



DRC Members in Attendance: City Engineer Jon Lundell, Emergency Manager Chris Lindquist, Public Works Director Jason Callaway, Building Official Randy Spadafora, Senior Planner Ryan Harris, Assistant City Manager Jason Bond, and Police Officer Kayson Shepherd.

Others in Attendance: Deputy Recorder Stephanie Christensen, EIT Megan Wilson, Planner Aspen Stevenson, and Cameron Spencer.

1. Stratton Meadows Preliminary Review

A preliminary review of a 37-lot subdivision located at approximately 840 N. 200 E.

The applicant, Cameron Spencer, attended the meeting.

Building Official Spadafora indicated that most of the addressing is complete in the subdivision. He indicated that there are some lots at the south end of the subdivision that still need to be completed and approved.

Public Works Director Callaway pointed out that the pressurized irrigation (PI) line on the north end of the subdivision needs to have a drain installed to drain to 200 East. Director Callaway inquired if blow-outs would be required to be installed on the water line dead ends. City Engineer Jon Lundell confirmed that valves are showing on the plans and tied to the storm drains.

Emergency Manager Christ Lindquist had no comments.

Police Officer Kayson Shepherd had no comments.

Senior Planner Ryan Harris indicated that lot #216 does not meet the standard requirements for minimum frontage. As such, lots #215 and #214 need to be adjusted slightly to meet those requirements.

Assistant City Manager Bond had no comments.

Engineer Lundell stated that the Geotech Report needs to be submitted to the City along with the Public Land Survey System (PLSS) Certificate from Utah County. Engineer Lundell pointed out the process of approvals for the signature blocks on the plat indicating that the City Council will approve right-of-way dedication, and the Planning Commission will approve the subdivision.

Senior Planner Harris added that the owners Cascade Shadows will need to sign the plat as they are the current landowners, unless Stratton Meadows purchases the land prior to recordation.

Engineer Lundell reiterated that all landowners need to sign the owners dedication signature block. He also went over minor boundary and distance notes that need to be clarified. Engineer Lundell indicated that details need to be provided for the cross section at 770 N. and 200 E. Engineer Lundell inquired about the utility easement on the sewer line. The applicant, Cameron Spencer, confirmed that the utility easement was for the sewer. He stated that now that they own the land around the easement, it will be vacated. Engineer Lundell discussed the failure of R-tanks that have been placed under sidewalks in other areas of town. He stated that any R-tanks in the subdivision will need to be constructed according

to specifications to ensure that they will not fail when vehicles drive over them. Engineer Lundell stated that the line type and roadways need to be clarified on the drainage plans. He added that the applicant must coordinate with the post office to confirm locations for mailboxes.

Assistant City Manager Bond made a motion to table the Stratton Meadows preliminary plan so that redlines can be addressed. Building Official Randy Spadafora seconded the motion.

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| Police Officer Kayson Shepherd | Yes |
| Public Works Director Jason Callaway | Yes |
| Safety Manager Chris Lindquist | Yes |
| Assistant City Manager Jason Bond | Yes |
| Senior Planner Ryan Harris | Yes |
| Building Official Randy Spadafora | Yes |
| City Engineer Jon Lundell | Yes |

The motion passed.

2. Santaquin Peaks Lot #1 Site Plan

A site plan review of lot #1 in the Santaquin Peaks Industrial Subdivision located at approximately 237 N. Nebo Way.

Building Official Spadafora indicated that addressing is completed for the lot.

Public Works Director Callaway inquired about the storm drain on the site asking what needs to be addressed. Engineer Lundell stated that a storm drain inlet was installed when Summit Ridge parkway was built and will be relocated to meet the grading requirements on the site. Director Callaway encouraged the applicant to work with the City during construction to make sure the storm drainage is installed correctly at the site.

Emergency Manager Lindquist stated that a Knox box will need to be installed on the building by the main entrance to allow for entry into the building in an emergency. Engineer Lundell also confirmed that a 6-inch fire waterline will be installed at the site and taken into the fire riser room located on the southwest corner of the building.

Officer Shepherd encouraged the placement of stop signs at each of the exits from the site.

Senior Planner Harris had no comments.

Assistant Manager Bond stated that architectural renderings need to be considered per the development agreement separate from the site plan process.

Engineer Lundell stated that there is a current shared-access easement that will be relocated. Documentation to vacate the easement and then re-establish the easement will need to be provided to the City. The re-establishment of the easement will be needed to clarify where drive aisles are located at the site. Pedestrian crossings from the building to the roadway and trails need to be shown on the plat. Engineer Lundell inquired where the second fire hydrant required for the site will be located. Members

of the DRC were unsure of the requirements for Fire Department Connections (FDC) to the building and if two were required. Emergency Manager Lindquist verified, per Chief Lind, that a hydrant needs to be installed within 100 feet of the fire riser and another hydrant would be strongly encouraged to help engines in an emergency. Engineer Lundell pointed out minor notes about landscaping.

Public Works Director Callaway made a motion to approve the site plan with the conditions that redlines be addressed. Officer Shepherd seconded the motion.

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| Police Officer Kayson Shepherd | Yes |
| Public Works Director Jason Callaway | Yes |
| Safety Manager Chris Lindquist | Yes |
| Assistant City Manager Jason Bond | Yes |
| Senior Planner Ryan Harris | Yes |
| Building Official Randy Spadafora | Yes |
| City Engineer Jon Lundell | Yes |

The motion passed.

3. Traffic Control Request

Review of a traffic control request for a stop sign at 240 W. Royal Land Drive.

Engineer Lundell indicated that traffic counters were placed at the intersection to determine traffic activity at the intersection. From that data, Engineer Lundell can confirm that most people slow and stop at the indicated stop sign. There were outliers speeding in both directions of the intersection. Public Works Director Callaway expressed his opinion that the higher traffic on side roads is due to the construction on Main Street and other main thoroughfares in the City. Assistant Manager Bond stated that through past studies, stop signs are not a way to slow down traffic and these types of situations are generally issues to be resolved with enforcement. He went on to say that he was surprised that royal Land Drive stopped east and west traffic rather than north and south as planned on other parts of that road. Officer Shepherd stated that he believed the reason to stop east and west traffic on Royal Land Drive was to funnel the traffic to Main Street from 200 West. Officer Shepherd added that it is an enforcement issue if individuals are speeding through that intersection as well as failing to stop at signs. Building Official Spadafora inquired if the numbers warrant a stop sign on the north and south portion of the intersection. Engineer Lundell indicated, per the Manual on Uniform Traffic Control Devices (MUTCD), current numbers from the data collected do not warrant an additional stop sign.

As there is ongoing construction on Main Street and near the CUP pipeline, Public Works Director Callaway suggested to table the request until the projects are completed to determine if traffic increases or decreases in that area. Engineer Lundell indicated that typical patterns of traffic funnel traffic north and south to Main Street or Center Street and 5600 West north of Santaquin.

Director Callaway made a motion to table the request until the time that the CUP Pipeline project will be completed in Spring of 2026 to determine traffic patterns at that time emphasizing additional enforcement in that area in the meantime. Assistant Manager Bond seconded the motion.

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| Police Officer Kayson Shepherd | Yes |
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| Public Works Director Jason Callaway | Yes |
| Safety Manager Chris Lindquist | Yes |
| Assistant City Manager Jason Bond | Yes |
| Senior Planner Ryan Harris | Yes |
| Building Official Randy Spadafora | Yes |
| City Engineer Jon Lundell | Yes |

The motion passed.

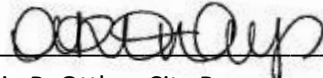
Adjournment

Assistant Manager Bond made a motion to adjourn.

The meeting was adjourned at 10:45 a.m.



Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder