



DEVELOPMENT REVIEW COMMITTEE

Tuesday, August 08, 2023, at 10:00 AM
Court Room/Council Chambers (2nd Floor) and Online
275 W. Main Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – Meetings are held on the 2nd floor in the Court Room/Council Chambers at City Hall
- **YouTube Live** – 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. BDS Commercial Site Plan

A site plan review of a proposed commercial site located at approximately 390 N. Summit Ridge Parkway.

MEETING MINUTES APPROVAL

2. July 11, 2023
3. July 25, 2023

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 Public Safety Building, 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

BDS COMMERCIAL SITE PLAN

SANTAQUIN, UTAH

PRELIMINARY PLAN SET

JUNE 2023

-SHEET INDEX-

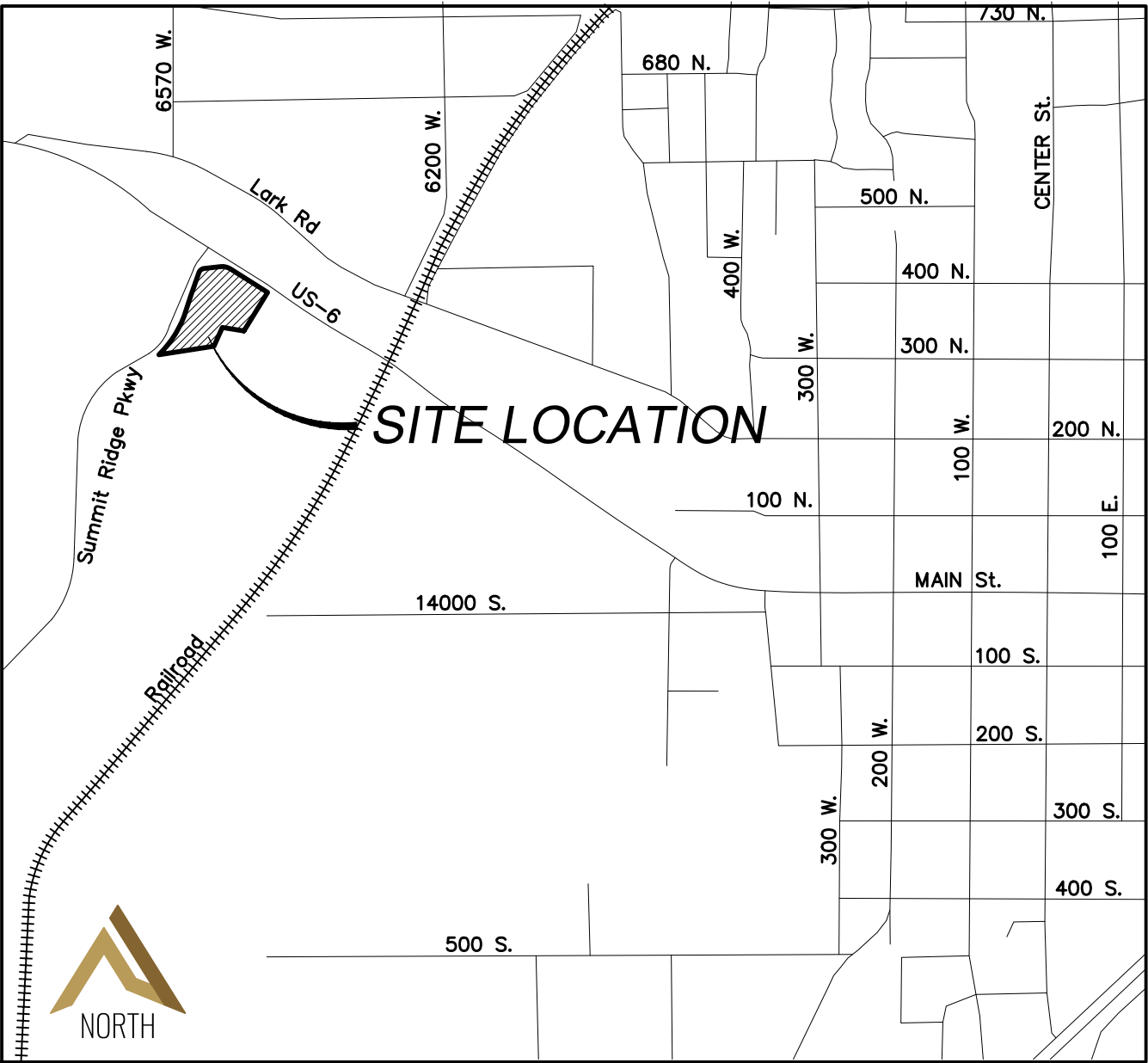
SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY LAYOUT
3	OVERALL UTILITY LAYOUT
4	DRAINAGE PLAN
5	EXISTING TOPOGRAPHY
6	DETAIL SHEET

BOUNDARY DESCRIPTION:
BEGINNING AT A POINT WHICH LIES N89°24'50"W 1639.74 FEET ALONG THE SECTION LINE & NORTH 87.32 FEET FROM THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N83°44'19"E 117.81 FEET; THENCE SOUTHEASTERLY 77.91 FEET ALONG THE ARC OF A 116.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 38°28'48", THE CHORD BEARS S77°01'21"E 76.45 FEET; THENCE 57°47'01"E 322.08 FEET; THENCE S31°32'55"W 332.03 FEET; THENCE N81°06'25"W 160.78 FEET; THENCE S24°11'31"W 149.90 FEET; THENCE S81°11'54"W 409.61 FEET; THENCE NORTHEASTERLY 341.08 FEET ALONG THE ARC OF A 793.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 24°38'38", THE CHORD BEARS N33°16'32"E 338.46 FEET; THENCE N17°58'03"E 152.96 FEET; THENCE N19°15'39"E 182.05 FEET; THENCE NORTHEASTERLY 56.27 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 64°28'40", THE CHORD BEARS N51°29'59"E 53.35 FEET TO THE POINT OF BEGINNING. CONTAINING 6.00 ACRES.

CONTRACTOR NOTE:
THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER
SCOTT SMITH
(801) 857-4956
PO BOX 714 MONA, UT 84645
scott@tpwusa.com



VICINITY MAP
-NTS-

LEGEND	
(APPLIES TO ALL SHEETS)	
	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STREET LIGHT
	EXISTING SIGN
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING FENCE LINE
	EXISTING SANITARY SEWER W/MANHOLE
	EXISTING STORM DRAIN W/MH
	EXISTING WATER
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED SEWER
	PROPOSED STORM DRAIN
	PROPOSED CULINARY WATER
	PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

BDS COMMERCIAL SITE PLAN

ATLAS ENGINEERING

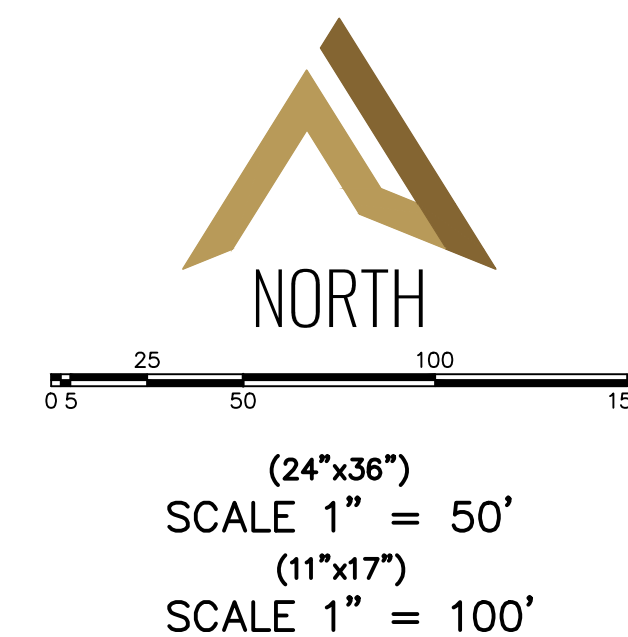
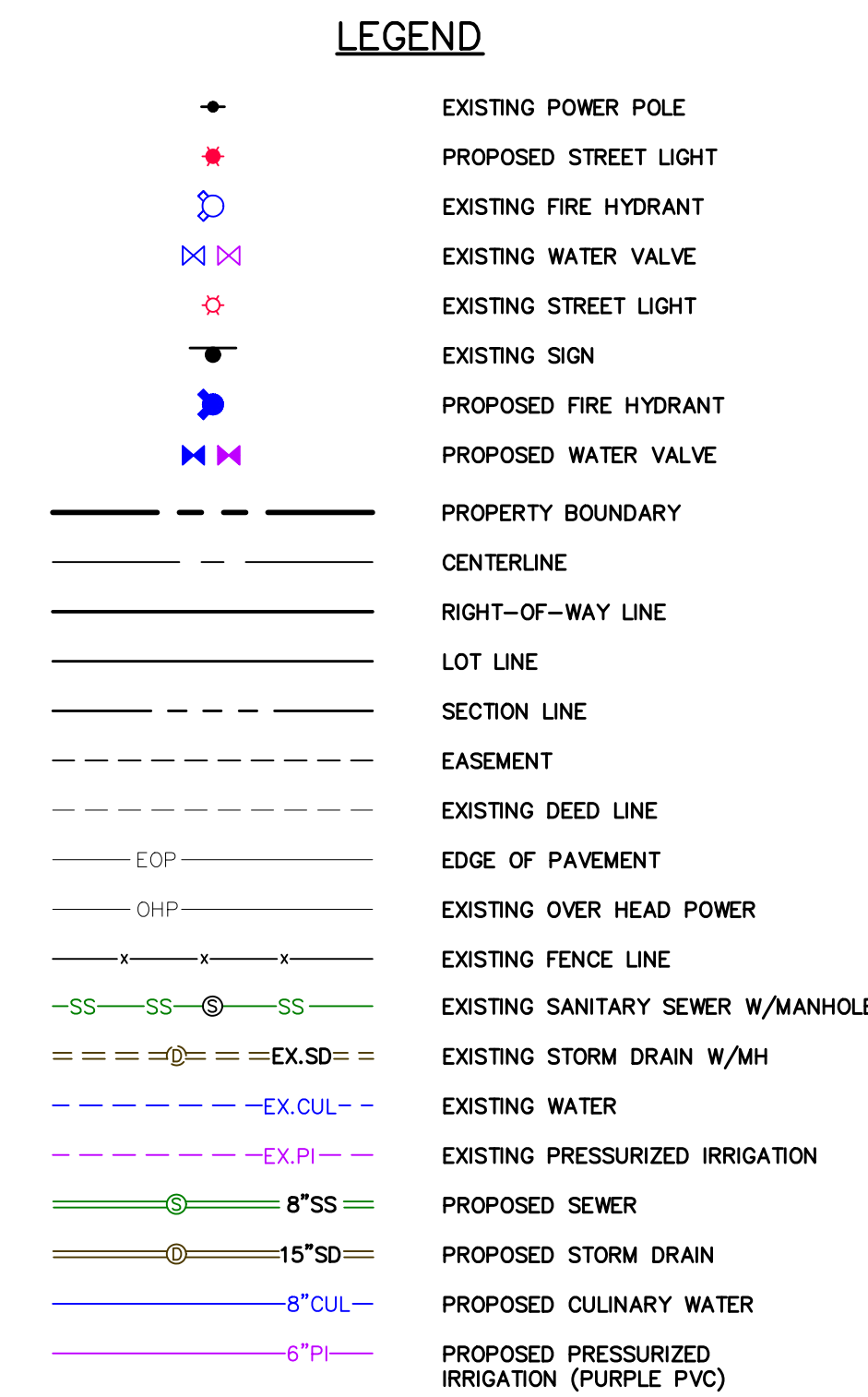
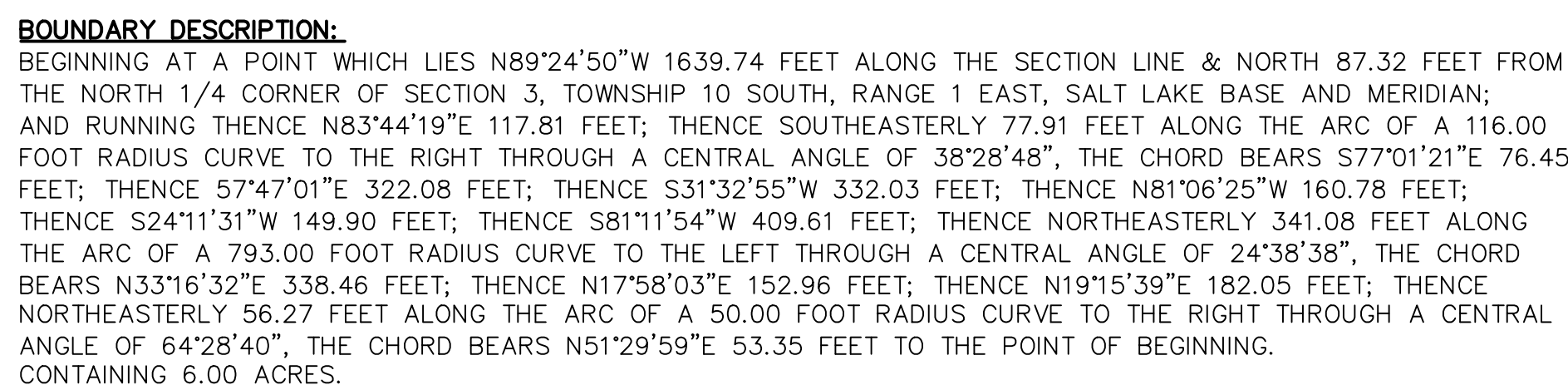
CIVIL · STRUCTURAL · SURVEY

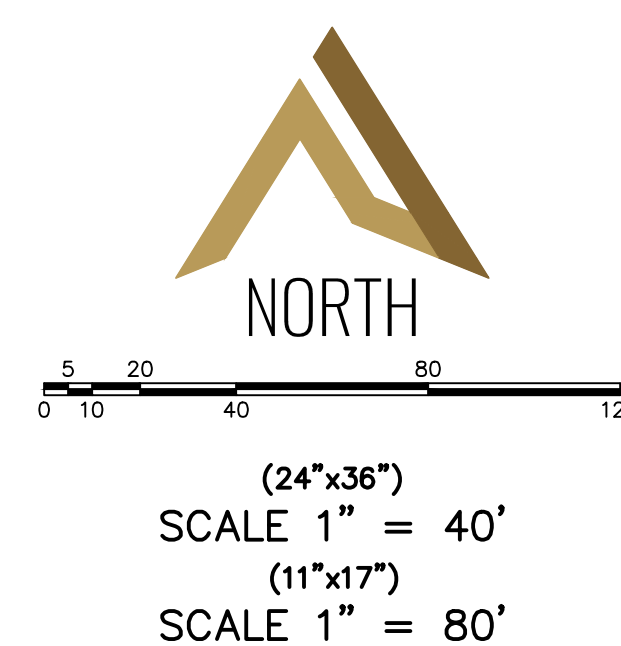
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

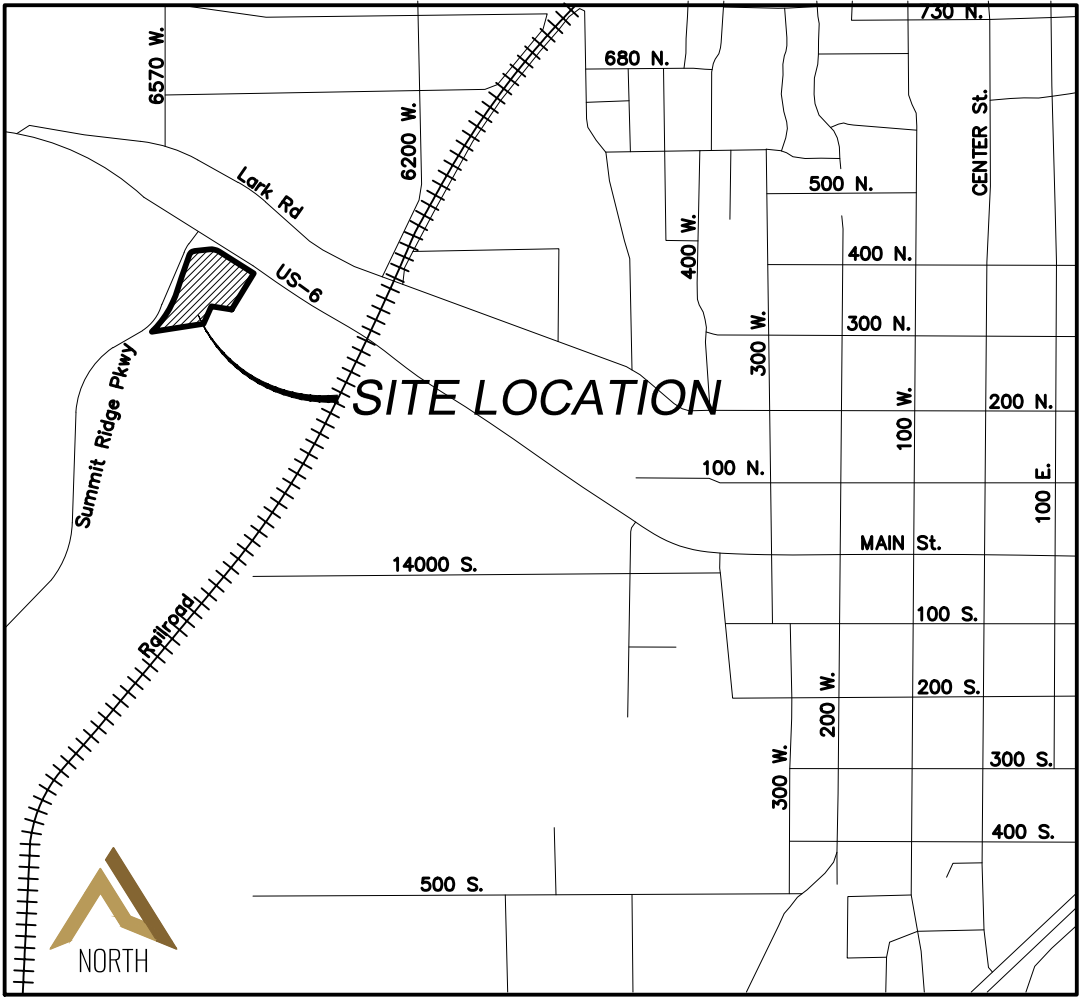
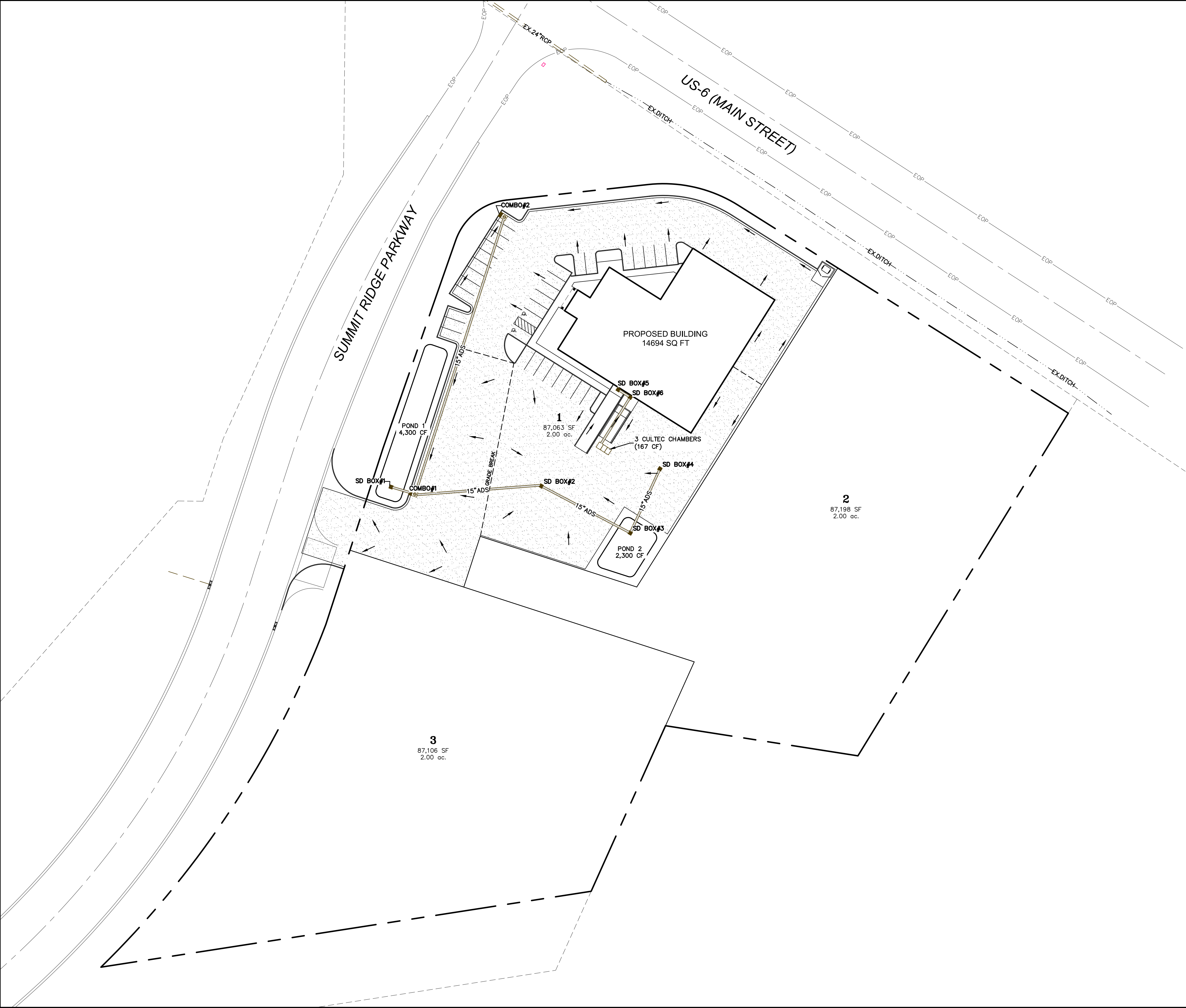
BDS COMMERCIAL SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE 301-655-0566
946 E. 600 N. SUITE A
SPANISH FORK, UT 84603







VICINITY MAP
-NTS-

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MH
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)



0 10 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

SHEET NO.

4

DRAINAGE PLAN

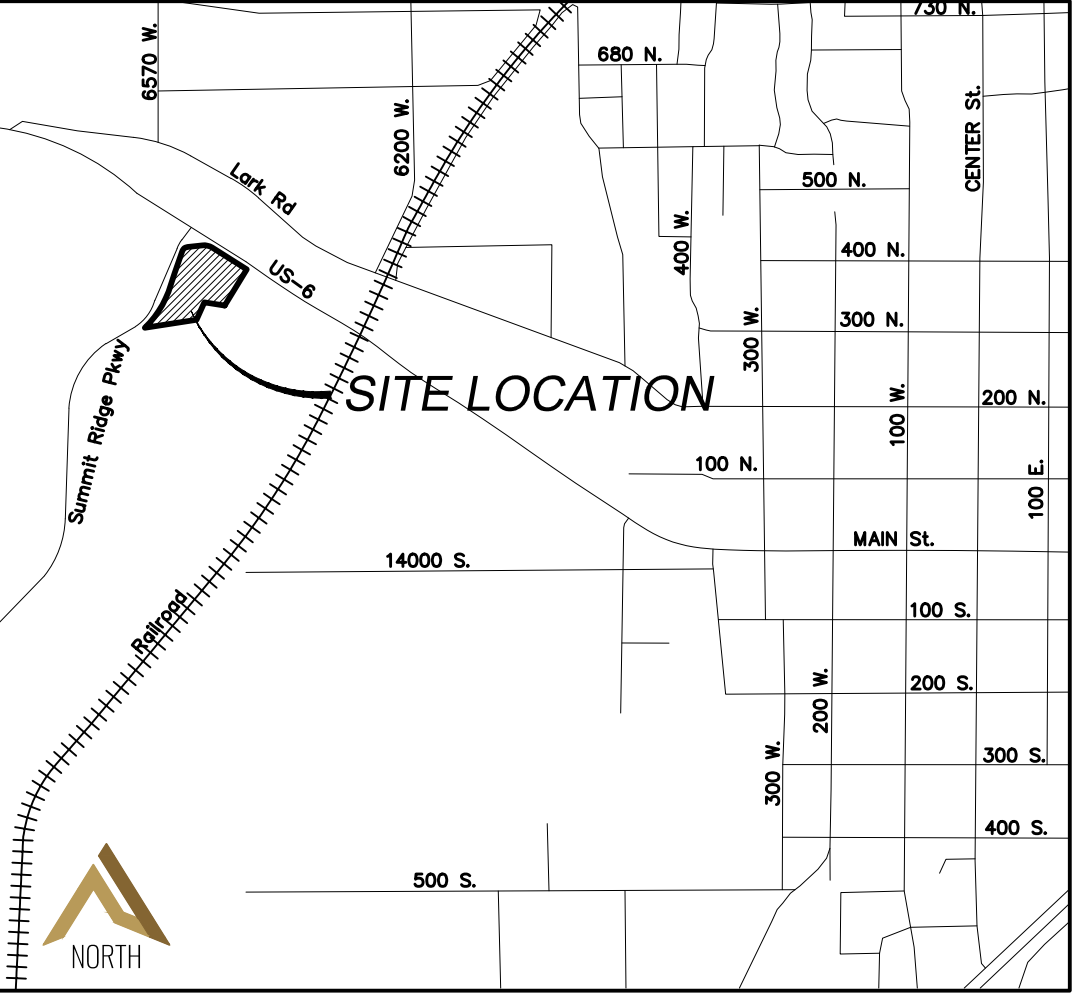
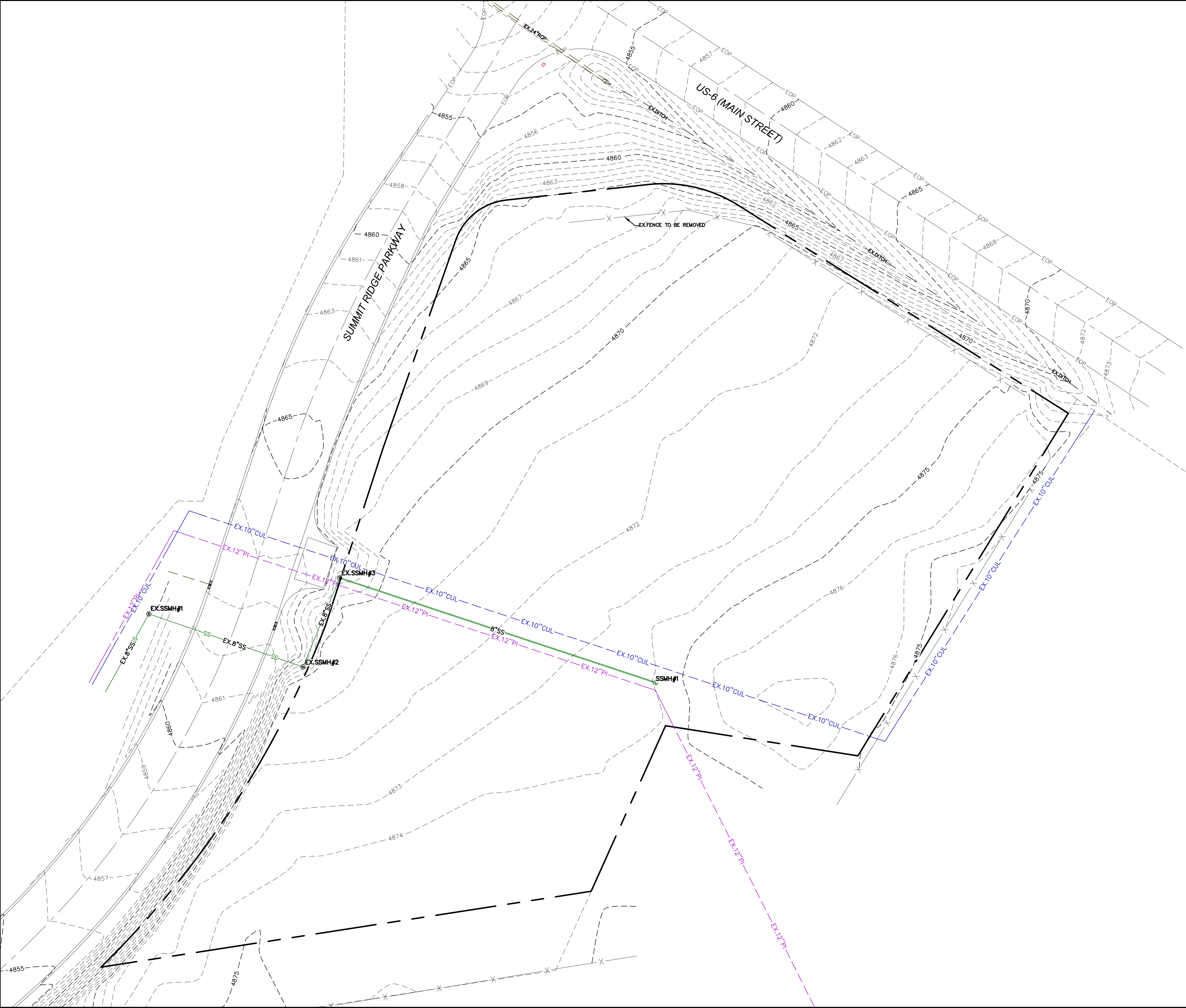
SANTAQUIN, UTAH

BDS COMMERCIAL SITE PLAN

ATLAS ENGINEERING
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PHONE 801-655-1665
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2023\23-035 BDS COMMERCIAL WAREHOUSE SITE PLAN\CADD\PRELIMINARY\04-DRAINAGE PLANDWG



VICINITY MAP
-NTS-

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
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- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)



SCALE 1" = 40'
(24"x36")
SCALE 1" = 80'
(11"x17")

SHEET NO.

5

EXISTING TOPOGRAPHY

SANTAQUIN, UTAH

BDS COMMERCIAL SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

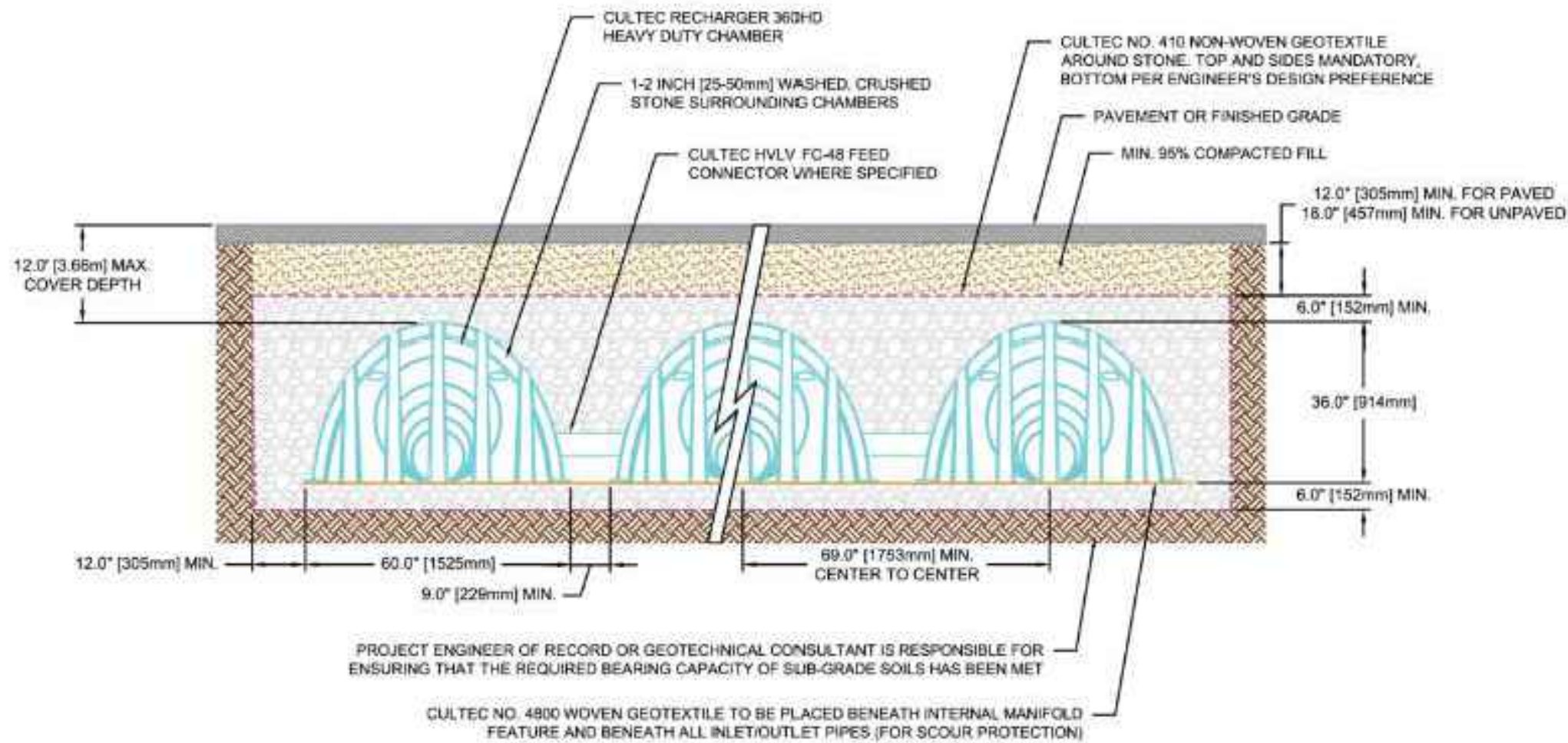
PHONE 801-655-6565
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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INSTALLATION INSTRUCTIONS FOR STORMWATER

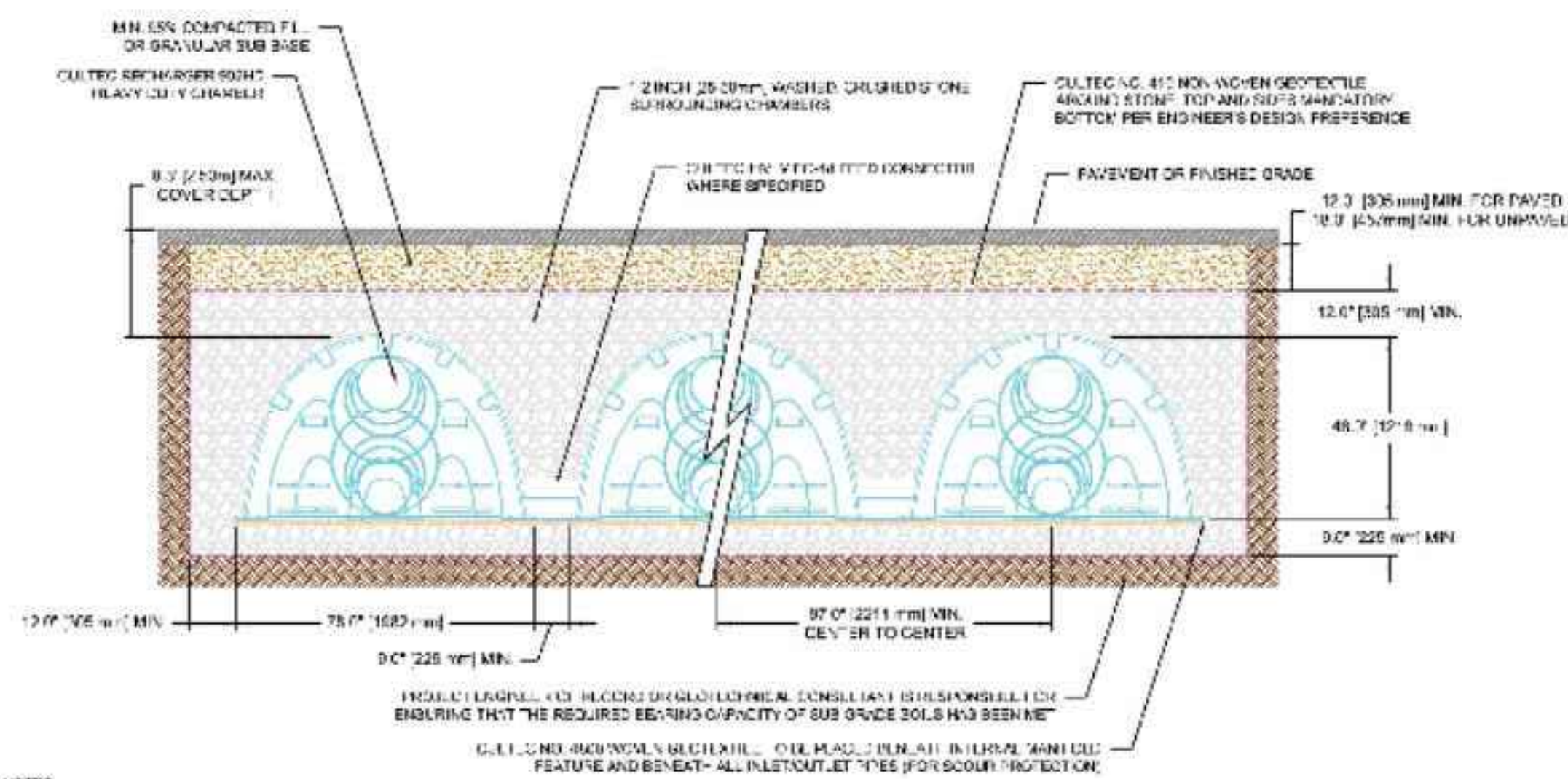


Recharger 360HD Typical Cross Section for Traffic Applications



- NOTES:
1. THE CHAMBERS SHALL BE DESIGNED AND TESTED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS." THE LOAD CONFIGURATION SHALL INCLUDE:
 - 1.a. INSTANTANEOUS AASHTO DESIGN TRUCK LIVE LOAD AT MINIMUM COVER
 - 1.b. MAXIMUM PERMANENT (50-YEAR) COVER LOAD
 - 1.c. 1-WEEK PARKED AASHTO DESIGN TRUCK LOAD
 2. THE CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F3430-20 "STANDARD SPECIFICATION FOR CELLULAR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 3. THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12, WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS. THE STRUCTURAL DESIGN OF THE CHAMBERS SHALL INCLUDE THE FOLLOWING:
 - 3.a. THE CREEP MODULUS SHALL BE 50-YEAR AS SPECIFIED IN ASTM F3430
 - 3.b. THE MINIMUM SAFETY FACTOR FOR LIVE LOADS SHALL BE 1.75
 - 3.c. THE MINIMUM SAFETY FACTOR FOR DEAD LOADS SHALL BE 1.95

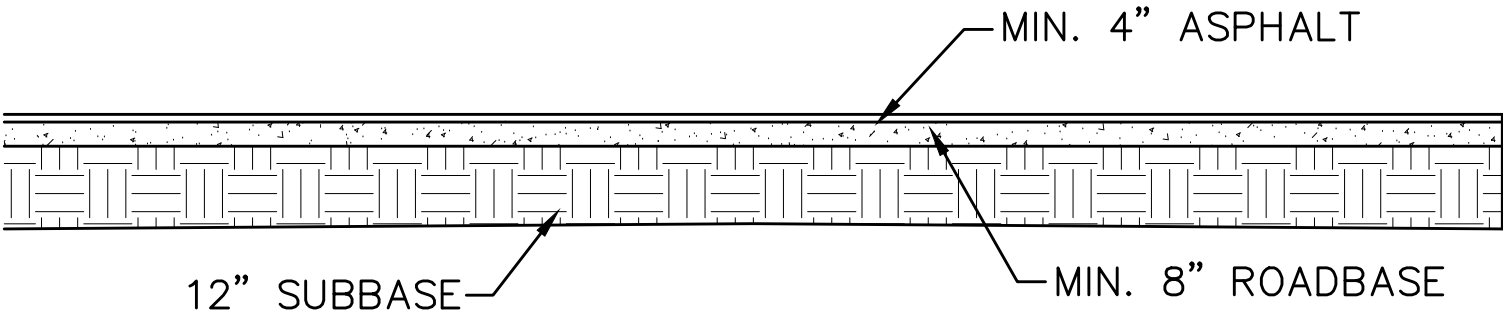
Recharger 902HD Typical Cross Section for Traffic Applications



- NOTES:
1. THE CHAMBERS SHALL BE DESIGNED AND TESTED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS." THE LOAD CONFIGURATION SHALL INCLUDE:
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For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

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PARKING LOT CROSS SECTION

-NTS-

SHEET NO.

6

BY DATE

REVISIONS

DETAIL SHEET

SANTAQUIN, UTAH

BDS COMMERCIAL SITE PLAN

ATLAS ENGINEERING
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PHONE 801-655-6565
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660



Z:\2023\23-035 BDS COMMERCIAL WAREHOUSE SITE PLAN\CADD\PRELIMINARY\06-DETAILS.DWG

PLANTING SCHEDULE

TREES:

SYMBOL	LATIN / BATANICAL NAME	COMMON NAME	SIZE	CONTAINER	QUANTITY
	GLEDITSIA TRIACANTHOS 'INTERMIS'	THORNLESS COMMON HONEY LOCUST 'SHADE MASTER'	2" CALIPER	CAGED, BALL AND BURLAP	(7)
	CEDRUS ATLANTICA 'GLAUCA PENDULA'	WEeping BLUE ATLAS CEDAR	6' TO 8' TALL	CAGED, BALL AND BURLAP	(5)
SHRUBS:					
	WEIGELA FLORIDA 'ALEXANDRA'	WINE & ROSES WEGELA	5 GALLON	PLASTIC CONTAINER	(30)
	POTENTILLA FRUTICOSA 'RED ACE'	POTENTILLA	5 GALLON	PLASTIC CONTAINER	(47)
	PRUNUS X CERASIFERA VIRGINIANA 'SCHUBERT'	PURPLE LEAF SHRUB	5 GALLON	PLASTIC CONTAINER	(23)

NOTE: TOTAL LANDSCAPE AREA 8,491 SQ '



REVISIONS
DATE

Item 1.

XXXXXXXXXXXXXXXXXXXX

GUILFORD RAND, ARCHITECT

1991 South State Road Springville, UT 84663 PH: 801-491-0275

PRELIMINARY
NOT FOR
CONSTRUCTION

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FURTHER DISTRIBUTION IS
PROHIBITED WITHOUT
WRITTEN APPROVAL OF THE
ARCHITECT.

A WAREHOUSE & MANUFACTURING

FOR Scott Smith

X5UR+R/J2 Santaquin, Utah, 84655

SHEET NO.

L-1.0

DATE

06/30/2023



DRC Members in Attendance: City Manager Norm Beagley, Police Chief Rodney Hurst, Public Works Director Jason Callaway, Fire Chief Ryan Lind, and Building Official Randy Spadafora.

Others in Attendance: City Recorder Amalie Ottley.

Assistant City Manager Jason Bond and City Engineer Jon Lundell were excused from the meeting.

Manager Beagley called the meeting to order at 10:00 a.m.

1. Traffic Control Request

A traffic control request for 120 East.

Manager Beagley presented a written traffic control request that was received by resident Jason DuMond regarding 120 East between Highland Drive and 610 South. Mr. DuMond expressed concerns regarding parking along 120 East. Building Official Spadafora inquired where the applicant specifically requested red curbing to be added. The DRC discussed concerns about red-curbing one whole side of 120 East taking away street parking for the existing townhomes. Manager Beagley pointed out that the asphalt, with the gutter pans, is 43 -feet wide, which is one of the widest street sizes in Santaquin. Director Callaway suggested that red curbs be added around the corners and in front of the mailboxes but not the entirety of the street on one side or another. The DRC members discussed concerns for kids walking to school and the recent extensive construction parking. Chief Hurst was concerned if 120 East is red-curbed, more parking will be pushed out onto Highland Drive and possibly other areas. Chief Lind agreed with Chief Hurst and Director Callaway. Manager Beagley added that, even with parking, there is adequate space for a safe drive aisle for emergency vehicles.

Chief Lind made a motion to red curb around the corners and in front of the mailbox on 120 East. Building Official Spadafora seconded the motion.

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

The motion passed unanimously.

Adjournment

The meeting was adjourned at 10:12 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder



DRC Members in Attendance: City Engineer Jon Lundell, City Manager Norm Beagley, Assistant City Manager Jason Bond, Officer Kayson Shepherd, Chief Ryan Lind, Public Works Director Jason Callaway, Building Official Randy Spadafora

Others in Attendance: City Recorder Amalie Ottley and Senior Planner Ryan Harris.

Various members of the public attended the meeting.

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

1. Provstgaard Acres Plat B Preliminary/Final Plan Review

A Preliminary/Final Plan review of a 2-lot subdivision located at approximately 39 E. 900 S.

The applicants Bart Provstgaard, Chelsea Carter, and Dan Fechner from LEI Engineers attended the meeting.

The Building Department had no comments.

Public Works Director Callaway indicated that the sewer line was examined, and it was determined that there is not a sewer lateral on the new lot. As such, the Pressurized Irrigation (PI) and water lines will need to be connected at that location.

The Fire Department had no comments.

The Police Department had no comments.

Engineer Lundell pointed out the right-of-way width along 900 South on the plans currently show as 56-feet. He discussed that the roadway is anticipated to be 62-feet wide creating legal non-conforming setbacks on the existing home lot. To comply with City Code, the existing home would have to dedicate a minimum of 6-feet of right-of-way to meet the 62-foot-wide requirement. Assistant Manager Bond discussed the process of moving forward for right-of-way dedication to the City. Bart Provstgaard inquired about the curb, gutter, and sidewalk requirements for improvements on 900 South. He suggested a combination curb and gutter rather than the park strip to allow for more right-of-way and hopefully negate having to move the existing power poles and lines. Members of the DRC discussed extensively if the power poles would need to be moved and how the easiest way to facilitate right-of-way and road improvements. Engineer Lundell added that coordination with Rocky Mountain Power will need to take place to determine what their requirement will be for the existing power lines. As the plans presented show 56-foot rights-of-way, adjustments will have to be considered to achieve the appropriate right-of-way requirement of 62 feet. Manager Beagley inquired about what the plans are for storm drainage collection. Mr. Fechner indicated that the engineers would look at storm drainage for the lot more closely and submit it to the City. Ms. Carter inquired about how long the subdivision process will take. She expressed her frustration with the City as it has been difficult to get answers due to the City being short-staffed. She also inquired why the City Council chose not to approve a deferral agreement for the road improvements. Manager Beagley informed her that deferral agreements have generally been established for homes in the core area of town, of which this lot is not within that area.

Assistant Manager Bond made a motion to table the Provstgaard Acres Plan until such time that more information is available regarding the placement of the power poles in relation to the required subdivision improvements. Manager Beagley seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed unanimously.

Members of the DRC discussed with the applicant the process moving forward and possible work towards obtaining a building permit.

2. Cortland Park Final Plan Review

A final review of a 102-unit multifamily subdivision located at approximately 200 N. and 400 E.

The applicant Jimmy DeGraffenreid and the Engineer for the site Gavin West attended the meeting.

Building Official Spadafora suggested that the individual units be addressed, for clarity, starting with 101 and level two units start with 201 and level three units start with 301. He pointed out that the individual buildings will have their own addresses. Fire Chief Lind added that addressing per floors helps emergency response tremendously so that they know where they're going.

Public Works Director Callaway indicated that the water lines on 500 East are tricky in that they are located directly under the gas line. He wanted to make sure the applicant was aware of the water and gas line locations.

Fire Chief Lind pointed out the Fire Department Connection (FDC) located on the southeast corner of the lot but the fire hydrant is located on the west of the property. He added the FDCs need to be located within 100 feet of a fire hydrant or a remote FDC needs to be installed.

The Police Department had no comments.

Assistant Manager Bond addressed the phasing portion of the plan, pointing out the Development Agreement which states when certain amenities are required to be built in the construction process. Assistant Manager Bond and the applicant discussed how to best move forward with the phasing so that residents' safety is taken into consideration. Members of the DRC and the applicant discussed the best way to phase the construction of the buildings in the development.

Engineer Lundell informed the applicant that the storm drainages that will be installed outside of Phase 1 will need to be dedicated separately and legal descriptions will need to be provided for each. Those legal descriptions will need to be recorded outside of the plat itself. He added that a Traffic Control Plan

will need to be provided and coordinated with the City so that impact on traffic can be minimized on 500 E. and 200 N. Manager Beagley pointed out that traffic existing Main Street at 500 East will also be affected by construction, and the Traffic Control plan will need to take that into account. Director Callaway added that the applicant will need to install a backflow preventer on the main fire line into the development. He pointed out that testing will need to be completed and provided to the City within 10 days after installation and every year thereafter.

Assistant Manager Bond made a motion to approve Phase 1A of the Cortland Park Subdivision with the conditions that all redlines be addressed, improvements in Phase 1A be constructed in compliance with Santaquin City Code, and that future phases or subphases are constructed in compliance with the Development Agreement. Manager Beagley seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed unanimously.

3. Hollow Flats Final Plan Review (Phase 1)

A final review of Phase 1 of a 135-lot subdivision located approximately east of Summit Ridge Parkway between S. Stone Brook Lane and S. Cedar Pass Drive.

Shawn Herring appeared at the meeting via Zoom.

Building Official Spadafora indicated that addressing has been completed for the subdivision.

Director Callaway pointed out that connections on water and P.I lines. will need to be coordinated with the Public Works department to make sure connections are made to the right lines. He added that offsite sewer lines will be tight and recommended that the contractors be mindful of neighboring properties.

The applicant indicated that a contractor has not yet been selected for the project, but plans are to pave Phase 1 before the end of the 2023 construction season.

The Fire Department had no comments.

The Police Department had no comments.

Manager Beagley noted that the Hollow Flats is a subdivision that has been approved by the Planning Commission and City Council and currently complies with the City Code and the Development Agreement.

Engineer Lundell noted that all backfill within city roadways must be A-1-a material and that water dedication will be required at final application (prior to pre-construction.) The applicant noted that the offsite sewer line easement from Phase 1 to the boundary line is ready to be recorded with Utah County.

Manager Beagley made a motion that the Hollow Flats Phase 1 Final Plan be approved on the condition that redlines be addressed. Fire Chief Lind seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed unanimously.

4. Meeting Minutes Approval

City Manager Beagley made a motion to approve the DRC Meeting Minutes from June 27, 2023. Fire Chief Lind seconded the motion.

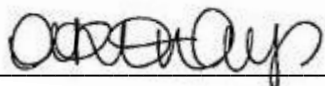
Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed unanimously.

Adjournment

The meeting was adjourned at 11:01 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder