



## DEVELOPMENT REVIEW COMMITTEE

Tuesday, April 26, 2022, at 10:00 AM  
Court Room/Council Chambers (2nd Floor) and Online

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### 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>.

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### 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. Ostler Subdivision Preliminary Review**

A Preliminary review of a proposed 5-lot subdivision located at 421 South 100 West.

### MEETING MINUTES APPROVAL

**2. 04-12-2022 DRC Meeting Minutes**

### 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

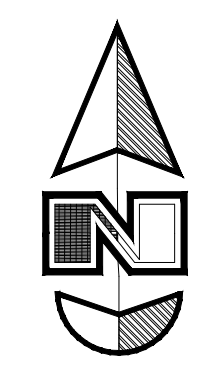




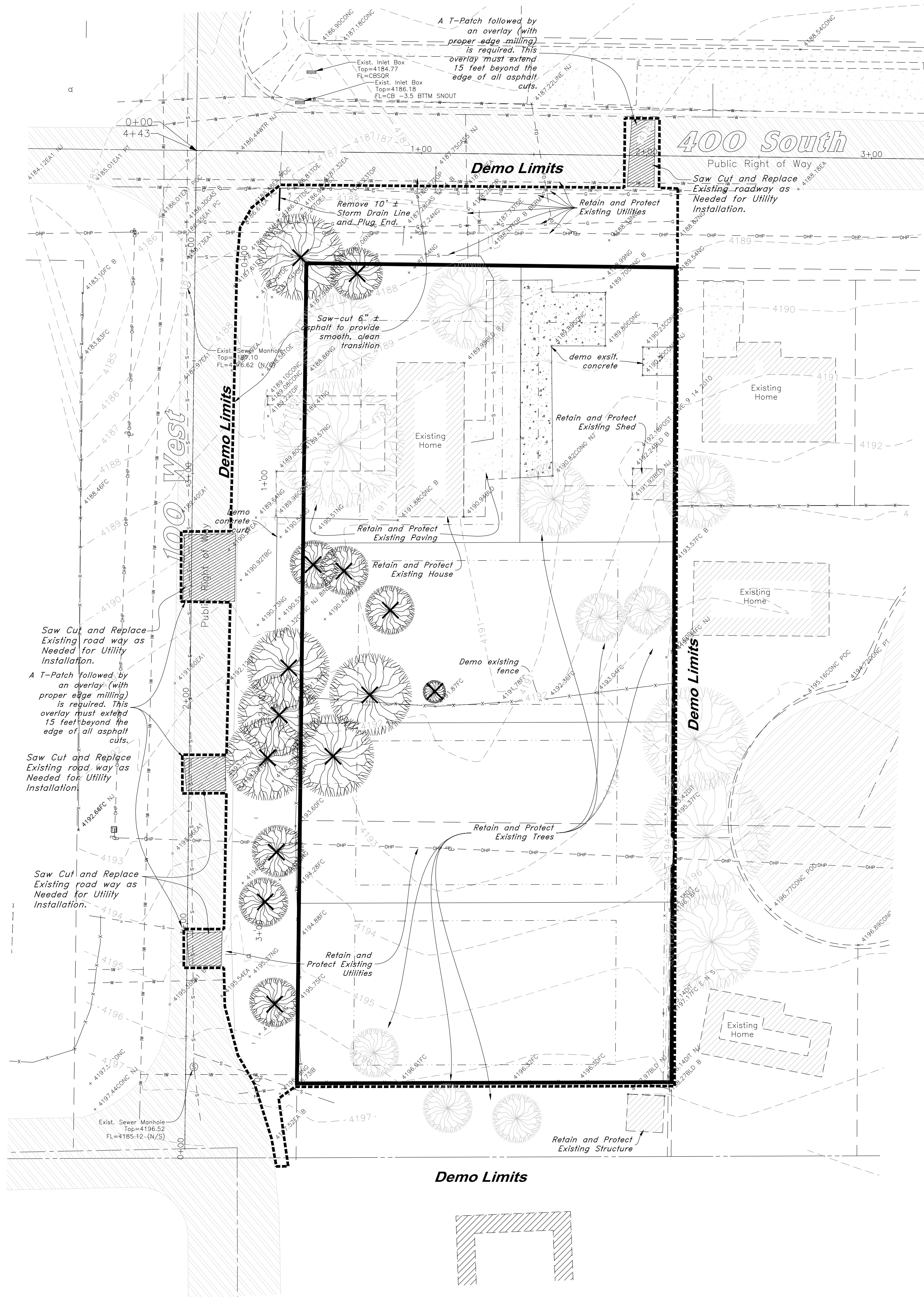
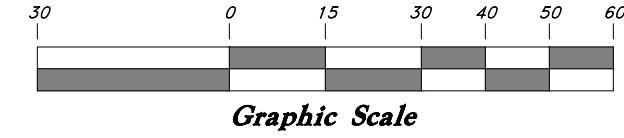
# Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	⊙	Top of Walk	TW
Water Manhole	⊙	Top of Concrete	TCN
Storm Drain Manhole	⊙	Natural Ground	NG
Cleanout	⊙	Finish Grade	FG
Electrical Manhole	⊙	Match Existing	ME
Catch Basins	⊙	Fire Department Connection	FDC
Fire Hydrant	⊙	Finished Contour	—90—
Fire Department Connection	⊙	Exist. Contour	—90—
Post Indicator Valve	⊙	Finished Grade	—90—
Exist. Water Valve	⊙	Ridge Line	95.33TA
Water Valve	⊙	Direction of Flow	—R—
Sanitary Sewer	—S—	Existing Asphalt	[Hatched]
Culinary Water	—W—	New Asphalt	[Hatched]
Gas Line	—G—	Heavy Duty Asphalt	[Hatched]
Irrigation Line	—I—	Existing Concrete	[Hatched]
Storm Drain	—SD—	New Concrete	[Hatched]
Telephone Line	—T—	Demo'd Road Base	[Hatched]
Secondary Waterline	—SW—	24" High Back Curb & Gutter	[Hatched]
Power Line	—P—	Demo Tree	[Hatched]
Fire Line	—F—	Tree To Remain in Place	[Hatched]
Land Drain	—LD—		
Power pole w/guy	—PP—		
Light Pole	—LP—		
Fence	—FX—		
Flowline of ditch	—FL—		
Overhead Power Line	—OHP—		
Corrugated Metal Pipe	—CMP—		
Concrete Pipe	—CP—		
Reinforced Concrete Pipe	—RCP—		
Ductile Iron	—DI—		
Polyvinyl Chloride	—PVC—		
Top of Asphalt	—TA—		
Edge of Asphalt	—EA—		
Centerline	—CL—		
Flowline	—FL—		
Finish Floor	—FF—		
Top of Curb	—TC—		
Top of Wall	—TWL—		
Public Utility Easement	—P.U.E.—		

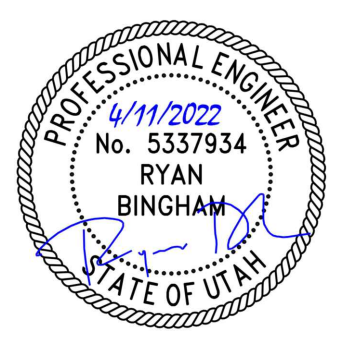


Scale: 1" = 30'



### General Demolition Notes:

- Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
- Refer to site improvement plans for more details on limits of removal.
- Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
- All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site within demo limits unless otherwise shown.
- All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
- Basements and other excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner)
- Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site. Except where noted otherwise.
- DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
- If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
- Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
- The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
- Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
- Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
- Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
- Install traffic warning devices as needed in accordance with local standards.
- Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
- A roadway excavation permit will be needed and appropriate bonding in place for any open trenching within the asphalt to install utilities (I.E.: Power, Sewer, Gas, Etc.)



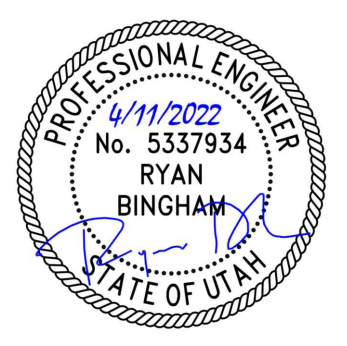
**GREAT BASIN ENGINEERING**

5746 SOUTH 1475 EAST GARDEN, UTAH 84403  
 MAIN (801)594-4515 S.L.C (801)521-0222 FAX (801)392-7544  
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**Demolition Plan**  
**Ostler Subdivision**  
 Approx. 400 South and 100 West Street  
 Saticaugu, Utah County, Utah  
 A part of Section 2, T10S, R1E, S18&M, U.S. Survey

Apr, 2022



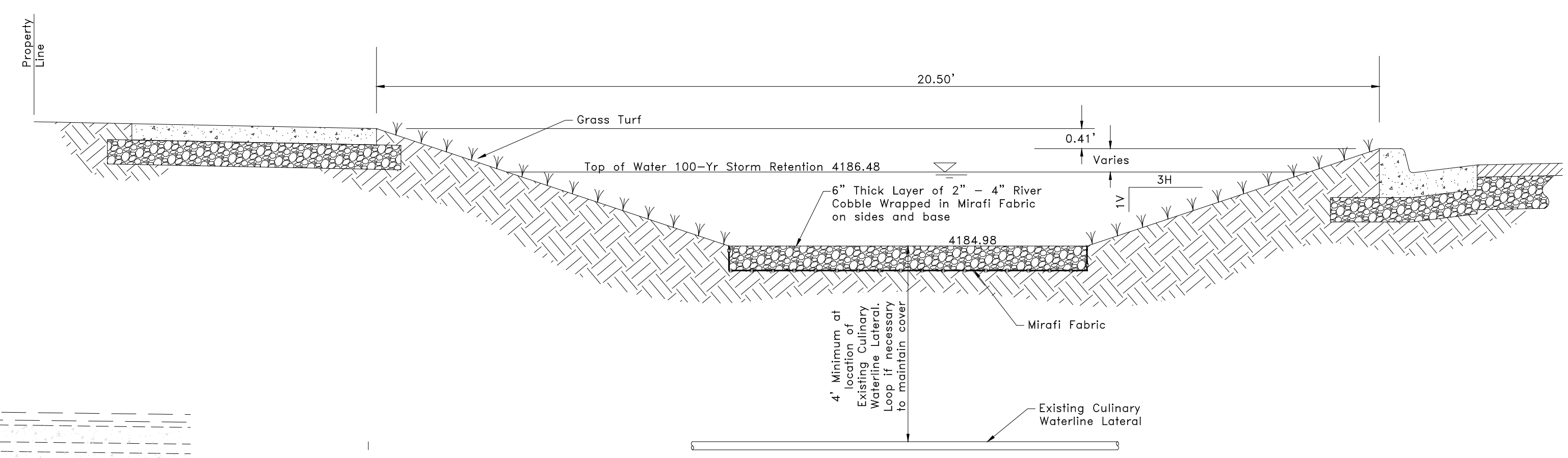


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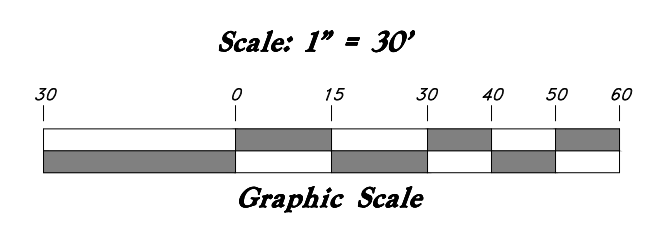
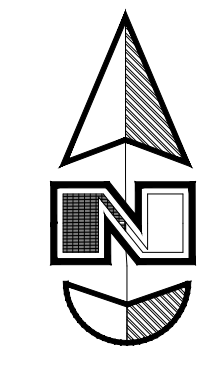
**Grading Plan**  
**Ostler Subdivision**  
 Approx. 400 South and 100 West Street  
 Santaquin, Utah County, Utah  
 A part of Section 2, T10S, R1E, S1B&M, U.S. Survey

Apr, 2022

SHEET NO.  
**G2**



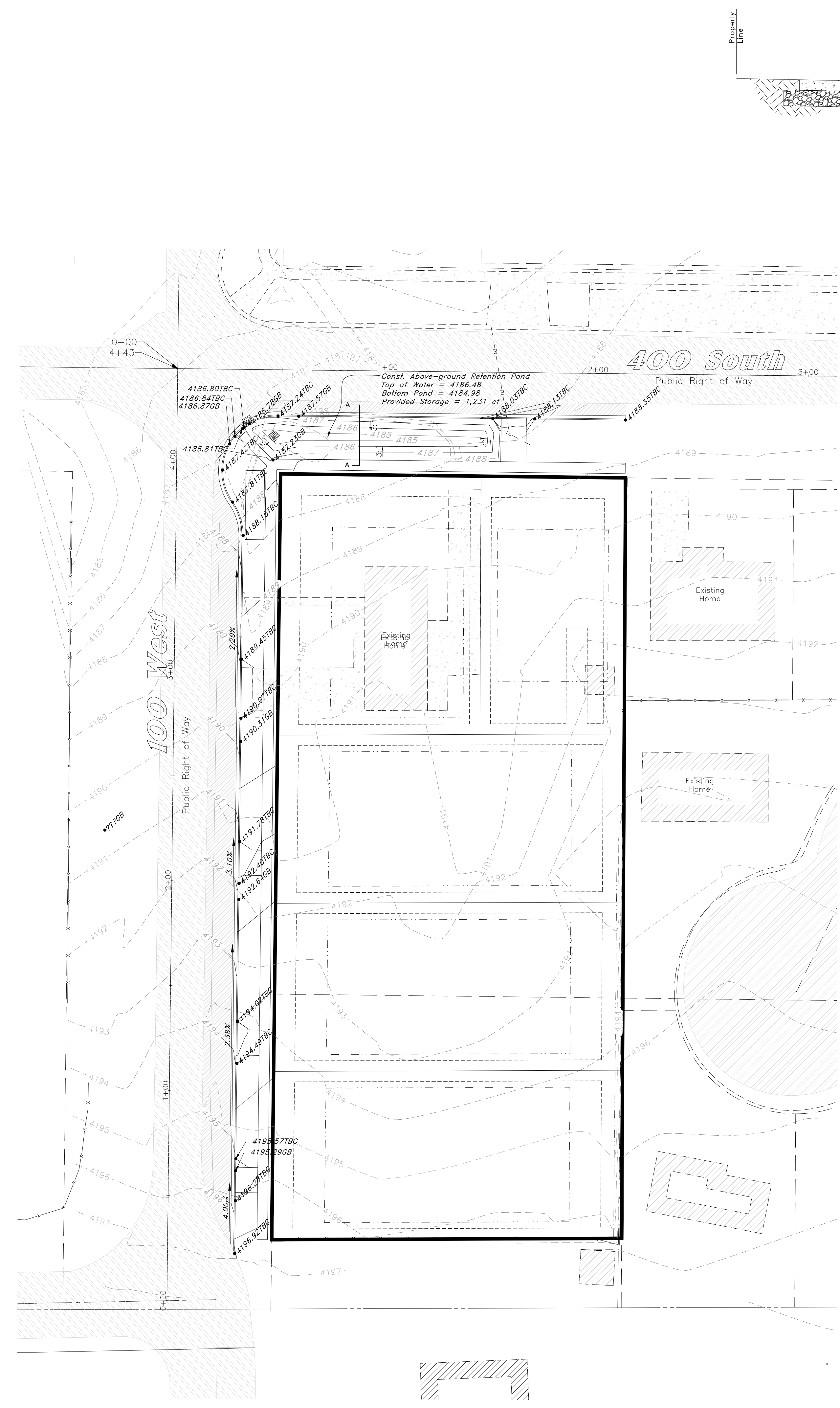
**1 Detention Section A-A**  
 Scale: 1" = 2'



- General Utility Notes:
1. Coordinate all utility connections to building with plumbing plans and building contractor.
  2. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
  3. Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
  4. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
  5. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
  6. Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
  7. All construction are to adhere to Santaquin City Standard Specifications and Drawings - 2019 Edition.

**Legend**  
 (Note: All items may not appear on drawing.)

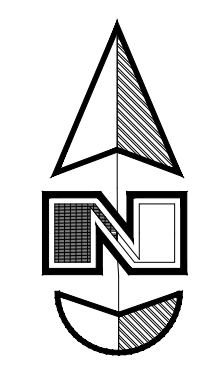
San. Sewer Manhole	⊙	Top of Walk	⊙	TW
Water Manhole	⊙	Top of Concrete	⊙	TCN
Storm Drain Manhole	⊙	Natural Ground	⊙	NG
Cleanout	⊙	Finish Grade	⊙	FG
Electrical Manhole	⊙	Match Existing	⊙	ME
Catch Basins	⊙	Fire Department Connection	⊙	FDC
Exist. Fire Hydrant	⊙	Finished Contour	⊙	90
Fire Hydrant	⊙	Exist. Contour	⊙	95.337A
Fire Department Connection	⊙	Finished Grade	⊙	95.337A
Post Indicator Valve	⊙	Exist. Grade	⊙	95.337A
Exist. Water Valve	⊙	Ridge Line	⊙	R
Water Valve	⊙	Direction of Flow	⊙	→
Sanitary Sewer	⊙	Existing Asphalt	⊙	⊙
Culinary Water	⊙	New Asphalt	⊙	⊙
Gas Line	⊙	Heavy Duty Asphalt	⊙	⊙
Irrigation Line	⊙	Existing Concrete	⊙	⊙
Storm Drain	⊙	New Concrete	⊙	⊙
Telephone Line	⊙	Demo'd Road Base	⊙	⊙
Secondary Waterline	⊙	24" High Back Curb & Gutter	⊙	⊙
Power Line	⊙	Demo Tree	⊙	⊙
Fire Line	⊙	Tree To Remain in Place	⊙	⊙
Land Drain	⊙			
Power pole	⊙			
Power pole w/guy	⊙			
Light Pole	⊙			
Fence	⊙			
Flowline of ditch	⊙			
Overhead Power line	⊙			
Corrugated Metal Pipe	⊙			
Concrete Pipe	⊙			
Reinforced Concrete Pipe	⊙			
Ductile Iron	⊙			
Polyvinyl Chloride	⊙			
Top of Asphalt	⊙			
Edge of Asphalt	⊙			
Centerline	⊙			
Flowline	⊙			
Finish Floor	⊙			
Top of Curb	⊙			
Top of Wall	⊙			
Public Utility Easement	⊙			



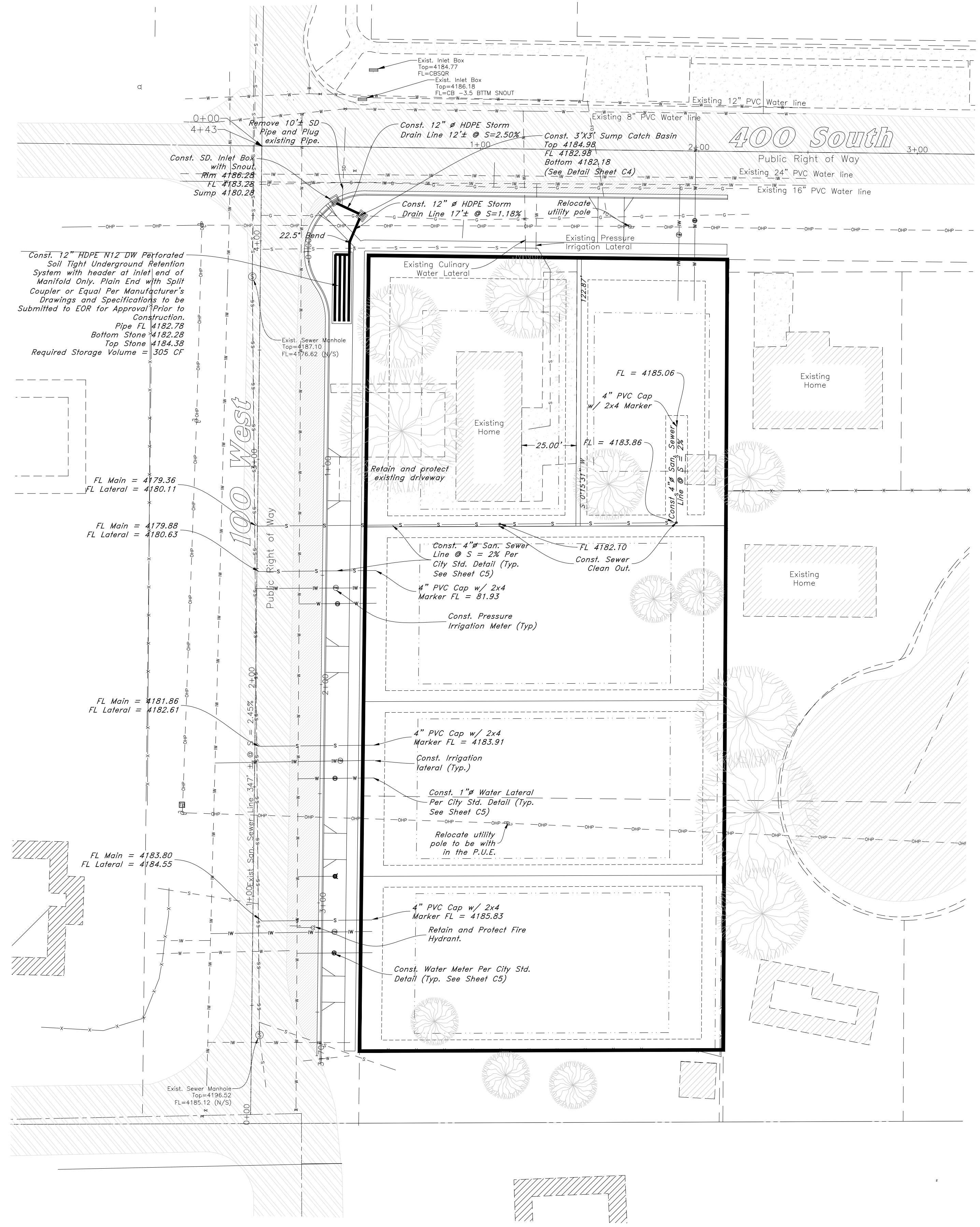
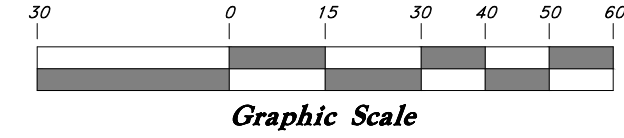
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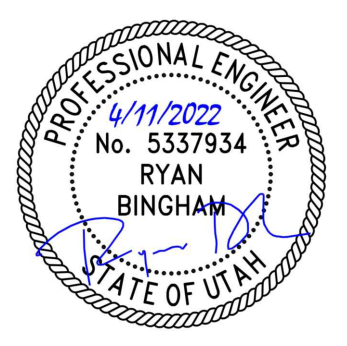
San. Sewer Manhole		Top of Walk	TW
Water Manhole		Top of Concrete	TCN
Storm Drain Manhole		Natural Ground	NG
Cleanout		Finish Grade	FG
Electrical Manhole		Match Existing	ME
Catch Basins		Fire Department Connection	FDC
Exist. Fire Hydrant		Finished Contour	-90-
Fire Department Connection		Exist. Contour	-90-
Post Indicator Valve		Finished Grade	95.33TA
Exist. Water Valve		Ridge Line	95.721A
Water Valve		Direction of Flow	-R-
Sanitary Sewer		Existing Asphalt	
Culinary Water		New Asphalt	
Gas Line		Heavy Duty Asphalt	
Irrigation Line		Existing Concrete	
Storm Drain		New Concrete	
Telephone Line		Demo'd Road Base	
Secondary Waterline		24" High Back Curb & Gutter	
Power Line		Demo Tree	
Fire Line		Tree To Remain in Place	
Land Drain			
Power pole w/guy			
Light Pole			
Fence			
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Overhead Power Line			
Corrugated Metal Pipe			
Concrete Pipe			
Reinforced Concrete Pipe			
Ductile Iron			
Polyvinyl Chloride			
Top of Asphalt			
Edge of Asphalt			
Centerline			
Flowline			
Finish Floor			
Top of Curb			
Top of Wall			
Public Utility Easement			



Scale: 1" = 30'



- General Utility Notes:
1. Coordinate all utility connections to building with plumbing plans and building contractor.
  2. Verify depth and location of all existing utilities prior to constructing any new utility lines.
  3. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
  4. Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
  5. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
  6. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
  7. Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
  8. All construction are to adhere to Santaquin City Standard Specifications and Drawings - 2019 Edition.
  9. Coordinate with Century Link for Burial of Cable.



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**Utility Plan**

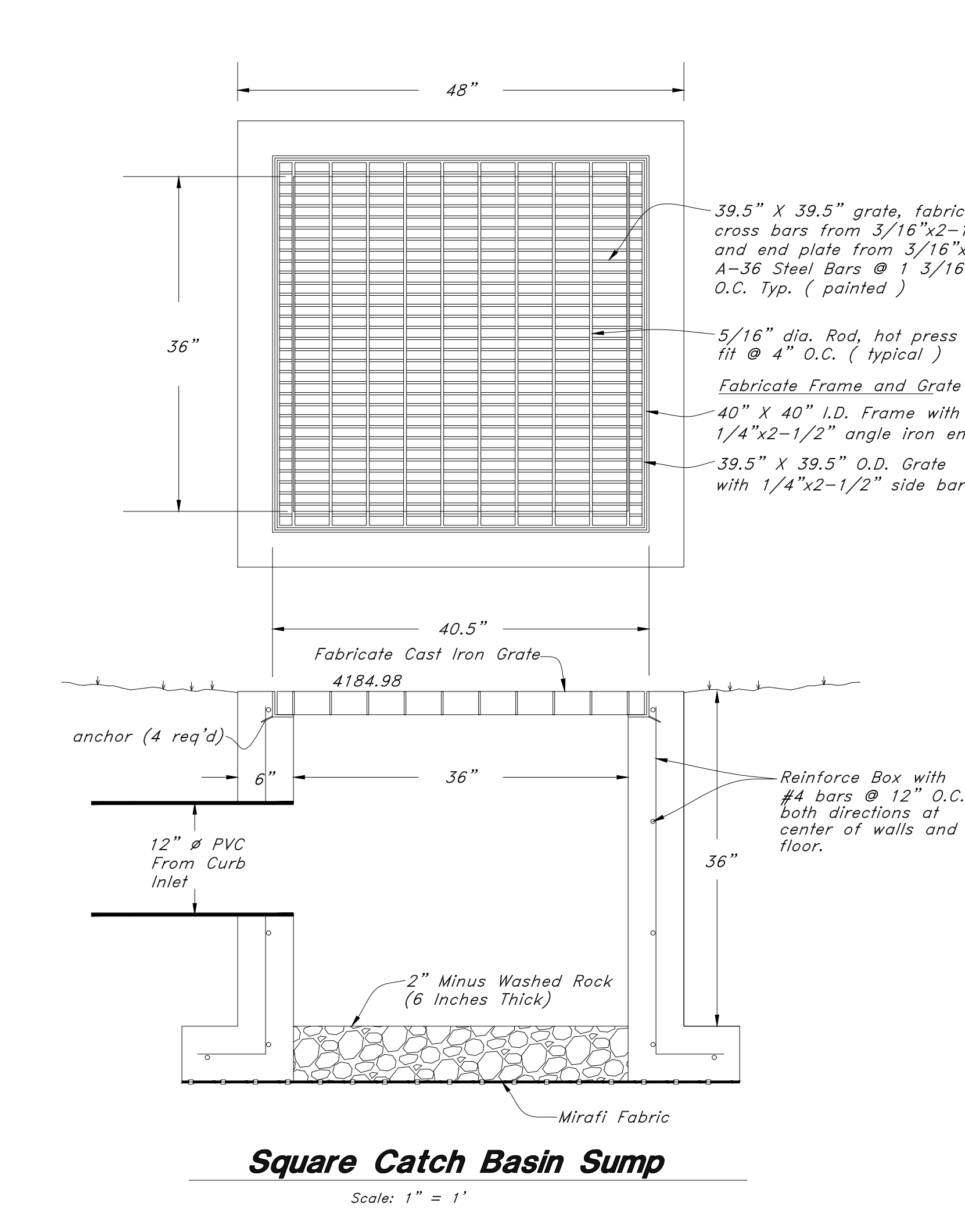
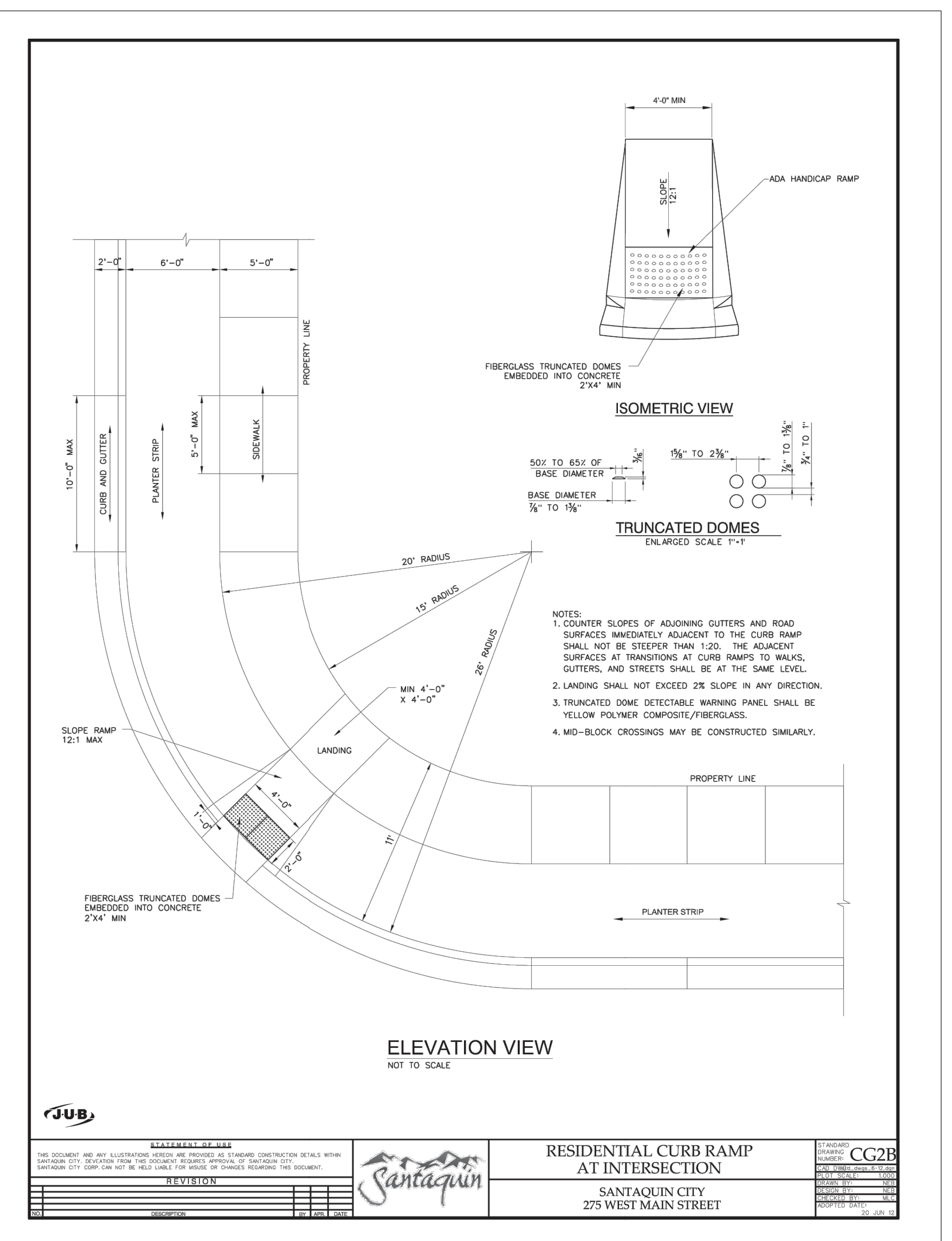
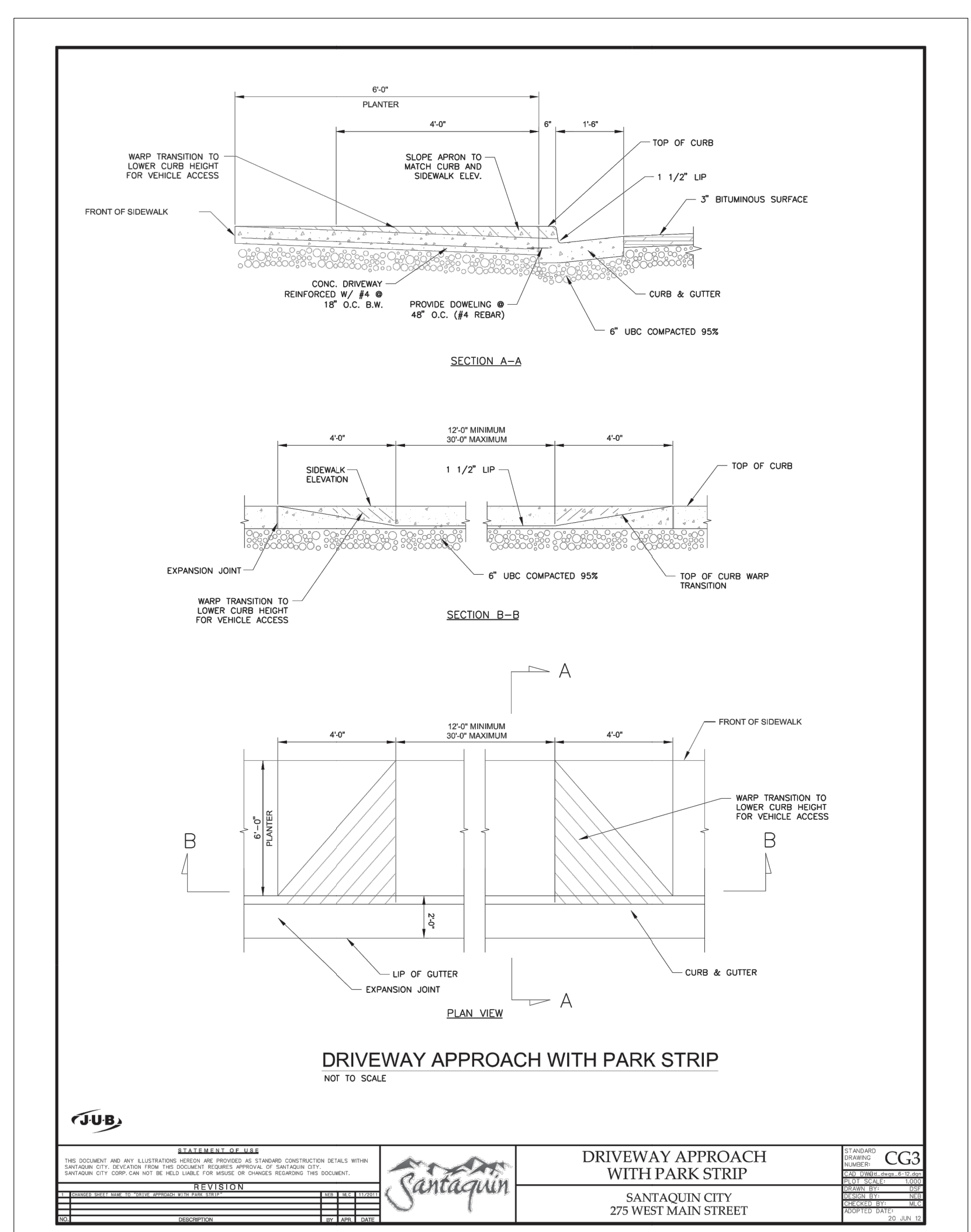
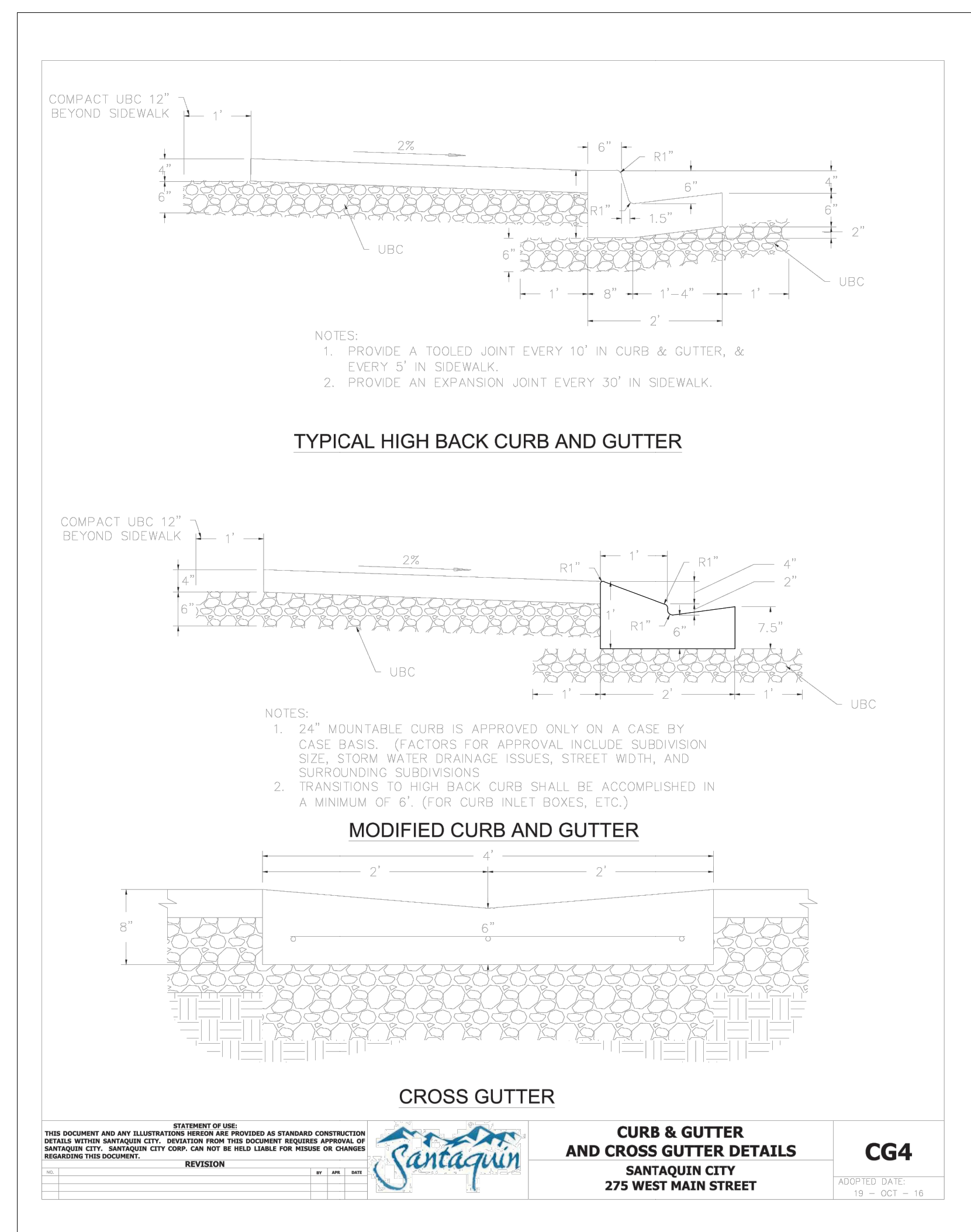
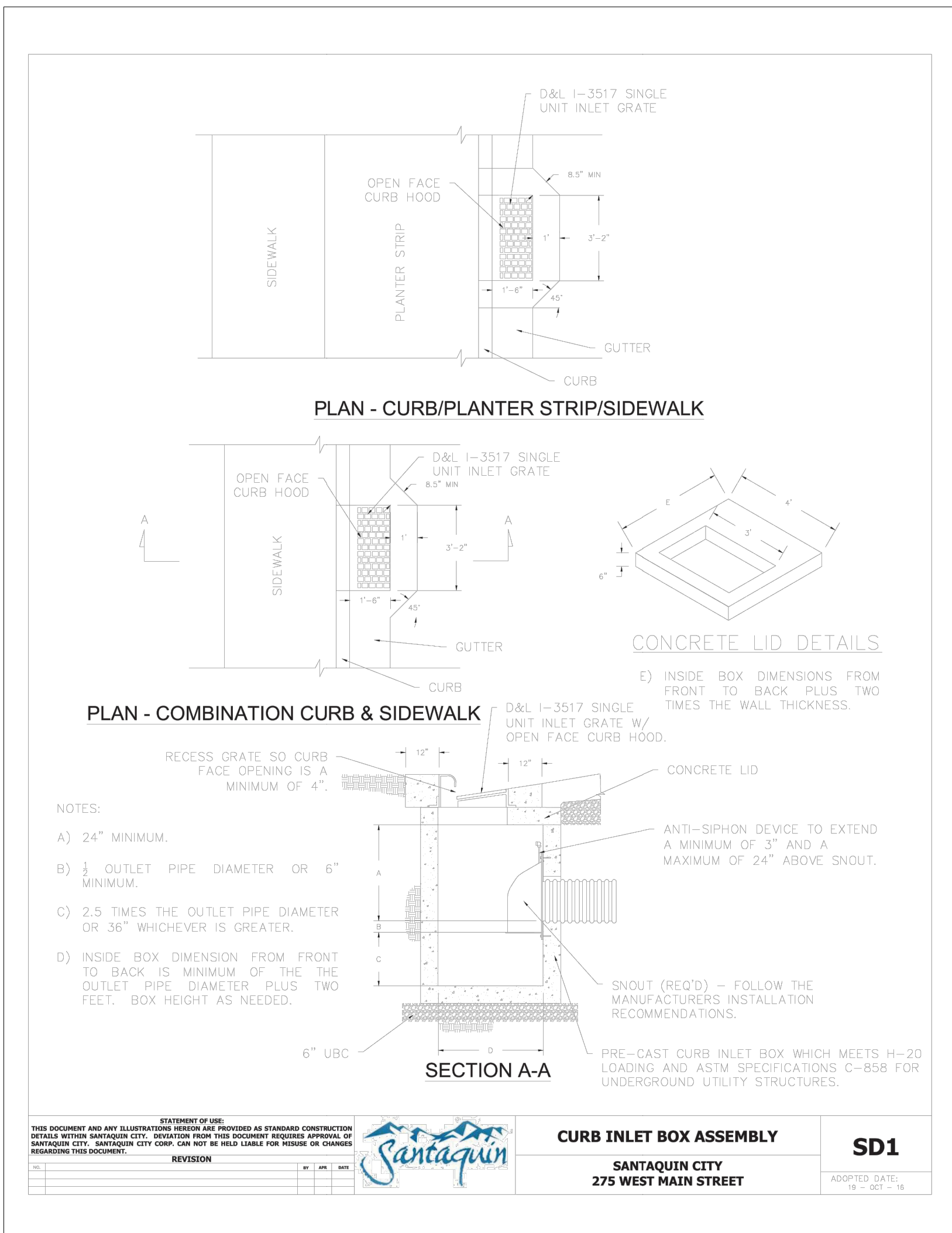
**Ostler Subdivision**

Approx. 400 South and 100 West Street  
 Santaquin, Utah County, Utah

A part of Section 2, T10S, R1E, S16&M, U.S. Survey

Apr, 2022

SHEET NO. **C3**



REV	DATE	DESCRIPTION



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**Improvement Details**

**Ostler Subdivision**  
 Approx. 400 South and 100 West Street  
 Santaquin, Utah County, Utah  
 A part of Section 2, T10S, R1E, S1B&M, U.S. Survey

**Apr, 2022**

**SHEET NO. C4**

21N752







**DRC Members in Attendance:** Engineer Jon Lundell, Community Development Director Jason Bond, Police Officer Russ Woodland, Assistant City Manager Norm Beagley, and Emergency Manager Chris Lindquist

**Others in Attendance:** Planner Ryan Harris, Art Adcock on behalf of Adcock's Acre, Shawn Herring and Kaden Cole on behalf of Vistas West.

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

**Vistas West at Summit Ridge**

*A second preliminary review of a proposed 95-lot subdivision located at approximately Vista Ridge Drive and Crest Dale Lane.*

Building Manager Randy Spadafora stated all addressing is completed.

Safety Manager Chris Lindquist, on behalf of the fire department, inquired about safety concerns with regards to the fencing around the upper side of the retention basin and for the park area.

Police Officer Russ Woodland inquired if there was enough room for parking on the street in front of the park area.

**Engineering:** The updated plans for the retention basin on the northern part of the development showed the addition of the pavilion and playground area. A recessed retention area will be put in to address the storm water needs of the proposed development. Utility services must be installed for the park. The storm drain report needs to be updated to address flood volumes in the retention basin. The area to the west of the development, that the proposed trail connects to is currently private property. It is anticipated that this area will be open space at a future time. As such, it would be prudent to place signage to inform individuals that the land is private. The applicants must match trail cross-sections already in place in other Summit Ridge areas. In addition to trail grading, the applicants must specify grading for the floating pipe.

Assistant Manager Beagley expressed his appreciation for the thought put into the public areas of the development. Mr. Beagley recommended taking out the planter strip to allow for additional parking space at the park and retention basin area.

Director Bond commended the applicants in their thought process regarding the park and retention basin area. Director Bond encouraged the applicants to place a retaining wall just shorter than four feet in height. Director Bond stated that a delineation fence is required.

**Motion:** Director Bond moved to approve the site plan and allow the plat to move on to Planning Commission on April 26<sup>th</sup>, 2022, with the conditions that all redlines be addressed. Officer Woodland seconded the motion. The motion passed unanimously in the affirmative.

**Adcock's Acre Subdivision Final Review**

*A final review of a proposed 2-lot subdivision located at approximately 295 North 200 East.*

**Engineering:** Jon Lundell indicated that the deferral agreement in place stated that the curb, gutter, and sidewalk would be postponed until a later date. Mr. Adcock confirmed that the curb, gutter, and sidewalk, per the agreement, would not be put into place at this time. As such, the above stated improvements must be removed from the existing site plan.

Building Official Randy Spadafora inquired about the address and confirmed that Planning will send the notes to the applicant.

No additional comments from fire or police.

**Motion:** Director Bond moved to approve the site plan with the conditions that the public improvements (curb, gutter, and sidewalk) be removed from the plat to match the deferral agreement, and all redlines be addressed. Assistant Manager Beagley seconded the motion. The motion passed unanimously in the affirmative.

The applicant, Art Adcock, inquired about the asphalt requirements and road-base tie ins. He also inquired about the P.I. and culinary trenches coinciding with the gas and power trenches. Assistant Manager Beagley encouraged the applicant to work with all utility companies to make the trenching process as efficient as possible while still meeting each utility company's needs.

#### MEETING MINUTES APPROVAL

January 25, 2022  
February 8, 2022  
February 22, 2022  
March 22, 2022

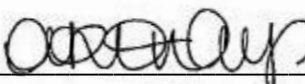
**Motion:** Assistant Manager Beagley motioned to approve the minutes from January 25<sup>th</sup>, February 8<sup>th</sup>, February 22<sup>nd</sup>, and March 22<sup>nd</sup>. Randy Spadafora seconded. The motion passed unanimously in the affirmative.

#### ADJOURNMENT

The Meeting was adjourned at 10:31 a.m.

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Jon Lundell, City Engineer



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Amalie R. Ottley, City Recorder