



DRC Members in Attendance: City Engineer Jon Lundell, Building Official Randy Spadafora, Assistant City Manager Jason Bond, Planner Aspen Stevenson, Fire Chief Ryan Lind, Public Works Director Jason Callaway and Police Lieutenant Mike Wall.

Others in Attendance: City Recorder Amalie Ottley, EIT Megan Wilson, Senior Planner Ryan Harris, Alex Rugg (CentraCom), Andy Flamm, and other members of the public attended the meeting.

1. Amsource Commercial Preliminary Subdivision

A preliminary plan review of the Amsource Commercial site located at approximately 900 East and Main Street.

The applicants, Shaun Young & John Gaskill attended the meeting via Zoom.

Planner Aspen Stevenson had no comments.

Building Official Spadafora had no comments.

Lt. Mike Wall had no comments.

Fire Chief Lind pointed out that the 90-degree turning radius on the interior road does not work for emergency vehicles. He also pointed out that the turning radius doesn't match between lots #s 2 and 3, he recommended that both turns have a radius of 20 feet rather than one have 20 feet and one have 12 feet. Chief Lind also inquired how the applicant plans to get access from the fire hydrant to lot #1 from its location on the west side of lot #2. The applicant stated that that the footprint on lot #1 will be a small business. Chief Lind stated that another hydrant needs to be installed on the north of lots 1 and 2 to be able to service the lots appropriately. The applicant inquired if they were to install the hydrants along lots 1 and 2 if they could negate installing a hydrant along Main Street. Fire Chief Lind confirmed that taking away the hydrant on Main Street and installing the other 2 hydrants where he indicated would be ideal.

Public Works Director Callaway had no comments.

Assistant City Manager Bond indicated that the proposed cross-access easement must be in place prior to recording the subdivision plat. He stated that the city will work with the applicant to have the easements in place during the site plan process. He also indicated that the plans could move forward to the Planning Commission on the condition that the cross-access easement will be taken into consideration. Assistant Manager Bond added that a cross-access easement will need to be indicated on the plat for access to all lots from the southern internal road.

Engineer Lundell pointed out that a potential retaining wall along Main Street will need to be appropriately planned for when Main Street and the freeway overpass are widened. He added that storm drainage infiltration galleries need inspection/maintenance ports to facilitate maintenance in the future.

Assistant Manager Bond made a motion to recommend approval of the Amsource Commercial Preliminary Subdivision on the condition that all redlines be addressed prior to it being scheduled for a Planning Commission meeting. Public Works Director Callaway seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

City Engineer Lundell switched items #2 and #3 on the agenda to accommodate applicants that were present at the meeting.

2. Bella Vista Preliminary Plan

A preliminary plan review of a 122-lot subdivision located at approximately 400 E. 610 N.

The applicant Kameron Spencer attended the meeting via Zoom. Applicant Andy Flamm attended the meeting in person.

Planner Aspen Stevenson pointed out redlines that had not been addressed since the last meeting such as letters of approval from landowners (Kimball Stratton and Nebo School District) as well as mailbox locations missing from the plans. The applicant, Kameron Spencer, indicated that he will work with the post office to get mailbox locations set.

Building Official Spadafora had no comments.

Lt. Mike Wall had no comments.

Fire Chief Lind had no comments.

Public Works Director Callaway indicated that careful planning needs to take place when constructing the sewer lines. Engineer Lundell added that the relocation of the line, as shown in the plans, will be a significant challenge as the current line cannot be shut down or cut off to residents during construction.

Assistant Manager Bond discussed concerns regarding the width of the asphalt on 400 East, indicating that improvements need to be more clearly stated and measured on the plan set. Engineer Lundell and the applicant discussed how asphalt widths should be measured in conjunction with property lines. Assistant Manager Bond inquired about the code regarding temporary turn arounds at the end of the subdivision streets. Engineer Lundell indicated that he will check the city code for the temporary turn around road length requirements.

Engineer Lundell pointed out that updated storm drainage plans must be submitted. He added that notations need to be made for the fencing along homes on 400 East indicating that double frontage is not allowed. Engineer Lundell also discussed the need to provide a specific 20-foot sewer easement for the existing sewer line between lot #s 301 and 302. He reiterated Planner Stevenson’s comments confirming that the property owners are supportive of the application and temporary fire turn-around. Chief Lind mentioned that “No Parking” signs or red painted curbs need to be installed in the temporary fire turn-around to stop people from parking there. Engineer Lundell noted that the storm drainage retention tanks must be appropriately constructed for future maintenance. Engineer Lundell reiterated that the phasing must be completed concurrently to meet the City Code.

Public Works Director Callaway indicated that the applicant and the city will need to plan accordingly during the construction of 400 East so that the road is adequately paved.

Assistant Manager Bond made a motion to table the Bella Vista preliminary application as there are multiple redlines, including redlines that have not been completed since the last meeting, that need to be addressed by the applicant. Fire Chief Lind seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

3. Scenic Ridge Plat B Preliminary Plan

A preliminary plan of a 2-lot subdivision located at approximately 450 S 1100 E.

Building Official Spadafora inquired what lots are directly south of the two parcels in the application. City Engineer Lundell indicated that the parcels south of the proposed subdivision are vacant and not in Santaquin City boundaries. Chief Lind stated that it may affect the need to place a temporary fire-turn around in that subdivision.

Planner Stevenson indicated that addressing needs to be provided for both lots and that the plat sheet needs a signature block for Comcast, Inc.

Building Official Spadafora indicated that he will confirm addressing once it’s submitted by the applicant.

Lt. Mike Wall had no comments.

Public Works Director Callaway stated that the utilities look good on the plans and will need to be extended out to the end of the property.

Engineer Lundell confirmed with Chief Lind that the temporary fire-turn around is not required to be asphalt. The turn around may be road base, as long as the construction materials are year-round weather resistant.

Assistant City Manager Bond had no comments.

Engineer Lundell pointed out that the two sumps indicated on the plans are not allowed to be under the asphalt and must be located at a minimum of 5 feet behind the curb. Easements will be required for those sump's infiltration galleries.

Building Official Spadafora made a motion to table the Scenic Ridge preliminary application as the temporary emergency turn-round and addressing needs to be added to the plans. Lt. Mike Wall seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

Meeting Minutes Approval April 8, 2025

Chief Lind made a motion to approve the April 8, 2025 meeting minutes. Public Works Director Callaway seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

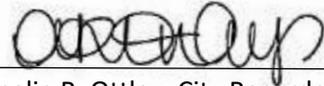
Adjournment

Assistant Manager Bond made a motion to adjourn the meeting.

The meeting was adjourned at 10:46 a.m.

Jon Lundell

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder