

DEVELOPMENT REVIEW COMMITTEE

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

MEETING PARTICIPATION

- In Person Meetings are held on the 2nd 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 for consideration.

To review the Santaquin City Council Meeting Protocols, please go to the following link:

https://www.santaguin.org/citycouncil/page/santaguin-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. 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

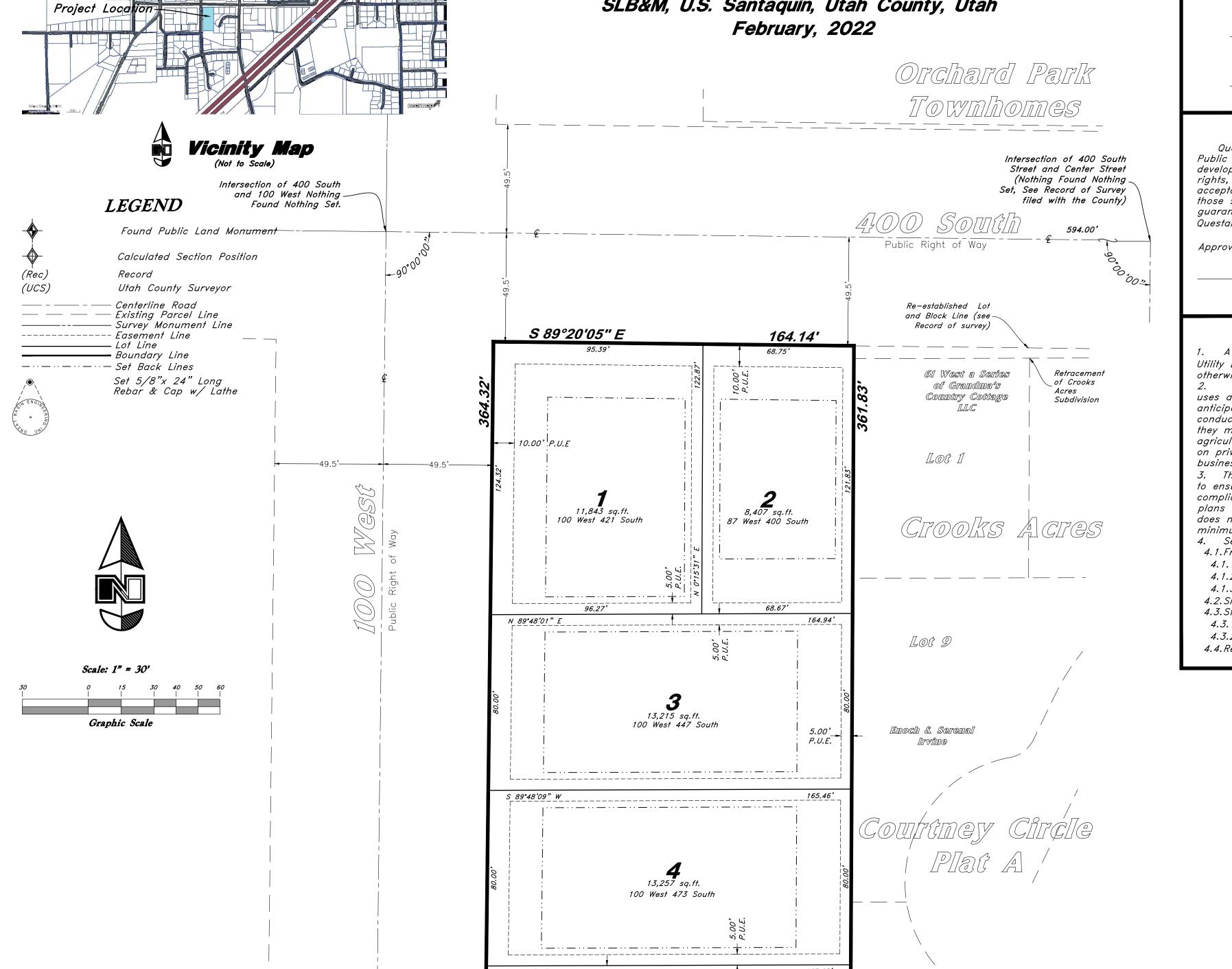
The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was e-mailed to the Payson Chronicle, Payson, UT, 84651, posted on www.santaquin.org, as well as posted on the State of Utah's Public Notice Website.

BY:

Amalie R Ottley, City Recorde

Ostler Subdivision

All of of Lot 4 and a part of Lot 3, Block 5 Plat "C" Santaquin Townsite Survey of Building Lots being a part of Section 2, T10S, R1E, SLB&M, U.S. Santaquin, Utah County, Utah February, 2022



—49.50'————49.50'——

─-| 10.00'| P.U.E.

S 89°48'24" W

13,298 sq.ft.

166.50

314.05

Jeremy & Andrea Smith

100 West 497 South

Lucia Maria & Milkel Scott

Mendenhall

Found Southeast

Corner of Section

2666.35' UCS

2, T10S, R1E,

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Santaquin city Utah County, Approves this Subdivision and hereby accepts the dedication of all easements for the perpetual use of the public this Day of _____, A.D. 2022.

> 6242920 License No.

DOMINION ENERGY COMPANY

Questar approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements. Questar my require other easement in order to serve this development. This approval does not constitute abrogation or waver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance approval or acknowledgement of any terms contained in the plat. Including those set forth in the owners dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information pleas contact Questar's right of way department at 1-800-366-8532.

Approved this _____day of _____, 2022. Dominion Energy Representative

A parcel of land being apart of Section 2 Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey. Said parcel of land being apart of Lot 4 and Lot 3, Block 5 Plat "C" Santaquin Survey of Building Lots;

Beginning at a point 2 Rods North of the Southwest corner of Lot 3, said point being 314.05 feet South 89°48'24" West and 33.00 feet North 0°39'55" East from the Southwest Corner of said Section 2, and running thence along the West Lot lines of said Lot 4 and Lot 3 North 0°39'55" East 364.32 feet to the North Lot line of Lot 4; thence along Said North Lot line South 89°20'05" East 164.14 feet to an extension of Crooks Acres Subdivision; thence along Crooks Acres Subdivision and its extension, and Courtney Circle Subdivision South 0°17'37" West 361.83 feet to a point 33.00 feet from the Section line; thence paralleling the Section line South 89°48'24" West 166.50 feet to the point of

Containing 1.378 Acres

State of Utah

NOTES

1. A 10' wide front yard and street side yard and a 5' wide side and rear yard Public Utility Easement (P.U.E) and Drainage Easement as indicated by dashed lines, except as otherwise shown.

2. This property is located in an agricultural community in which normal agricultural uses and activities are common and part of the identity of Santaguin City. It can be anticipated that such agricultural uses and activities may now or in the future be conducted near this property. Property owners need to understand and acknowledge that they may experience annoyance or inconvenience which may result from such normal agricultural uses and activities. Additionally, property owners must refrain from trespassing on private property which can negatively impact the integrity of agricultural lands and

3. The developer and the general contractor understand that it is his/her responsibility to ensure that all improvements installed within this development are constructed in full compliance with all State and Santaquin City Codes, Ordinances and Standards. These plans are not all inclusive of all minimum Codes, Ordinances and Standards. This fact does not relieve the developer or general contractor from the full compliance with all minimum State and Santaquin City Codes, Ordinances and Standards. 4. Setbacks for this Subdivision follow the Santiquin City for the R-8 Zone as follows:

4.1.Front setback;

4.1.1. Covered Porches - 15'

4.1.2. Living Area - 20' 4.1.3. Garage Doors - 25'

4.2.Side - 8' 4.3. Street Side;

4.3.1. Living area or Garage side - 20' 4.3.2. To garage doors - 25'

4.4.Rear - 25'

SURVEYOR'S NARRATIVE

This Subdivision was requested by Race Ostler for the purpose of Subdividing the the land shown in to 5 lots as shown.

Basis of bearing for this survey is South 87°07'54" East measured between the Northwest Corner of Section 12, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey and the North Quarter Corner of said Section.

Property Corners were set as shown here on Subdivision. For more information regarding the boundary see the record of survey filed with the County.

OWNERS DEDICATION

and subdivide the same into lots and streets as shown on this plat, and name said tract shall be Ostler Subdivision, and hereby dedicate, grant, and convey to Santaquin City, Utah County, Utah, all those parts or portions of said tract of land designated as P,U,E, for public utility and drainage purposes over and across said tract of land as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage, as may be authorized by Santaquin City.

Signed this _____, day of ______, 2022.

Race Ostler - Owner 2255 W 900 N Lehi Utah 84043

County of Weber The foregoing instrument was acknowledged before me this_____ 2022 by <u>Race Ostler</u>,

Commission Number. Commission Expires:

CENTURYLINK APPROVAL Approved this ____ day of

ROCKY MOUNTAIN POWER

Approved this ____ day of 2022.

Centurylink Representative

Rocky Mountain Power Representative

Ostler Subdivision

Santaquin, Utah County, Utah

CITY ENGINEER CITY RECORDER SEAL

2667.21' (2667.19' UCS) S 87°07'54" E Basis of Bearing Found South Quarter Corner of Section 1, T10S, R1E, SLB&M

South Quarter

Corner of Section

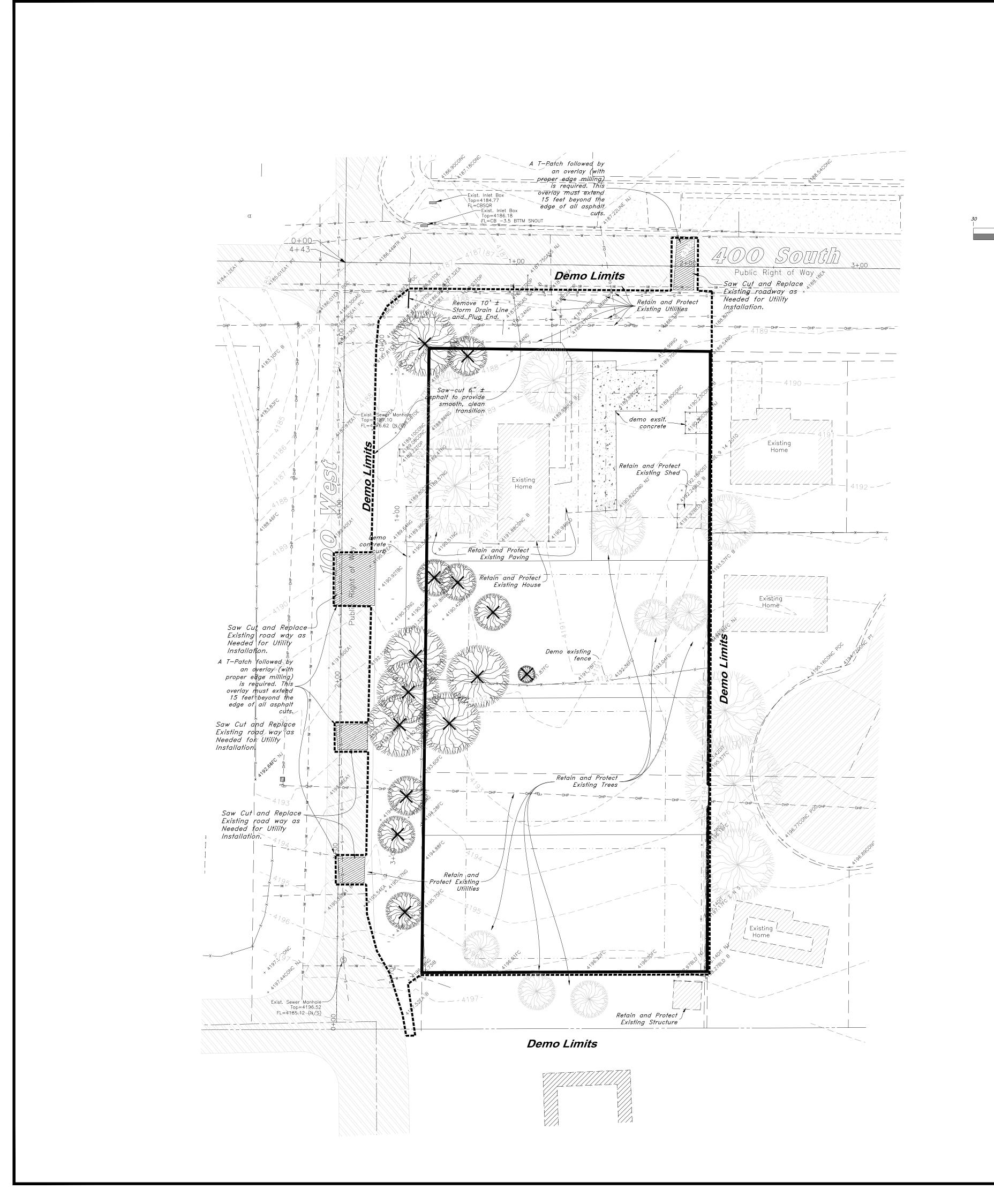
SLB&M. (Calculated

MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544 21N752 W W W . G R E A T B A S I N E N G I N E E R I N G . C O M

1, T10S, R1W,

- S 89°48'24" E

established by Morley





Top of Walk Top of Concrete San. Sewer Manhole Water Manhole Natural Ground Storm Drain Manhole Finish Grade Match Existing Cleanout Fire Department Connection FDC Finished Contour Electrical Manhole Exist. Contour --90--95.33TA Catch Basins Finished Grade Exist. Fire Hydrant Exist. Grade 95.72TA Fire Hydrant Fire Department Connection Ridge Line Direction of Flow ----Post Indicator Valve Exist. Water Valve Existing Asphalt Water Valve Sanitary Sewer Culinary Water Irrigation Line Storm Drain Telephone Line Secondary Waterline —*SD*— — *T*— Heavy Duty Asphalt —SW— — P— Existing Concrete Power Line Fire Line — F— Land Drain Power pole Power pole w/guy Light Pole Fence Demo'd Road Base Flowline of ditch OHP— CMP CP RCP Overhead Power line 24" High Back Curb & Corrugated Metal Pipe Gutter 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 Tree To Remain in Place Public Utility Easement

General Demolition Notes:

Scale: 1" = 30'

Graphic Scale

- 1. Demolition and site clearing for this contract are to include all areas shown within demolition
- limits or by note.
- 3. Demolish existing buildings and clear from site. (Including removal of all footings and
- sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site within
- According to city, county and utility company requirements, unless otherwise shown. 6. 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) 7. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site
- 8. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the
- 9. 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)
- 10. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations
- 11. 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
- jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
- erosion control as needed to prevent sediment transport to adjacent drainage ways.
- 13. 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.
- 14. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
- Agencies as required. 17. A roadway excavation permit will be needed and appropriate bonding in place for any open trenching within the asphalt



2. Refer to site improvement plans for more details on limits of removal.

foundations.) 4. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines,

demo limits unless otherwise shown. 5. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped

Except where noted otherwise.

from the site and dispose of in a legal manner.

is not to be relied upon as being exact or complete. Contractor shall contact authorities having

12. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide

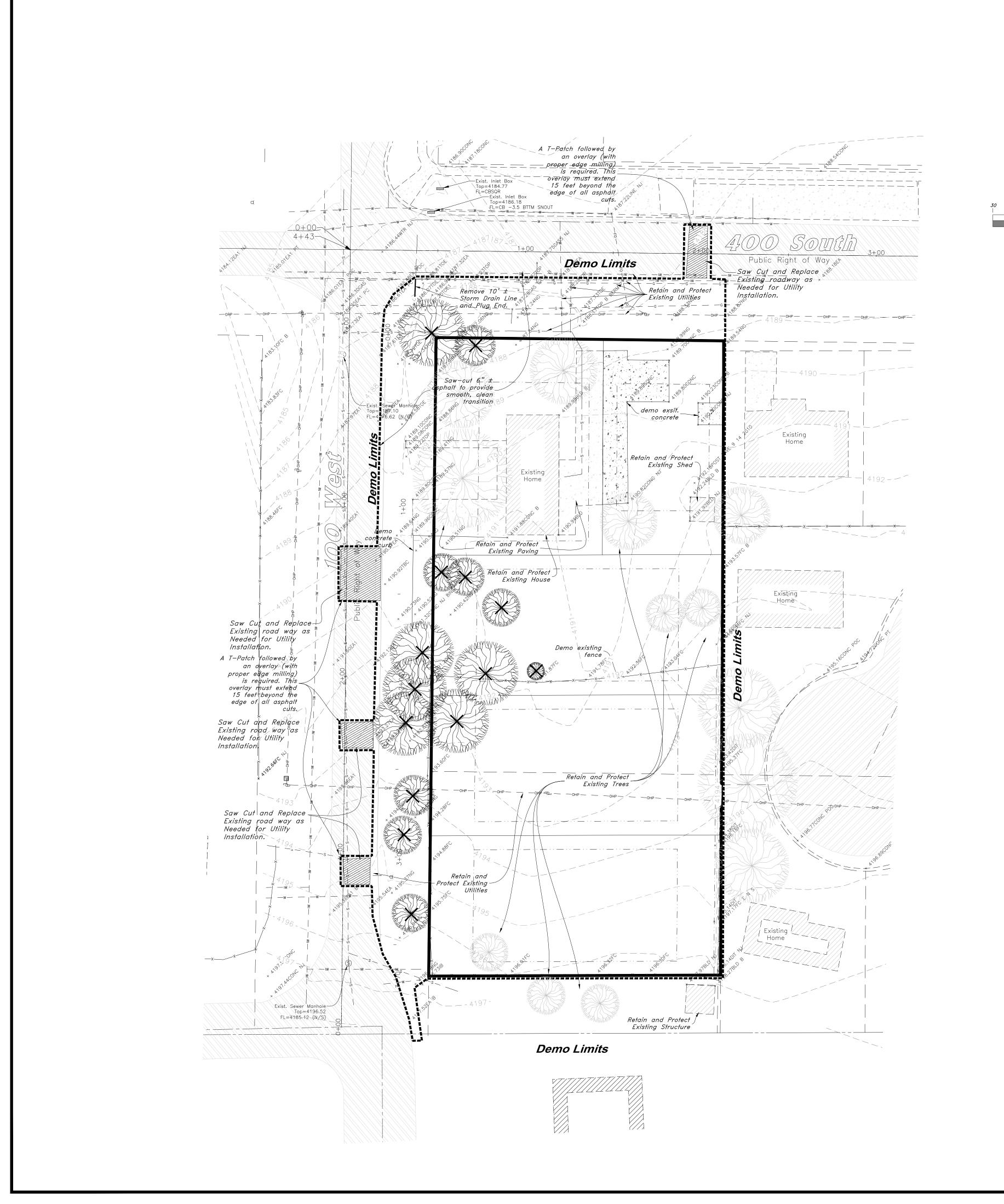
15. Install traffic warning devices as needed in accordance with local standards.

16. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal

: No. 5337934 RYAN BINGHAM

Apr, 2022

21N752





Top of Walk Top of Concrete San. Sewer Manhole Water Manhole Natural Ground Storm Drain Manhole Finish Grade Match Existing Cleanout Fire Department Connection FDC Finished Contour Electrical Manhole Exist. Contour --90--95.33TA Catch Basins Finished Grade Exist. Fire Hydrant Exist. Grade 95.72TA Fire Hydrant Fire Department Connection Ridge Line — R — Direction of Flow ___ Post Indicator Valve Exist. Water Valve Existing Asphalt Water Valve Sanitary Sewer Culinary Water New Asphalt Irrigation Line Storm Drain —SD— — T— Heavy Duty Asphalt Telephone Line —\$W— — P— Secondary Waterline Existing Concrete *Power Line* Fire Line — F— Land Drain Power pole Power pole w/guy Light Pole Fence Demo'd Road Base Flowline of ditch OHP— CMP CP RCP Overhead Power line 24" High Back Curb & Corrugated Metal Pipe Concrete Pipe Reinforced Concrete Pipe Gutter Ductile Iron Polyvinyl Chloride Top of Asphalt Edge of Asphalt Centerline Flowline

Tree To Remain in Place

General Demolition Notes:

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- 3. Demolish existing buildings and clear from site. (Including removal of all footings and
- sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site within demo limits unless otherwise shown.
- 5. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped
- 6. Basements and other excavated areas to be backfilled with clean granular material compacted to
- 7. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off—site Except where noted otherwise.
- 8. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the
- a contractor licensed to handle asbestos materials. (Not a part of contract)
- 10. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
- utilities during construction. 12. 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. 13. 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.
- 17. A roadway excavation permit will be needed and appropriate bonding in place for any open trenching



Finish Floor

Top of Curb Top of Wall

Public Utility Easement

Scale: 1" = 30'

Graphic Scale

limits or by note.

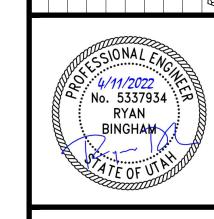
foundations.)

4. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines,

According to city, county and utility company requirements, unless otherwise shown.

- 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner)
- 9. If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by
- 11. 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

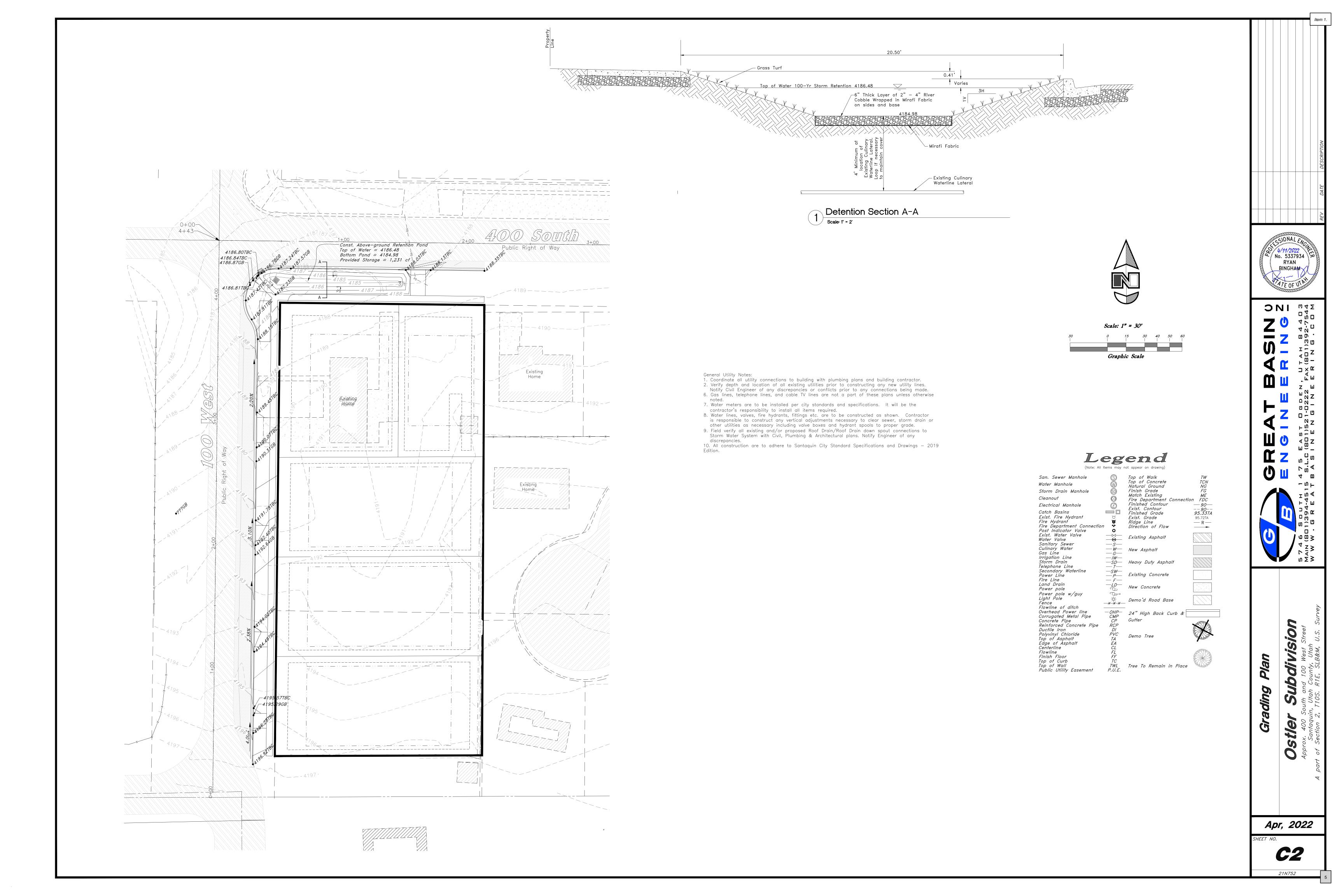
- 14. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal. 15. Install traffic warning devices as needed in accordance with local standards.
- 16. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
- within the asphalt to install utilities (I.E.: Power, Sewer, Gas, Etc.)

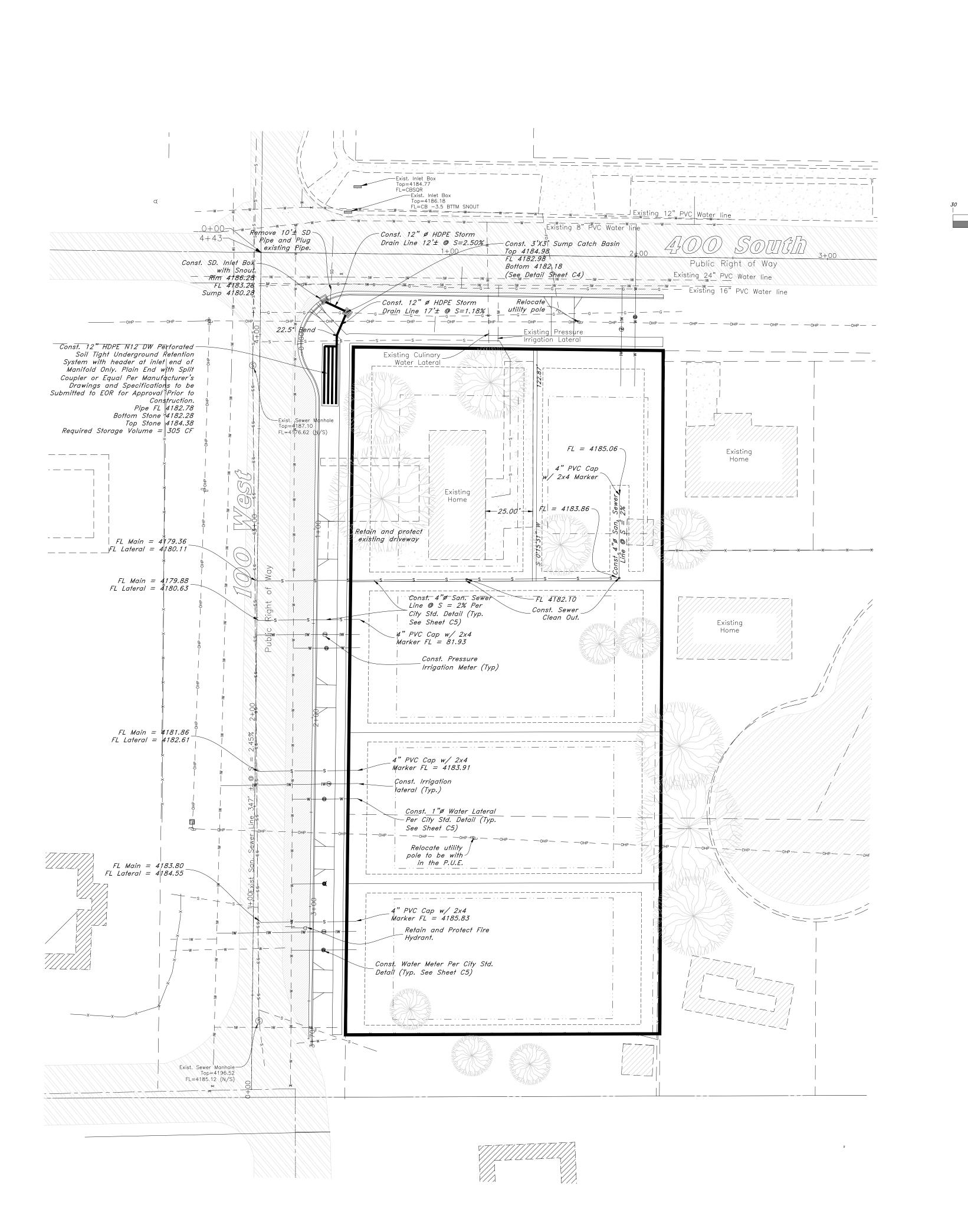


division

Apr, 2022

21N752







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Tree To Remain in Place

Finish Floor

Top of Curb Top of Wall

Public Utility Easement

General Utility Notes:

discrepancies.

Coordinate all utility connections to building with plumbing plans and building contractor.
 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.

7. Water meters are to be installed per city standards and specifications. It will be the

contractor's responsibility to install all items required.

11. Coordinate with Century Link for Burial of Cable.

6. Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise

8. 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.
9. 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

10. All construction are to adhere to Santaquin City Standard Specifications and Drawings — 2019

Scale: 1" = 30'

Graphic Scale

SSIONAL ENC 4/11/2022 No. 5337934 RYAN BINGHAM BINGHAM

EAST OGDEN, UTAH 8440: (801)521-0222 FAX (801)392-7544

5746 SOUTH 147 MAIN (801)394-4515 S. W W W G R E A T B A

Subdivision

th and 100 West Street

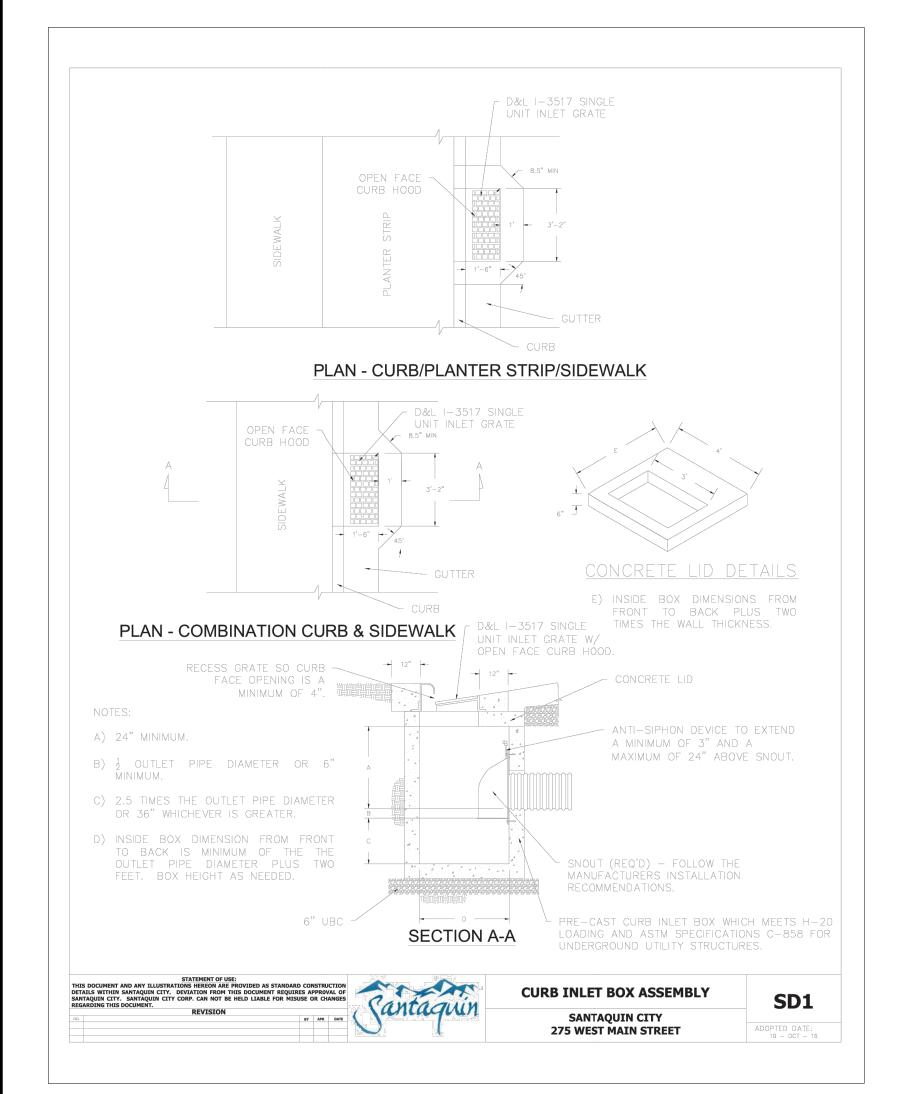
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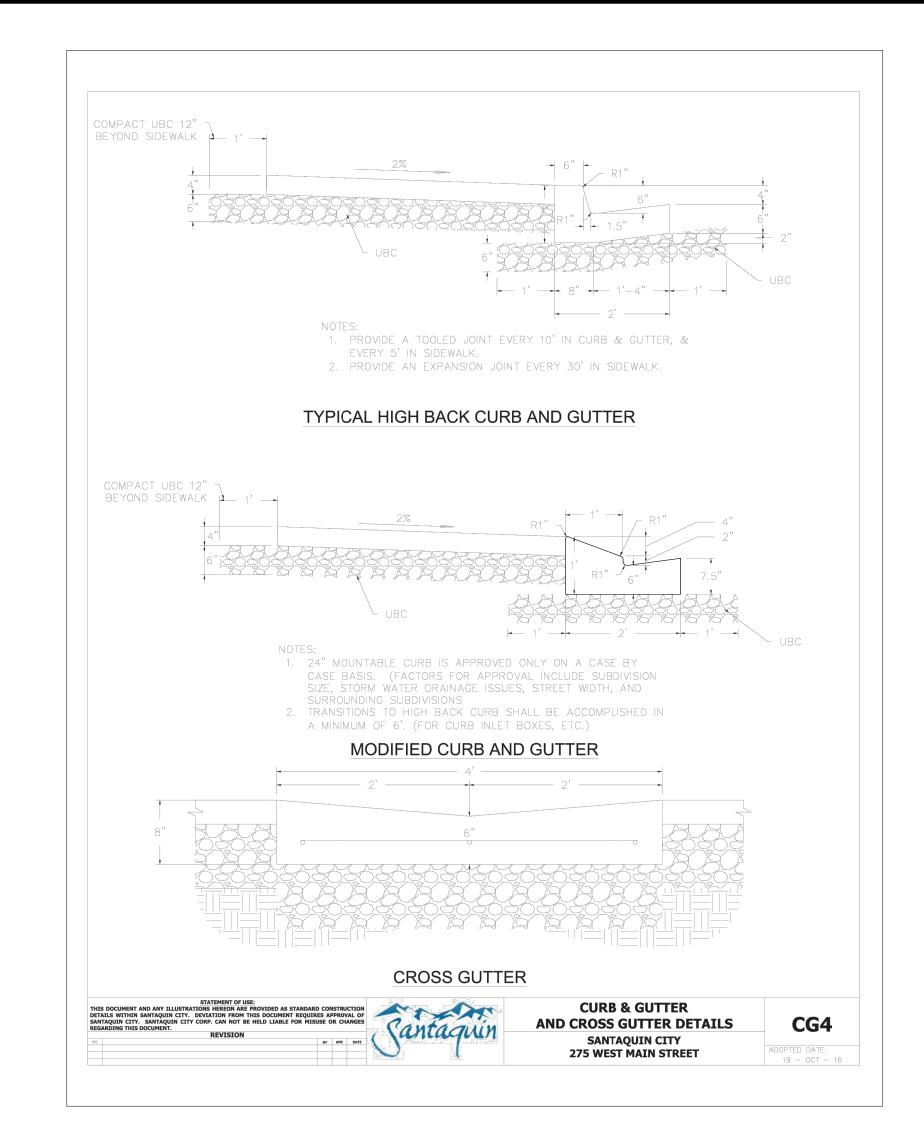
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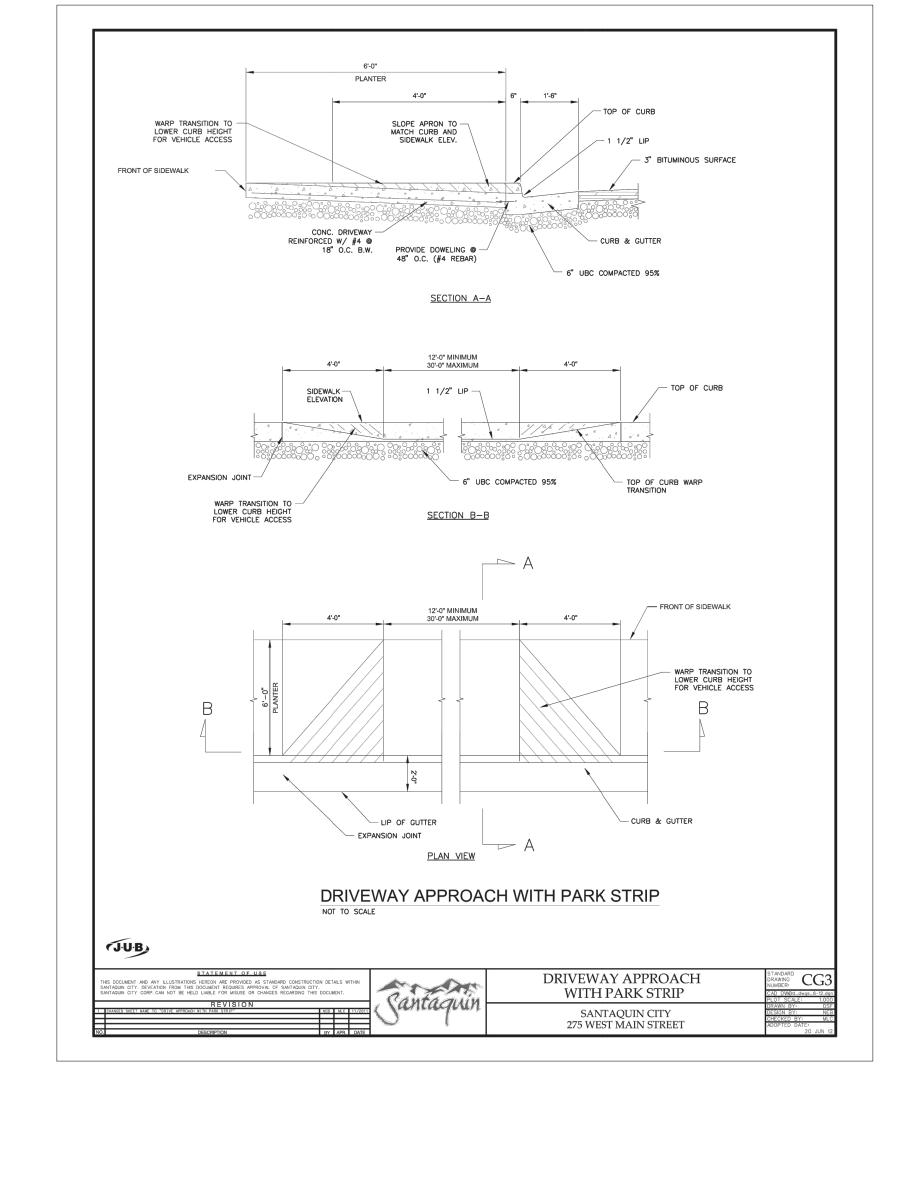
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A part of Section 2

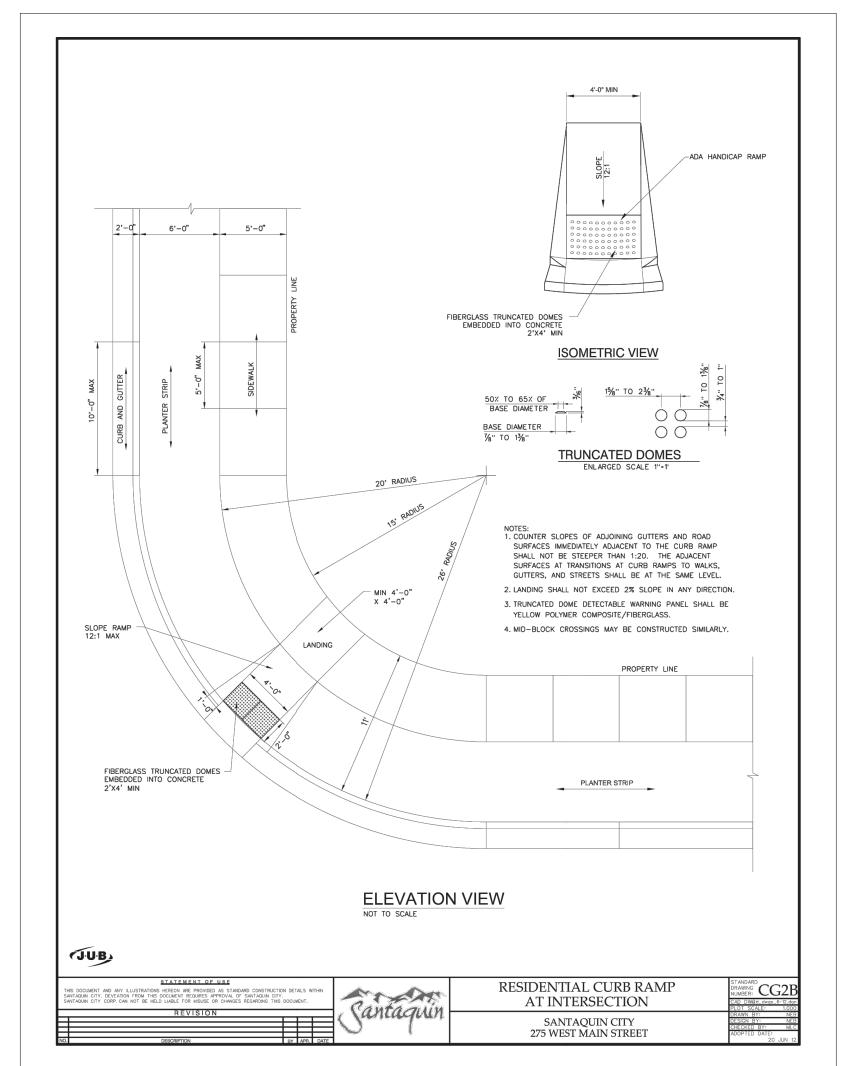
Apr, 2022

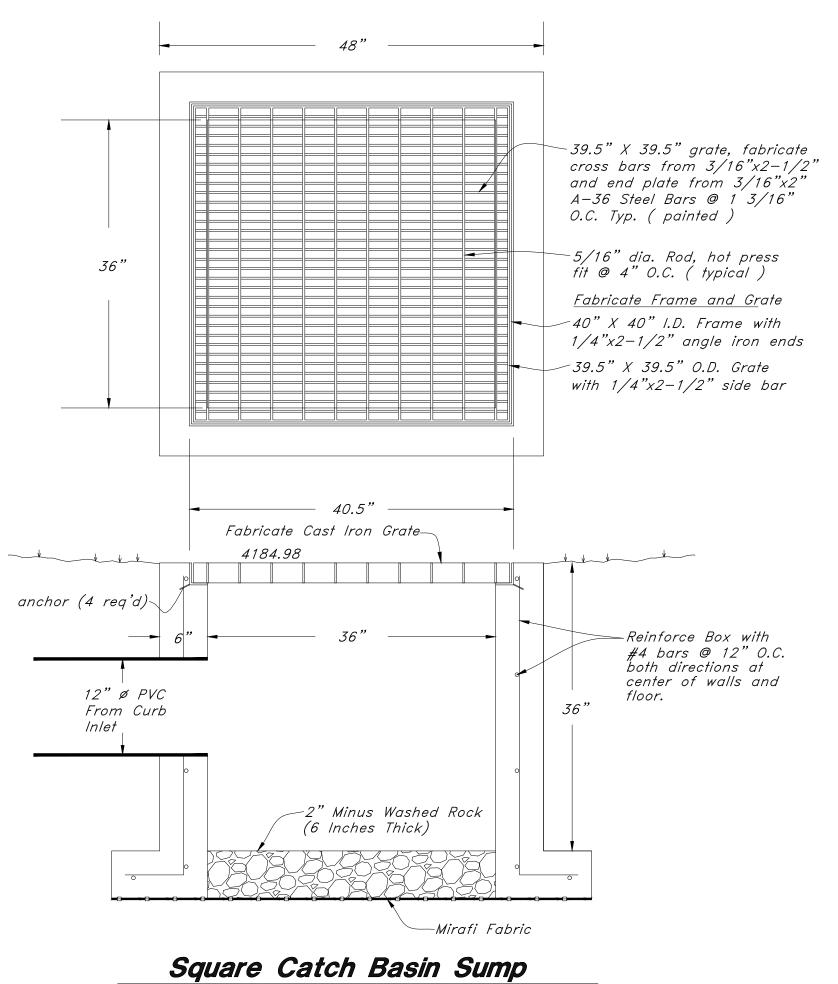
C3



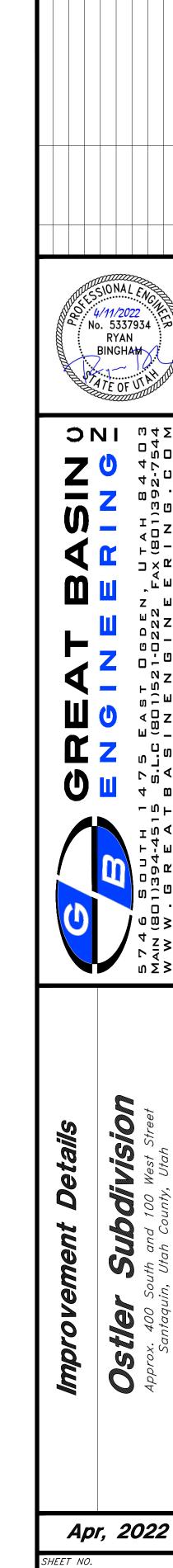




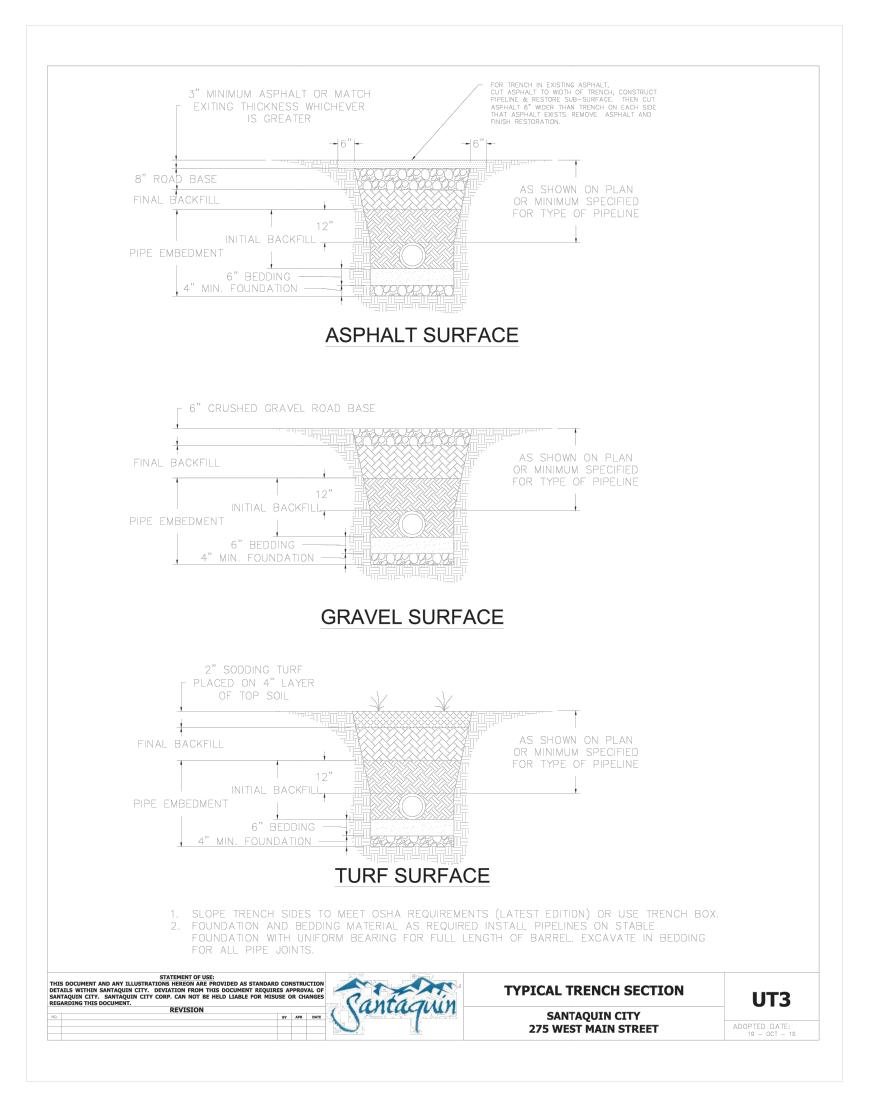


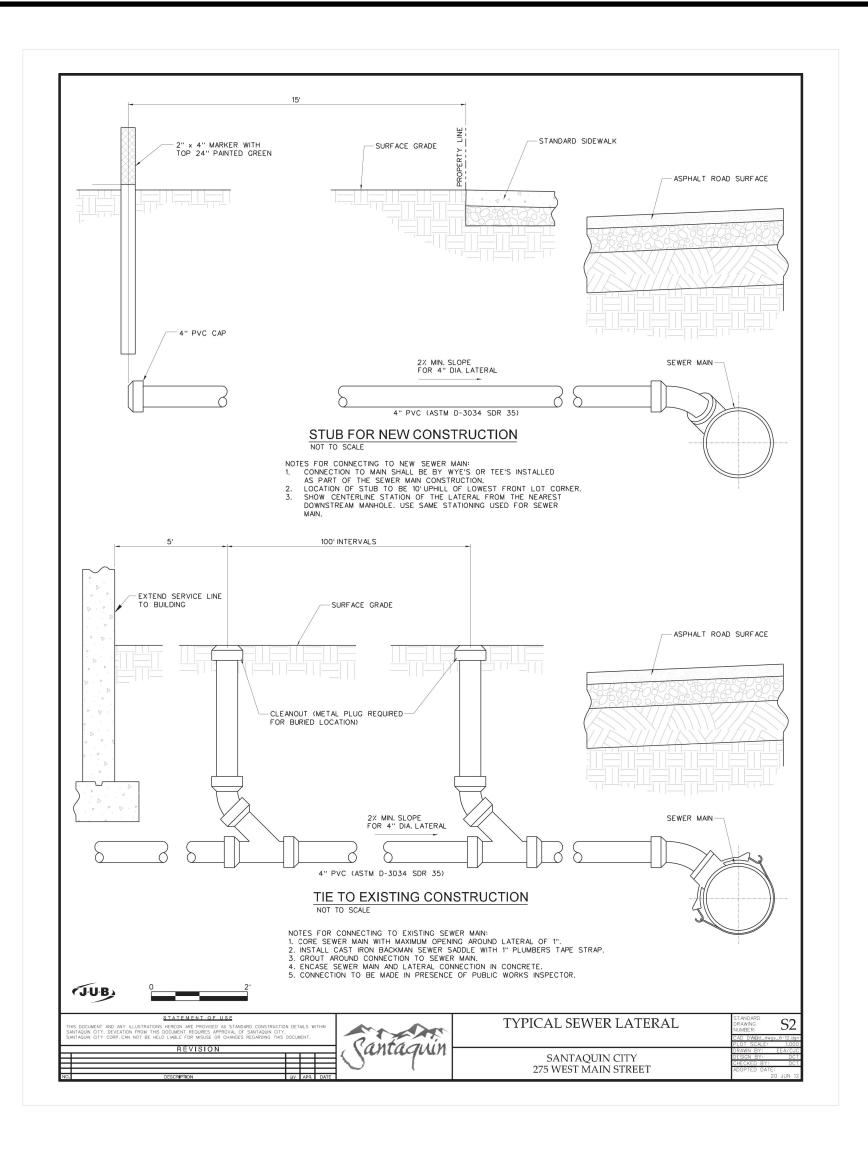


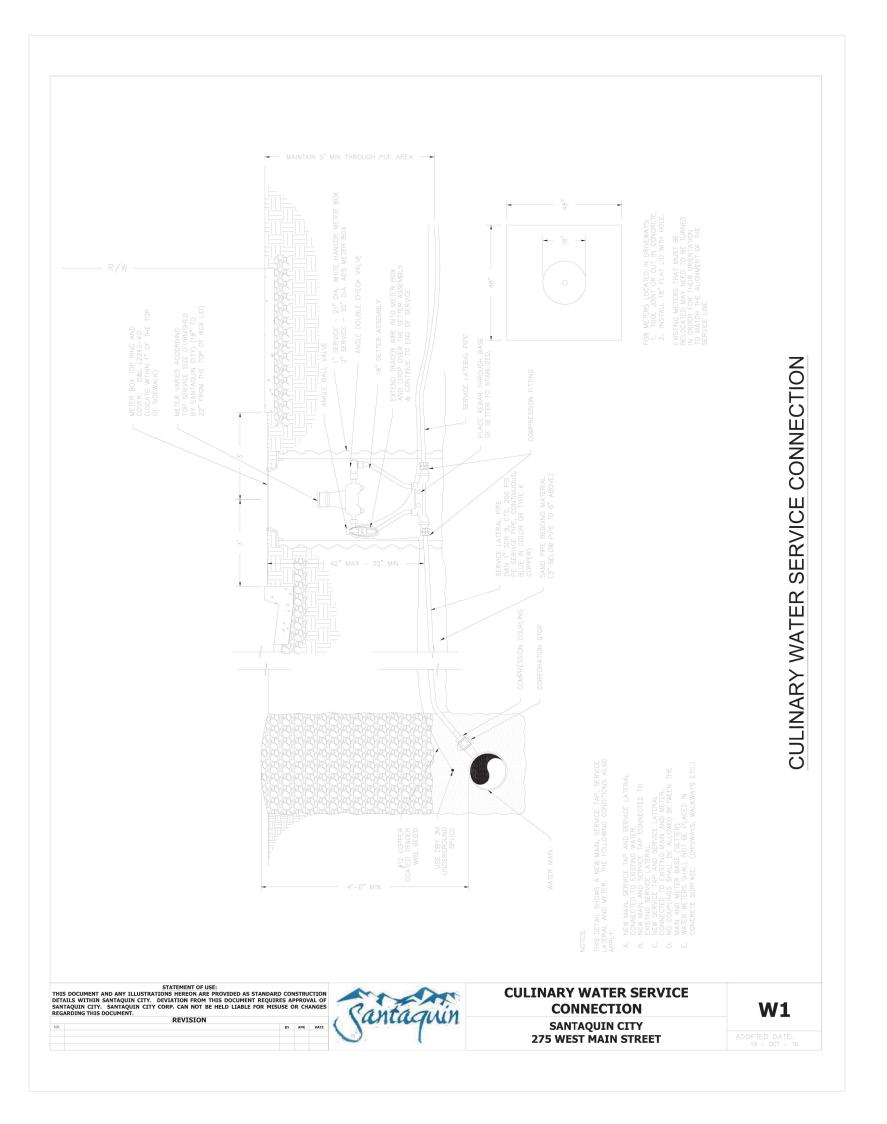
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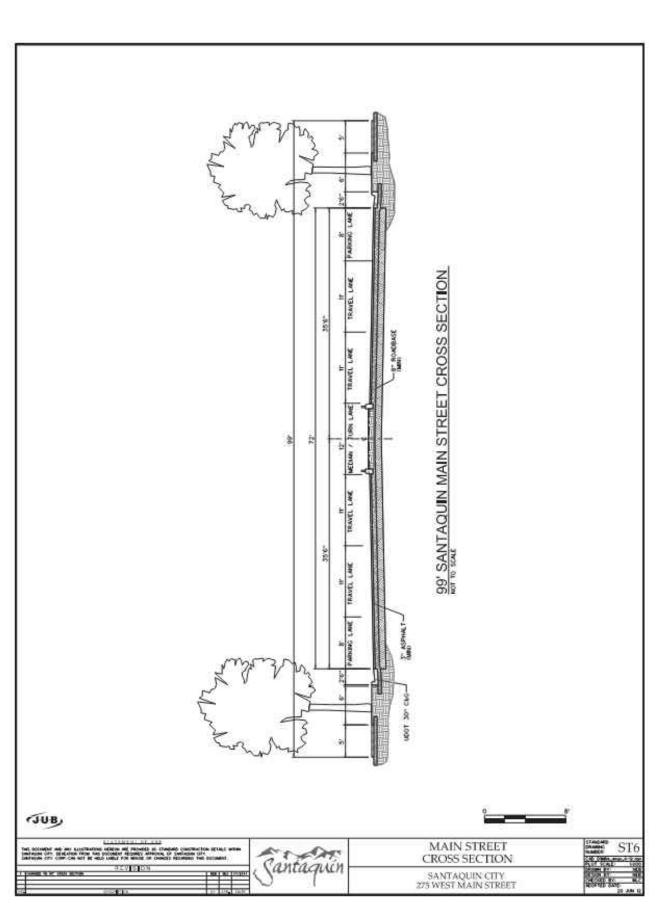


C4











No. 5337934 RYAN

BINGHAM

Detail Improvement

Subdivision Ostler

Apr, 2022

C5

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 26th, 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.

Item 2.

DRC Meeting Minutes Tuesday, April 12th, 2022

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

ADJOURNMENT

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

The Meeting was adjourned at 10:31 a.m. Jon Lundell, City Engineer Amalie R. Ottley, City Recorder