



DEVELOPMENT REVIEW COMMITTEE

Tuesday, July 26, 2022, at 10:00 AM
Court Room/Council Chambers (2nd Floor) and Online

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – Meetings are held on the 2nd floor in the Court Room/Council Chambers at City Hall
- **YouTube Live** – Public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://bit.ly/2P7ICfQ> or by searching for Santaquin City Channel on YouTube.

ADA NOTICE

If you are planning to attend this Public Meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

AGENDA

NEW BUSINESS

1. Cortland Park Preliminary Review

A preliminary review of a 102-unit multifamily subdivision located at approximately 200 N. and 400 E.

MEETING MINUTES APPROVAL


2. July 12, 2022

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was posted on www.santaquin.org, Santaquin City Social Media sites, posted in three physical locations, and posted on the State of Utah's Public Notice Website.

BY:


Amalie R. Ottley, City Recorder

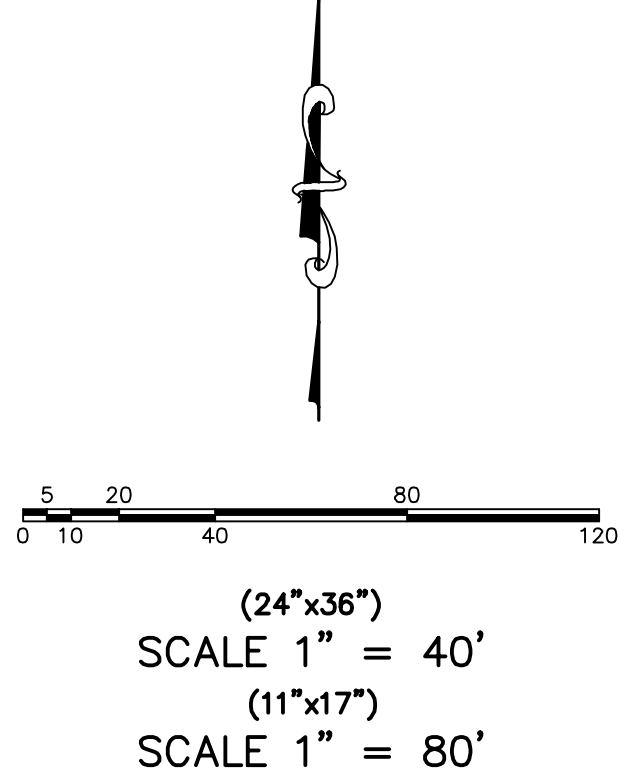
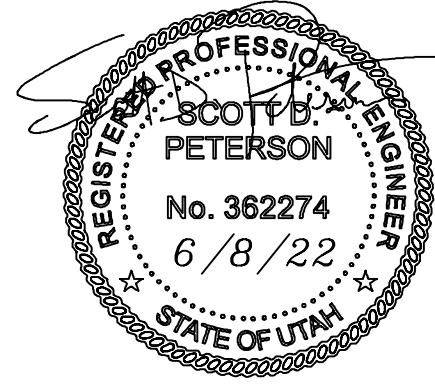
ORCHARD VISTA

SITEPLAN

SANTAQUIN, UTAH COUNTY, UTAH

PRELIMINARY PLAN SET

JUNE 2022



ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

DENSITY TABLE	
ZONING CLASSIFICATION=MSR	
NUMBER OF UNITS=102	
ACREAGE=5.10 ACRES	
ACREAGE TO BE DEDICATED FOR STREET ROW=0 SF	
PARCEL SIZE SF=220	
PARKING REQUIRED=237	
PARKING PROVIDED=239	
BUILDING AREA SF=9x5,779=52,011	
PARKING LOT AREA SF=75,174	
LANDSCAPE AREA IN SF=94,971 (43%)	

- GENERAL NOTES:**
1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
 2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 3. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
 4. ARCHITECTURAL DRAWINGS TO BE SUBMITTED AND APPROVED BY ARCHITECTURAL REVIEW COMMITTEE.
 5. PROJECT TO BE COMPLETED IN ONE PHASE.
 6. THE TOT LOT SHALL BE INSTALLED BEFORE THE COMMENCEMENT OF CONSTRUCTION OF THE 11TH RESIDENTIAL UNIT, PER THE DA REQUIREMENTS.

-SHEET INDEX-

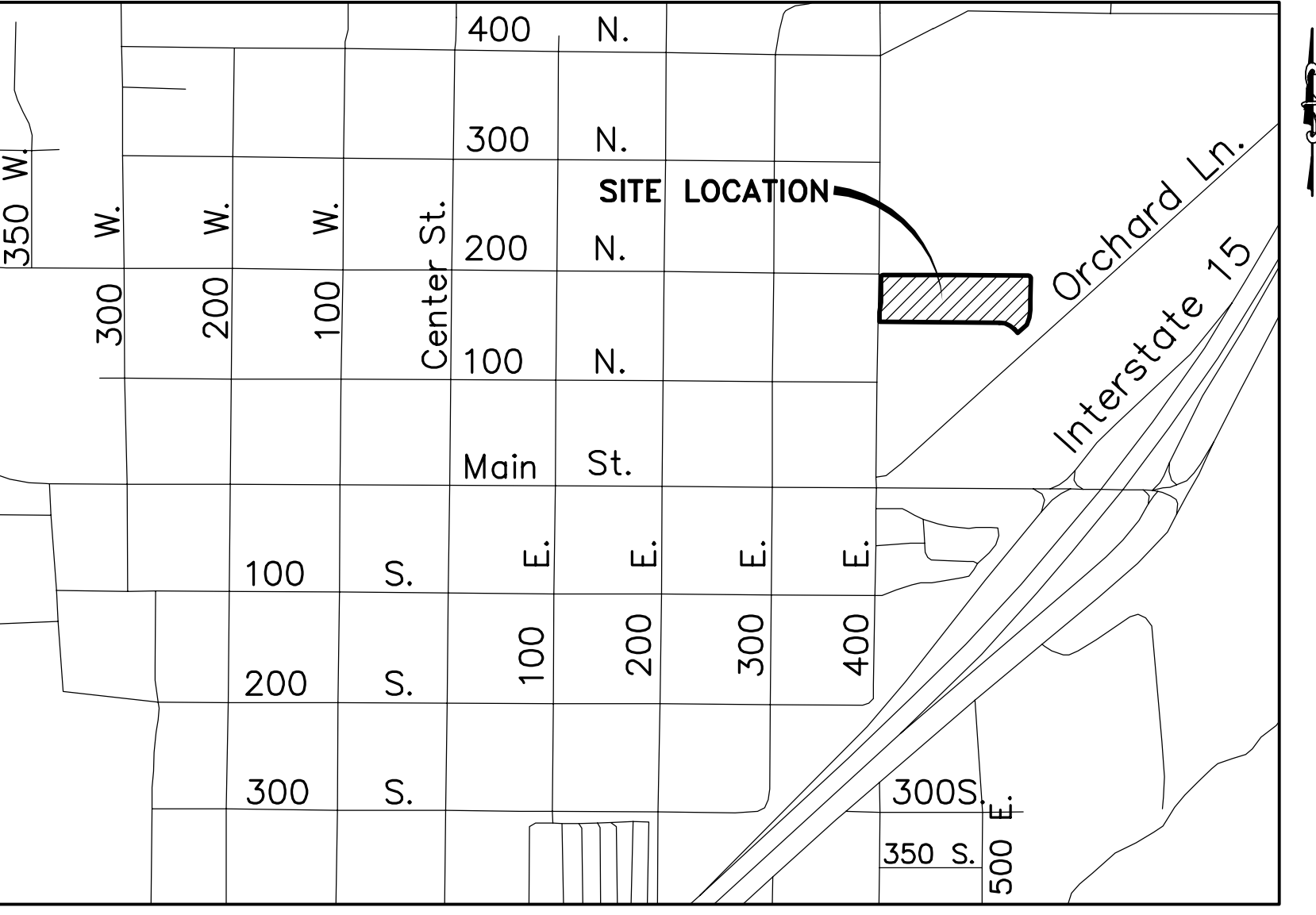
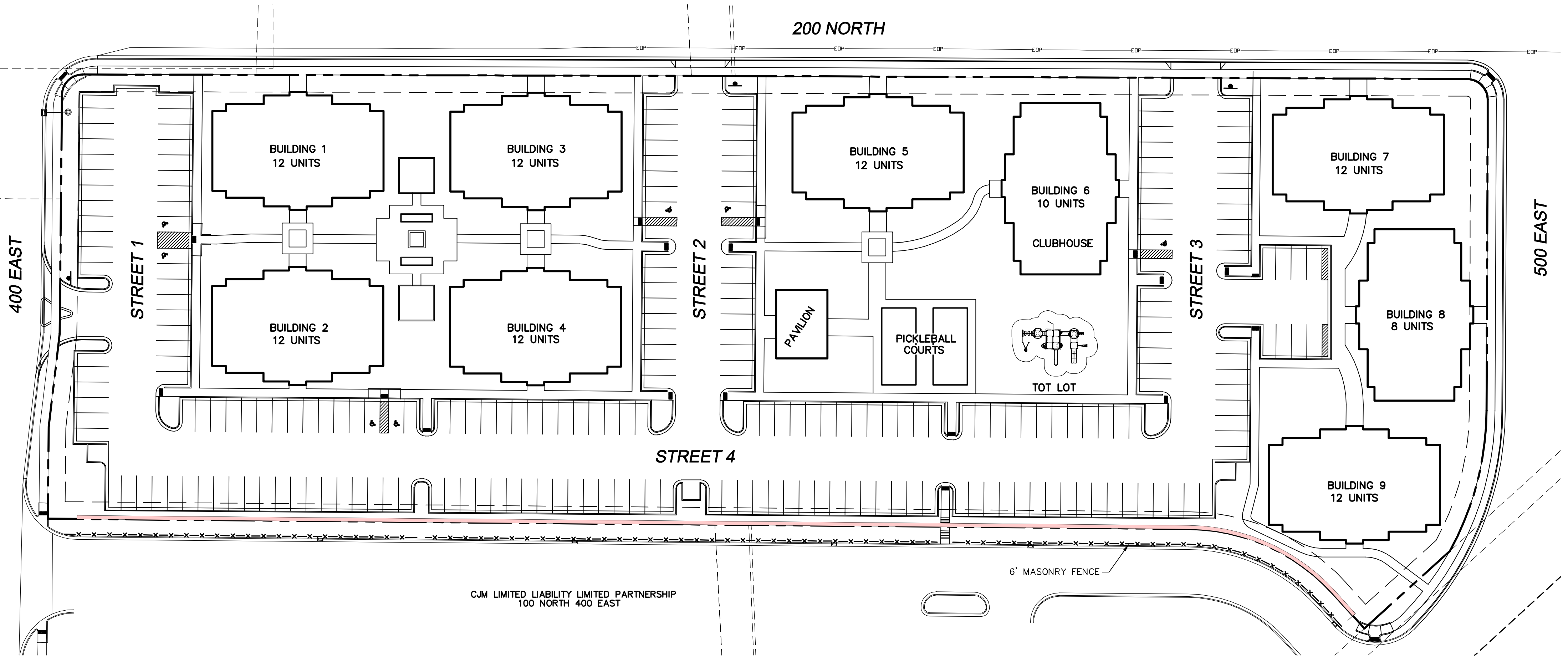
SHEET	SHEET NAME
1	COVER & INDEX
2	SITE PLAN
3	GRADING PLAN
4	FINAL PLAT
5	EXISTING TOPOGRAPHY PLAN
6	DETAIL SHEET
7	DETAIL SHEET
8	FIRE ACCESS/OPEN SPACE PLAN
9	TBC PLAN

BOUNDARY DESCRIPTION:
BEGINNING AT A POINT ON THE FUTURE EASTERLY LINE OF 400 EAST STREET LOCATED S00°30'42"E 1737.86 FEET ALONG THE QUARTER SECTION LINE AND S89°29'04"E 29.85 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 1; AND RUNNING THENCE S89°29'04"E 666.49 FEET, THENCE SOUTHEASTERLY 94.95 FEET ALONG THE ARC OF A 115.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 47°18'24", THE CHORD BEARS S65°49'52"E 92.28 FEET; THENCE N47°49'42"E 67.30 FEET; THENCE ALONG THE FUTURE STREET RIGHT-OF-WAY LINES THE FOLLOWING NINE (9) COURSES TO WIT: (1) NORTHEASTERLY 85.97 FEET ALONG THE ARC OF A 171.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE OF 28°48'16", THE CHORD BEARS N14°37'55"E 85.06 FEET, (2) N00°13'47"E 181.28 FEET, (3) ALONG THE ARC OF A NORTHWESTERLY 18.65 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS N44°46'13"W 16.97 FEET, (4) N89°46'13"W 432.01 FEET, (5) N89°51'46"W 376.98 FEET, (6) SOUTHWESTERLY 18.77 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°37'17", THE CHORD BEARS S45°19'35"W 16.91 FEET, (7) S00°30'56"W 139.43 FEET, (8) S06°47'35"W 54.87 FEET, (9) S00°30'56"W 53.50 FEET TO THE POINT OF BEGINNING. CONTAINING 5.10 ACRES.

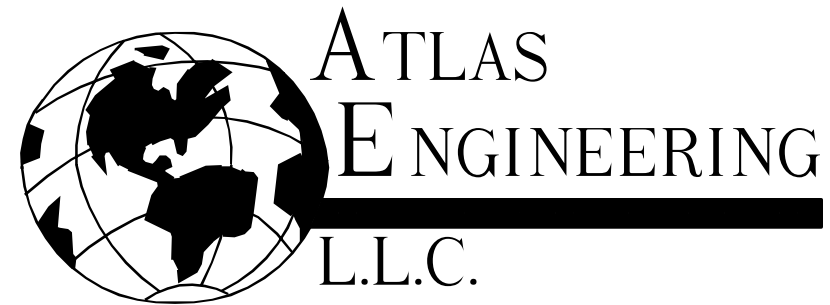
LEGEND

LEGEND APPLIES TO ALL SHEETS

	SECTION CORNER
	EXISTING VALVE
	EXISTING POWER POLE
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	BUILDING SETBACK
	EASEMENT
	EXISTING DEED LINE
	EXISTING GAS
	EXISTING FENCE LINE
	EXISTING DITCH
	EXISTING SANITARY SEWER W/MANHOLE
	PROPOSED IRRIGATION LINE
	EXISTING CULINARY WATERLINE
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED CULINARY WATERLINE
	PROPOSED PRESSURIZED IRRIGATION
	PROPOSED SEWER LINE
	FIRE HYDRANT
	STREET LIGHT



