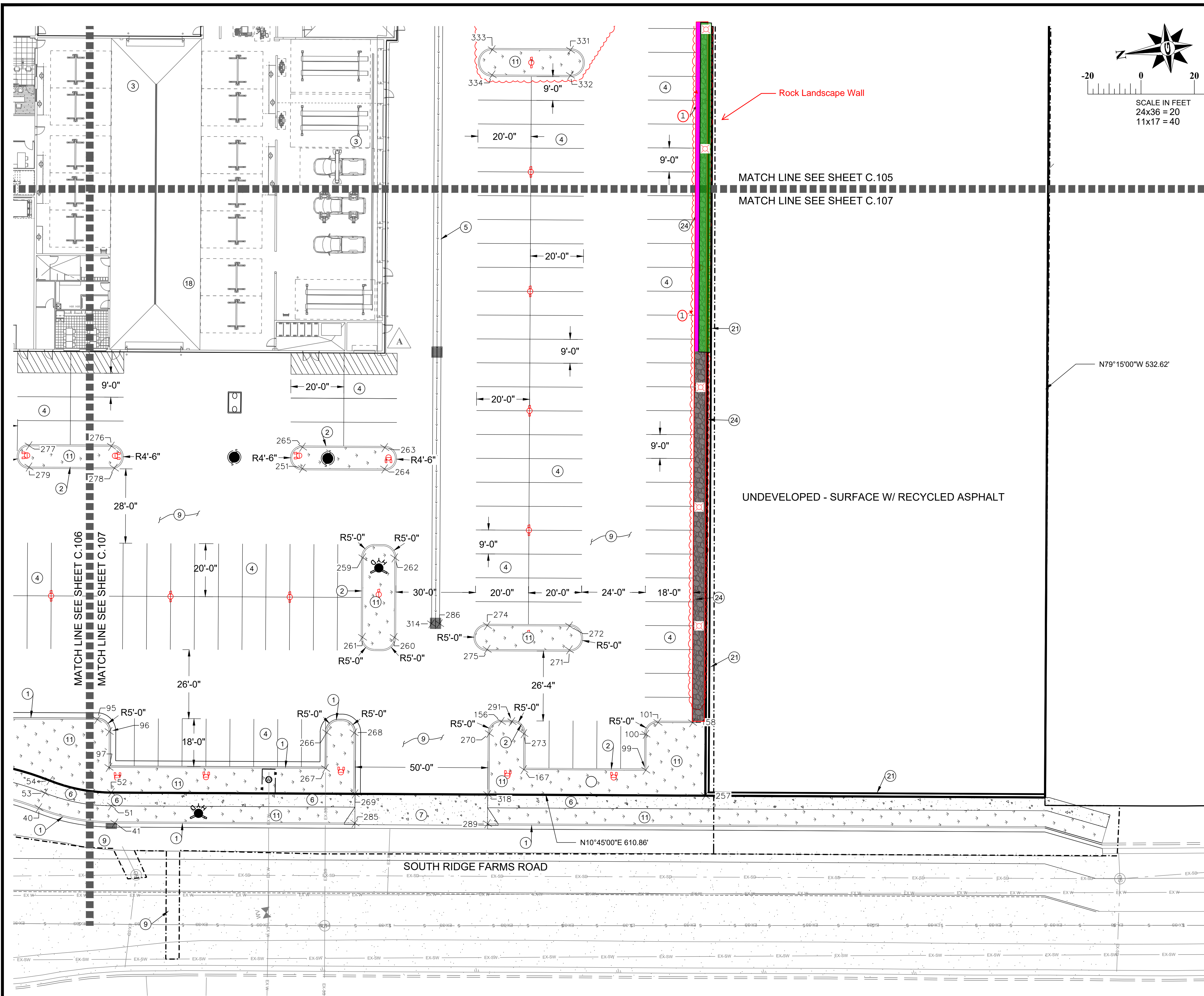
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CHECKED: JAG
APPROVED: [Signature]

HORIZONTAL CONTROL PLAN
MURDOCK FORD SANTAQUIN
985 WEST SUMMIT RIDGE PKWY
SANTAQUIN, UTAH

REVISION: **F**
PROJ: **NCC.010**
C.106

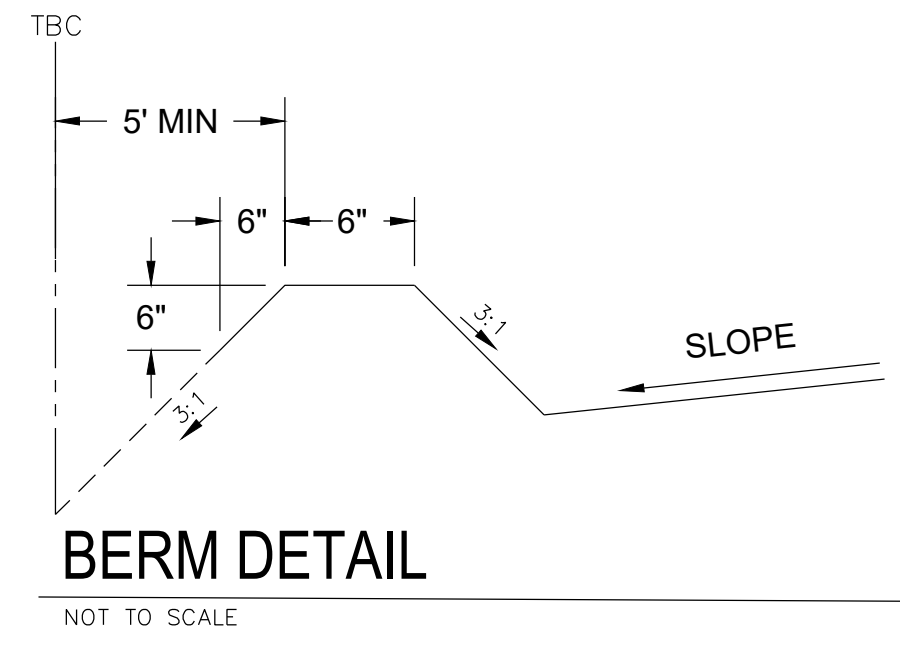


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APPROVED: [Signature]

HORIZONTAL CONTROL PLAN

MURDOCK FORD SANTAQUIN
985 WEST SUMMIT RIDGE PKWY
SANTAQUIN, UTAH

REVISION: **F**

PROJ: **NCC.010**

C.107



DRC Members in Attendance: City Engineer Jon Lundell, City Manager Norm Beagley, Public Works Director Jason Callaway, Senior Planner Ryan Harris, Police Officer Kayson Shepherd, and Emergency Manager Chris Lindquist.

Building Official Randy Spadafora was excused from the meeting.

Others in Attendance: City Recorder Amalie Ottley, EIT Megan Wilson, Alex Rugg (CentraCom), Kyle Spencer, and Layne Vincent.

1. Vincent Oaks Final Plat

A final plat review of a 7-lot subdivision located at approximately 850 E. 450 S.

Building Official Spadafora was excused from the meeting. However, he relayed to Engineer Lundell that addressing for the subdivision is complete.

Emergency Manager Lindquist had no comments.

Public Works Director Callaway had no comments.

Police Officer Shepherd had no comments.

Senior Planner Harris pointed out the acceptance notation on the plat needs to be updated to reflect that the City Council will accept the road dedication, but they will not be the approval authority on the subdivision.

Manager Beagley inquired about stop signs on the streets around the cul-de-sac. Officer Shepherd confirmed that the appropriate stop signs were shown on the other pages of the plans.

Engineer Lundell inquired about the access on lot #7. He indicated that, due to grading, access on that lot should be limited to 875 East and not 450 South and should be noted as such on the plat. Engineer Lundell also pointed out various notes on the plans that need to be clarified, such as the storm drain easements and public utility easements. Engineer Lundell pointed out notes on the culinary water line cuts into the City right-of-way suggesting that they be more squared. Director Callaway indicated that the City will work with the contractor to make sure road cuts are done properly. Engineer Lundell also pointed out the suggested location for a “Dead End” sign. He noted that based on the uphill slope, the storm drain inlet is required to have a double inlet. Engineer Lundell discussed the construction berm along the property line on 900 East. Manager Beagley said that the berm needs to be constructed all the way to the south end of the property to protect the lot lines. Lastly, Engineer Lundell indicated the requirements for road base stating that the minimum street cross-section is 3 inches of asphalt, 8 inches of road base, and 12 inches of structural fill which will also have to be placed on 900 East.

Senior Planner Harris made a motion to conditionally approve the Vincent Oaks Final Plat with the condition that all redlines be addressed. Director Callaway seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes

Emergency Manager Chris Lindquist	Yes
City Manager Norm Beagley	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Absent
City Engineer Jon Lundell	Yes

The motion passed.

2. Traffic Control Request

Review of a traffic control request for a crosswalk on the intersection of Royal Land Drive and Center Street and striping of a bike lane along Center Street connection to Apple Valley Elementary School.

Engineer Lundell indicated that the first portion of the traffic control request (for a crosswalk) is reviewable by the DRC adding that the second portion of the request to strip the bike lane is an administrative decision that will need to be considered by City staff and possibly the City Council on how to best move forward with trails citywide. Engineer Lundell presented data from the area showing speeds and number of vehicles that travel the road daily (Average Daily Trips a.k.a. ADT). After reviewing the ADTs and taking into consideration the Manual on Uniform Traffic Control Devices (MUTCD), Engineer Lundell determined from an engineering standpoint that a crosswalk and/or additional signage is not necessary.

Emergency Manager Lindquist had no comments.

Public Works Director Callaway pointed out that a safe walking route and plan is in place for the school. He suggested that the City work with Nebo School District to make sure that families are aware of the safety plan and where kids should and shouldn't be crossing in that area.

Officer Shepherd agreed with Director Callaway's suggestion to work with the school district to notify residents of the safe walking route to and from school adding that another crosswalk would require an extension of the school zone and the employment of another crossing guard.

Senior Planner Harris agreed with the previous comments.

Manager Beagley concurred with the previous comments adding that the school district reviews safe walking routes annually and those safe routes crosswalks should not be changed without their input. He agreed with the suggestion to work with the school district prior to the new school year to confirm the safest routes for kids to follow.

Manager Beagley made a motion to table the crosswalk portion of the request until a time that the City can work with the school district to discuss the safe walking route to the school. Included in Manager Beagley's motion, he asked to table the request for the trail marking portion of the application so that it can be discussed administratively and with the City Council on how to move forward. Emergency Manager Lindquist seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes

Emergency Manager Chris Lindquist	Yes
City Manager Norm Beagley	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Absent
City Engineer Jon Lundell	Yes

The motion passed.

3. Meeting Minutes Approval

Manager Beagley made a motion to approve the April 23, 2024, DRC Meeting Minutes. Public Works Director Callaway seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Emergency Manager Chris Lindquist	Yes
City Manager Norm Beagley	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Absent
City Engineer Jon Lundell	Yes

The motion passed.

Adjournment

Manager Beagley made a motion to adjourn.

The meeting was adjourned at 10:27 a.m.