



DEVELOPMENT REVIEW COMMITTEE

Tuesday, April 09, 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. Sutherland Final Plat

A final plat review of a two-lot subdivision located at approximately 565 W. Lark Road.

MEETING MINUTES APPROVAL

2. February 13, 2024

3. February 27, 2024

ADJOURNMENT

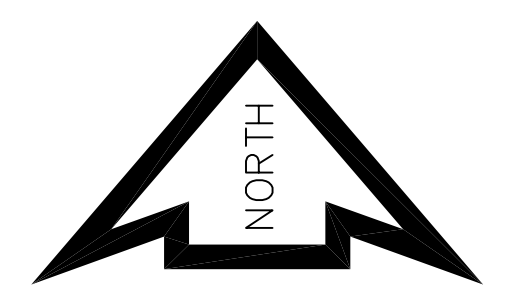
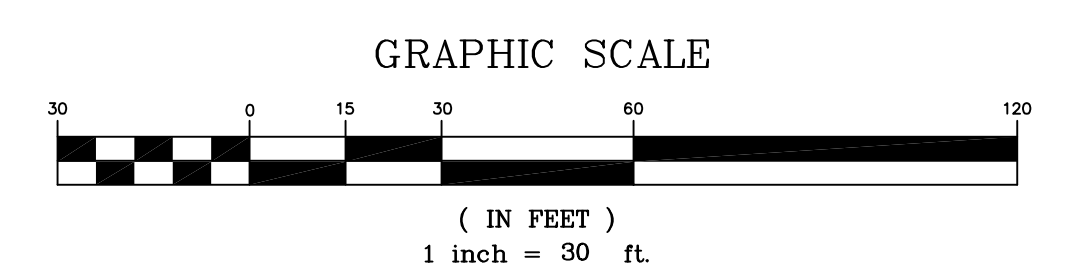
CERTIFICATE OF MAILING/POSTING

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

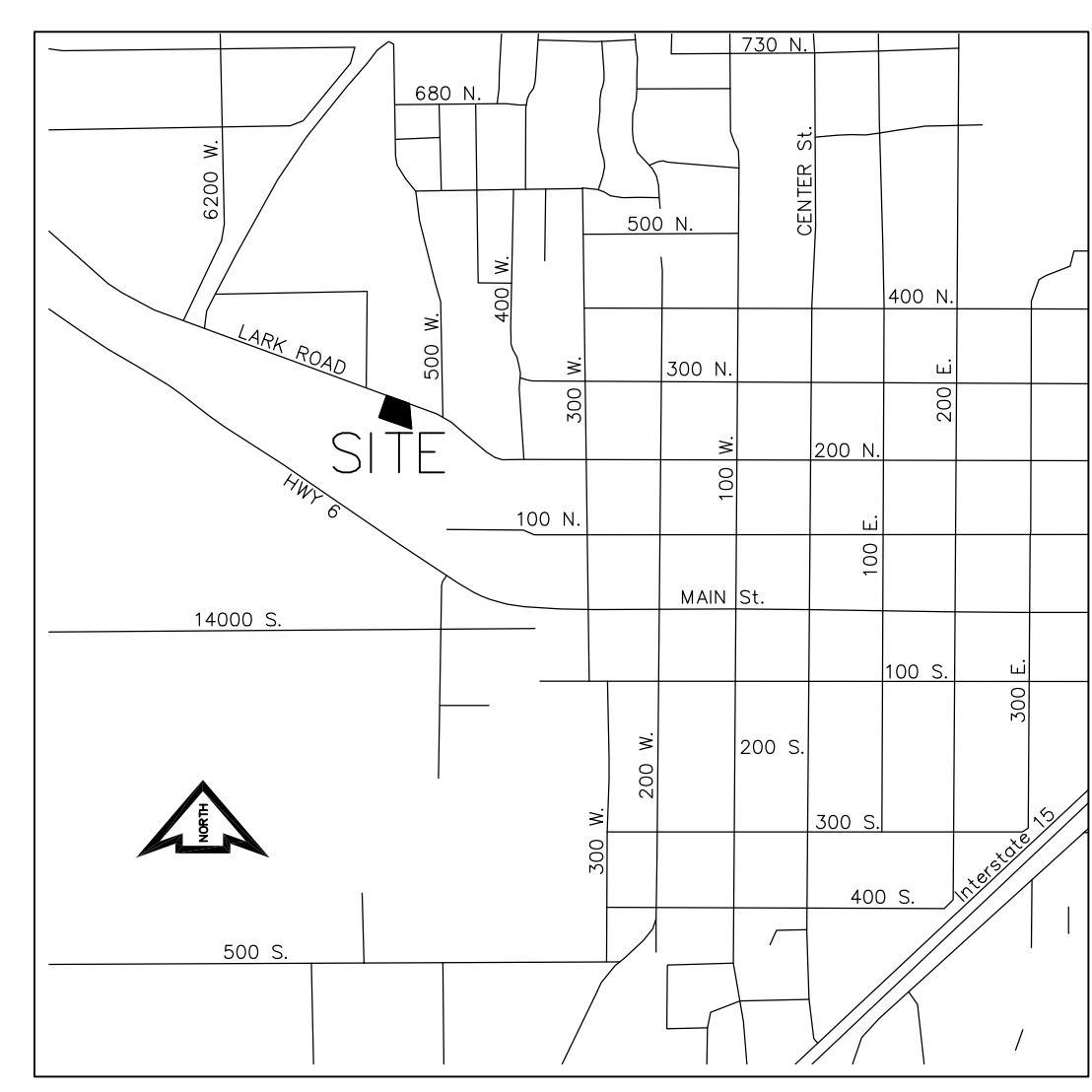


SUTHERLAND SUBDIVISION

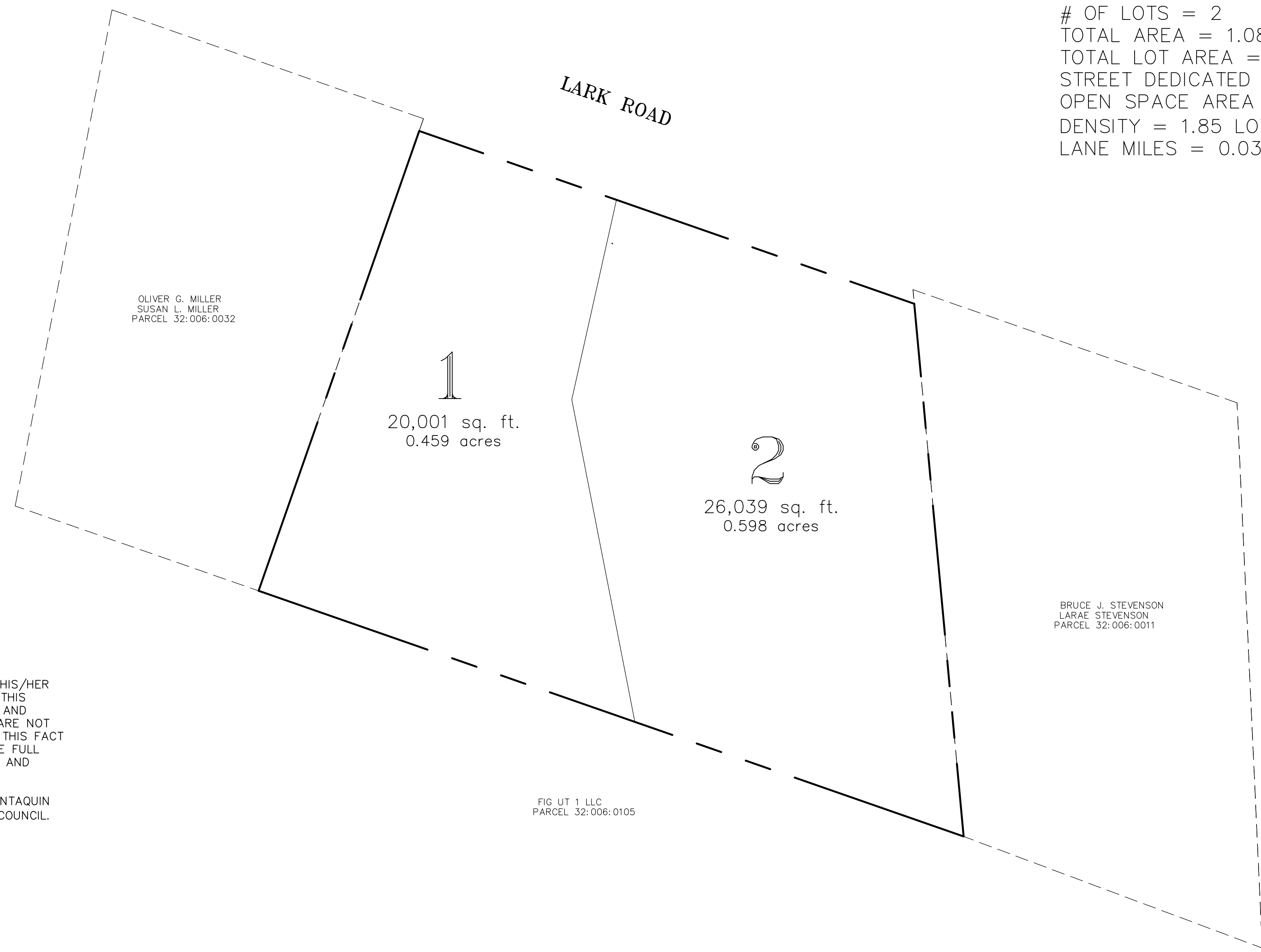
PRELIMINARY PLANS

TABULATIONS

CURRENT ZONE = R-10
 # OF LOTS = 2
 TOTAL AREA = 1.080 ACRES
 TOTAL LOT AREA = 1.080 ACRES
 STREET DEDICATED AREA = 0.00 ACRES
 OPEN SPACE AREA = 0 ACRES
 DENSITY = 1.85 LOTS/ACRE
 LANE MILES = 0.0379 MILES



VICINITY MAP
NOT TO SCALE



DEVELOPMENT NOTE:

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT 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 STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

SUBDIVISIONS REQUIRE FULL FRONTAGE SURFACE IMPROVEMENTS PER SANTAQUIN CITY CODE 11.44. A DEFERRAL AGREEMENT, AS/IF APPROVED BY CITY COUNCIL.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 888.89 FEET AND WEST 290.62 FEET FROM THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 05°17'18" EAST 211.85 FEET; THENCE NORTH 70°47'24" WEST 287.98 FEET; THENCE NORTH 19°15'00" EAST 192.91 FEET; THENCE SOUTH 70°45'00" EAST 200.00 FEET TO THE POINT OF BEGINNING.

AREA = 47,046 SQ. FT. OR 1.080 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, THE DESIGNER NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. THE DESIGNER WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THIS PLAN. 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, THE DESIGNER 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.

INDEX OF DRAWINGS

- COVER SHEET (1 OF 3)
- FINAL PLAT (2 OF 3)
- CONCEPT/UTILITY/IMPROVEMENT PLAN (3 OF 3)

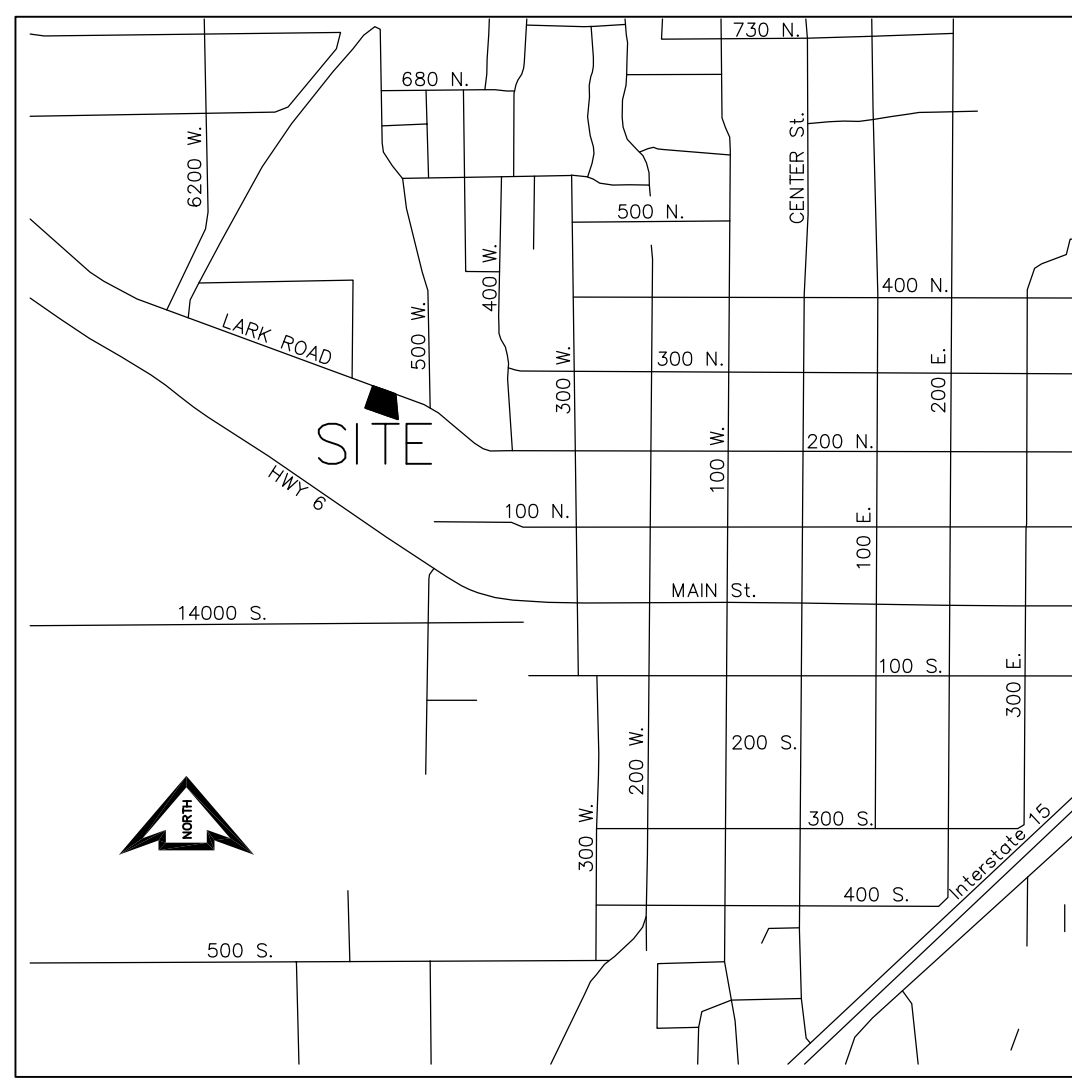
BLUE STAKES
 CALL 811
 BEFORE YOU DIG

OWNER/DEVELOPER:
 LOGAN MOFFETT
 565 WEST LARK ROAD
 SANTAQUIN, UT 84655
 (385) 212-4127

SURVEYOR/DESIGNER
 LEVEL OF FOCUS, INC.
 DAVID F. HUNT, PLS.
 1334 EAST 1150 SOUTH
 SPANISH FORK, UT 84660
 (801) 319-5441

ENGINEER
 F.J. CLARK AND ASSOCIATES
 FRED J. CLARK, P.E.
 9448 North Timpanogos Cove
 Cedar Hills, Utah 84062
 (801) 701-0268

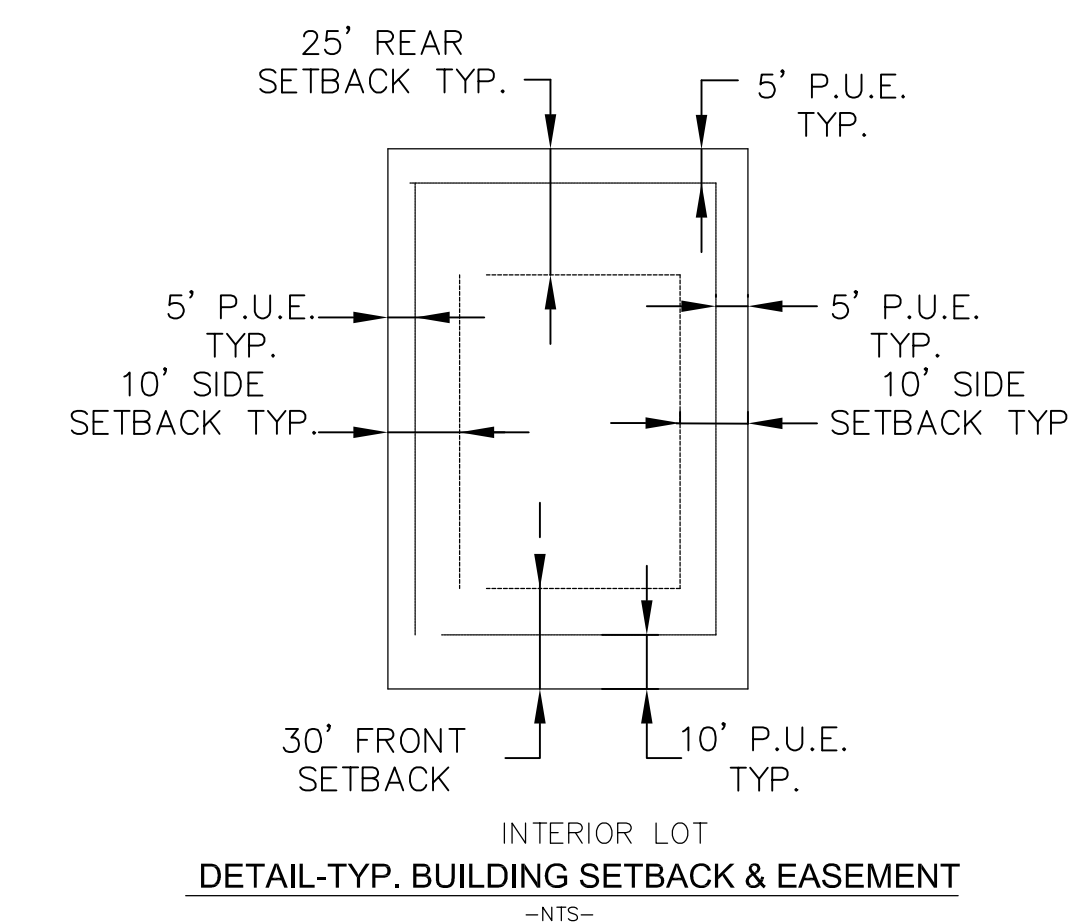
REVISIONS 02-16-24	BY DFH	LEVEL OF FOCUS, INC. DAVID F. HUNT, P.L.S. 1334 EAST 1150 SOUTH SPANISH FORK, UTAH 84660 (801) 319-5441 LEVELOFFOCUS@GMAIL.COM	SUTHERLAND SUBDIVISION		DESIGNER DFH	DRAWN BY DFH	CHECKED BY FJC	SHEET
			COVER SHEET		DATE 01-25-24	SCALE 1" = 30'	PROJECT NO.	1 OF 3
			SANTAQUIN	UTAH		ADDRESS		



VICINITY MAP
NOT TO SCALE

SYMBOL LEGEND

- SET NEW 5/8" REBAR & CAP (OR FOUND EXISTING REBAR & CAP)
 - ⊕ UTAH COUNTY MONUMENT
 - ◇ NOTHING SET
 - △ SET PLUG IN CURB ON LOT LINE EXTENSION (WHERE POSSIBLE)
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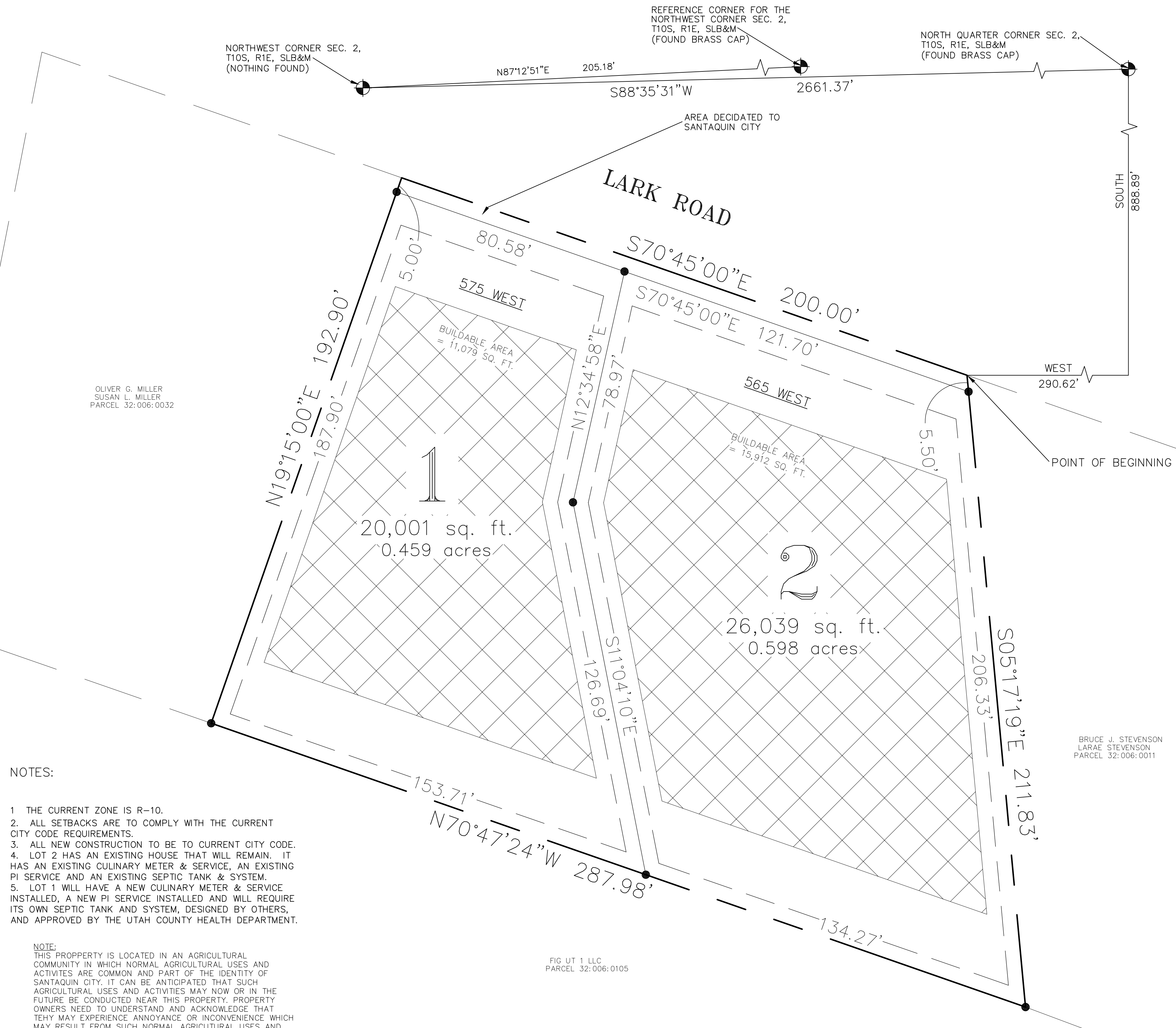
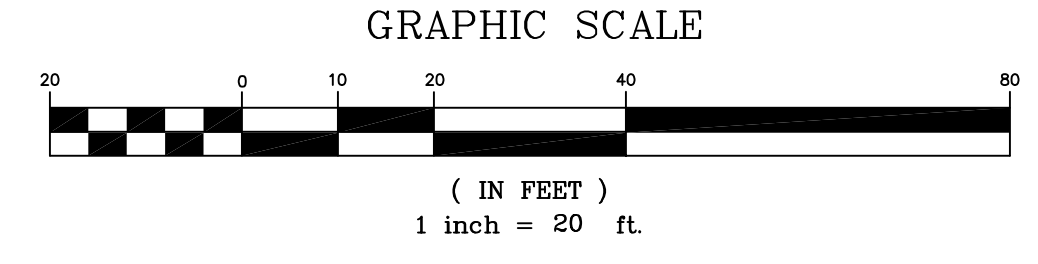


DETAIL-TYP. BUILDING SETBACK & EASEMENT

R-10 SETBACK REQUIREMENTS
 FRONT: 30'
 SIDE - 10'
 REAR - 25'

SUTHERLAND

LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, T10S, R1E, SALT LAKE BASE AND MERIDIAN



NOTES:

1. THE CURRENT ZONE IS R-10.
2. ALL SETBACKS ARE TO COMPLY WITH THE CURRENT CITY CODE REQUIREMENTS.
3. ALL NEW CONSTRUCTION TO BE TO CURRENT CITY CODE.
4. LOT 2 HAS AN EXISTING HOUSE THAT WILL REMAIN. IT HAS AN EXISTING CULINARY METER & SERVICE, AN EXISTING PI SERVICE AND AN EXISTING SEPTIC TANK & SYSTEM.
5. LOT 1 WILL HAVE A NEW CULINARY METER & SERVICE INSTALLED, A NEW PI SERVICE INSTALLED AND WILL REQUIRE ITS OWN SEPTIC TANK AND SYSTEM, DESIGNED BY OTHERS, AND APPROVED BY THE UTAH COUNTY HEALTH DEPARTMENT.

NOTE:
 THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN 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 BUSINESSES.

CENTURYLINK APPROVAL

APPROVED THIS ____ DAY OF _____, A.D. 2021.
 CENTURYLINK REPRESENTATIVE

CENTRACOM APPROVAL

APPROVED THIS ____ DAY OF _____, A.D. 2021.
 CENTRACOM REPRESENTATIVE

ROCKY MOUNTAIN POWER APPROVAL

APPROVED THIS ____ DAY OF _____, A.D. 2021.
 ROCKY MOUNTAIN POWER REPRESENTATIVE

DOMINION ENERGY COMPANY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER 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 GUARENTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED _____
 DOMINION ENERGY REPRESENTATIVE

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543-2201 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

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AREA = 47,046 SQ. FT. OR 1.080 ACRES
 BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE

DATE: 02-29-24
 SURVEYOR: David F. Hunt

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, A.D. 20__.

A & D RE HOLDING INC. BY _____ ITS _____
 UT HOLDINGS SERVICES LLC. BY _____ ITS _____

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
 COUNTY OF UTAH }

ON THE ____ DAY OF _____, IN THE YEAR 20__, PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN OR PROVEN TO ME AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE THE _____ OF _____ ON BEHALF OF SAID _____ BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID _____ EXECUTED THE SAME.

LLC ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
 COUNTY OF UTAH }

ON THE ____ DAY OF _____, IN THE YEAR 20__, PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN OR PROVEN TO ME AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE THE _____ OF _____ ON BEHALF OF SAID _____ AND SAID _____ ACKNOWLEDGED TO ME THAT SAID _____ EXECUTED THE SAME.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACCEPTANCE BY THE LEGISLATIVE BODY

THE CITY COUNCIL OF SANTAQUIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____, A.D. 20__.

APPROVED BY MAYOR _____
 APPROVED _____ ATTEST _____
 ENGINEER (SEE SEAL) CLERK-RECORDER

SUTHERLAND

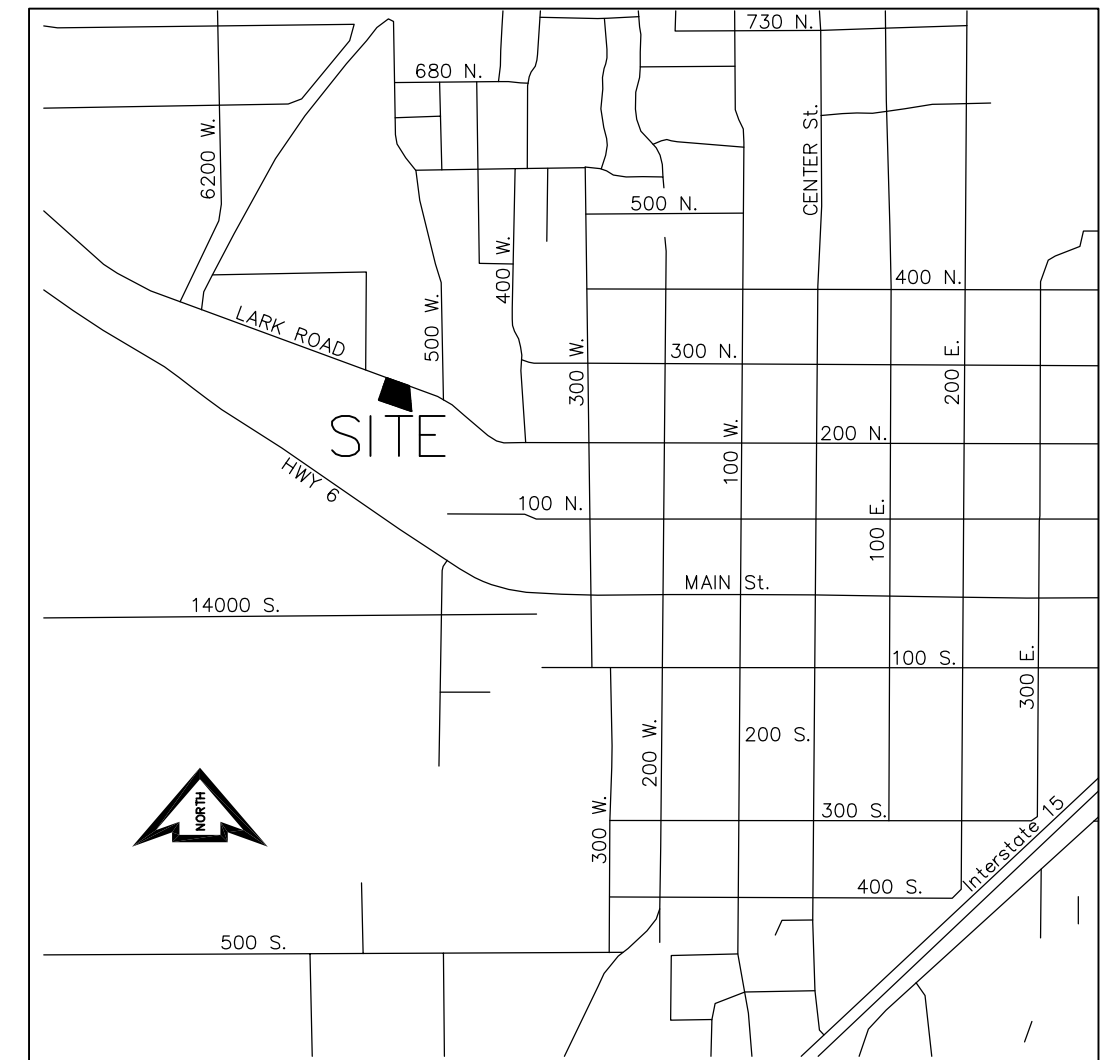
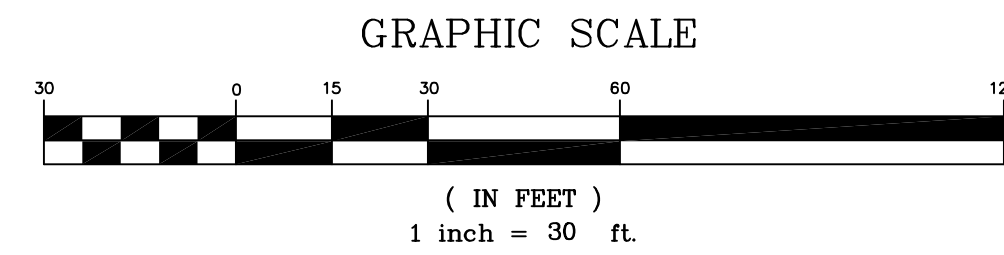
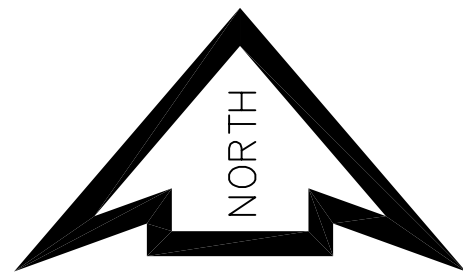
LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, T10S, R1E, SALT LAKE BASE AND MERIDIAN
 CONTAINS 2 LOTS

SANTAQUIN CITY, _____ SUBDIVISION UTAH COUNTY, UTAH
 SCALE: 1" = 20 FEET

Professional Land Surveyor Seal for David F. Hunt, License No. 5243543-2201, Commission Expires 02-29-24.

PREPARED BY:
LEVEL OF FOCUS, INC
 David F. Hunt, P.L.S.
 1334 East 1150 South
 Spanish Fork, Utah 84660
 (801) 319-5441

SHEET
2 OF 3



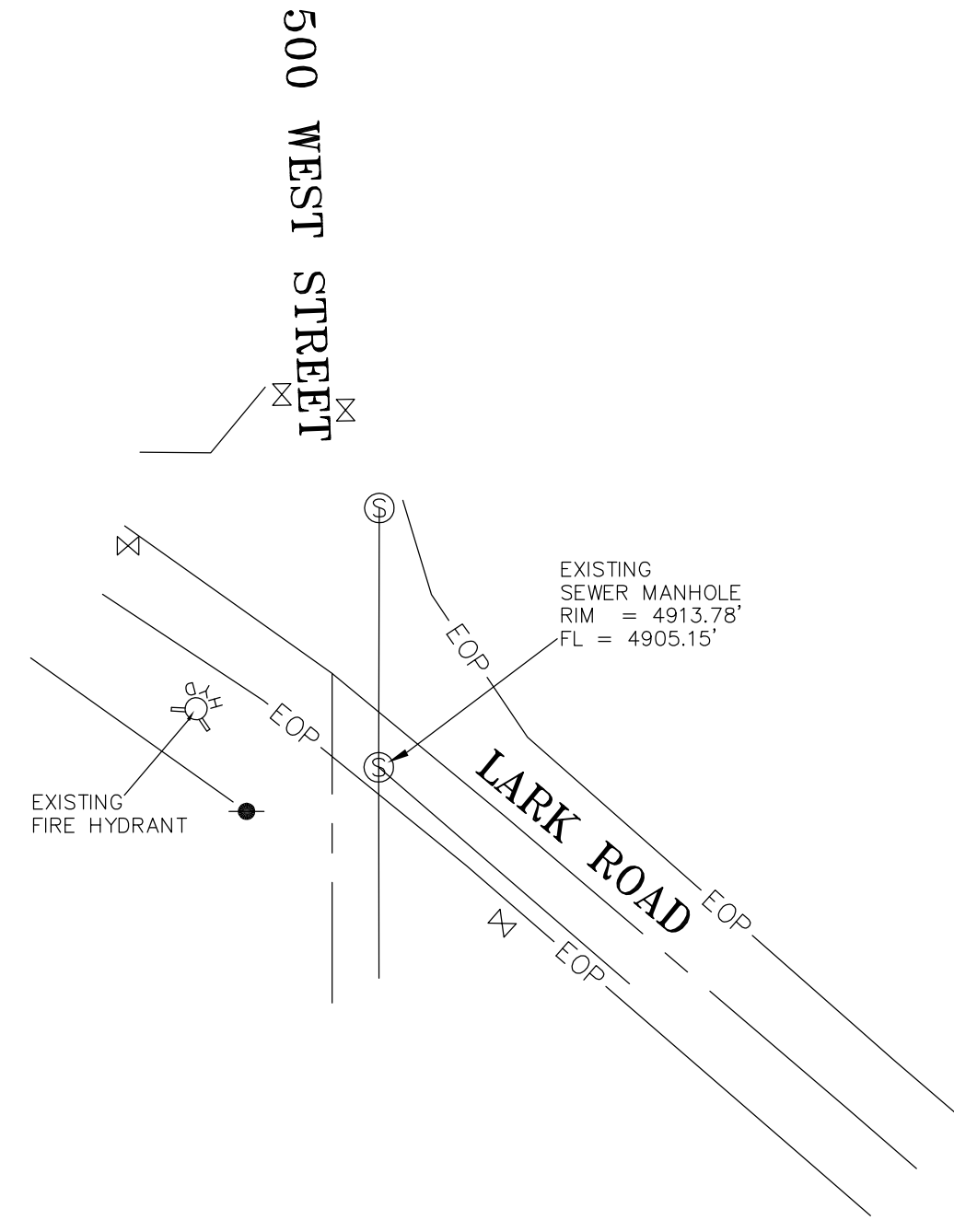
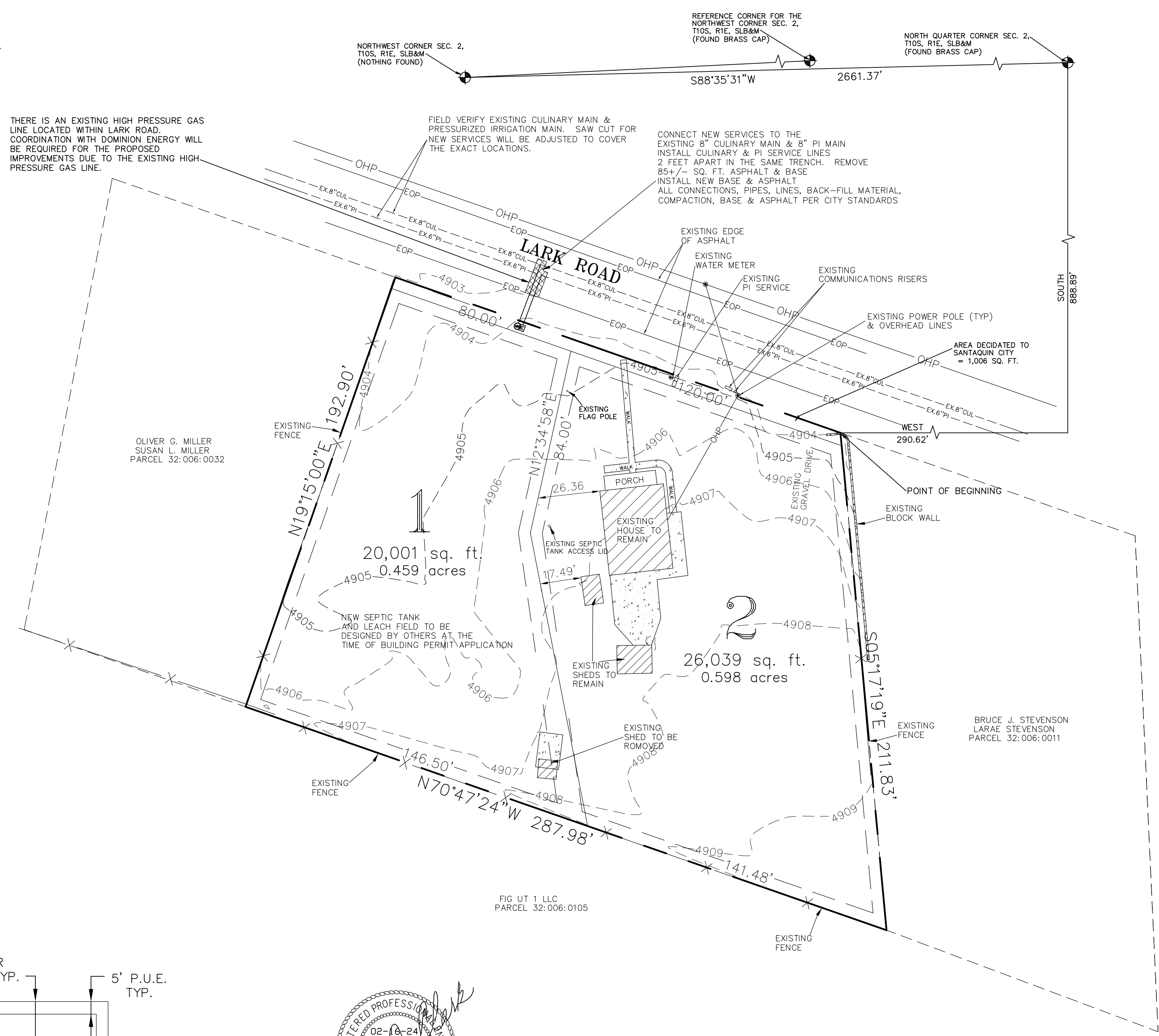
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 - ◇ NOTHING SET
 - △ SET PLUG IN CURB ON LOT LINE EXTENSION (WHERE POSSIBLE)
-
- — — — — PROPERTY BOUNDARY
 - - - - - SECTION LINE
 - - - - - EASEMENT
 - - - - - CENTERLINE
 - - - - - CENTERLINE
 - - - - - ADJOINER
-
- ⊙ EXISTING SEWER MANHOLE
 - PI — EXISTING PI MAIN (SIZE AS SHOWN)
 - W — EXISTING WATER VALVE
 - CUL — EXISTING WATER MAIN (SIZE AS SHOWN)
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ PROPOSED WATER SERVICE & METER
 - ⊕ PROPOSED PI SERVICE & METER
 - ⊕ EXISTING POWER/TELEPHONE POLE
 - OHP — EXISTING OVERHEAD POWER LINES
 - OHT — EXISTING OVERHEAD TELEPHONE LINES
 - X — EXISTING FENCES
 - ⊕ EXISTING SURVEY MONUMENT

TABULATIONS

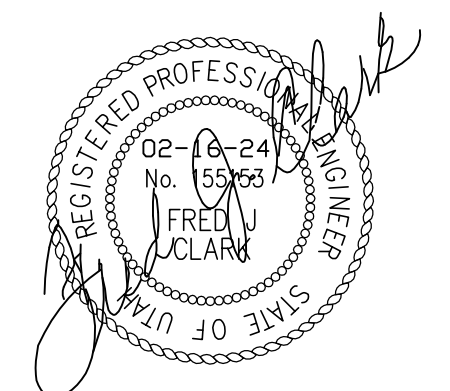
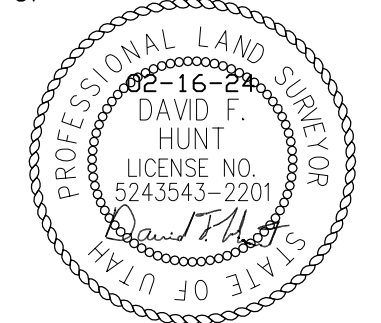
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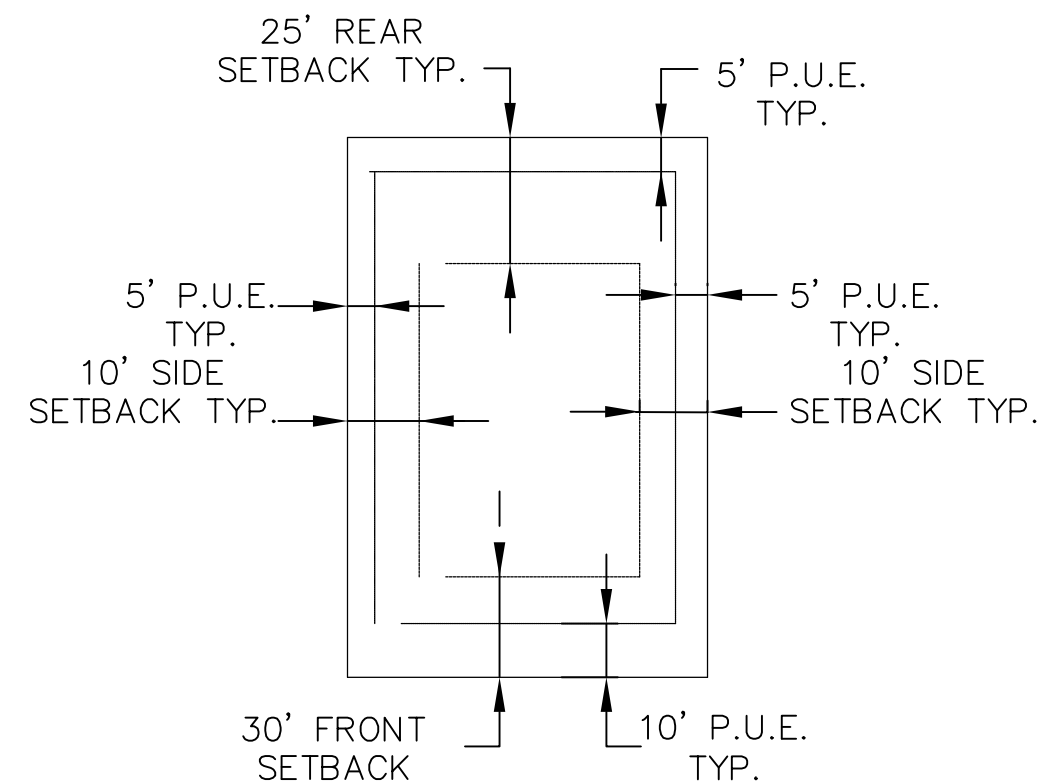


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5. LOT 1 WILL HAVE A NEW CULINARY METER & SERVICE INSTALLED, A NEW PI SERVICE INSTALLED AND WILL REQUIRE ITS OWN SEPTIC TANK AND SYSTEM, DESIGNED BY OTHERS. THE SEPTIC DESIGN WILL BE COORDINATED WITH THE BUILDING PERMIT PROCESS FOR THE NEW RESIDENCE.

CONTRACTOR NOTE:

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R-10 SETBACK REQUIREMENTS
 FRONT: 30'
 SIDE - 10'
 REAR - 25'

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BLUE STAKES
 CALL 811
 BEFORE YOU DIG

REVISIONS 02-16-24	BY DFH	LEVEL OF FOCUS, INC. DAVID F. HUNT, P.L.S. 1334 EAST 1150 SOUTH SPANISH FORK, UTAH 84660 (801) 319-5441 LEVELOFFOCUS@GMAIL.COM	SUTHERLAND SUBDIVISION CONCEPT/UTILITY/IMPROVEMENT PLAN	DESIGNER DFH	DRAWN BY DFH	CHECKED BY FJC	SHEET
				DATE 01-25-24	SCALE 1" = 30'	PROJECT NO.	3 OF 3
				ADDRESS UTAH 565 WEST LARK ROAD, UT			



DRC Members in Attendance: City Engineer Jon Lundell, City Manager Norm Beagley, Assistant City Manager Jason Bond, Public Works Director Jason Callaway, Building Official Randy Spadafora, Police Officer Kayson Shepherd, Fire Department representative Allen Duke.

Others in Attendance: City Recorder Amalie Ottley, Engineer in Training Megan Wilson, Kyle Spencer, John Caldwell, Jon Jensen, Colby Anderson, Alex Rugg, Logan Moffett, Layne Vincent.

Senior Planner Ryan Harris and Fire Chief Ryan Lind were excused from the meeting.

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

1. Apple Hollow at The Orchards B-1 & B-2 Final Plan

A final review of a 2-lot and 8 townhome subdivision located at approximately 215 W. and 930 N.

The applicants, Kyle Spencer, and John Caldwell attended the meeting.

Building Official Spadafora indicated that adjustments were made to addressing and will be submitted to the applicant and Planning Department.

Fire Department Rep. Allen Duke pointed out that the locations of the hydrants are acceptable but added that a 3-foot clearance must be maintained around each hydrant.

Public Works Director Jason Callaway asked on the utility plan if construction valves were appropriate on the dead ends to future phases. Engineer Lundell pointed out that the notes should be added to the plans so that construction valves are accounted for in the testing and construction phases.

Officer Shepherd had no comments.

Engineer Lundell asked if it is the developer's intent to receive the credit for sufficient parking for these phases. If so, a note must be added to the plat indicating that garages on the townhomes will be 24'x24' with a 20' opening/door which allows for sufficient parking at each residence. However, the number of overall guest parking stalls shown at this phase does not meet the City's code requirements. He added that parking for each phase needs to stand on its own. Assistant Manager Bond iterated that the parking requirements are met for the entire/overall development, but not necessarily the individual phases. Engineer Lundell indicated that coordination with the Post Office will have to take place to make sure that mailboxes are appropriately stationed. Signature blocks for utilities need to be added to the plat sheets.

Assistant Manager Bond stated that landscaping redlines, with code citations, will be returned to the applicant with all other redlines to make sure the applicant is meeting the City Code requirements. Engineer Lundell pointed out that the flow direction of curb and gutter needs to be notated on the grading plans. The Sewer slope on the manholes must be a minimum of .33% according to State code.

Manager Beagley made a motion to table the Apple Hollow at The Orchards B-1 & B-2 Final Plan. Assistant Manager Bond seconded the motion.

John Caldwell and Kyle Spencer as well as staff members discussed how temporary parking may be notated/addressed to meet all minimum requirements until all phases are constructed.

Manager Beagley maintained his motion to table the Apple Hollow at The Orchards B-1 & B-2 Final Plan. Assistant Manager Bond seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Department Rep. Allen Duke	Yes
City Manager Norm Beagley	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

2. Apple Hollow at The Orchards B-2 & B-3 Final Plan

A final review of a 7-lot and 21 townhome subdivision located at approximately 130 W. and 930 N.

Building Official Spadafora reiterated that adjustments were made to addressing to match the City's grid system and will be submitted back to the applicant and Planning Department.

The Fire Department had no comments.

The Public Works Department had no comments.

The Police Department had no comments.

Engineer Lundell made similar redline comments to those previously addressed in the B-1 & B-2 final plans with regards to construction valves and parking requirements needing to be met. Manager Beagley recommended that notations be made on the plat that red curbs and signage will both be indicated in the "No Parking" zones of the development. Engineer Lundell went over other various redline notes that will be returned to the applicant and asked that labels be made clearer.

Manager Beagley made a motion to table the Apple Hollow at The Orchards B-2 & B-3 Final Plan. Building Official Spadafora seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Department Rep. Allen Duke	Yes
City Manager Norm Beagley	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

3. Santaquin Research & Tech Center Phase 1 Site Plan Review

A site plan review of the Santaquin Research & Tech Center Phase 1 located at approximately 1972 S. Frontage Road.

The applicants, Jon Jensen, and Colby Anderson attended the meeting.

Building Official Spadafora stated that addressing hasn't been completed as the locations of the buildings have changed. Now that the Development Agreement is in place and recorded, he will get addressing completed. He and the applicant established that each unit will be addressed separately.

Fire Department Rep. Allen Duke indicated that the fire hydrant needs to be placed closer to the building as the current placement interferes with traffic flow for large fire apparatuses. He added that a 3-foot clearance must be maintained around each hydrant and that each hydrant must be placed no more than 300 feet apart. He asked that KNOXBOXES be placed on the front and back side of each building. Master keys for those KNOXBOXES must be provided to the Santaquin Fire Department. Engineer Lundell pointed out the requirements for fire sprinklers and a fire alarm system.

Public Works Director Callaway clarified the secondary water notations on the plans. He asked the applicant if a service connection for P.I. (secondary water) would be in place at the property line. The applicant indicated that they would connect at the north end of the property. Director Callaway also asked about looping around the building and the dead-end water line. He and the applicant discussed flow indicators inside the building that will be connected to the main water line. The applicant will follow up with the Fire Chief to answer any questions regarding second connections or looping. Members of the DRC discussed the fire flow tests completed on the fire hydrants nearest the site and the results being 970 gallons per minute. As the plans indicate a needed flow of 3,000 gallons per minute, the applicant and the City will need to discuss how best to move forward.

Officer Shepherd suggested that stop signs be placed at the exits going out of the development prior to entering the frontage road.

Assistant Manager Bond stated that an Architectural Review Committee (ARC) meeting will not be required for this subdivision. He added that landscaping will be considered closely as much of it is shown as "non-irrigated native seed" even though there are irrigation lines shown throughout the plans. He asked that the applicant refer back to the development agreement and the City's Code requirements to best accomplish the proposed landscaping. Manager Beagley seconded Assistant Manager Bond's notes adding that it's preferable that "native seed" doesn't turn into unsightly weeds.

Engineer Lundell indicated that the property lines on the subdivision do not match with the property lines shown/maintained by Utah County. As such, a lot line adjustment will need to be done so that the parcels lines are accurate. Members of the DRC discussed with the applicant the proposed purpose of the access road west of the development and the different intentions for a crash gate versus jersey barriers. Engineer Lundell noted that the City's calculations of the number of total required parking stalls is 143 based on square footage and stated occupancy/use of the building. As the plans are currently shown, the applicant is short of the required number of parking stalls. Assistant Manager Bond and

Manager Beagley discussed the City’s willingness to consider and work with the applicant with regard to parking and the overall large scale of the project. Manager Beagley added conversations with the City and the applicant will need to take into consideration the City Code with regard to the water line and fire flow concerns.

Assistant Manager Bond made a motion to table Santaquin Research & Tech Center Phase 1 Site Plan application until redlines can be worked through. Manager Beagley seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Department Rep. Allen Duke	Yes
City Manager Norm Beagley	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

4. Vincent Oaks (Deer Haven Estates) Preliminary Plan

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

The applicants, Layne Vincent, and Kyle Spencer attended the meeting.

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

Fire Representative Duke clarified that the fire hydrant should be placed in the city’s right-of-way inside of the cul-de-sac behind the curb and gutter.

Public Works Director Jason Callaway indicated that the utilities look good on the plans. He and Engineer Lundell discussed the need for a designated snow-load area in the cul-de-sac for future City Street plowing needs.

Officer Shepherd had no comments.

Assistant Manager Bond pointed out that the existing home, as shown, does not meet setback requirements as set forth by the City Code. Kyle Spencer indicated that the setbacks would be adjusted on lot one to meet setback requirements.

Engineer Lundell pointed out notes and appropriate signature blocks that need to be added to the plat. He asked for clarification on the size of the fire hydrant line, whether the intention of the applicant is to place an 8-inch or 6-inch line. Engineer Lundell also discussed the need to extend the asphalt, curb, gutter, utility lines, etc. to the southern extent of the eastern property on the proposed alignment of 900 East. Mr. Spencer discussed the improvements along 900 East near other property owners. Members of the DRC discussed the City Code requirements for road improvement completions along with developments as well as the possibility of a retaining wall being needed on that road. Building

Manager Spadafora added that, should a retaining wall over 4’ tall be constructed, a permit will be required.

Assistant Manager Bond made a motion to approve the Vincent Oaks Preliminary Plan with the condition that all redlines be addressed before it’s placed on a Planning Commission agenda for review. Public Works Director Callaway seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Department Rep. Allen Duke	Yes
City Manager Norm Beagley	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

5. Sutherland Preliminary Plan

A preliminary review of a two-lot subdivision located at approximately 565 W. Lark Road.

The applicants for the subdivision attended the meeting but did not state their names for the record.

Building Official Spadafora had no comments.

Fire Department Rep. Allen Duke had no comments.

Public Works Director Callaway pointed out that the City does not provide sewer service to the area and that a septic tank will be required. Engineer Lundell indicated that a note will need to be included on the plat indicating the septic system design. Manager Beagley added that the applicants should take into consideration future sewer line hookups and how they will hook up to the sewer when those utilities are installed by the City.

Officer Shepherd had no comments.

Assistant Manager Bond discussed with the applicant the possibility of entering into a deferral agreement with the City if they choose to pursue that. A possible deferral agreement (to be reviewed and could be approved by the City Council) would defer improvements to the property until the time that infrastructure for the property is in place. Manager Beagley clarified that “improvements” included in a Deferral Agreement would include curb, gutter, sidewalk, and storm drainage, etc.

Engineer Lundell pointed out the current right-of-way on Lark Lane stating the minimum cross-section has not been reached. As such, 3-4 feet of the road will likely need to be dedicated to the City to achieve the road width and meet right-of-way requirements. He also informed the applicant that there is an existing high pressures gas line located within Lark Lane and they will need to coordinate with Dominion Energy to confirm where that line is located.

Manager Beagley made a motion to make a positive recommendation to the Planning Commission to approve the Sutherland Preliminary Plan on the condition that redlines be addressed prior to the plans being added to a Planning Commission agenda. Building Official Spadafora seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Department Rep. Allen Duke	Yes
City Manager Norm Beagley	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

Meeting Minutes Approval

Manager Beagley made a motion to approve the January 23, 2024 DRC Meeting Minutes. Building Official Spadafora seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Department Rep. Allen Duke	Yes
City Manager Norm Beagley	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes
Assistant City Manager Jason Bond	Yes

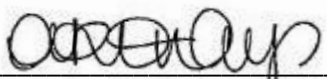
The motion passed.

Adjournment

Manager Beagley made a motion to adjourn.

The meeting was adjourned at 11:32 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder



DRC Members in Attendance: City Engineer Jon Lundell, Assistant City Manager Jason Bond, Public Works Director Jason Callaway, Building Official Randy Spadafora, Police Officer Kayson Shepherd, Fire Chief Ryan Lind , and Senior Planner Ryan Harris.

Others in Attendance: City Recorder Amalie Ottley, Engineer in Training Megan Wilson, Kyle Spencer, John Caldwell, Byron Bastian.

City Manager Norm Beagley was excused from the meeting.

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

1. Scenic Ridge Estates Minor Change Review

A review of a minor change in the Scenic Ridge Estates subdivision located at approximately 430 S. 1200 E.

Representative for the applicant, Byron Bastian, attended the meeting.

Engineer Lundell indicated that initial approval for the Scenic Ridge Estates was given about 18 months ago. The applicant is proposing lot line adjustments in the area, constituting a minor change to be reviewed by the DRC.

Building Official Spadafora indicated that one address was corrected on lot #7.

Fire Chief Lundell had no comments.

Public Works Director Callaway had no comments.

Police Officer Shepherd had no comments.

Senior Planner Ryan Harris pointed out that the City Code requires open space in a hillside overlay be dedicated to Santaquin City or an HOA. As such, ownership of the open space needs to be notated on the plat. Additionally, the open space is required to be fully improved. The open space on the plans show a channel and trail. The applicants need to show how that open space will be improved. Engineer Lundell added that showing the fully improved plans was a condition on the previously approved plat that still has not been provided to the City.

Assistant City Manager Bond emphasized that previous conditions of approval need to be met at the site.

Engineer Lundell pointed out where callouts and signature blocks on the plat need to be updated appropriately. He also noted that the word "Street" should not be at the end of the addressing on the roadway. Engineer Lundell discussed storm drain easements at the site noting that the applicant needs to verify what has already been installed (since being relocated) and that it is adequately sized to accommodate the relocation of the storm drain infiltration galleries. He added that easements will be required for the new storm drain infiltration galleries. Engineer Lundell pointed out that buildable area in accordance with setbacks on the plans need to be shown.

Assistant Manager Bond made a motion to approve the minor change in the Scenic Ridge Estates plan on the condition that all redlines be addressed and that all previously approved conditions also be addressed. Public Works Director Callaway seconded the motion.

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

The motion passed.

The applicant confirmed that design for the trail and channel will need to be submitted to and approved by the City prior to recordation.

2. Apple Hollow at The Orchards B-1 & B-2 Final Plan

A final review of a 2-lot single-family and 8 townhome subdivision located at approximately 215 W. and 930 N.

The applicants for item numbers 2 and 3, Kyle Spencer and John Caldwell, attended the meeting.

Engineer Lundell indicated that all sets of plans were reviewed at a DRC meeting on February 13th and was tabled so that redlines could be addressed by the applicant. He added that improvements are shared between the two sets of plans. Because there is a common area and parking spaces that are shared between ownership of the plans, the multi-family lots and single-family lots need to be on separate plats.

Building Official Spadafora had no comments.

Fire Chief Lind inquired if Ginger Gold Road is paved to the west of the townhomes. Engineer Lundell confirmed that the road in question is paved.

Public Works Director Callaway had no comments.

Officer Shepherd had no comments.

Senior Planner Harris noted that the City Code requires installation of a masonry fence. Therefore, the RhinoRock fence specifications on the plans meet City Code and the applicant can take off the 6' class vinyl privacy fence indicated as a second option. He added that note for both phase 1 and phase 2 of the submitted plans. Engineer Lundell pointed out on the plans where the fence will be installed.

Assistant Manager Bond had no comments.

Engineer Lundell pointed out that the applicant needs to verify if there is a Pressurized Irrigation (PI) drain at the eastern edge of Ginger Gold Road.

Fire Chief Lind made a motion to approve the Apple Hollow at the Orchards Phase 1, plats B-1 and B-2 on the condition that all redlines be addressed. Building Official Spadafora seconded the motion.

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

The motion passed.

3. Apple Hollow at The Orchards B-3 & B-4 Final Plan

A final review of a 7-lot and 21 townhome subdivision located at approximately 130 W. and 930 N.

Building Official Spadafora had no comments.

Fire Chief Lind pointed out that 3-feet of clearance needs to be maintained around all fire hydrants.

Public Works Director Callaway had no comments.

Officer Shepherd had no comments.

Planner Harris reiterated his previous comments about fencing.

Assistant Manager Bond inquired if the temporary parking on B-1 will help with the construction of B-3 and B-4. Planner Harris clarified that 4 additional permanent parking stalls will be included in B-1 and temporary parking will be included in B-4.

Engineer Lundell discussed the need to verify which direction (east or west) the intended slope for the pressurized irrigation is going, adding that per Santaquin Standard Specifications & Drawings, the PI needs to slope to allow for the PI line to drain. Engineer for the applicant, Kyle Spencer, indicated that the irrigation line will slope to the east. Engineer Lundell asked that the intention to drain to the east be notated.

Public Works Director made a motion to approve The Orchards Phase 2, plats B-3 and B-4 on the condition that all 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	Absent
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes
Assistant City Manager Jason Bond	Yes

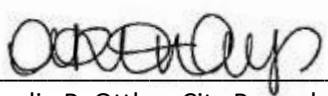
The motion passed.

Adjournment

Chief Lind made a motion to adjourn.

The meeting was adjourned at 10:23 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder

DRAFT