



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

**Others in Attendance:** Recorder Amalie Ottley, Cameron Spencer, Andy Flamm

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

### **1. Stratton Meadows Plat A Preliminary Plan**

*A Preliminary Plan review of the Stratton Meadows Plat A subdivision located at approximately 840 N 200 E.*

Applicants Cameron Spencer and Andy Flam attended the meeting.

Building Official Randy Spadafora indicated that the addressing has been completed for the subdivision and will be provided to the applicant.

Fire Chief Lind indicated that the fire hydrants are evenly spaced and look good.

Public Works Director Callaway pointed out that the plans show existing PI and water lines near the school property where no lines actually exist. He inquired if the applicant planned to install those lines during construction of the subdivision, adding that the current flush station and drain will have to be relocated. He also asked where the sewer line will tie into the development. Engineer Lundell pointed out that in order for the sewer and water lines to work in the Stratton Meadows development, the Stratton Acres development must be constructed first. Director Callaway asked what material will be used for the debris basin. Senior Planner Harris also discussed the landscaping on and around the retention pond/debris basin area indicating that materials must be specified by the final plan stage of the application process.

Officer Kayson Shepherd had no comments.

City Manager Beagley indicated that the current Stratton Meadows subdivision as presented is not viable due to water lines and road improvements that come from construction of the aforementioned Stratton Acres subdivision.

Engineer Lundell addressed the roadway width, stating that the City's current Standards Drawings and Speculations require 32 feet of roadway, and the application shows 29 feet of roadway. As such, the right-of-way width on the plans will need to be adjusted. The applicant, Cameron Spencer, inquired about the City's code regarding right-of-way and how recent code updates affect the application. Engineer Lundell and City Manager Beagley discussed the code updates at both the State and City levels. Engineer Lundell commented that notes on the plat indicate right-of-way dedication for areas outside of the subdivision adding that documentation must be submitted to the City from Nebo School District allowing for the transfer of ownership. Engineer Lundell addressed the storm drainage on Stratton Acres inlets showing that the sumps and single infiltration gallery could be problematic. He also added that streetlights need to be labeled correctly on the plans. Lastly, Engineer Lundell addressed grading and irrigation plans for water lines asking that the applicant not place the lines 8 feet deep as shown on the

plans. Cameron asked if they could eliminate the retention basin with the use of underground retention tanks and/or infiltration galleries. Engineer Lundell indicated that as long as setback requirements are met, retention tanks and infiltration galleries can be used and encouraged the applicant to make sure all storm drainage is properly constructed.

Senior Planner Harris made a motion to table the Stratton Meadows Plat A Preliminary Plan. 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	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed unanimously.

#### 6. Meeting Minutes Approval

Manager Beagley made a motion to approve the December 12, 2023 meeting minutes. 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	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

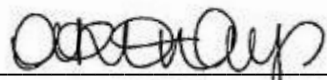
The motion passed unanimously.

#### Adjournment

Fire Chief Lind made a motion to adjourn.

The meeting was adjourned at 11:35 a.m.

  
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Jon Lundell, City Engineer

  
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Amalie R. Ottley, City Recorder