



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

Others in Attendance: City Recorder Amalie Ottley, EIT Megan Wilson, Alex Rugg (Centracom), and Logan Moffett (applicant).

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

1. Sutherland Final Plat

A final plat review of a two-lot subdivision located at approximately 565 W. Lark Road. The creation of the new lot (#1) is in addition to an existing home on lot #2.

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

Fire Department Representative Allen Duke had no comments.

Public Works Director Callaway had no comments.

Senior Planner Ryan Harris indicated that the mylar version of the plat needs to be updated to reflect a signature block that shows the Planning Commission as the land use authority for the subdivision. He added that a note needs to be added to the plans to state that the subdivision is within 300 feet of a protected agricultural area.

Police Officer Shepherd had no comments.

Manager Beagley confirmed that the existing home on lot #2 does meet setback requirements as set forth by the City Code. He also indicated that as the City does not service the properties with sewer in that area, the homes on both lots will need to use a septic system. Engineer Lundell indicated that the leach field for the existing septic system is not clearly marked on the plans. Engineer Lundell and Manager Beagley went on to say that the applicant will have to confirm with the Utah County Health Department where the septic tanks and corresponding leach fields need to be placed appropriately for each lot. After the applicant receives confirmation from Utah County Health Department regarding the leach fields, they will need to turn that in to the City.

Engineer Lundell pointed out various clean-up items on the application that need to be kept up-to-date and accurate. He indicated that the sewer and water line laterals need to meet specification requirements away from the property line. Members of the DRC discussed specification requirements for traffic rated pressurized irrigation and culinary cans and their location in conjunction with the road and driveway placement. Director Callaway confirmed with Engineer Lundell and Building Official Spadafora that the applicant will have to get a permit from Utah County Health Department prior to a building permit being issued from the City. Engineer Lundell noted that the design of the septic system should be considered for the future owners and installation of sewer lines.

Manager Beagley made a motion to approve the Sutherland Subdivision Final Plat application on the condition that redlines be addressed and all requirements for the septic system and building permits be followed. Public Works Director Callaway seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Rep. Allen Duke	Yes
City Manager Norm Beagley	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

2. Meeting Minutes Approval

Manager Beagley made a motion to approve the DRC meeting minutes from February 13, 2024, and February 27, 2024. Building Official Spadafora seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Rep. Allen Duke	Yes
City Manager Norm Beagley	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

Adjournment

Manager Beagley made a motion to adjourn.

The meeting was adjourned at 10:11 a.m.



Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder