



## DEVELOPMENT REVIEW COMMITTEE

Tuesday, July 12, 2022, at 10:00 AM  
Court Room/Council Chambers (2nd Floor) and Online

### MEETING PARTICIPATION

- **In Person** – Meetings are held on the 2<sup>nd</sup> floor in the Court Room/Council Chambers at City Hall
- **YouTube Live** – Santaquin City Channel <https://bit.ly/2P7ICfQ>

Comments may be submitted to [PublicComment@Santaquin.org](mailto:PublicComment@Santaquin.org) for consideration.

To review the Santaquin City Council Meeting Protocols, please go to the following link:  
<https://www.santaquin.org/citycouncil/page/santaquin-city-council-protocols>.

### 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. Williams 3-Lot Subdivision Concept Plan**

Concept plan review of a 3-Lot subdivision located at approximately 210 West and 200 North.

### MEETING MINUTES APPROVAL

**2.** June 14, 2022

**3.** June 28, 2022

### 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 was e-mailed to the Payson Chronicle, Payson, UT, 84651, posted on [www.santaquin.org](http://www.santaquin.org), as well as posted on the State of Utah's Public Notice Website.

BY:

Amalie R Ottley, City Recorder

North →

Williams Sub Divide at 210 West 200 North

Item 1.

Existing Home

Lot #1

Lot #2

West →

153'

153'

153'

154'

92'

92'

2



**DRC Members in Attendance:** Engineer Jon Lundell, Public Works Director Jason Callaway, Derek Spencer on behalf of the Fire Department, Assistant City Manager Jason Bond, City Manager Norm Beagley, Police Chief Rodney Hurst, Building Manager Randy Spadafora

**Others in Attendance:** Planner Camille Moffat, Recorder Amalie Ottley, Race Ostler via Zoom on behalf of the Ostler Subdivision, Josh Call with Epic Engineering on behalf of Scenic Ridge Estates, Cameron Spencer with Stratton Acres LLC and Engineer Paul Watson on behalf of Stratton Acres Development.

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

**McDonald's Drive-In Restaurant Site Plan Review**

*A commercial site plan review for a proposed restaurant business which will be located at 38 N. 500 E.*

The Fire Department had no comments.

The Building Department had no comments.

The Public Works Department had no comments.

The Police Department had no comments.

**Engineering Comments:** Engineer Lundell stated that elevations for the site can be approved at a future Architecture Review Committee meeting. Additionally, the applicant will have to apply for a separate sign permit for the site. All signage will be reviewed by The Planning Commission. The plans show new depictions indicating traffic flow through the parking lot and drive aisles.

**Motion:** City Manager Beagley made a motion to approve the site plan for McDonald's contingent to redlines being addressed. Motion seconded by Derek Spencer.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Dept Representative Derek Spencer	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes

Motion passed unanimously in favor.

**Ostler Subdivision Final Plan Review**

*Final plan review for the Ostler 5-lot subdivision located at 421 S. 100 E.*

The Fire Department had no comments.

Randy Spadafora from the Building Department stated that he completed addressing for the subdivision.

The Public Works Department had no comments.

Chief Hurst recommended relocation of the driveway on lot #5 to the north corner of the lot to allow for more visibility. Assistant Manager Bond agreed that the driveway on lot #5 be as far north as possible to increase visibility and to move entry in and out of the lot away from the nearby intersection.

No further comments from Community Development or City Administration.

There were no further comments from the Engineering Department.

**Motion:** Assistant Manager Bond made a motion to approve the Ostler Subdivision with the conditions that redlines be address and a note be made on the plat to move the driveway on lot #5 as far north as possible. Building Manager Randy Spadafora seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Dept Representative Derek Spencer	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes

Motion passed unanimously in favor.

#### **Scenic Ridge Estates Preliminary Review**

*A preliminary review of an 8-lot subdivision located east of 430 S., including parcel numbers 32:040:0070, 32:040:0045, 32:040:0047, and 32:040:0042.*

Derek Spencer inquired about fire hydrants having adequate pressure and flows. Due to portions of the subdivision not being developed, not all hydrants will have pressure, but will have water. All hydrants within access to homes will be fully operational. As dry utilities will be placed within the road for future development, City Manager Beagley suggested that the hydrants not being used, that the pipelines be stubbed out and flanged and thrust-blocked to prepare for future hydrants, and that no non-operational hydrants be installed with this initial phase.

The Building Department had no comments.

Public Works Director Jason Callaway pointed out that construction valves should be shown at each end of the streets on the plans. Jason Callaway also inquired about the culinary and P.I. both being services off the P.I. line. He stated that a water meter will need to be installed on those lines rather than a P.I. meter to account for depth and year-round service. Engineer Lundell stated that a P.I. system would need to be stubbed in to service the homes within this phase. City Manager Beagley added that culinary lines will be looped, but the P.I. line will run from the upper pressure zone to the lower pressure zone.

City Manager Beagley suggested that a stop sign be installed at southbound 1100 E. (curve 5) for future traffic flows.

Chief Hurst asked about proposed construction traffic routes and future construction traffic. Chief Hurst suggested that construction trucks travel down 900 E. over to Highland Drive as there are less homes on that route.

Assistant City Manager Bond pointed out that any buildable lots be noted and shown on the plats. City Manager Beagley made note for the public, addressing concerns in the water pressure zones. He stated that this plan has been studied extensively to ensure that the current configuration does meet all city standards and code without a booster station or tank for this phase as shown. Any further development on the property owned by the applicant to the south and east will require a booster station and/or tank. A debris basin will be needed in the future to the east of lots #3 & #4 and will be negotiated closer to final design of the area.

Manager Beagley inquired about future considerations of roads for dry-stub utilities. The applicant confirmed that a separate culinary system line shows on the plans on the southwest corner of lot #4 that would service lot #5 and #7. Manager Beagley and the applicant discussed that future development, lots, and phases be accounted for in the culinary lines and other utilities.

There were no further comments from the Engineering Department.

**Motion:** City Manager Norm Beagley made a motion that the DRC forward a positive recommendation to the Planning Commission contingent on all redlines being addressed before the plans are added to the PC Agenda. Motion seconded by Assistant City Manager Bond.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Dept Representative Derek Spencer	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes

Motion passed unanimously in favor.

### **Stratton Acres Preliminary Review**

*A preliminary review of a 37-unit subdivision located at approximately 200 E. and Royal Land Drive.*

Derek Spencer inquired about fire hydrants at the site, and it was confirmed the plans reflect appropriate hydrants accordingly.

The Building Department had no comments.

Public Works Director Jason Callaway pointed out that the existing P.I. line flush station and drain within 200 E. may need to be extended and placed at the north end of 200 E. He suggested that all P.I. lines be consistently marked and labeled throughout the plans. City Manager Beagley discussed meter requirements within city code that states that meters need to be 5 and 7 feet from the uphill lot line respectively for culinary and P.I. in order for the radio-read system to function properly. Jason Callaway addressed inconsistencies in the plans for culinary and construction valves.

Chief Hurst inquired about stop sign locations on the plans. After some discussion City Manager Beagley requested that stop signs be installed at all intersections prior to other phases going in.

Manager Beagley discussed the Alta survey dealing with gaps and overlaps in providing easements for, at minimum, the sewer for future development. He pointed out that the applicant cannot label items outside of the plat boundary as “official” as the County and City don’t recognize them as part of the plat. Boundary line clean-up and recorded deeds at Utah County need to be provided to the city for review.

Paul Watson inquired about the 15-inch sewer line at Ginger Gold Road being at .5% depth. The city discussed that the sewer pipe slopes need to match the state minimum requirements for an 18-inch line and the need for the line to be an 18-inch line (not 15”).

The applicant and city discussed a remnant piece that may need a Quit-Claim deed to be appropriately recorded.

**Engineering Comments:** Jon Lundell stated that all combo boxes must be replaced with a curb inlet box and connected to a storm drain manhole. Also, all inlet boxes must have a minimum depth 3 feet from below the pipe to the bottom of the box. Water dedication for the site will need to be taken care of before final review of the plans to include both water rights and shares. Jon Lundell also spoke to protection of monuments in the area as required by Utah County surveyors.

**Motion:** City Manager Norm Beagley made a motion that the DRC make a positive recommendation that the plan set move forward to the Planning Commission with the condition that all redlines be addressed prior to being added to a PC agenda. Motion seconded by Jason Callaway.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Dept Representative Derek Spencer	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes

Motion passed unanimously in favor.

## MEETING MINUTES APPROVAL

May 24, 2022

**Motion:** City Manager Beagley motioned to approve the minutes from the May 24<sup>th</sup>, 2022 meeting. Motion seconded by Derek Spencer.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Dept Representative Derek Spencer	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes

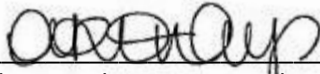
Motion passed unanimously in favor.

**ADJOURNMENT**

The meeting was adjourned at 11:02 a.m.

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Jon Lundell, City Engineer



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Amalie R. Ottley, City Recorder



**DRC Members in Attendance:** Engineer Jon Lundell, Public Works Director Jason Callaway, Fire Chief Ryan Lind, Building Manager Randy Spadafora, City Manager Norm Beagley, Assistant City Manager Jason Bond.

Police Chief Rodney Hurst was excused from the meeting.

**Others in Attendance:** Planner Camille Moffat, Recorder Amalie Ottley, Connor Atkin on behalf of Tagg-N-Go Car Wash, Fire Marshall Taylor Sutherland.

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

### **Tagg-N-Go Car Wash**

*A commercial site plan review for a proposed car wash located at 78 N. 500 E.*

Engineer Jon Lundell brought up concerns on behalf of the city regarding access and traffic circulation at the proposed site. Currently, the single point of entry/exit does not meet city code which asserts that any development or business that exceeds 250 Average Daily Trips (ADT) shall have two points-of-access. Recognizing the city requirements, potential solutions were suggested by Mr. Lundell and other members of the DRC, such as relocation of the building to the middle of the site in order to provide another access on the eastern road. Assistant City Manager Jason Bond provided context and explained that having access so close to the McDonald's queuing area could potentially be problematic. The DRC discussed access to the site directly from 500 E. but agreed that it could be a concern for visibility and backed-up traffic on that city route. City Manager Beagley stated that from a circulation standpoint, it makes more sense to have both accesses on the east side versus one on the south side of the site, especially for fire access. Chief Lind also expressed concerns about the size of the entrance at 22.5 feet wide being a feasible size for larger vehicles. Manager Beagley requested that the applicant include in subsequent submittals a separate circulation plan that incorporates access, egress/ingress, turning radii, and fire access. The applicant inquired about building setbacks and city code in relation to the lanes and landscaping at the site. Mr. Lundell brought up that impact fees for the project are estimated to be significant due to expected high-water usage and therefore requested that the applicant provide anticipated usage volumes in upcoming plan submittals. Mr. Bond stated that he will send architectural guidelines for other buildings in the area to the applicant for reference. Mr. Lundell asked that the notes on the plans reflect anticipated components of the wastewater screening/testing to ensure that the City's treatment plant can accommodate the site's usage and effluent. Plumbing plans need to be included as cited in the notes. Mr. Lundell asked how the adjacent subdivision storm drainage onto the lot will be accounted for. Mr. Lundell also informed the applicant that the city does not require reinforced concrete pipes. Mr. Beagley stated that storm drain calculations must be accounted for on future submittals to address sheet flow and installation of the proposed curb and gutter. Per landscaping notes, trees must not be in clear-view areas of the site and city material requirements for the trash enclosure must be followed. The applicant and DRC discussed timelines for approval of the plans. Mr. Beagley pointed out that subdivision improvements are needed to move forward on a Certificate of Occupation and recommended that it be noted on the plans.



**Motion:** City Manager Norm Beagley made a motion to table the current site plan to allow the applicant to address redlines and concerns. The motion was seconded by Assistant City Manager Jason Bond.

Police Chief Rodney Hurst	Absent
Public Works Director Jason Callaway	Absent (Public Safety Emergency)
Fire Chief Ryan Lind	Absent (Public Safety Emergency)
City Manager Norm Beagley	Yes
Assistant City Manager Director Jason Bond	Yes
Building Manager Randy Spadafora	Yes

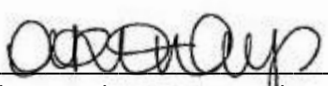
Motion passed unanimously in favor.

### ADJOURNMENT

The meeting was adjourned at 10:29 a.m.

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Jon Lundell, City Engineer



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Amalie R. Ottley, City Recorder