



DRC Members in Attendance: Engineer Jon Lundell, Fire Marshall Taylor Sutherland, Building Official Randy Spadafora, City Manager Norm Beagley, Assistant City Manager Jason Bond.

Police Chief Rodney Hurst and Public Works Director Jason Callaway were excused from the meeting.

Others in Attendance: Planner Camille Moffat, Assistant Stephanie Christensen, Recorder Amalie Ottley, Applicants Morgan and Braden Williams, Fire Chief Ryan Lind.

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

Williams 3-Lot Subdivision Concept Plan

A concept plan review of a proposed 3-lot subdivision located at approximately 210 West and 200 North.

The Building Department had no comments.

The Fire Department had no comments.

Assistant City Manager Bond inquired about a possible deferral agreement. The applicant indicated that they would like to proceed with requesting a deferral agreement with the City Council. If so, the applicant will need to include the proposed deferral agreement in a preliminary plan. Per City Code, any deferral agreements are to be approved by City Council. City Manager Beagley stated that any approval from DRC or Planning Commission would be contingent upon having improvements or the deferral agreement in place. The DRC recommended that deferral agreement be approved by the City Council rather than having the plans engineered, but the applicant could complete the improvement process either way.

Jon Lundell stated that water (irrigation & culinary) and sewer lines cannot be deferred as opposed to curb and gutter sidewalk, asphalt, and landscaping items that can be deferred. The city will send GIS information to the applicant and engineer when appropriate. Manager Beagley clarified that landscaping deferments would only be in the right-of-way area. Mr. Lundell stated the proposed subdivision with no right-of-way dedication does qualify for a more streamlined process. Mr. Lundell informed the applicant that the Utah County Surveyor requires a monument certificate for the property.

Assistant City Manager Bond informed the applicant of the Planning Commission and Public Hearing process. Manager Beagley stated that new lots created by the plans will have to have sewer, water, and P.I. laterals as well as potential road-cuts. Mr. Beagley advised the applicant to budget for bonding and fees with regards to cutting the road. The applicant inquired about missing the culinary water line and discussed with the DRC the existence of P.I. and culinary laterals on the property.

Comments and redlines will be sent to the applicant.

Meeting Minutes Approval

City Manager Beagley made a motion to approve the DRC Meeting minutes from June 14, 2022 and June 28, 2022. Motion seconded by Building Manager Randy Spadafora.

Police Chief Rodney Hurst	Absent
Public Works Director Jason Callaway	Absent
Fire Marshall Taylor Sutherland	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Manager Randy Spadafora	Yes


Motion passed unanimously in favor.

ADJOURNMENT

The meeting was adjourned at 10:12 a.m.



Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder