



## DEVELOPMENT REVIEW COMMITTEE

Tuesday, June 08, 2021, at 10:00 AM  
Court Room/Council Chambers (2nd Floor) and Online

### MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – Meetings are held on the 2<sup>nd</sup> floor in the Court Room/Council Chambers at City Hall
- **YouTube Live** – Public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at [https://www.youtube.com/channel/UCTzZT\\_yW2H2Hd-58M2\\_ddSw](https://www.youtube.com/channel/UCTzZT_yW2H2Hd-58M2_ddSw) 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. Falcon Ridge Final Subdivision Review**

A final review of a 19-lot subdivision located at approximately 495 S. 300 E.

### MEETING MINUTES APPROVAL


**2.** April 27, 2021

**3.** May 11, 2021

### AJOURNMENT

## 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:   
K. Aaron Shirley, City Recorder

# FALCON RIDGE

## A RESIDENTIAL SUBDIVISION

### SANTAQUIN, UTAH COUNTY, UTAH




























#### FINAL PLAN SET

MAY 2021

### -SHEET INDEX-

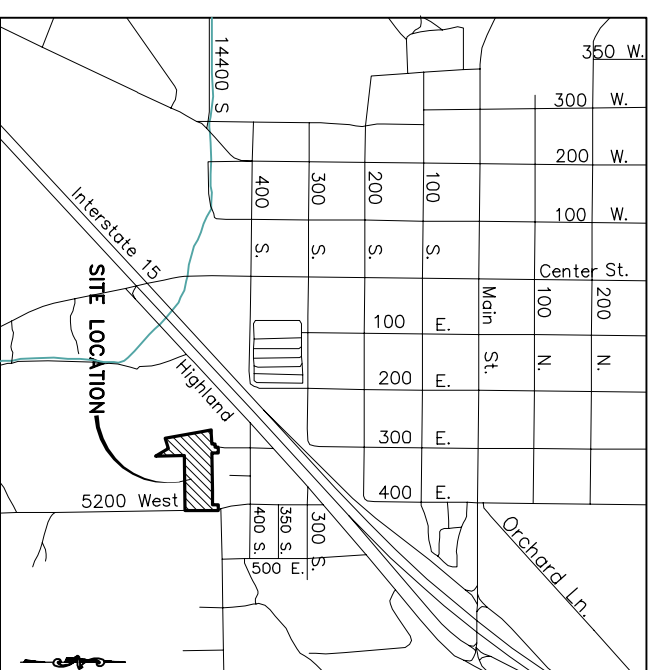
SHEET	SHEET NAME
1	COVER & INDEX
2	FINAL PLAT
3	UTILITY PLAN
4	EXISTING TOPOGRAPHY
5	GRADING PLAN
6	RECORD OF SURVEY (BY OTHERS)
PP-01	300 EAST - STREET PLAN & PROFILE - STA. 11+00 TO STA. 15+25.99
PP-02	500 SOUTH - STREET PLAN & PROFILE - STA. 10+00 TO STA. 13+00
PP-03	500 SOUTH - STREET PLAN & PROFILE - STA. 13+00 TO STA. 16+43.21
PP-04	400 EAST - STREET PLAN & PROFILE - STA. 10+00 TO STA. 13+74.18
DT-01	DETAIL SHEET

**LEGEND**  
LEGEND APPLIES TO ALL SHEETS

	SECTION CORNER
	EXISTING VALVE
	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
	EXISTING SIGN
	EXISTING STREET SIGN
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	BUILDING SETBACK
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING GAS
	EXISTING FENCE LINE
	EXISTING DITCH
	EXISTING SANITARY SEWER W/MANHOLE
	PROPOSED IRRIGATION LINE
	EXISTING CULINARY WATERLINE
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED CULINARY WATERLINE
	PROPOSED PRESSURIZED IRRIGATION
	PROPOSED SEWER LINE



PHONE: 801-655-0966  
FAX: 801-655-0109  
946 E. 800 N. STE A  
SPANISH FORK, UT 84660



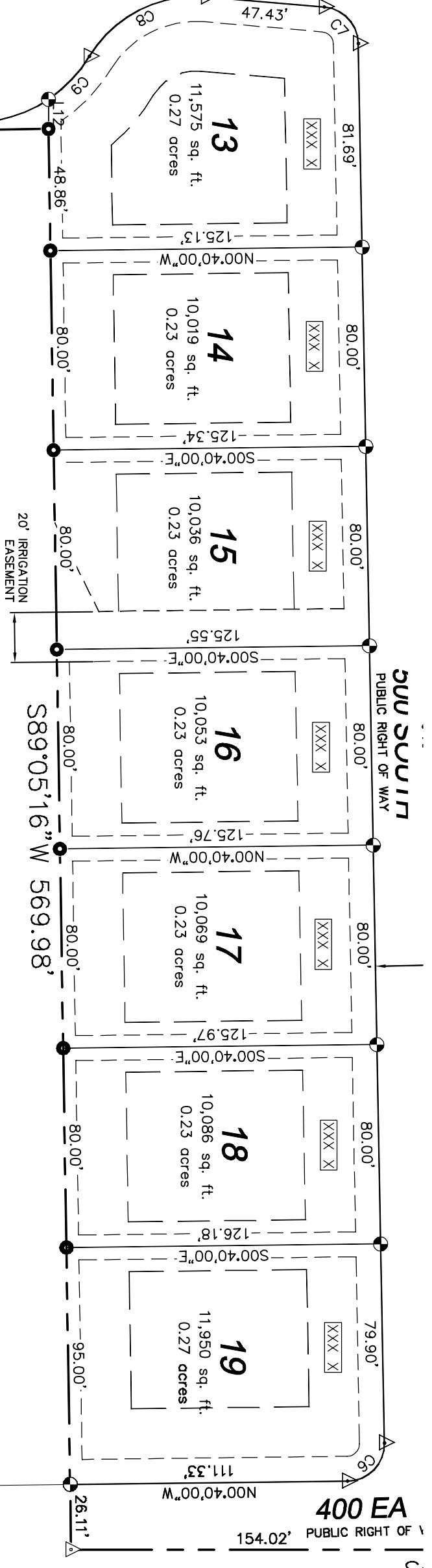
**DATA TABLE:**  
ZONING CLASSIFICATION= R-10  
# OF LOTS= 19  
TOTAL ACREAGE= 6.48  
LOT ACREAGE= 4.78  
ROW ACREAGE= 1.70  
LOTS/ACRE= 2.94

**NOTE TO DEVELOPERS AND GENERAL CONTRACTORS:**  
IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO 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. THE DEVELOPMENT PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

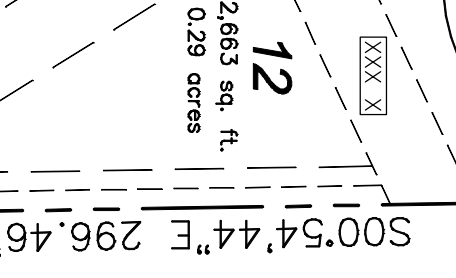


**ENGINEER CONTACT INFO:**  
 ATLAS ENGINEERING  
 PHONE: 801-655-0566  
 FAX: 801-655-0109  
 946 E. 800 N. SUITE A  
 SPANISH FORK, UT 84606

**OWNER/DEVELOPER**  
 PILOT PEAK INVESTMENTS,  
 JOHN SMILEY  
 KEVIN OLSON  
 SPANISH FORK, UTAH  
 801-372-3597



4 0 0 E A S T S T R E E T S U D D I V I S I O N



LINE	LENGTH	BEARING
L1	34.24	N 01°12'37" W
L2	32.90	N 87°08'22" E
L3	33.35	N 00°00'00" E
L4	58.63	N 02°04'00" W
L5	8.25	N 04°52'14" E
L6	27.50	S 88°00'44" E
L7	8.16	S 00°00'00" E
L8	59.93	S 00°40'00" E
L9	25.88	S 00°40'00" E
L10	25.55	S 89°22'15" W
L11	12.45	S 89°22'15" W
L12	11.86	EAST

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	1000.00	95.99	95.95	N 02°07'14" E	5°29'59"
C2	1000.00	50.31	50.31	S 03°25'45" W	2°52'57"
C3	306.59	128.11	127.18	N 12°38'14" W	23°56'27"
C4	278.59	66.95	66.79	N 07°33'04" W	13°46'09"
C5	15.00	23.46	21.14	N 44°08'07" E	89°36'14"
C6	15.00	23.67	21.29	N 45°51'53" W	90°23'46"
C7	15.00	22.01	20.09	S 46°54'14" W	84°04'00"
C8	50.00	55.58	52.76	S 26°58'25" E	63°41'18"
C9	55.00	23.93	23.74	N 46°21'15" W	24°55'39"
C10	55.00	140.68	105.35	N 39°23'16" E	146°33'23"
C11	55.00	60.11	57.16	S 36°01'34" E	62°36'57"
C12	55.01	6.44	6.43	S 01°21'56" E	6°42'20"
C13	1027.50	29.28	29.28	S 02°48'16" W	1°37'59"
C14	1027.50	22.41	22.41	S 04°14'44" W	1°14'59"
C15	972.50	44.70	44.70	N 03°33'13" E	2°38'01"
C16	972.50	48.65	48.64	N 00°48'14" E	2°51'58"
C17	1027.50	60.36	60.35	N 01°03'13" E	3°21'56"
C18	15.00	24.56	21.90	S 44°09'47" E	93°47'57"

**LEGEND**

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- SET CURB PIN
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- CENTERLINE
- PROPOSED LOT NUMBERS
- ADDRESSES

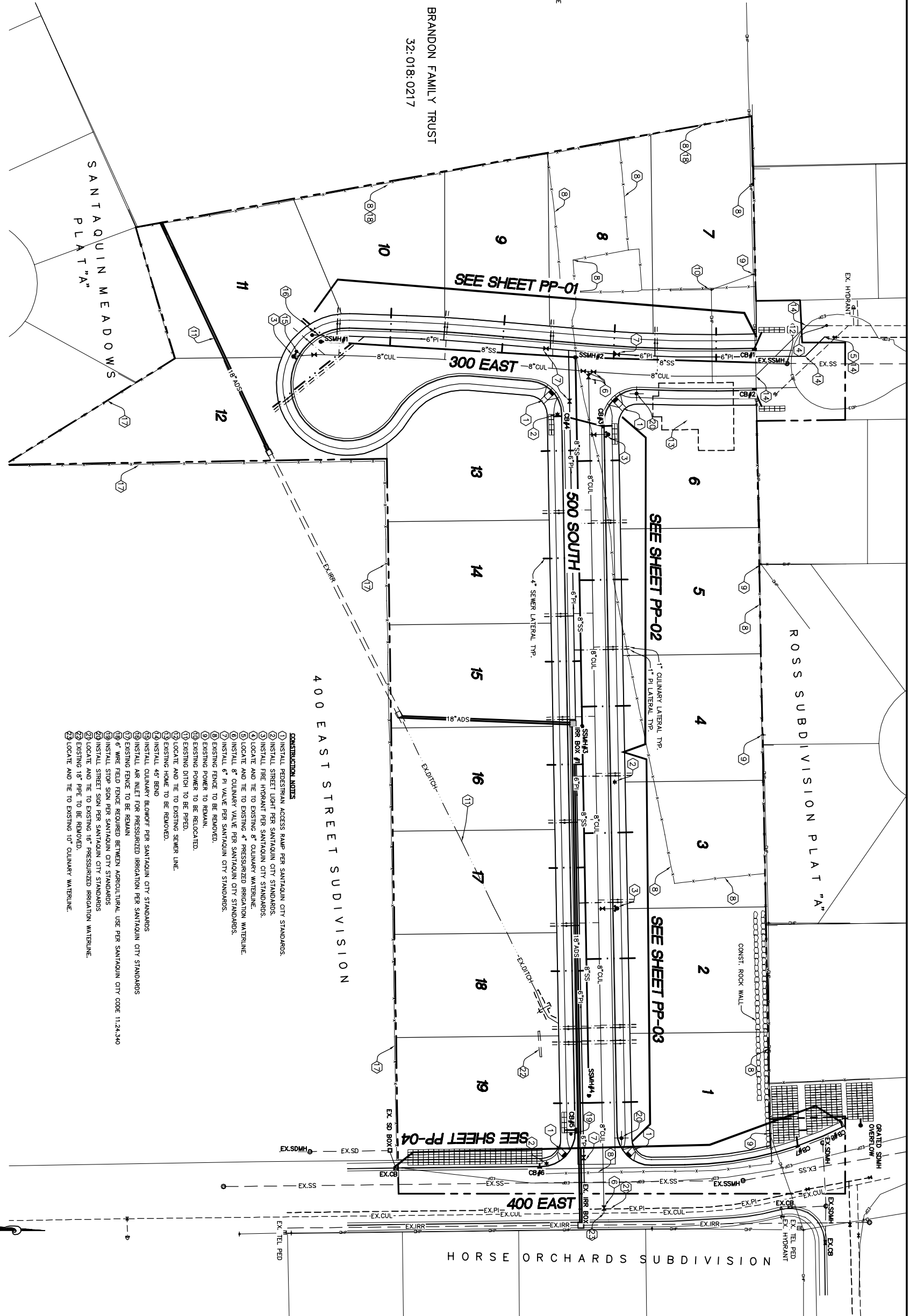
**N:**  
 RTH 1/4 CORNER OF SECTION 12, AND  
 RANGE 1 EAST, SALT LAKE BASE AND  
 TH 346.21 FEET TO THE NORTH LINE OF  
 DIVISION; THENCE ALONG THE BOUNDARY

XXX X

1

**LEGEND**  
LEGEND APPLIES TO ALL SHEETS

- SECTION CORNER
- EXISTING VALVE
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING SIGN
- EXISTING STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- BUILDING SETBACK
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING GAS
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MAINHOLE
- PROPOSED IRRIGATION LINE
- EXISTING CULINARY WATERLINE
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED CULINARY WATERLINE
- PROPOSED PRESSURIZED IRRIGATION
- PROPOSED SEWER LINE



- CONSTRUCTION NOTES**
1. INSTALL PEDESTRIAN ACCESS RAMP PER SANTAQUIN CITY STANDARDS.
  2. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
  3. INSTALL FIRE HYDRANT PER SANTAQUIN CITY STANDARDS.
  4. LOCATE AND TIE TO EXISTING 8" CULINARY WATERLINE.
  5. LOCATE AND TIE TO EXISTING 4" PRESSURIZED IRRIGATION WATERLINE.
  6. INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
  7. INSTALL 8" PI VALVE PER SANTAQUIN CITY STANDARDS.
  8. EXISTING FENCE TO BE REMOVED.
  9. EXISTING POWER TO BE RELOCATED.
  10. EXISTING POWER TO BE RELOCATED.
  11. EXISTING DITCH TO BE REMOVED.
  12. LOCATE AND TIE TO EXISTING SEWER LINE.
  13. EXISTING HOME TO BE REMOVED.
  14. INSTALL 45° BEND
  15. INSTALL CULINARY BLOWOFF PER SANTAQUIN CITY STANDARDS
  16. INSTALL AIR INLET FOR PRESSURIZED IRRIGATION PER SANTAQUIN CITY STANDARDS
  17. EXISTING FENCE TO BE REMAIN
  18. 6" WIRE FIELD FENCE REQUIRED BETWEEN AGRICULTURAL USE PER SANTAQUIN CITY CODE 11.24.340
  19. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS
  20. INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS
  21. LOCATE AND TIE TO EXISTING 18" PRESSURIZED IRRIGATION WATERLINE.
  22. EXISTING 18" PIPE TO BE REMOVED.
  23. LOCATE AND TIE TO EXISTING 10" CULINARY WATERLINE.



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

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**FALCON RIDGE**  
**ATLAS**  
**ENGINEERING**  
**L.L.C.**

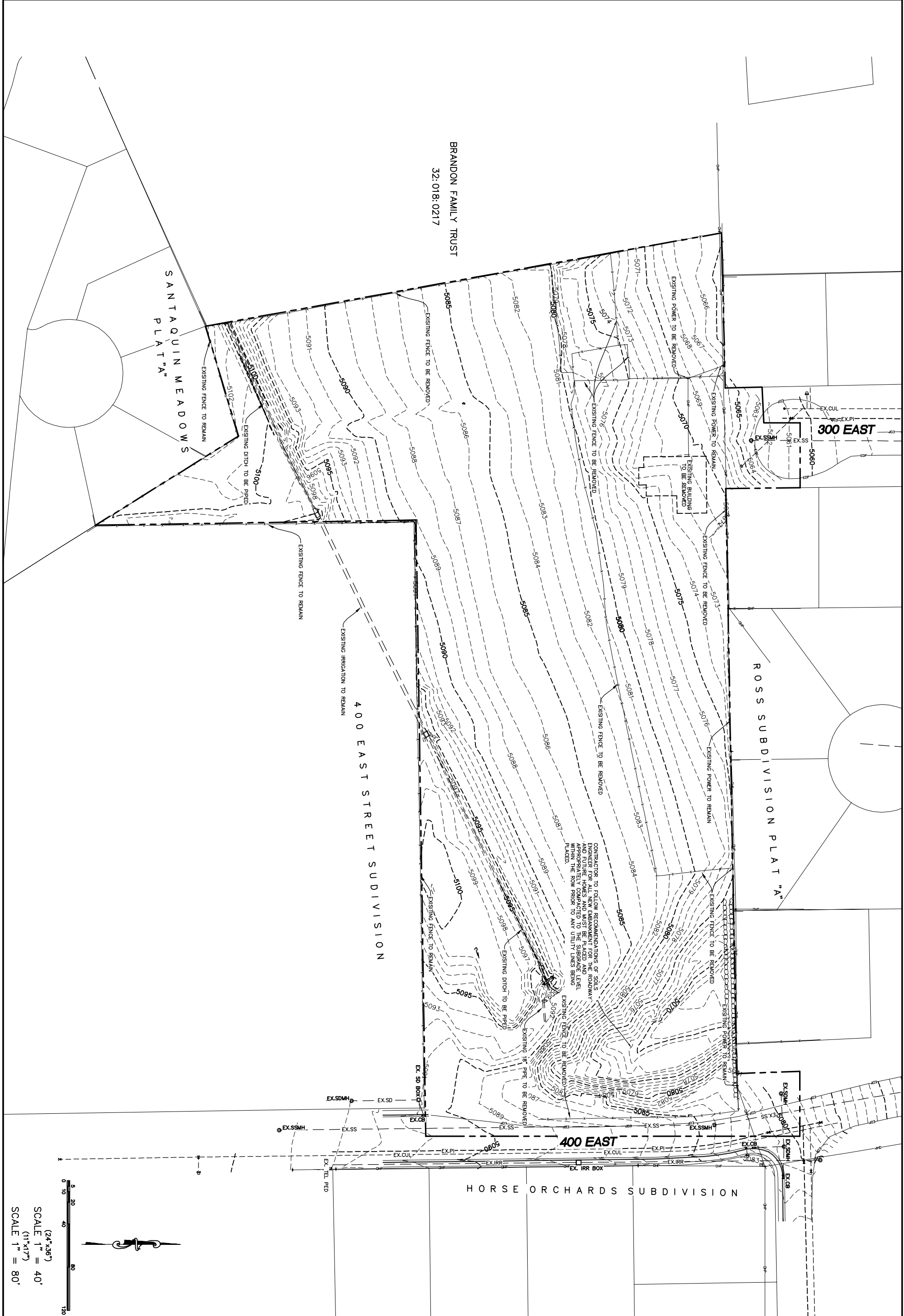
OWNER/DEVELOPER  
JIMMY DEGRAFFENREID  
WOODLAND HILLS, UTAH  
801-830-5490

PHONE: 801-655-0566  
FAX: 801-655-0109  
946 E. 800 N STE A  
SPANISH FORK, UT 84660

UTILITY PLAN

**SANTAQUIN CITY, UTAH**

SHEET NO.  
**3**



BRANDON FAMILY TRUST  
32:018:0217

SANTAQUIN MEADOWS  
PLAT "A"

300 EAST

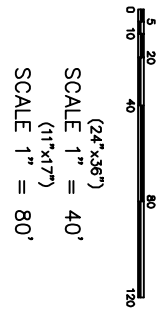
ROSS SUBDIVISION PLAT "A"

400 EAST STREET SUBDIVISION

HORSE ORCHARDS SUBDIVISION

400 EAST

CONTRACTOR TO FOLLOW RECOMMENDATIONS OF SOILS ENGINEER FOR ALL NEW EMBARKMENT FOR THE ROADWAY AND FUTURE HOMES AND TO BE GRADED AND LEVEL WITHIN THE ROW PRIOR TO ANY UTILITY LINES BEING PLACED.



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**FALCON RIDGE**  
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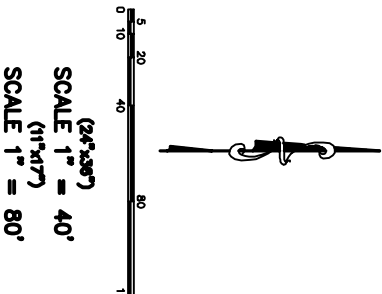
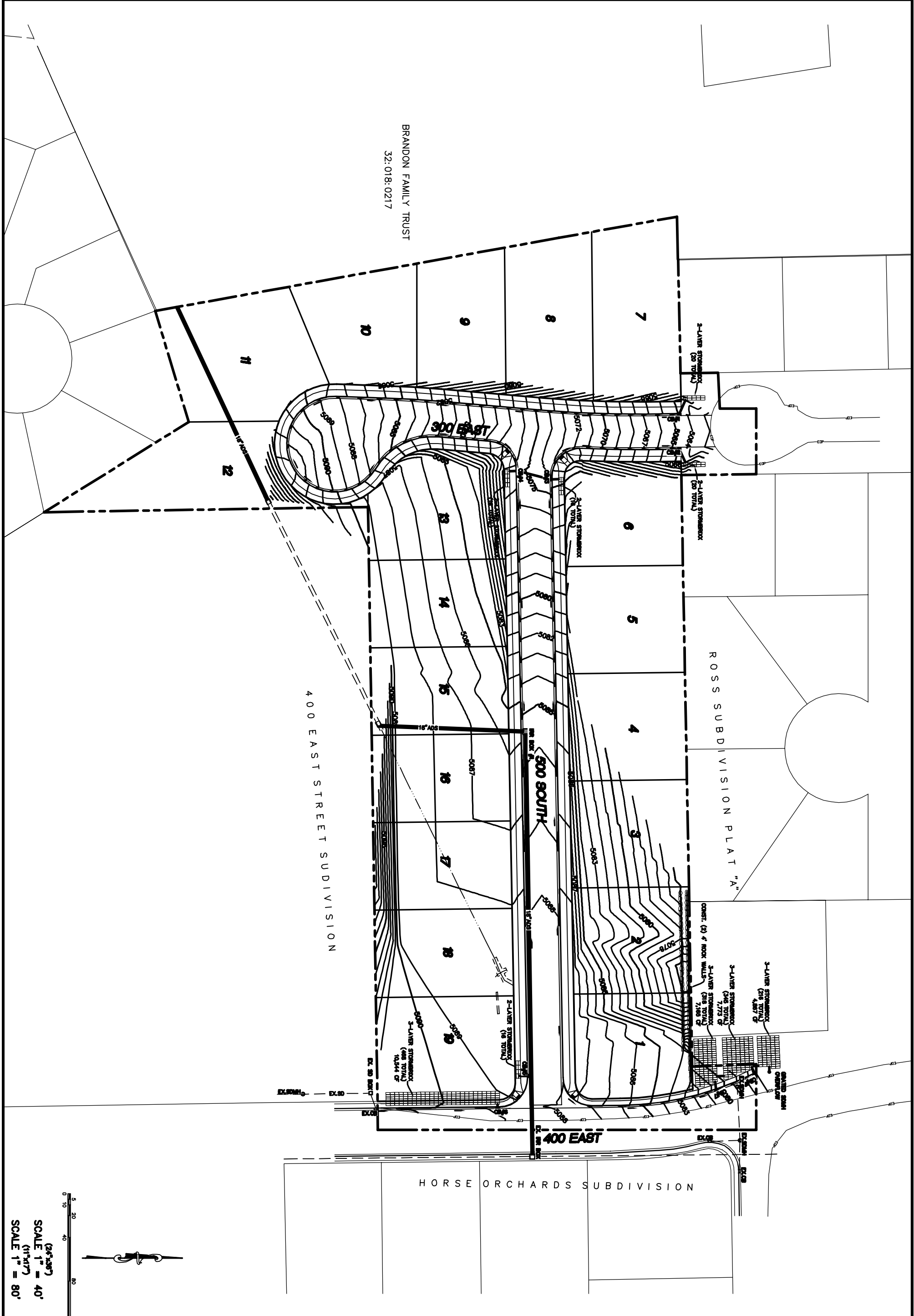
EXISTING TOPOGRAPHY

SANTAQUIN CITY, UTAH

SHEET NO.

4

BRANDON FAMILY TRUST  
32:018:0217

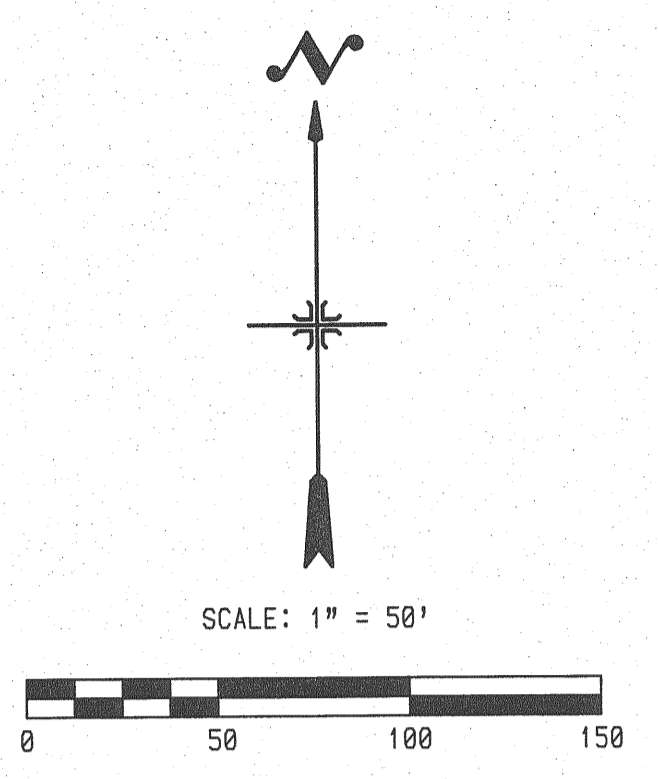
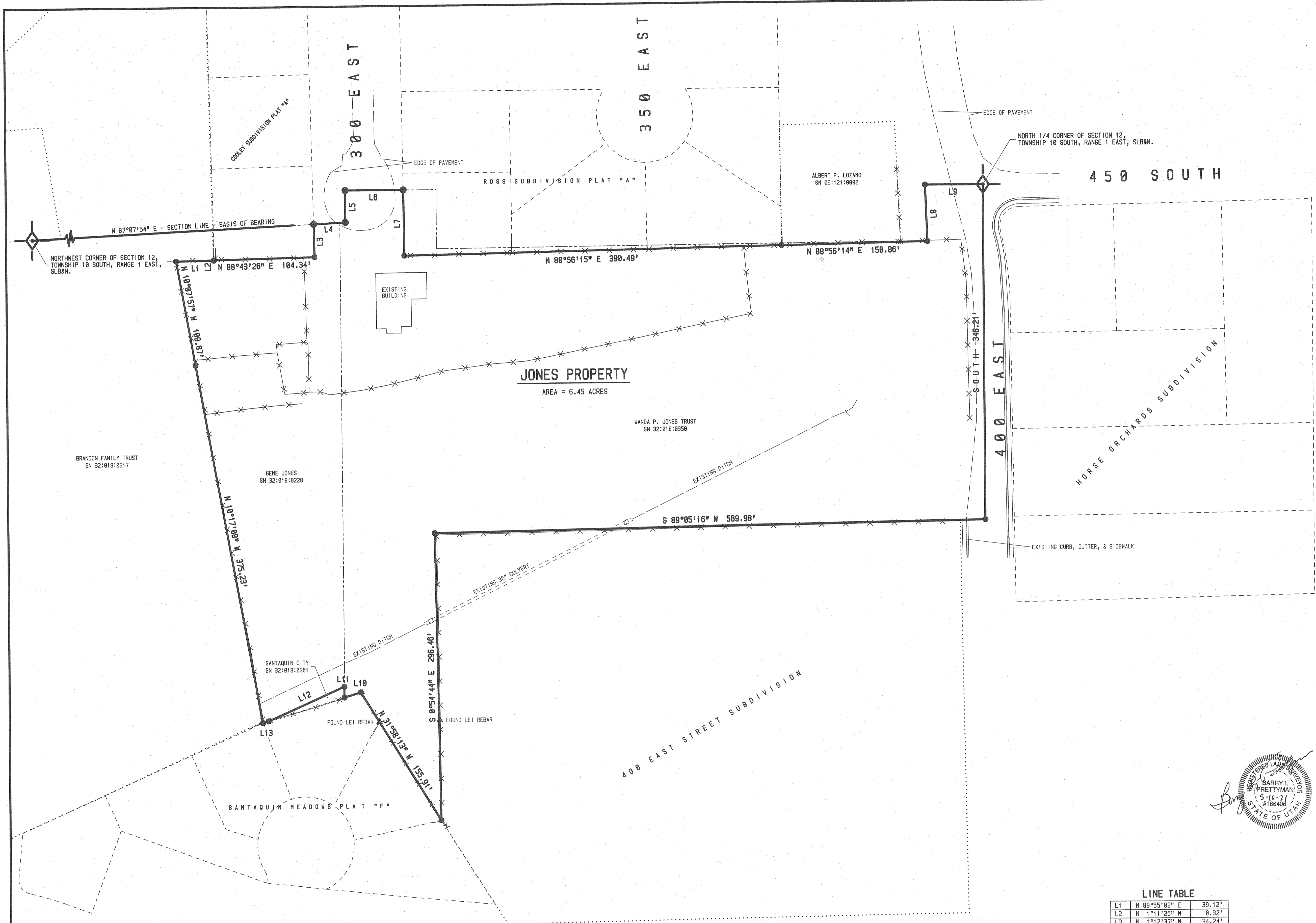


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**FALCON RIDGE**  
**ATLAS ENGINEERING L.L.C.**  
 OWNER/DEVELOPER  
 JIMMY DEGRAFFENREID  
 WOODLAND HILLS, UTAH  
 801-830-5490  
 PHONE: 801-855-0566  
 FAX: 801-855-0109  
 946 E 800 N STE A  
 SPANISH FORK, UT 84660

GRADING PLAN  
 SANTAQUIN CITY, UTAH

SHEET NO.  
 5



**SURVEYED BOUNDARY DESCRIPTION:**  
 BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 346.21 FEET TO THE NORTH LINE OF 400 EAST STREET SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TWO COURSES TO WIT: (1) SOUTH 89°05'16" WEST 569.98 FEET, (2) SOUTH 0°54'44" EAST 296.46 FEET TO THE NORTH LINE OF SANTAQUIN MEADOWS PLAT #F; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO COURSES TO WIT: (1) NORTH 31°58'13" WEST 155.91 FEET, (2) SOUTH 73°16'08" WEST 17.71 FEET; THENCE NORTH 0°09'31" WEST 11.16 FEET; THENCE SOUTH 66°07'02" WEST 85.93 FEET; THENCE SOUTH 73°16'08" WEST 6.20 FEET ALONG THE NORTH LINE OF SAID PLAT #F; THENCE NORTH 10°17'08" WEST 375.23 FEET; THENCE NORTH 10°07'57" WEST 189.87 FEET; THENCE NORTH 88°55'02" EAST 39.12 FEET; THENCE NORTH 1°11'26" WEST 0.32 FEET; THENCE NORTH 88°43'26" EAST 184.34 FEET ALONG THE SOUTH LINE OF COOLEY PLAT #A; THENCE NORTH 1°12'37" WEST 34.24 FEET ALONG THE EAST LINE OF SAID COOLEY SUBDIVISION; THENCE NORTH 0°08'22" EAST 32.99 FEET; THENCE NORTH 33.35 FEET; THENCE EAST 60.11 FEET TO THE WEST LINE OF ROSS SUBDIVISION PLAT #A; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO COURSES TO WIT: (1) SOUTH 0°37'45" EAST 68.64 FEET, (2) NORTH 88°56'15" EAST 390.49 FEET; THENCE NORTH 88°56'14" EAST 150.86 FEET; THENCE NORTH 2°04'00" WEST 58.63 FEET; THENCE EAST 60.80 FEET TO THE POINT OF BEGINNING. CONTAINING 6.45 ACRES.

**NARRATIVE:**  
 BASIS OF BEARING IS UTAH COORDINATE BEARINGS, CENTRAL ZONE, CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SLB&M.) PURPOSE OF SURVEY IS TO COMPARE DEEDED PROPERTY AGAINST EXISTING PROPERTY IN ACTUAL POSSESSION AND PREPARE A SURVEYED BOUNDARY DESCRIPTION.

**SURVEYORS CERTIFICATE:**  
 I, BARRY L. PRETTYMAN, A LICENSED SURVEYOR HOLDING CERTIFICATE No 166486, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Barry L. Prettyman* *10/30/21*  
 BARRY L. PRETTYMAN DATE

**LINE TABLE**

L1	N 88°55'02" E	39.12'
L2	N 1°11'26" W	0.32'
L3	N 1°12'37" W	34.24'
L4	N 87°08'22" E	32.99'
L5	N O R T H	33.35'
L6	E A S T	60.11'
L7	S 0°37'45" E	68.64'
L8	N 2°04'00" W	58.63'
L9	E A S T	60.80'
L10	S 73°16'08" W	17.71'
L11	N 0°09'31" W	11.16'
L12	S 66°07'02" W	85.93'
L13	S 73°16'08" W	6.20'

**LEGEND:**  
 ● = 5/8" REBAR WITH ORANGE CAP MARKED ATLAS ENGINEERING.  
 --- JONES DEED LINES  
 - - - ADJACENT LAND OWNER DEED LINES  
 x x x EXISTING FENCES

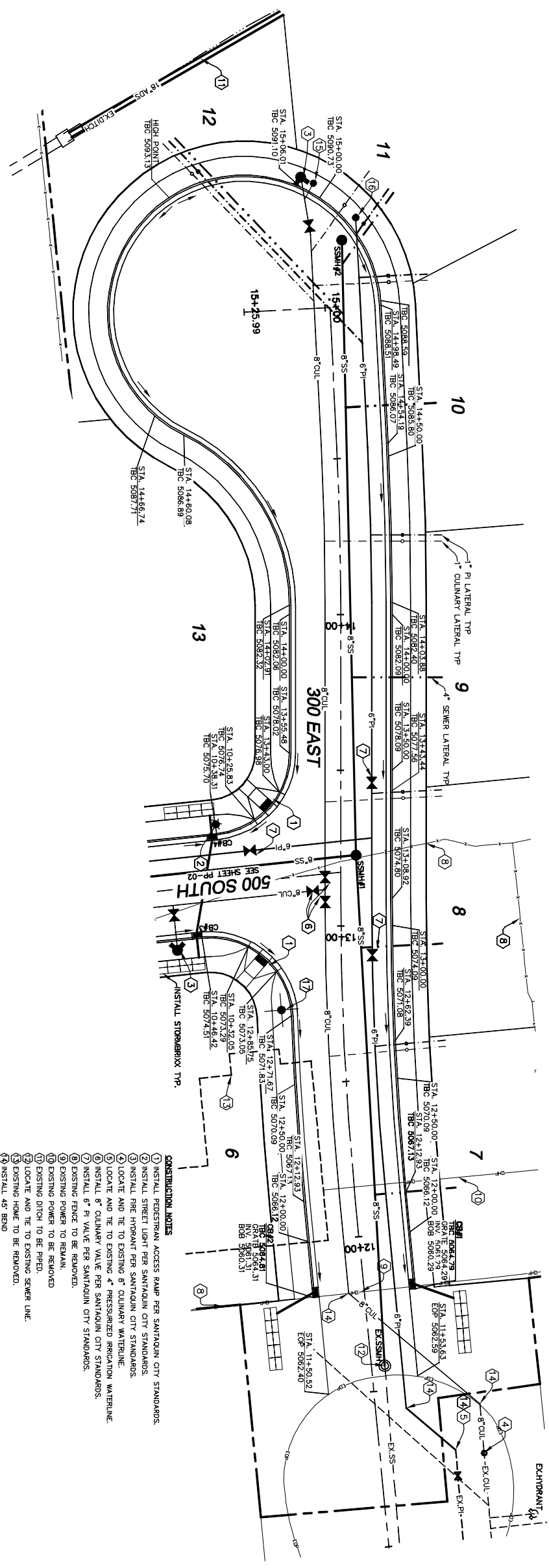
SHEET No. **1 OF 1**

DATE: JAN. 14, 2021  
 DATE REVISED: MARCH 9, 2021

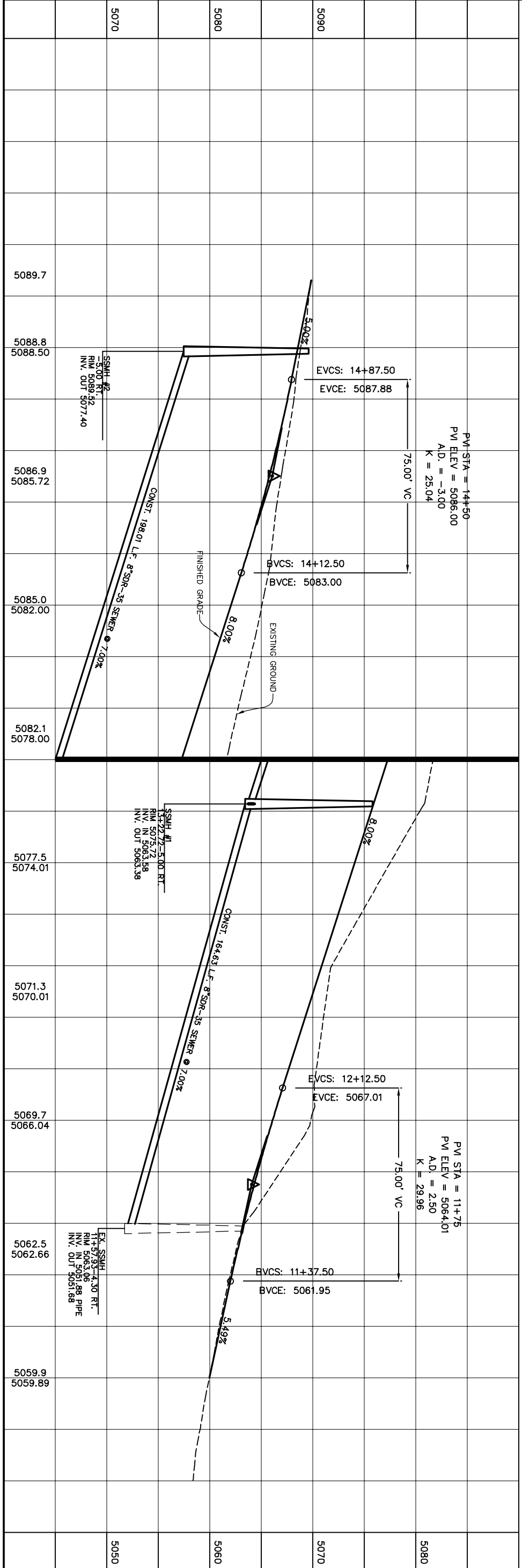
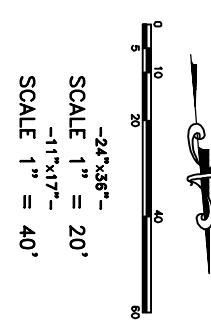
DRAWN BY: B.L.P.  
 APPROVED BY: B.L.P.  
 SCALE: 1" = 50'

**JONES PROPERTY**  
**RECORD OF SURVEY PLAT**  
**SANTAQUIN, UTAH**

**ATLAS ENGINEERING**  
 946 EAST 800 NORTH - SUITE #A  
 SPANISH FORK, UTAH - 84668  
 PHONE: (801) 655-0566



- CONSTRUCTION NOTES**
1. INSTALL PEDESTAL ACCESS RAMP PER SANTIQUIN CITY STANDARDS.
  2. INSTALL STREET LIGHT PER SANTIQUIN CITY STANDARDS.
  3. INSTALL FIRE HYDRANT PER SANTIQUIN CITY STANDARDS.
  4. LOCATE AND TIE TO EXISTING 8" CULINARY WATERLINE.
  5. LOCATE AND TIE TO EXISTING 4" PRESSURIZED IRRIGATION WATERLINE.
  6. INSTALL 8" CULINARY VALVE PER SANTIQUIN CITY STANDARDS.
  7. INSTALL 8" P.I. VALVE PER SANTIQUIN CITY STANDARDS.
  8. EXISTING FENCE TO BE REMOVED.
  9. EXISTING POWER TO BE REMOVED.
  10. EXISTING DITCH TO BE PIPED.
  11. EXISTING HOME TO BE REMOVED.
  12. LOCATE AND TIE TO EXISTING SEWER LINE.
  13. EXISTING HOSE TO BE REMOVED.
  14. INSTALL 45' BEND.
  15. INSTALL CULINARY BLOWOFF PER SANTIQUIN CITY STANDARDS.
  16. INSTALL AIR INLET FOR PRESSURIZED IRRIGATION PER SANTIQUIN CITY STANDARDS.
  17. INSTALL STREET SIGN PER SANTIQUIN CITY STANDARDS.



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**FALCON RIDGE**  
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**OWNER/DEVELOPER**  
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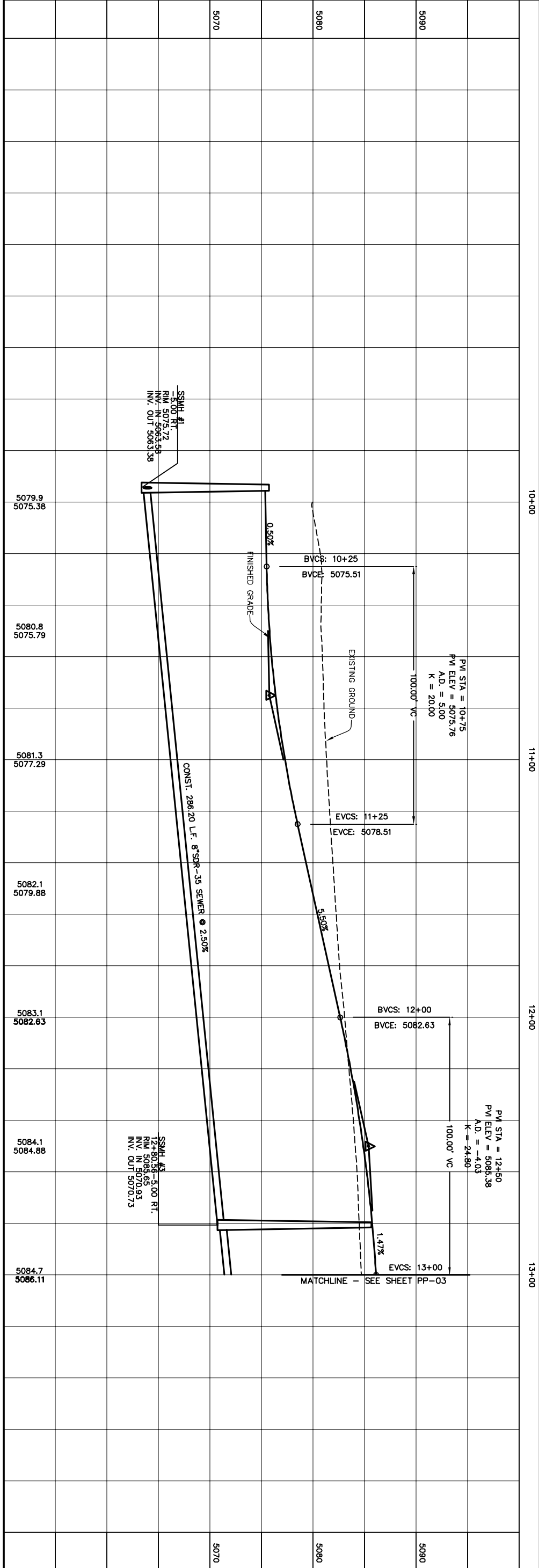
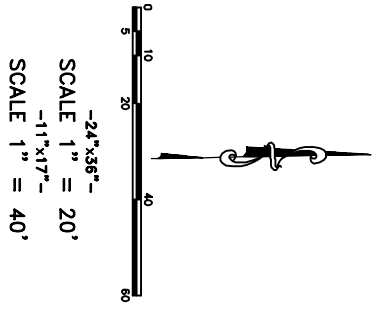
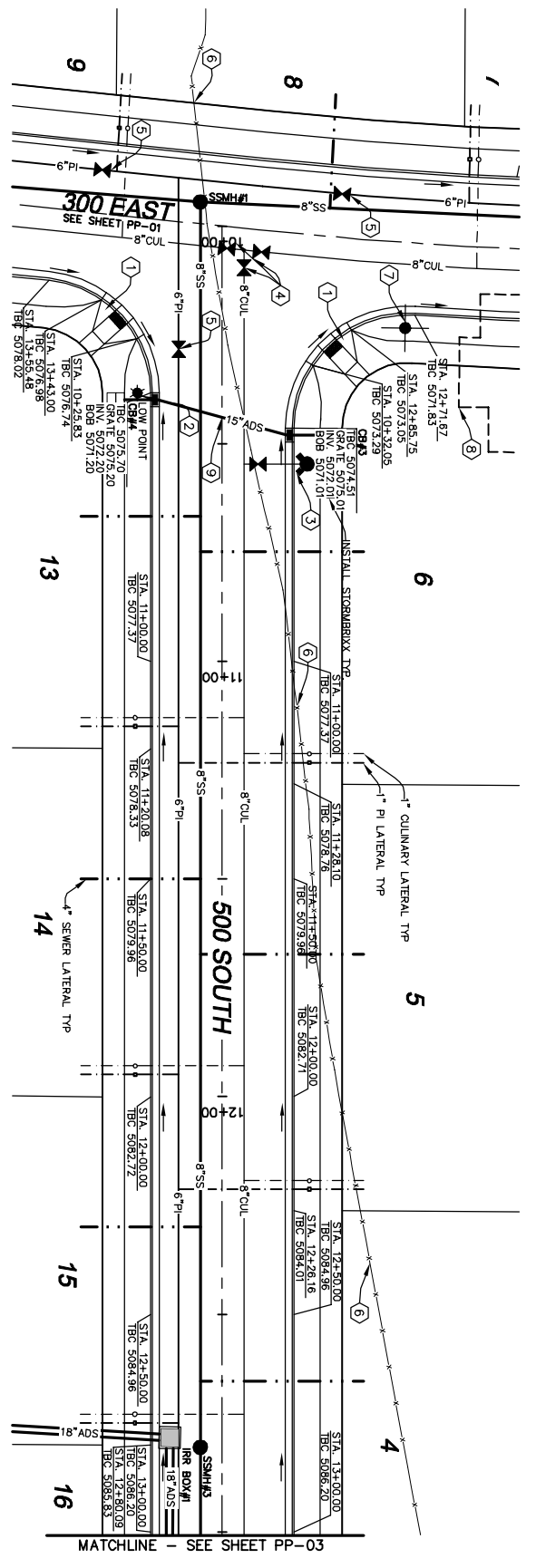
**300 EAST**  
**STA. 11+00 TO STA. 15+25.99**

**STREET PLAN & PROFILE**

SHEET NO.  
**PP-01**



- CONSTRUCTION NOTES**
- ① INSTALL PEDESTRIAN ACCESS RAMP PER SANTIAGO CITY STANDARDS.
  - ② INSTALL STREET LIGHT PER SANTIAGO CITY STANDARDS.
  - ③ INSTALL FIRE HYDRANT PER SANTIAGO CITY STANDARDS.
  - ④ INSTALL 8" CULINARY VALVE PER SANTIAGO CITY STANDARDS.
  - ⑤ INSTALL 6" PI VALVE PER SANTIAGO CITY STANDARDS.
  - ⑥ EXISTING FENCE TO BE REMOVED.
  - ⑦ INSTALL STREET SIGN PER SANTIAGO CITY STANDARDS.
  - ⑧ EXISTING HOME TO BE REMOVED.
  - ⑨ CONST. 30.88 L.F. 15" ADS @ 0.62%



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NO.	REVISIONS	BY	DATE

**FALCON RIDGE**

**ATLAS ENGINEERING L.L.C.**

OWNER/DEVELOPER  
 JIMMY DEGRAFFENREID  
 WOODLAND HILLS, UTAH  
 801-830-5490

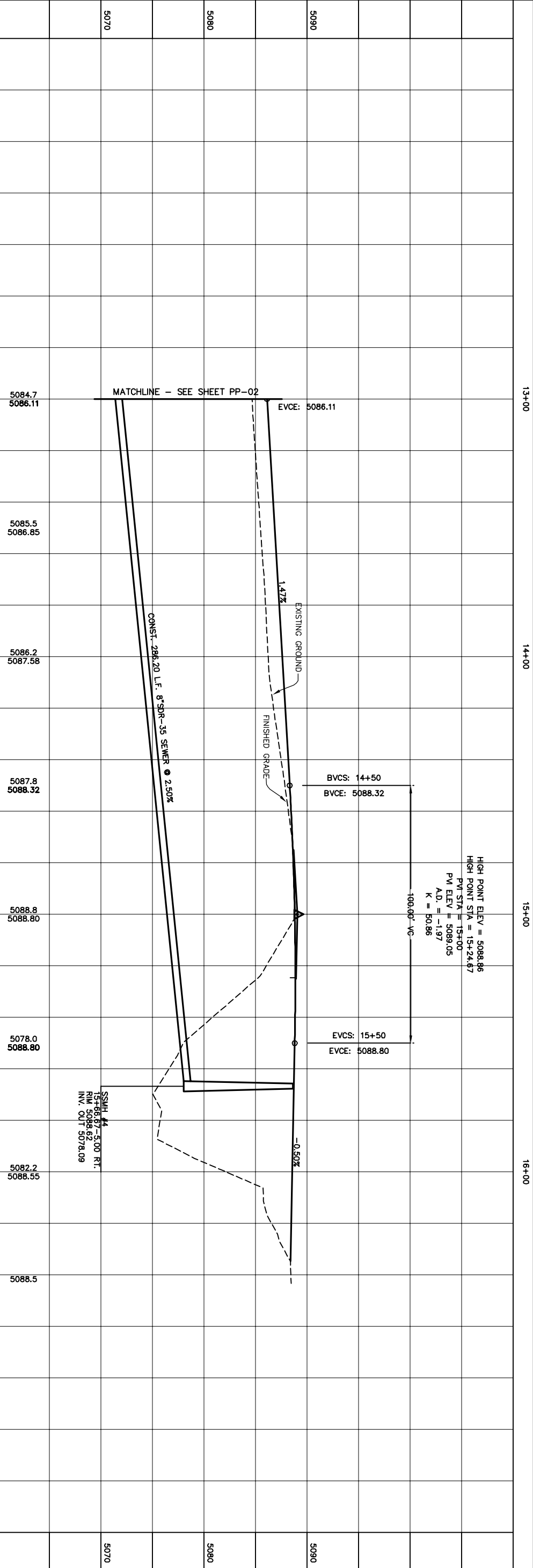
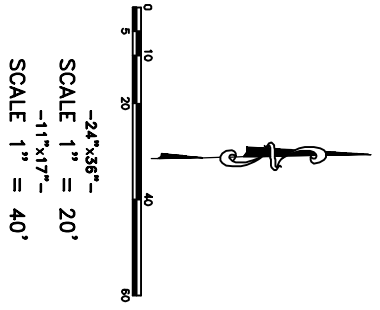
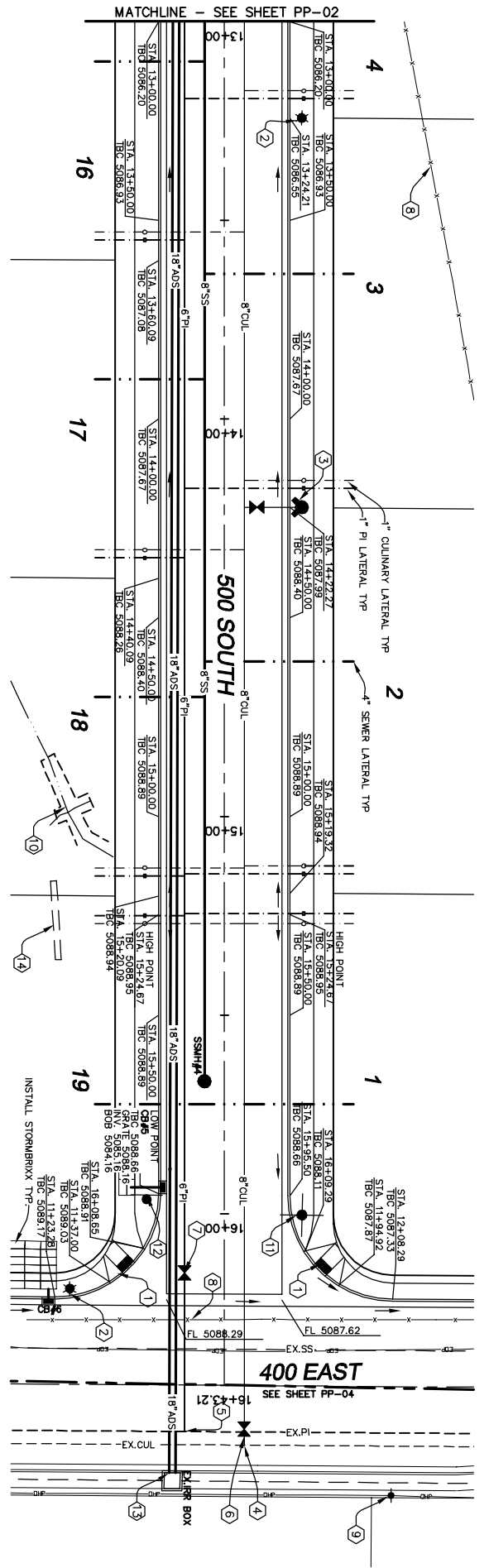
PHONE: 801-655-0566  
 FAX: 801-655-0109  
 946 E. 800 N. STE A  
 SPANISH FORK, UT 84660

500 SOUTH  
 STA. 10+00 TO STA. 13+00

**STREET PLAN & PROFILE**

SHEET NO.  
**PP-02**

- CONSTRUCTION NOTES**
- ① INSTALL PEDESTRIAN ACCESS RAMP PER SANTIAGO CITY STANDARDS.
  - ② INSTALL STREET LIGHT PER SANTIAGO CITY STANDARDS.
  - ③ INSTALL FIRE HYDRANT PER SANTIAGO CITY STANDARDS.
  - ④ LOCATE AND ME TO EXISTING 10" CULINARY WATERLINE.
  - ⑤ LOCATE AND ME TO EXISTING 16" PRESSURIZED IRRIGATION WATERLINE.
  - ⑥ INSTALL 8" CULINARY VALVE PER SANTIAGO CITY STANDARDS.
  - ⑦ INSTALL 8" PI VALVE PER SANTIAGO CITY STANDARDS.
  - ⑧ EXISTING FENCE TO BE REMOVED.
  - ⑨ EXISTING POWER TO BE REMOVED.
  - ⑩ EXISTING DITCH TO BE PAVED.
  - ⑪ INSTALL STREET SIGN PER SANTIAGO CITY STANDARDS.
  - ⑫ INSTALL STOP SIGN PER SANTIAGO CITY STANDARDS.
  - ⑬ LOCATE AND ME TO EXISTING IRRIGATION BOX.
  - ⑭ EXISTING 18" PIPE TO BE REMOVED.



NO.	REVISIONS	BY	DATE
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**FALCON RIDGE**

**ATLAS ENGINEERING L.L.C.**

OWNER/DEVELOPER  
 JIMMY DEGRAFFENREID  
 WOODLAND HILLS, UTAH  
 801-830-5490

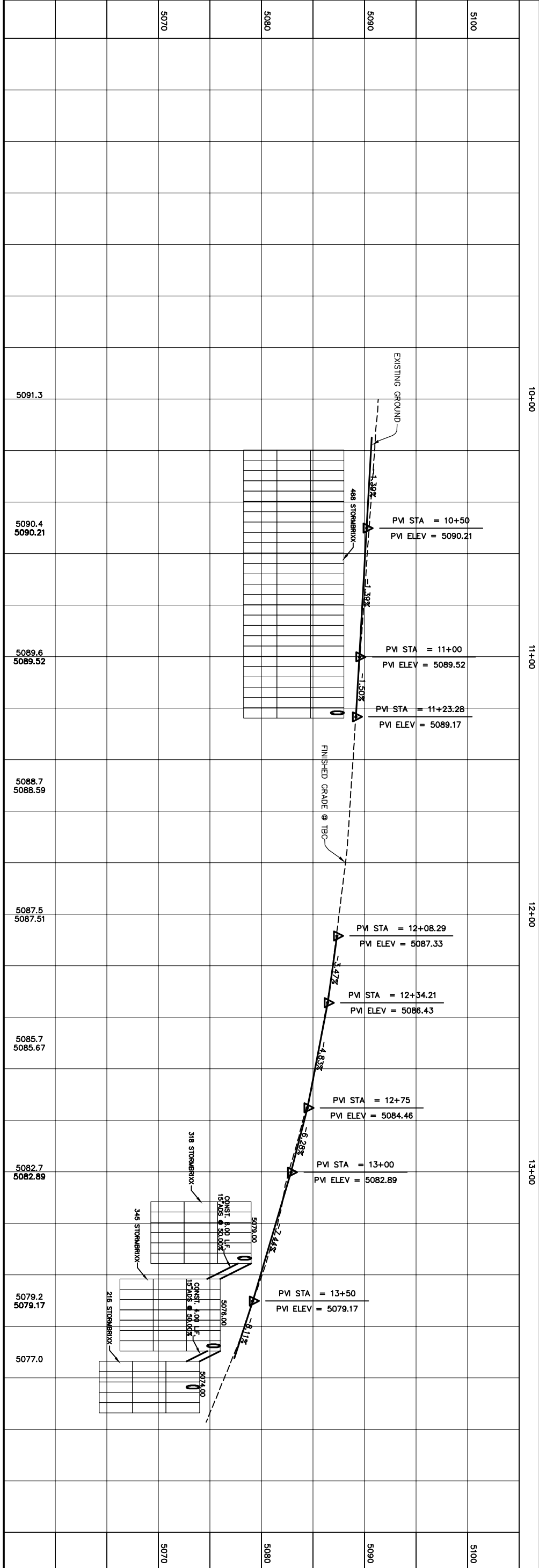
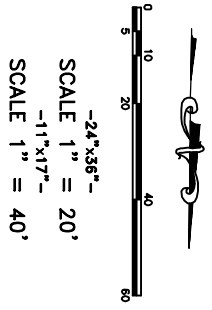
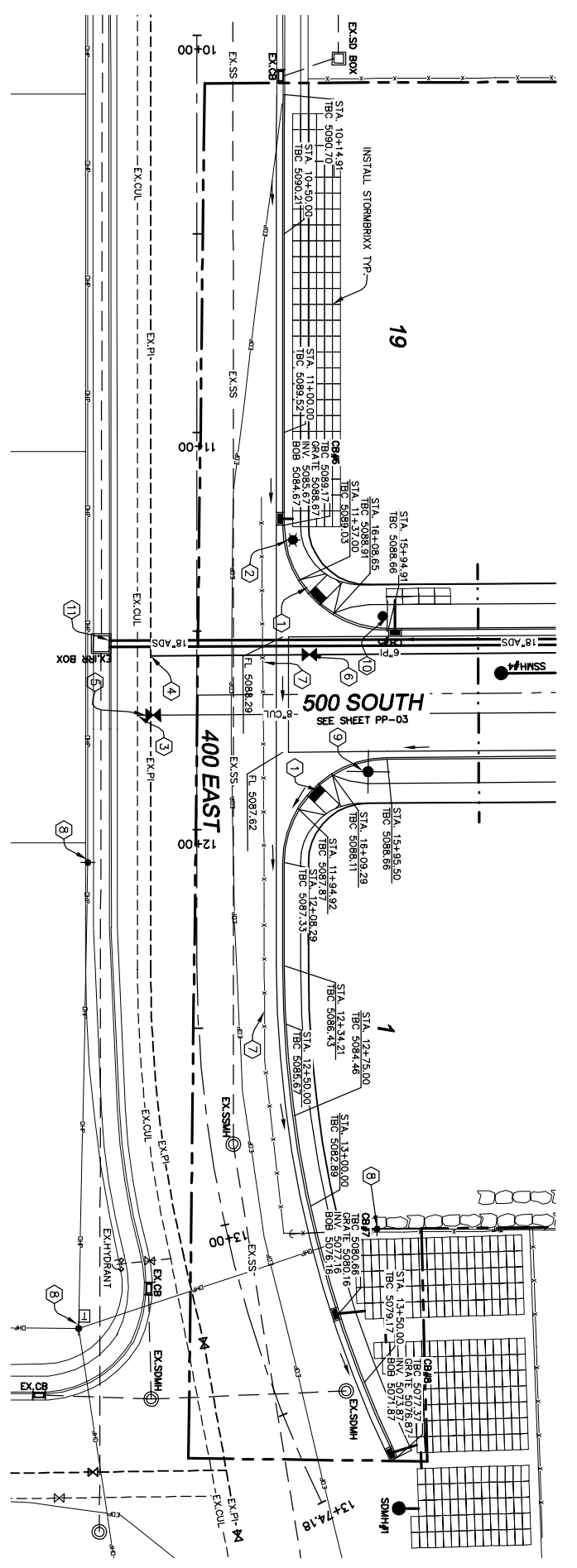
PHONE: 801-655-0566  
 FAX: 801-655-0109  
 946 E. 800 N. STE A  
 SPANISH FORK, UT 84660

500 SOUTH  
 STA. 13+00 TO STA. 16+43.21

**STREET PLAN & PROFILE**

SHEET NO.  
**PP-03**

- CONSTRUCTION NOTES**
- ① INSTALL PEDESTRIAN ACCESS RAMP PER SANTIAGO CITY STANDARDS.
  - ② INSTALL STREET LIGHT PER SANTIAGO CITY STANDARDS.
  - ③ LOCATE AND RE TO EXISTING 10" CULINARY WATERLINE.
  - ④ LOCATE AND RE TO EXISTING 16" PRESSURIZED IRRIGATION WATERLINE.
  - ⑤ INSTALL 8" CULINARY VALVE PER SANTIAGO CITY STANDARDS.
  - ⑥ INSTALL 6" PI VALVE PER SANTIAGO CITY STANDARDS.
  - ⑦ EXISTING FENCE TO BE REMOVED.
  - ⑧ EXISTING POWER TO BE REPAIRED.
  - ⑨ INSTALL STREET SIGN PER SANTIAGO CITY STANDARDS.
  - ⑩ INSTALL STOP SIGN PER SANTIAGO CITY STANDARDS.
  - ⑪ LOCATE AND RE TO EXISTING IRRIGATION BOX.



NO.	REVISIONS	BY	DATE
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**FALCON RIDGE**

**ATLAS ENGINEERING L.L.C.**

OWNER/DEVELOPER  
 JIMMY DEGRAFFENREID  
 WOODLAND HILLS, UTAH  
 801-830-5490

PHONE: 801-655-0566  
 FAX: 801-655-0109  
 946 E 800 N STE A  
 SPANISH FORK, UT 84660

400 EAST  
 STA. 10+00 TO STA. 13+74.18

**STREET PLAN & PROFILE**

SHEET NO.  
**PP-04**





**DRC Meeting Minutes**  
**Tuesday, April 27, 2021**

**DRC Members in Attendance:** City Engineer Jon Lundell, Building Official Randy Spadafora, Public Works Director Jason Callaway, Police Chief Rod Hurst, Community Development Director Jason Bond, and City Manager Ben Reeves

**Others in Attendance:** Staff Planner Ryan Harris, Code Enforcement Officer Russ Woodland, and Assistant City Manager Norm Beagley (Attending Via Zoom).

Kevin Olson and Scott Peterson representing the Orchard Hills II Final Subdivision Review (Attending Via Zoom).

Paul Watson representing the Stratton Acres concept review (Attending Via Zoom).

Brandon Kirk and Ben Tuckett representing the Rute R.E. Commercial Subdivision (Attending Via Zoom).

Josh Madsen (Attending Via Zoom) and Rob Horlacher representing the Summit Ridge Commercial Subdivision.

Mr. Lundell called the meeting to order at 10:01 a.m.

**Orchard Hills II Final Subdivision Review**

*A final review of a 19-unit townhome development, which will include commercial spaces on the 5 units fronting Highland Drive. Located at approximately 120 E. and Highland Drive*

Mr. Lundell explained that this is a proposed residential townhome development; the 5 units along Highland Drive are proposed live/work units.

**Fire:** Mr. Sutherland noted that units 8-12 don't show Fire Department Connections (FDC's) on the utility plan. He explained that mixed use buildings such as these require fire sprinklers. He added that these units need to be located within 100 feet of a fire hydrant.

**Building Official:** Mr. Spadafora stated that he has reviewed and set the addresses for this subdivision. He asked if the live/work units will need separate addressing for the commercial and the residential spaces. Mr. Bond stated that he thinks the separate uses should be addressed separately. Mr. Spadafora indicated that he will add separate addresses for the commercial portions. Mr. Bond suggested that the Postmaster be consulted on how the units are addressed.

**Public Works:** Mr. Callaway noted that both a 2-inch and 4-inch master meter are shown on the plans. He pointed out a note referring to a 1-inch culinary meter. He asked for clarification on which meters belong to the City. Mr. Lundell explained that the 4-inch meter and the 2-inch meter belong to the City. The 4-inch meter will service units 1-7, 13-16 and 17-19; and the

2-inch meter will service units 8-12. Mr. Lundell asked about the separate 1-inch meter? Mr. Peterson stated that it is a stray note that he will remove from the plans.

Mr. Callaway asked that the developer provide signage for the private streets. He suggested that the signs be blue and with white lettering to differentiate it from the public road signs which are green and white. Mr. Olson stated that they will provide signage for the private streets.

Mr. Callaway explained that there is a concrete irrigation pipe that runs through 120 E. He noted that the developer may run into issues with it, and they will need to locate it when excavation begins.

**Police:** Chief Hurst reported that no stop sign is shown coming out of the parking lot onto 120 E. He also asked about the parking situation on Highland Drive. Mr. Reeves noted that when the Council approved the preliminary subdivision, they provided a condition that the DRC conduct an analysis to determine whether parking should be allowed and if not to red-curb Highland Drive. Mr. Lundell indicated that Engineering will conduct this review.

**Planning and Zoning:** Mr. Bond stated that this project has received architectural approval from the ARC with a few conditions which have been provided to the developer.

**Engineering:** Mr. Lundell asked if the developer will be amending the existing CC&R's or providing additional ones for the second phase? He stated that they need to include a streetlight at the intersection of Highland Drive and 120 East. Mr. Lundell pointed out that a photometric plan needs to be provided for the parking lot lighting. He explained that the street names are not consistent between the sheets on the plan set and asked that the developer verify them. Mr. Lundell asked that the affidavits for the existing 17 units be coordinated with the County regarding required signatures, etc. Mr. Lundell also asked that the developer show that there is adequate right of way between Highland Dr. and the I-15 no access fence.

**Motion:** Mr. Bond motioned to table the Orchard Hills Townhomes II Final Review until the redlines are addressed. Mr. Sutherland seconded. The motion passed unanimously in the affirmative.

### **Stratton Acres Concept Review**

*A concept review of a 36-unit subdivision located at approximately 200 E. and Royal Land Drive.*

Mr. Lundell explained that this proposed subdivision is located North of Apple Valley Elementary and East of the Orchards Development. He noted that 200 E. would be extended to run through this development. Mr. Watson indicated that he is currently working with the School District to put storm water and road storm water on future school property. He noted that they would like to add an additional lot if they are able to do this. Mr. Lundell indicated that the City requires an easement for any right of way storm water that is detained on private property. Mr. Lundell noted that the storm water would need to be separate from the schools.

**Building Official:** Mr. Spadafora asked if the extension of 200 E. would match the existing road width. Mr. Lundell answered that the road widths will match for both the extension of 200 E. and Royal Land Drive.

**Public Works:** Mr. Callaway asked if the proposed retention pond can be tied into the existing storm drain for The Orchards? Mr. Lundell indicated that the storm drain pond is only sized for the entire Orchards development, and not any additional offsite water.

Mr. Lundell expressed some concern with the retention pond and stated that he would like to see other possibilities considered. Mr. Callaway indicated that there can be maintenance issues with retention ponds. Mr. Lundell stated that localized retention is preferred if possible. Mr. Watson explained that underground options are difficult to maintain and can fill up with dirt. He asked about individual catch basin/sumps. Mr. Lundell directed the developer to review the City's specs sheet SD1 regarding curb inlet requirements. Mr. Bond asked that the retention ponds be consolidated into one location if possible. There may be City Council members who would like to see dual purpose retention basins.

**Planning and Zoning:** Mr. Bond explained that since this is a concept plan a public hearing will be held and reviewed by the Planning Commission.

**Administration:** Mr. Reeves noted appreciation for the developer proposing single family homes and the enhancement of road connectivity this development would provide.

**Engineering:** Mr. Lundell stated that a storm drain report needs to be provided. He noted that it appears that most of the right of way is being pushed to the School District's property instead of split between the two adjoining properties. Mr. Watson explained that they want to continue Royal Land Drive further through to set up for the next phase of their project. He stated that they will work with the Nebo School District. Mr. Lundell asked that the developer keep the City updated and indicated that written approval would be required for any agreements made between the developer and Nebo School District. Mr. Beagley indicated that a dedication to the City of the proposed right of way would be required.

Mr. Lundell pointed out that there is a proposed sewer line shown through the North on Ginger Gold Road. He expressed concern regarding the sewer depth. Mr. Watson stated that currently there is no easement for the sewer line. Mr. Lundell explained that as part of the Orchards development agreement, once 200 lots are built the Ginger Gold right of way dedication needs to occur. Mr. Watson asked to see a copy of the agreement. Mr. Lundell indicated that it is a public record and can be found on the Utah County Recorders Parcel data.

No comments from Fire, or Police.

### **Rute R. E. Commercial Subdivision Concept Review**

*A concept plan review of a proposed 1 lot commercial subdivision located South of the intersection of Summit Ridge Parkway and South Ridge Farms Road.*

**Public Works:** Mr. Callaway asked that the utility line sizes that are installed are big enough to service the development.

**Engineering:** Mr. Lundell stated that this proposed subdivision is subject to the Summit Ridge Development Agreement. Mr. Bond clarified that the developer submitted a site plan for this subdivision in 2020 and it worked when the application was submitted. It wouldn't work with current zoning since the development agreement expired in December of 2020.

Mr. Lundell explained that the developer will be required to provide all the frontage improvements. He noted that the front property line and the Frontage Road appear to be both UDOT and/ or Utah County right of way. Because of this, there will potentially be two approving bodies who will need to approve the right of way width, improvements, etc.

Mr. Lundell explained that the utility lines will need to be extended to the Southern boundary of the property. He stated that the current standards call for a maximum length of 500 feet on a dead-end waterline. He referred to a recent code update which allows for a maximum of 750 feet on a dead-end waterline with Council approval. He indicated that this would need to be coordinated with waterline looping, etc.

Mr. Bond clarified that this commercial lot is adjacent to the next agenda item. And that this parcel is part of a larger parcel owned by HG Utah 1.

Mr. Tuckett stated that the current waterline comes from Summit Ridge Parkway down the Frontage Road and stubs near this property. He asked for clarification regarding the waterline requirements. Mr. Lundell explained that the waterline would need to be fully looped at the time that the subdivision goes through. He noted that they will need to provide an additional connection to the system, not just the property. Mr. Tuckett explained that the County has stated that they will defer to City requirements for the right of way.

Mr. Bond explained that a public hearing for this concept is on the agenda for tonight's Planning Commission Meeting.

No comments from Fire, Building Official, Police, Planning and Zoning or Administration.

### **Summit Ridge Commercial Subdivision Concept Review**

*A concept plan for a proposed 9-lot commercial subdivision located South of the intersection of Summit Ridge Parkway and South Ridge Farms Road.*

Mr. Lundell explained that this subdivision is on the same existing parcel as the proposed Rute R.E. subdivision, this one is just located further North.

**Planning and Zoning:** Mr. Bond stated that as the parcel continues to develop it will be important to maintain good access and avoid landlocked parcels to the west.

**Engineering:** Mr. Lundell asked what would happen with the existing building on lot 5? He explained that with the current truck traffic and proposed commercial uses, it is anticipated that a center left turn lane and right turn lane will be required to access each commercial lot. He reiterated that waterline looping will be required because of length requirements in code. Mr. Lundell noted that curb and gutter would need to be extended to the full length of lot 8. He explained that the asphalt has been re-done in the past few years, so any cuts made in the asphalt would require overlays. Mr. Lundell stated that this subdivision is subject to the C-1 Commercial zoning requirements. Mr. Reeves clarified that if the Summit Ridge Development Agreement is approved by the Council it would again be zoned as the Planned Community (PC) zone.

Mr. Beagley explained that there is roughly 48 feet of asphalt currently existing, and that there could be a large length of curb that would need to be replaced. This needs to be figured out as things move forward.

Mr. Madsen asked if the widening of the right of way could be done per lot, or if it needs to be done concurrently. Mr. Lundell answered that it will all need to be installed with the subdivision. He indicated that they could provide GIS information to the developer for the utility stub locations. Mr. Madsen stated that he is unsure of the standard laterals required for different commercial uses. And noted that the needs may differ depending upon the commercial use. Mr. Beagley stated that they will provide that standards to the developer, and suggested that when installing utilities, they do so in a way to make as few road cuts as possible.

No comments from Fire, Building Official, Public Works, Police, and Administration.



**MEETING MINUTES APPROVAL**

Approval of Meeting Minutes from  
April 13, 2021

**Motion:** Mr. Sutherland motioned to approve the DRC meeting minutes from April 13, 2021. Mr. Spadafora seconded. The motion passed unanimously in the affirmative.

**Adjournment:**

Mr. Bond motioned to adjourn at 11:10 a.m.

DRAFT

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Jon Lundell, City Engineer

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Kira Petersen, Deputy Recorder



**DRC Meeting Minutes**  
**Tuesday, May 11, 2021**

**DRC Members in Attendance:** City Engineer Jon Lundell, City Manager Ben Reeves, Community Development Director Jason Bond, Fire Marshall Taylor Sutherland, Public Works Director Jason Callaway, Police Chief Rod Hurst.

**Others in Attendance:** Assistant City Manager Norm Beagley, Staff Planner Ryan Harris, Shawn Herring representing the Hills at Summit Ridge Plat E. (Attending via Zoom)  
 Curtis Leavitt and Ben Tuckett representing Summit Ridge Townhomes Plat D (Attending via Zoom)  
 Gavin West with Atlas Engineering representing the Cottonwood Subdivision (Attending via Zoom).

Mr. Lundell called the meeting to order at 10:03 a.m.

**The Hills at Summit Ridge Plat E Final Subdivision Review**

*A final review of a 38-lot subdivision located at approximately Marigold Way and Onyx Drive.*

Mr. Lundell indicated that this plat was previously tabled due to grading concerns along the back of lots.

**Engineering:** Mr. Lundell asked for details for the fence that will run between the open space and the lots that will front Marigold Way. Mr. Herring stated that they are thinking about a wooden split rail fence. Mr. Beagley asked that they provide details regarding the style, stain, etc. Mr. Bond suggested that the developer check with the HOA and their requirements. Mr. Lundell asked for more detail regarding the stepped grading/retaining walls in the Northwest Corner of the Cul-De-Sac. Mr. Herring stated that he anticipates it will be a series of 4-foot-tall boulder landscape wall. Mr. Lundell explained that there are still significant concerns regarding the grading of the lots in the cul-de-sac. He asked what product is anticipated for those lots? Mr. Herring explained that he met with home builder who indicated that these lots are buildable with the finish grading as shown. He noted that they will provide detailed grading information with the building permit. Mr. Lundell stated that this subdivision is in a hillside overlay zone, and maximum slopes apply. He also indicated that the proposed amenities need to be submitted to the City and HOA to review.

No comments from Public Works, Police, Fire, Administration or Planning and Zoning.

**Motion:** Mr. Bond motioned to grant final approval for the Hills at Summit Ridge Plat E with the condition that the redlines be addressed, and that the grading for the lots at the edge of the cul-de-sac be reviewed with the building permit. Mr. Callaway seconded. The motion passed unanimously in the affirmative.

### **Summit Ridge Towns Plat D Final Subdivision Review**

*A final review of a 97-unit townhome development located at approximately Harvest View Drive and Patchwork Drive.*

**Police:** Chief Hurst pointed out that there is no stop sign at the corner of Harvest View and Hidden Springs Drive.

**Planning and Zoning:** Mr. Bond stated that the specs for the proposed fence need to be provided for architectural review. He explained that the Architectural Review Committee has already approved the buildings. Mr. Leavitt mentioned the cost increase of concrete. He explained that they will be submitting plans for the fence material and color to staff and Rob Horlacher as well as the HOA. Mr. Bond asked that the plans for the amenities be consistent with the approved plans, as the current plans are still showing the old layout.

**Engineering:** Mr. Lundell indicated that there are landscaping redlines that will be provided with the redlines. He explained that the 4 most North West units will require an ejector pump in the basement and asked that a note be added on the mylar. Mr. Tuckett clarified that those units will not have basements, but they will still have ejector pumps on the main floor. Mr. Lundell instructed that the ejector pumps will need to be connected into the sewer lines.

Mr. Lundell explained that the city will not be abandoning the existing well located on the west end of Hidden Springs Drive. He stated that the well still needs to be accessible and it is anticipated that it will be used for irrigation purposes in the future. He directed the developer to provide a 60-inch manhole, adjusted to final grade to be 6-12 inches below finished grade with manhole cover over it. Mr. Beagley asked that they install a waterproof cap with a seal, so water doesn't go down the pipe.

Mr. Lundell explained that since casings for culinary water will be located underneath the sewer exemptions from the State Division of Drinking Water will be required. He indicated that it would be beneficial to lay the culinary water line deeper, remove 45's and reduce the chance of leaking.

No Comments from Public Works, Fire, or Administration.

**Motion:** Mr. Reeves motioned to grant final approval for the Summit Ridge Towns Plat D conditioned upon the engineering redlines be addressed. That the developer reviews the changes to the water line configuration and address the needs to protect the well. Mr. Bond seconded. The motion passed unanimously in the affirmative.

### **Cottonwood Subdivision Final Plat Review**

*A final review of an 8-lot subdivision located at approximately 300 North and 350 West.*

Mr. Lundell explained that this subdivision was originally recorded in the 1990's, but no infrastructure was ever constructed for the lots. This review is to verify that the design for the infrastructure and review a proposed turnaround at 300 N. and 350 W. He noted that the right of way dedication between lots 1 and 2 must be approved by the City Council.

**Public Works:** Mr. Callaway expressed concern for the proposed Pressure Reducing Valve (PRV) at 350 W. He explained that he doesn't believe it would function properly at the proposed elevation. Mr. Callaway also noted concern about the operation of the existing PRV's located North of this subdivision. Mr. Beagley stated that the PRV on 350 W. is shown in the master

plan. He indicated that these concerns will be discussed with the modeling engineering firm to discuss these concerns.

**Police:** Chief Hurst asked for a recommendation for controlling East Bound traffic on the half plus 10 road at the intersection of 300 N. and 350 W. Mr. Beagley recommend 4 way stop signs be installed. Mr. Reeves noted that the stop signs on the two half plus 10 legs could be relocated as development is improved. Chief Hurst asked if 300 N. will be continued in the future? Mr. Bond stated that it is a stubbed street into private property so it may be developed in the future.

**Planning and Zoning:** Mr. Bond asked that clarification be added indicating that the hammerhead between lots 1 and 2 will be dedicated to the City. He asked that signage be provided stating that no parking is allowed.

**Fire:** Mr. Sutherland explained that the hammerhead will need to have signage that indicated that it is fire lane, as well as no parking.

**Engineering:** Mr. Lundell explained that the public utility easements through the hammerhead need to follow code requirements. He instructed that a note be added to lot 1 indicating that the sewer as designed is shallow so an ejector pump would be required if there is a basement. He stated that setbacks need to be updated and corrected on the plat. Mr. Lundell clarified that City Council is the only approval required for the amendment. He indicated that the current sump 3 needs an updated legal description for the easement. He stated that the waterline that connects 3<sup>rd</sup> north to 350 W connects through lot 2 needs to be removed. Mr. Lundell instructed the developer to maintain 10 feet of horizontal separation between the sewer line and the culinary water line.

**Motion:** Mr. Reeves motioned to recommend a favorable approval to City Council as they consider the plat amendment to the Cottonwood Subdivision. That the developer addresses the redlines from the DRC as they are not the approving body. Mr. Callaway seconded. The motion passed unanimously in the affirmative.

## MEETING MINUTES APPROVAL

Approval of Meeting Minutes from

April 27, 2021

**Motion:** Mr. Bond motioned to table the minutes from April 27, 2021. Mr. Reeves seconded. The motion passed unanimously in the affirmative.

## AJOURNMENT

Mr. Reeves motioned to adjourn at 10:59 a.m.