



## DEVELOPMENT REVIEW COMMITTEE

Tuesday, November 09, 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://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. Ostler Subdivision Concept Review**

A concept review of a proposed 5-lot subdivision located at 421 S. 100 W.

**2. Timber Valley Concept Review**

A concept review of a proposed 3-lot subdivision located at 465 N. 500 W.

**3. Summit Ridge Commercial Phase A Final Plat Review**

A final review of 1-lot commercial subdivision located South of the intersection of Summit Ridge Parkway and South Ridge Farms Road.

### MEETING MINUTES APPROVAL

- 4. October 26, 2021**

### AJOURNMENT

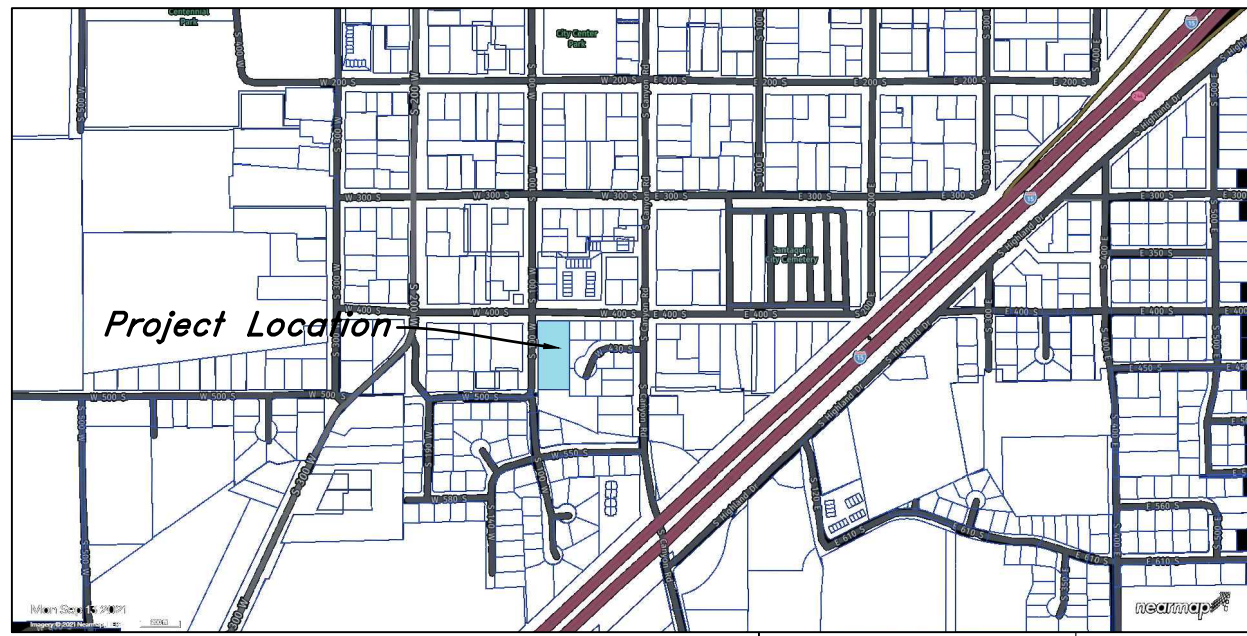
## CERTIFICATE OF MAILING/POSTING

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



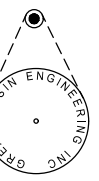


**Vicinity Map**  
(Not to Scale)

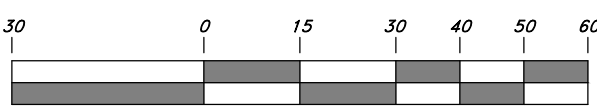
Intersection of 400 South  
and 100 West Nothing  
Found Nothing Set.

**LEGEND**

- Found Public Land Monument
- Calculated Section Position
- Record
- Utah County Surveyor
- Centerline Road
- Existing Parcel Line
- Survey Monument Line
- Easement Line
- Lot Line
- Boundary Line
- Lot and Block Line
- Set 5/8" x 24" Long
- Rebar & Cap w/ Lothe



Scale: 1" = 30'



Graphic Scale

**NOTES**

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

# 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  
October 2021

Orchard Park  
Townhomes

Intersection of 400 South  
Street and Center Street  
(Nothing Found Nothing  
Set, See Record of Survey  
filed with the County)

400 South

**LENDER CONSENT**

The Undersigned Beneficiary hereby consents to the recording of this plat for the herein described property and the dedications provided here in.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021

BSP HOLDINGS LLC

By: \_\_\_\_\_

Title: \_\_\_\_\_

**LENDER CONSENT**

The Undersigned Beneficiary hereby consents to the recording of this plat for the herein described property and the dedications provided here in.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021

AMAK LLC

By: \_\_\_\_\_

Title: \_\_\_\_\_

**LENDER CONSENT**

The Undersigned Beneficiary hereby consents to the recording of this plat for the herein described property and the dedications provided here in.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021

Elgy Enterprise LLC

By: \_\_\_\_\_

Title: \_\_\_\_\_

**ACKNOWLEDGMENT**

State of Utah } ss  
County of Utah

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by AMAK, LLC,

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_ Print Name

**ACKNOWLEDGMENT**

State of Utah } ss  
County of Utah

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by BSP HOLDINGS LLC,

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_ Print Name

**ACKNOWLEDGMENT**

State of Utah } ss  
County of Utah

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by ELGY ENTERPRISES,

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_ Print Name

Re-established Lot  
and Block Line (see  
Record of survey...)

at West a Corner  
of Crooks Acres  
Country Cottage  
LLC

Retracement  
of Crooks  
Acres  
Subdivision

Lot 1

Crooks Acres

Lot 9

Enoch & Samuel  
Irvine

Courtney Circle  
Plat A

Lot 8

Lucie Marie & Mikael Scott  
Henderson

Lot 7

2666.35' UCS



Found South  
Quarter Corner of  
Section 1, T10S,  
R1E, SLB&M



5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801)394-4515 S.L.C (801)921-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM 21N752

**SURVEYOR'S CERTIFICATE**

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58 Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I also do hereby certify that this plat Ostler Subdivision in Santaquin City, Utah County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Utah County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this drawing.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

6242920  
License No.

Andy Hubbard

**AS-SURVEYED DESCRIPTION**

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 beginning.  
Containing 1.378 Acres

**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**

We, the undersigned owners of the hereon described tract of land, hereby set apart 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 \_\_\_\_\_, 2021.

Race Ostler - Owner

**ACKNOWLEDGMENT**

State of Utah } ss  
County of Weber

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by Race Ostler,

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_ Print Name

**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. 2021.

## Ostler Subdivision

Santaquin, Utah County, Utah

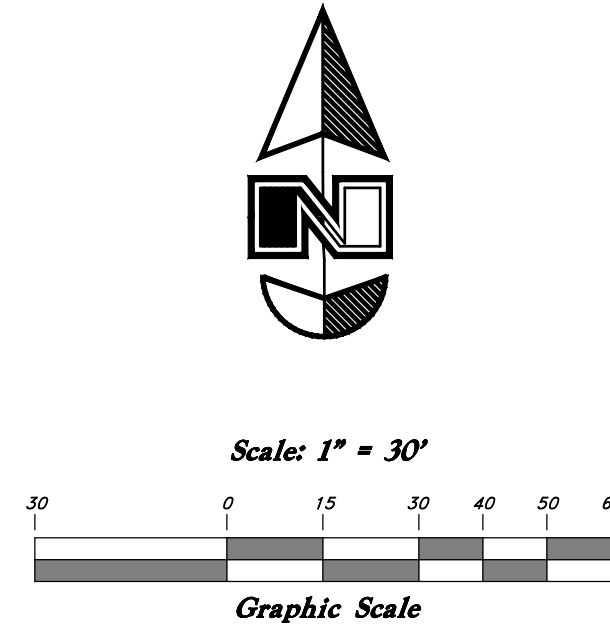

SURVEYOR'S SEAL

CITY ENGINEER  
SEAL

CITY RECORDER  
SEAL

UTAH COUNTY  
RECORDER



[illegible]

**GREAT BASIN**  
**ENGINEERING**

5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
 MAIN (801) 394-4515 S.L.C. (801) 521-0322 FAX (801) 392-7540  
 WWW.GREATBASINENGINEERING.COM

**Aug, 2021**

**SHEET NO.**

**C1**

**21N752**





381



**Aug, 2021**

**SHEET NO.**

**C1**

**21N752**

# SANTAQUIN PROJECT

465 N 500 W  
29:037:0041  
SANTAQUIN, UTAH



REVISIONS	
DATE	REMARKS



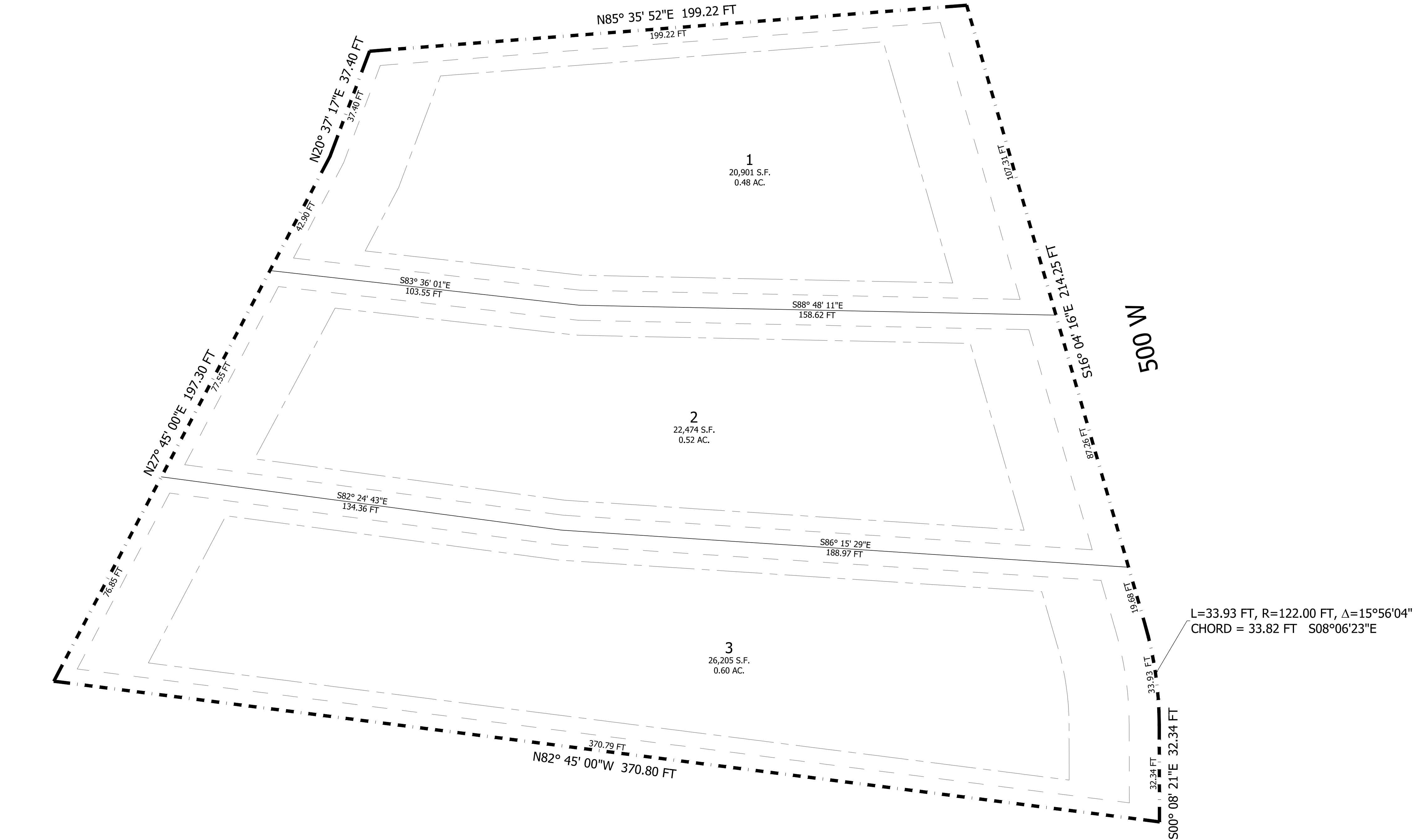
SANTAQUIN PROJECT  
CONCEPT PLAN

FOR: KENT STEPHENS

DRAWING: —

LOCATION: SANTAQUIN, UT

DATE: 10-22-2021



CONCEPT PLAN

SCALE: 1" = 20'

0 20 40



CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }  
COUNTY OF UTAH } S.S.  
ON THE \_\_\_\_DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, WHO IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF "SATISFACTORY EVIDENCE" AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT HE/SHE IS THE \_\_\_\_\_  
OF \_\_\_\_\_ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS OR RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID \_\_\_\_\_ ACKNOWLEDGEMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
My COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH

CENTRACOM ACCEPTANCE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021  
A CENTRACOM COMPANY

BY: \_\_\_\_\_, TITLE: \_\_\_\_\_

CENTURY LINK ACCEPTANCE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021  
A LUMEN COMPANY

BY: \_\_\_\_\_, TITLE: \_\_\_\_\_

ROCKY MOUNTAIN POWER ACCEPTANCE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021  
A PACIFICORP COMPANY

BY: \_\_\_\_\_, TITLE: \_\_\_\_\_

DOMINION ENERGY UTAH ACCEPTANCE

DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHT-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HERE IN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHT-OF-WAY AND THE EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE IN OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE.

FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S EAST & SOUTH EAST UTAH COUNTY, CONSTRUCTION SERVICES DEPARTMENT AT 801-853-6586

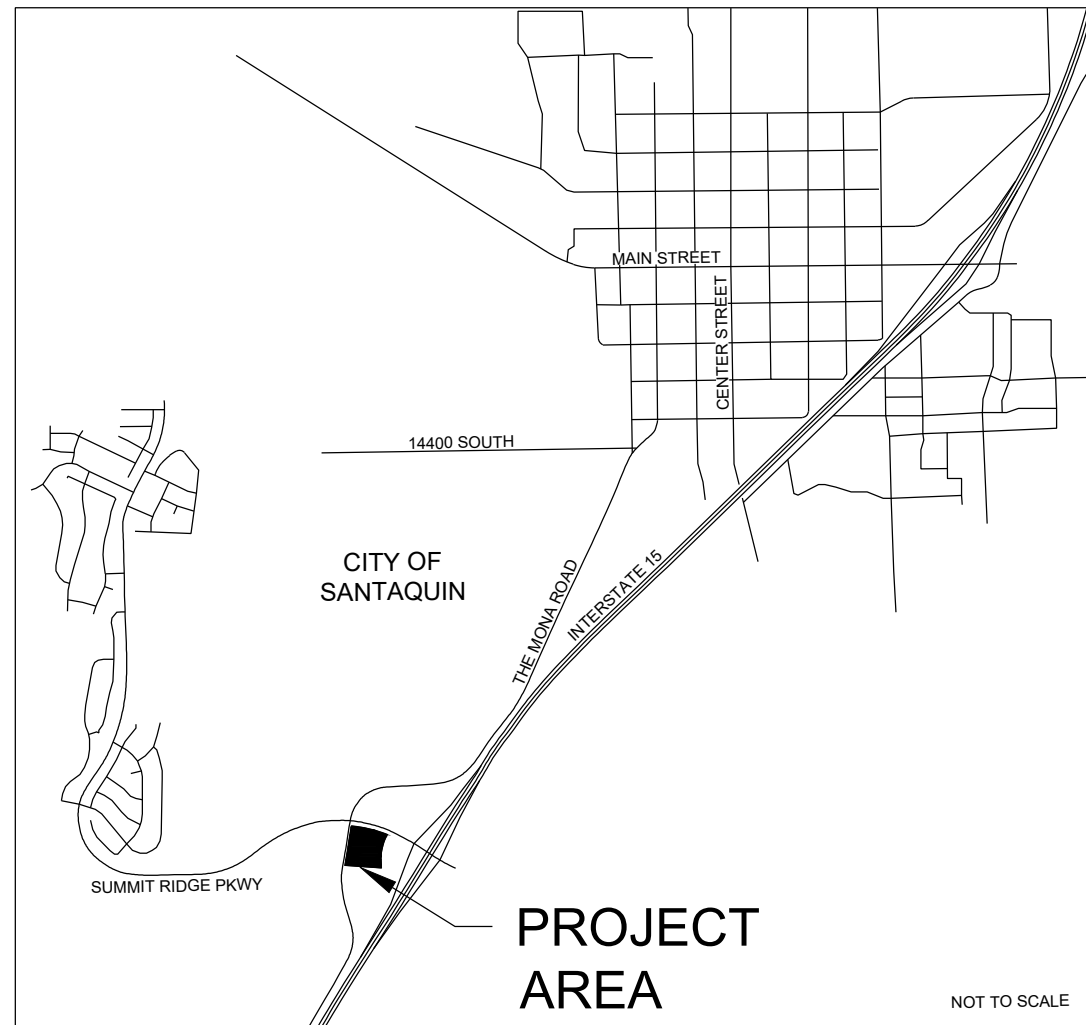
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021  
A DOMINION ENERGY COMPANY


BY: \_\_\_\_\_, TITLE: \_\_\_\_\_

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	37.84'	25.00'	86°43'23"	S54° 06' 19"W	34.33'
C2	23.84'	64.00'	21°20'29"	S21° 25' 15"W	23.70'
C3	41.41'	111.00'	21°22'35"	N21° 24' 11"E	41.17'
C4	22.74'	15.00'	86°52'42"	S54° 11' 21"W	20.63'
C5	5.62'	1940.00'	0°09'58"	N82° 27' 17"W	5.62'
C6	481.49'	1940.00'	14°13'13"	N75° 15' 41"W	480.26'

VICINITY MAP

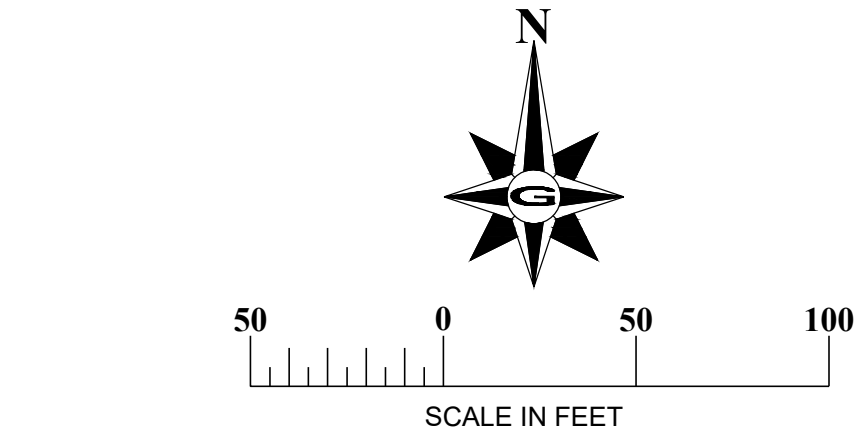




**GILSON**  
**ENGINEERING**  
Consulting Engineers & Surveyors

12401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020  
PHONE: (801) 571-8414 FAX: (801) 571-8449

SUMMIT RIDGE COMMERCIAL SUBDIVISION PLAT A  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 15 TOWNSHIP 10 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN



10/10  
15/15

BRASS CAP  
MONUMENT  
1933 GLO

S89°43'52"W 2659.70'  
BASIS OF BEARINGS

BRASS CAP  
MONUMENT 1957  
"UTAH COUNTY"

10/11  
10/11

N0°05'18"W 2648.14'

10/11  
15/14

602.75'

THE S1°04'18"E 2635.68'

SUMMIT RIDGE PARKWAY

R=1940.00'  
L=487.12'  
Δ=14°23'11"  
C BRG = N75°20'40"W  
CH = 485.84

EXISTING 10' PUBLIC UTILITY  
EASEMENT ALONG SUMMIT  
RIDGE PARKWAY  
EXISTING 20' UNDERGROUND  
RIGHT OF WAY EASEMENT  
ALONG SUMMIT RIDGE PARKWAY

WEST 100.41'

POB

R=897.72'  
L=453.92'  
Δ= 28°58'15"

LOT 1  
304986 S.F.  
7.0015 AC.  
1660 S 990 W

THE MONA ROAD

N10°45'00"E 610.86'

351.77'

205.63'

80'-0"

15'-0"

205.63'

EXISTING RIGHT-OF-WAY  
MONA ROAD=80'-0"

PARCEL A  
0.1120 ACRES  
THE MONA ROAD  
PUBLIC ROW  
EXPANSION AREA  
(VARIABLE WIDTH)

10' PUBLIC UTILITY  
EASMENT ALONG  
ALL STREETS TO  
BE DEDICATED  
TYPICAL

PARCEL A  
0.1120 ACRES  
THE MONA ROAD  
PUBLIC ROW  
EXPANSION AREA  
(VARIABLE WIDTH)

3.00'

5' PUBLIC UTILITY  
EASEMENT ON  
ALL SIDE AND  
REAR LOTS.  
TYPICAL

N79°15'00"W 532.62'

32:021:0060  
242 PARTNERS LLC

32:021:0056  
LITTLE OPEE'S  
PRODUCE  
AND SALES  
LLC

BRASS CAP  
MONUMENT 1933 GLO

15/14  
15/14

SURVEYOR'S CERTIFICATE

I, JOSH F. MADSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 5152657 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY PER SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; HEREFTER KNOWN AS SUMMIT RIDGE COMMERCIAL SUBDIVISION PLAT A.

JOSH F. MADSEN, P.L.S  
NO. 5152657




LEGAL DESCRIPTION


A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SUMMIT RIDGE PARKWAY, LOCATED SOUTH 1°04'18" EAST ALONG THE SECTION LINE 602.75 FEET AND WEST 100.41 FEET FROM THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH-WESTERLY ALONG THE ARC OF AN 897.72 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS: SOUTH 63°19'27" EAST) A DISTANCE OF 453.92 FEET; THROUGH A CENTRAL ANGLE OF 28°58'15" (CHORD: SOUTH 12°11'26" WEST 449.10 FEET); SOUTH 21°17'42" EAST 157.84' AND NORTH 79°15'00" WEST 532.62' TO A POINT ON THE EXISTING RIGHT OF WAY OF THE MONA ROAD. THENCE ALONG THE EXISTING RIGHT OF WAY OF THE MONA ROAD NORTH 10°45'00" EAST, 610.86 TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°43'23" AN ARC DISTANCE OF 37.84 FEET TO A POINT ON THE RIGHT OF WAY OF SUMMIT RIDGE PARKWAY; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF SUMMIT RIDGE PARKWAY, SAID NON-TANGENT RIGHT OF WAY CURVE IS CONCAVE SOUTHERLY AND HAS A RADIUS OF 1,940.00 FEET, THROUGH A CENTRAL ANGLE OF 14°23'11" AN ARC DISTANCE OF 487.12 FEET WITH A CHORD BEARING SOUTH 75°20'40" EAST 485.84' TO THE POINT OF BEGINNING.

WITH AN AREA OF 7.114 ACRES, 1 LOT AND 1 AREA TO BE DEDICATED AS EXPANSION AREA OF THE MONA ROAD


LEGEND




SECTION CORNER (LOCATED)




SECTION CORNER (NOT-LOCATED)




PROPOSED STREET MONUMENT




REBAR AND CAP




MONUMENT LINE




BOUNDARY LINE



CENTERLINE



EASEMENT LINE



POWER POLE

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS 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, EASEMENTS 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. 202\_\_.

ACCEPTANCE BY LEGISLATIVE BODY

THE \_\_\_\_\_ OF \_\_\_\_\_ 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. 202\_\_

APPROVED BY MAYOR: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APPROVED \_\_\_\_\_ ENGINEER (SEE SEAL BELOW) ATTEST \_\_\_\_\_ CLERK-RECORDER (SEE SEAL BELOW)

NOTARY PUBLIC SEAL COUNTY ENGINEER SEAL COUNTY RECORDER SEAL

1/1



**DRC Meeting Minutes**  
**Tuesday, October 26, 2021**

**DRC Members in Attendance:** Engineer Jon Lundell, Building Official Randy Spadafora, Officer Russ Woodland, Community Development Director Jason Bond, City Manager Ben Reeves, and Fire Chief Ryan Lind (Attending via Zoom).

**Other's in Attendance:** Curtis Leavitt and Ben Tuckett representing Summit Ridge Towns Plat E Final Review. Bronson Tatton representing the Santaquin Estates Concept Review. Mr. Shaun Young, Mark Ridley, and Luke Howarth representing the Ridley's 2-lot Commercial Subdivision Preliminary/Final Review.

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

**Summit Ridge Townhomes- Phasing Plan Amendment (Minor Change)**

*The DRC will review a proposed amendment to the Summit Ridge Townhomes phasing plan which would combine plats E and F.*

Mr. Lundell explained that the proposed phasing change is to combine phases 5 and 6 (E & F) into a single phase.

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

**Motion:** Mr. Bond motioned to Approve the Phasing Plan Amendment for the Summit Ridge Townhomes to combine phases 5 and 6. Mr. Reeves seconded. The motion passed unanimously in the affirmative.

**Summit Ridge Townhomes Plat E Final Review**

*A final review of Summit Ridge Townhomes Plat E, a 99-unit townhome development located at approximately Fox Run Avenue and Cattail Drive.*

**Building Official:** Mr. Spadafora indicated that he has assigned addressing for this plat.

**Planning and Zoning:** Mr. Bond noted that there are some redlines regarding landscaping that will be provided to the developer.

**Engineering:** Mr. Lundell explained that there is a new requirement that all subdivision plats within Santaquin City include a note stating that this is an agricultural community. He stated that the decorative masonry wall along the North boarder needs to be continued as with other phases. Mr. Lundell stated that any city storm water needs to be within the right of way, or a written easement will be required for the portion behind the sidewalk. He noted that the elevations of the curb inlets are missing. Mr. Lundell pointed out that the sewer depth is shallow, and that the culinary water laterals will require sleeves if they cross under the sewer main line. He clarified that there must be a minimum of 18 inches below culinary water, or a sleeve will be required. He asked that the developer specify the depth of the R tanks throughout the phase. Mr. Lundell also explained that the sewer line that runs North on Dasher Drive is missing the labeling of slope, length, etc.

**DRC Meeting Minutes**  
**October 26, 2021**  
**Page 2 of 4**

No comments from Police or Administration.

**Motion:** Mr. Bond motioned to approve the Summit Ridge Townhomes Plat E with the condition that the engineering redlines be addressed. Mr. Spadafora seconded. The motion passed unanimously in the affirmative.

### **Santaquin Estates Concept Plan Review**

*A concept review of a proposed 79 lot subdivision located at approximately Main Street and 900 E.*

**Police:** Officer Woodland indicated that Main Street will be a major roadway for the area. He explained that he wants to ensure that the road width is adequate to handle all the traffic that will be directed there. Mr. Lundell explained that the current Right of Way width of Main Street is about 65-feet, that width will be continued to the East by the developer. Officer Woodland asked what the current width of 900 E. is? Mr. Lundell answered that it is 120 feet including the right of way for the trail and landscaping, this width is proposed to be continued in this development.

**Planning and Zoning:** Mr. Bond explained that the applicant has been working with staff trying to ensure that they can meet the 15% open space requirement required of a PUD. He explained that the commercial area would require a rezone; the applicant is proposing a PUD for the rest of the area. Mr. Bond explained that the developer intends to have the detached townhomes be rear loaded units that the fronts face the roadway, this would create a nicer visual. He added that they plan to landscape the retention basin area so it can also be used as a park area. Officer Woodland asked if there will be parking on Main Street for the rear loading homes. He expressed concern that street parking would narrow the road width on Main Street.

**Administration:** Mr. Reeves encouraged the public to watch the Council work meeting from October 5<sup>th</sup> when this concept was addressed. He recognized the importance of acquiring the debris basin and the overall road connectivity in the area. He also recognized the heavy cost of acquiring the land for the retention basin without a PUD.

**Fire:** Chief Lind echoed Officer Woodland's concerns regarding parking on Main Street narrowing the roadway. He asked if the houses will be addressed off Main Street if the homes are facing it.

**Engineering:** Mr. Lundell explained that the water pressure zone breaks, transportation, and parking still need to be addressed. He stated that the lot sizes of the homes facing Main Street need to be looked at. Mr. Lundell asked that the developer ensure that the single family lots on the south end of 900 E. won't be able to be accessed off 900 E. Mr. Tatton explained that there is a steep grade change between 900 E. and the homes so this shouldn't be an issue.

No comments from Building Official.

Mr. Lundell clarified that this is a concept review, so no action is taken at this time.

### **Ridley's 2-Lot Commercial Subdivision Preliminary/Final Review**

*A preliminary/final review of a 2-lot commercial subdivision located at approximately Main Street and 500 E.*



**DRC Meeting Minutes**  
**October 26, 2021**  
**Page 3 of 4**

Mr. Lundell explained that this subdivision qualifies for the streamlined process meaning the preliminary and final review can be done concurrently. From here the DRC would provide a recommendation to the Planning Commission who is the deciding body for the subdivision.

**Building Official:** Mr. Spadafora stated that he has assigned addressing for the units based off the City's address grid.

**Police:** Officer Woodland asked if there will be a stop sign off 500 E. Mr. Young stated that they are planning on putting a stop sign there, they just haven't called it out on the plans.

**Planning and Zoning:** Mr. Bond noted that the access road to the North is not within the subdivision. Mr. Young explained that they would like to provide a temporary access easement until the CC&Rs are recorded. At that time a blanket easement which will provide cross-access along the whole development will be recorded. Mr. Bond asked if they are intending to include sidewalk North of lot 8? Mr. Young answered that they don't plan to include a sidewalk along the frontage, until the time when they expand the subdivision and are required to. Mr. Bond expressed concerns that there isn't enough area for the proposed business on lot 7. He suggested that now would be the time to expand the lot or adjust to help mitigate impacts.

**Fire:** Chief Lind stated that a second means of egress or a turnaround needs to be provided within this phase, not a future phase. He noted that he doesn't see a fire hydrant provided for lots 7 and 8. A hydrant would also be required coming off 500 E. Mr. Young pointed out a proposed fire hydrant shown coming off 500 E. onto lot 8. Chief Lind explained that an additional hydrant would be required on the far East end as well. Mr. Lundell stated that staff will provide a location on the redline comments for the additional hydrant that is required. Chief Lind stated that the temporary access will be adequate for fire access if it is constructed prior to the buildings being constructed.

**Engineering:** Mr. Lundell explained that a note stating that Santaquin is an agricultural community needs to be included on the plat. He indicated that a separate document is required for any easements. A specific utility easement would be required for the waterlines. Mr. Young asked how an easement can be vacated specifically for the irrigation easement? Mr. Lundell stated that the developer will need to work with the East Santaquin Irrigation Company to vacate the easement. Mr. Lundell asked if the sewer line on lot 8 will be private, or if the city will take ownership of it? He added that if it is public, an easement will be required. Mr. Young stated that he will verify this with the owner. Mr. Lundell explained that a storm drain report must be provided for each lot.

Mr. Young explained that McDonalds has realized that they would need more space than lot 7 currently provides to meet the parking requirements. They are currently working with the adjacent landowner to the East to acquire 18 additional feet to meet the parking requirements. Mr. Young also explained that to provide full access to the East they would also like to plat lot 9. Mr. Lundell recommended that this subdivision be tabled until the DRC can review the additional lot, and expansion of lot 7.

**Motion:** Mr. Spadafora motioned to table the Ridley's 2-lot commercial subdivision until the plans are updated to reflect the proposed changes. Mr. Bond seconded. The motion passed unanimously in the affirmative.

**DRC Meeting Minutes  
October 26, 2021  
Page 4 of 4**

**MEETING MINUTES APPROVAL**

September 14, 2021

September 28, 2021

**Motion:** Mr. Reeves motioned to approve the DRC minutes from September 14<sup>th</sup>, and 28<sup>th</sup> 2021. Officer Woodland seconded. The motion passed unanimously in the affirmative.

**Adjournment**

Mr. Reeves motioned to adjourn at 10:54 a.m.

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Jon Lundell, City Engineer

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Kira Petersen, Deputy Recorder