



DRC Members in Attendance: Engineer Jon Lundell, Assistant City Manager Jason Bond, Public Works Director Jason Callaway, Fire Chief Ryan Lind, Police Chief Rod Hurst, City Manager Norm Beagley, Building Official Randy Spadafora

Others in Attendance: Recorder Amalie Ottley, Planner Camille Moffat, Senior Planner Loren Wiltse, Officer Kayson Shepherd, Alex Rugg (CentraCom), Brent Neil (Holiday Oil), Cameron Duncan (Ensign Engineering), Andrew Griffin via Zoom.

Various members of the public also attended the meeting.

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

The applicant for the Griffin Subdivision Concept Plan was not available at the beginning of the meeting. The DRC moved addressing the Holiday Oil Expansion to the first of the meeting agenda.

Holiday Oil Expansion Site Plan

A proposed site plan expansion of the existing gas station located at 330 E Main Street.

Brent Neil with Holiday Oil and Cameron Duncan with Ensign Engineering attended the meeting to represent the applicant.

Building Official Randy Spadafora had no comments.

Public Works Director Jason Callaway pointed out the trees near the entryway bulb-out stating that as they grow and mature, they will impair site lines and suggested that they be removed. He also asked that when any culinary lines are shut off at the existing home that the applicant notify the Public Works Department and any other utility companies.

Fire Chief Lind indicated that the existing fire hydrant is a significant distance away from the gas station and proposed new pumps and suggested that adding a hydrant to the island would help if there were any fires at the site. Chief Lind inquired about north/south power lines on the site. Manager Beagley and Engineer Lundell indicated that all power lines will be placed underground to meet the city code.

Police Chief Hurst had no comments.

Assistant Manager Bond informed the applicant that a recent code amendment allowed for the entries/exits to be expanded to a maximum of 40 feet. The most recent set of plans show the access at 50 feet. The DRC and the applicant addressed the entryway and access points to the store. Members of the DRC and the applicant discussed at length the process to increase the access widths again. The applicant expressed their desire to have 50-foot-wide access to the site and asked that the city go through the legislative process to request that a code amendment from the Planning Commission and City Council. The DRC asked that the applicant provide turning radii information so that those exhibits can be presented in conjunction with the request.

Engineer Lundell pointed out that the two existing parcels need to be consolidated with the Utah County Recorder's Office and requested that proof of that be provided to the city. He added that a city

demolition permit and an asbestos report are required for demolition of the existing home. Chief Lind stated that the Fire Department would be agreeable to training at that site if it doesn't interfere with the applicant's building process. Engineer Lundell noted on the storm drain plans that a separation between private and city right-of-way water is required. The applicant discussed the water historically traveling into the ditch in front of the residential area to the south and inquired if the city will now require an underground stormwater catch basin. Engineer Lundell stated that a new stormwater retention tank, allowable in the right-of-way by the curb and gutter, will need to be installed to meet current city code.

Manager Beagley made a motion to table the Holiday Oil Site Plan. Assistant City Manager Bond seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

Griffin Subdivision Concept Plan

A concept plan review of a 2-lot subdivision located at 270 S. 300 E.

Andrew Griffin attended the meeting via Zoom.

Building Official Spadafora stated that the address for the site would be better at 290 S. if it faces the east street or 295 E. if it faces the south street.

Fire Chief Lind had no comments.

Police Chief Hurst had no comments.

Public Works Director indicated that the culinary water line will need to be bored and cross under the street to the same side as the sewer and pressurized irrigation. Manager Beagley added that missing the line under the road will save costs as opposed to cutting the road itself.

Assistant Manager Bond brought up that as a corner lot there will be a secondary frontage with setbacks that need to meet City Code.

Engineer Lundell indicated, per City Code, any new subdivision requires that curb, gutter, and sidewalk be installed on the frontage of the property. Because the aforementioned lot is a corner lot, those improvements would be required for both frontages. Engineer Lundell stated that a deferral agreement may be requested and could be approved by the City Council. Assistant Manager Bond cautioned that a deferral agreement is not a waiver of infrastructure improvements, and the city may facilitate those

improvements at a time in the future. Engineer Lundell pointed out the need for survey information to be tied to the appropriate lot and block system. He added that Architectural Review Committee review is not required for this site's land use. He pointed out notes stating that the site is within the Agricultural Zone of the city and future owners will need to be made aware that agriculture activities may take place in and around the property. Engineer Lundell went over the requirements for landscaping in the front and side yards of new homes within the city. Lastly, Engineer Lundell stated that water and P.I. connection notes are missing on the plans for the existing home.

The applicant asked Engineer Lundell to reiterate the requirements for landscaping (or landscaping bond) must be in place before a Certificate of Occupancy is issued. The applicant also inquired about the possible infrastructure costs that may be deferred. The applicant and DRC discussed the process of what infrastructure has to be put in place prior to the sale of the lot.

As the plans were at a concept phase, no action was taken by the DRC.

Santaquin Peaks Preliminary Plan

A preliminary review of a 17-lot industrial subdivision located at approximately 225 N. Summit Ridge Parkway.

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

Public Works Director Callaway had no comments.

Fire Chief Lind inquired about the widths of the roads and turning radii. He expressed his concerns of the turning radius for trucks turning into the subdivision from Summit Ridge Parkway. He asked that dimensions on the roadways, especially the entrances and exits, be shown so that it can be determined if larger semi-type trucks will be able to enter and exit the subdivision without swinging into oncoming traffic to achieve the turn. Fire Chief Lind also pointed out that due to the water pressure in that area fire hydrants will need to be spaced no more than 400 feet apart rather than 500 feet as shown on the plans.

Chief Hurst reiterated Chief Lind's concerns about turning radii for large vehicles in and out of the subdivision.

Assistant Manager Bond asked that a plat note be added allowing fencing to be close to sidewalks for lots with frontage along Summit Ridge Parkway. Chief Hurst and other members of the DRC discussed where trail access and sidewalks will be placed in the subdivision. Chief Hurst also asked about parking restrictions along Summit Ridge Parkway. Manager Beagley indicated that red curbing and signage hasn't been determined at this point and asked Engineer Lundell to note that red curbing and signage needs to be added, especially for commercial vehicles. Engineer Lundell pointed out that setback and cross-access easement notes will appear on the plats. He added that the easements and shared access agreements take into consideration the need for businesses to allow access for customer parking and overall traffic circulation. Engineer Lundell showed on the plans where stop signs will be located at each intersection.

The DRC discussed the possibility of growth to the west and the possible need for temporary turnarounds. The DRC also discussed where trail crossings will be located and the need for signage for those crossings.

Manager Beagley made a motion to provide a positive recommendation to the Planning Commission to approve the site plan on the condition that redlines are met. Building Official Spadafora seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

Meeting Minutes Approval

Manager Beagley made a motion to approve the DRC Meeting Minutes from March 28, 2023. Chief Lind seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes


Motion passed unanimously in favor.

Adjournment

The meeting was adjourned at 10:57 a.m.



Jon Lundell, Engineer



Amalie R. Ottley, Recorder