



DRC Members in Attendance: Engineer Jon Lundell, Public Works Director Jason Callaway, Fire Chief Ryan Lind, Community Development Director Jason Bond, Assistant City Manager Norm Beagley, Police Officer Russ Woodland, Building Official Randy Spadafora.

Others in Attendance: Darrin Perks with Dominion Engineering, Trevor Prophet, and Darla Bowen via Zoom all representing McDonalds. Bronson Tatton and Tony Trane representing Santaquin Estates via Zoom. Planner Ryan Harris.

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

McDonald's Drive-In Restaurant Site Plan Review

A commercial site plan review for a proposed business application and site plan for a McDonald's restaurant which will be located at 38 N. 500 E. This was the first review by the DRC.

Director Bond stated that an Architectural Review Committee (ARC) Meeting will be held separate from the Development Review Committee (DRC) to assess the McDonald's Site Plan. Director Bond also brought up potential code conflicts that will need to be addressed in the site plan process.

Building Manager Randy Spadafora inquired about the addressing on the site plan.

Chief Ryan Lind brought up concerns about traffic backing up on 500 East queuing into the McDonald's parking lot or drive-up window. Chief Lind stated that traffic should not be blocked in or out of the main roads for emergency access.

Director Jason Callaway thanked the developer for the relocation of the water line and stated that the city will work with the developer when the time comes to make sure the water line is on the right valves.

Russ Woodland echoes Chief Lind's thoughts on traffic in and out of the site at 500 E.

Director Bond spoke specifically to two main issues that were found in Planning and Zoning. First, the City Code currently allows for two menu boards at any drive-up window. Director Bond stated the city will consider amending the city code to address the feasibility of two drive aisles with two menu boards each for this and future restaurant businesses. Second, the Architectural Review Committee will need to address the landscaping and articulation/flat wall expanse. Director Bond expressed his appreciation for the preliminary engineering on the site plan.

Engineering: Jon Lundell stated that all redlines and notations will be provided to the developer. Mr. Lundell stated that all subdivision requirements have been met and the plat has been recorded, but before a Certificate of Occupancy can be issued, all subdivision improvements must be completed, i.e. the access road on the north of the property and the water line relocations.

Assistant City Manager Beagley discussed that prior to a building permit being issued that all culinary water lines and traversable surfaces must be put in place on the site to fight potential fires. Chief Lind confirmed that the road needs to be an all-surface drivable road to support fire apparatuses.

Mr. Lundell stated that on the west side, along 500 East, the curb and gutter setbacks are showing 5 feet from the property. In order to meet city code, the curb and gutter setbacks must be 10 feet on that side of the property. Also, to help overall flow through the parcel(s), Mr. Lundell suggested that pedestrian access be added to the plans. Mr. Lundell noted that retaining wall materials on the drive aisle on the west side of the building will be reviewed by the ARC. Mr. Lundell informed the developer that any retaining wall over four feet in height must have a building permit and must be engineered. Currently, the plans show the retaining wall is four feet in height. A separate application must be submitted for the monument sign at the front of the property. Planner Ryan Harris confirmed the measurement requirements for all signage. The location of a meter needs to be added to the plans as a meter is required for the pressurized irrigation lateral to the site. City Code also requires that storm drain inlet boxes have a three-foot sump to help with pre-treatment. Landscaping comments were directed to trees that need to be relocated to address visibility issues.

Motion: Director Bond made a motion to table the McDonald's application until redlines are addressed and corrections are made. Discussion on menu board signs will be addressed in upcoming code amendment processes. Assistant City Manager Beagley seconded the motion.

Building Official Randy Spadafora	Yes
Police Officer Russ Woodland	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Norm Beagley	Yes
Community Development Director Jason Bond	Yes

Motion passed unanimously in favor.

Minor Change to Approved Santaquin Estates Plat

A review of a minor change to the Santaquin Estates Plat which would remove two lots next to the Seasons of Santaquin Assisted Living Center reducing four previous lots to two. A total reduction in lots is considered a minor review and can be approved by the DRC.

Building Manager Randy Spadafora stated that addressing was adjusted to match the two lots rather than the four.

Ryan Lind had no comments.

Jason Callaway had no comments.

Russ Woodland inquired about a previous stop sign issue. John Lundell confirmed that the placement of a stop sign is showing on the plans.

Director Bond had no comments.

Assistant Manager Beagley confirmed the minor change in the reduction of four lots to two, and eliminating the need for an HOA on those two lots.

Engineering: Mr. Lundell stated that the previously shown utility line running down 900 East is no longer needed. No further comments from engineering.

Assistant Manager Beagley and Mr. Lundell discussed the stubbing of an eight-inch sewer and P.I. line across main street that will address future needs on the neighboring commercial lot.

Motion: Assistant Manager Norm Beagley made a motion to approve the re-do on the subdivision moving from four lots originally in the HOA area to now being two lots fronting 150 South, resulting in a minor change to the plans. Motion seconded by Chief Lind.

Building Official Randy Spadafora	Yes
Police Officer Russ Woodland	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Norm Beagley	Yes
Community Development Director Jason Bond	Yes

Motion passed unanimously in favor.

MEETING MINUTES APPROVAL

April 26, 2022

Motion: Assistant Manager Beagley motioned to approve the minutes from April 26, 2022. Motion seconded by Chief Lind.

Building Official Randy Spadafora	Yes
Police Officer Russ Woodland	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Norm Beagley	Yes
Community Development Director Jason Bond	Yes

The motion passed unanimously in the affirmative.


Other Business: Officer Russ Woodland brought up a concern regarding a stop sign at Angelous Drive and Lambert Ave. Assistant Manager Beagley recommends further review of the site plan to see if a stop sign was originally intended for the spot and wasn't placed. Director Bond discussed adding a traffic control device request on a future agenda if needed.

ADJOURNMENT

The meeting was adjourned at 10:43 a.m.

Jon Lundell

Jon Lundell, City Engineer

A handwritten signature in black ink, appearing to read "Amalie R. Ottley". The signature is written in a cursive, flowing style with some loops and flourishes.

Amalie R. Ottley, City Recorder