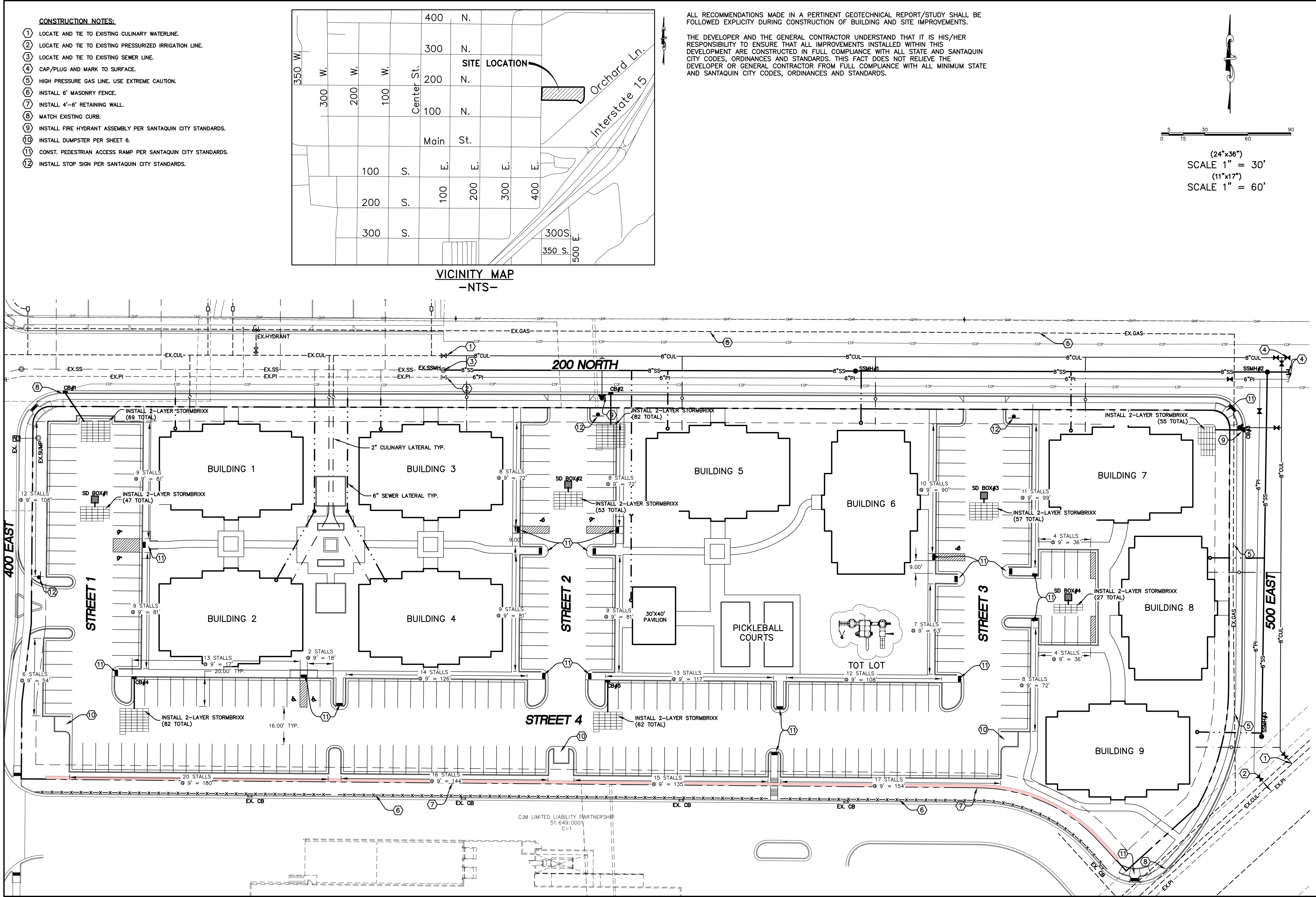
VICINITY MAP
-NTS-



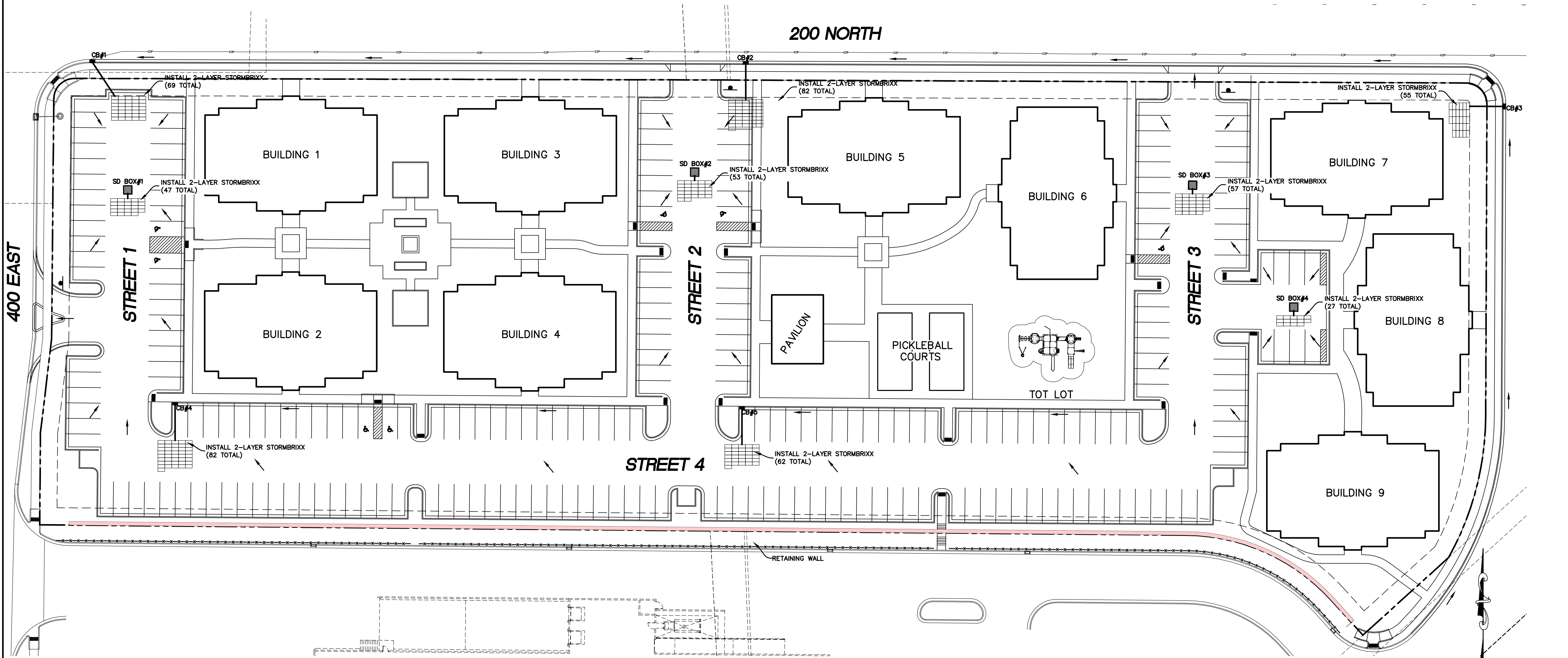
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER
BRY CHRISTENSEN
BRY@CLCHRISTENSEN.COM
801-269-1110

- NOTES**
1. ALL UNITS TO BE ADA ADAPTABLE.
 2. IF PROJECT IS TO BE SOLD AS CONDO UNITS, CONDOMINIUM PLAT, CC&R'S, AND HOA DOCUMENTS WILL BE REQUIRED TO BE APPROVED BY PLANNING COMMISSION.
 3. PARKING LOT AND BUILDING LIGHTING MUST BE SHIELDED AND DIRECTED DOWNWARD.



SHEET NO.	
2	
SITE PLAN	
SANTAQUIN, UTAH	
ORCHARD VISTA	
ATLAS ENGINEERING L.L.C.	
PHONE: 801-655-0566 FAX: 801-655-0109 946 E 800 N SUITE A SPANISH FORK, UT 84660	
NO.	REVISIONS
1	DATE
2	BY
3	DATE
4	BY
5	DATE
6	BY
7	DATE
8	BY
9	DATE
10	BY
11	DATE
12	BY



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SHEET NO.

3

GRADING PLAN

SANTAQUIN, UTAH

ORCHARD VISTA

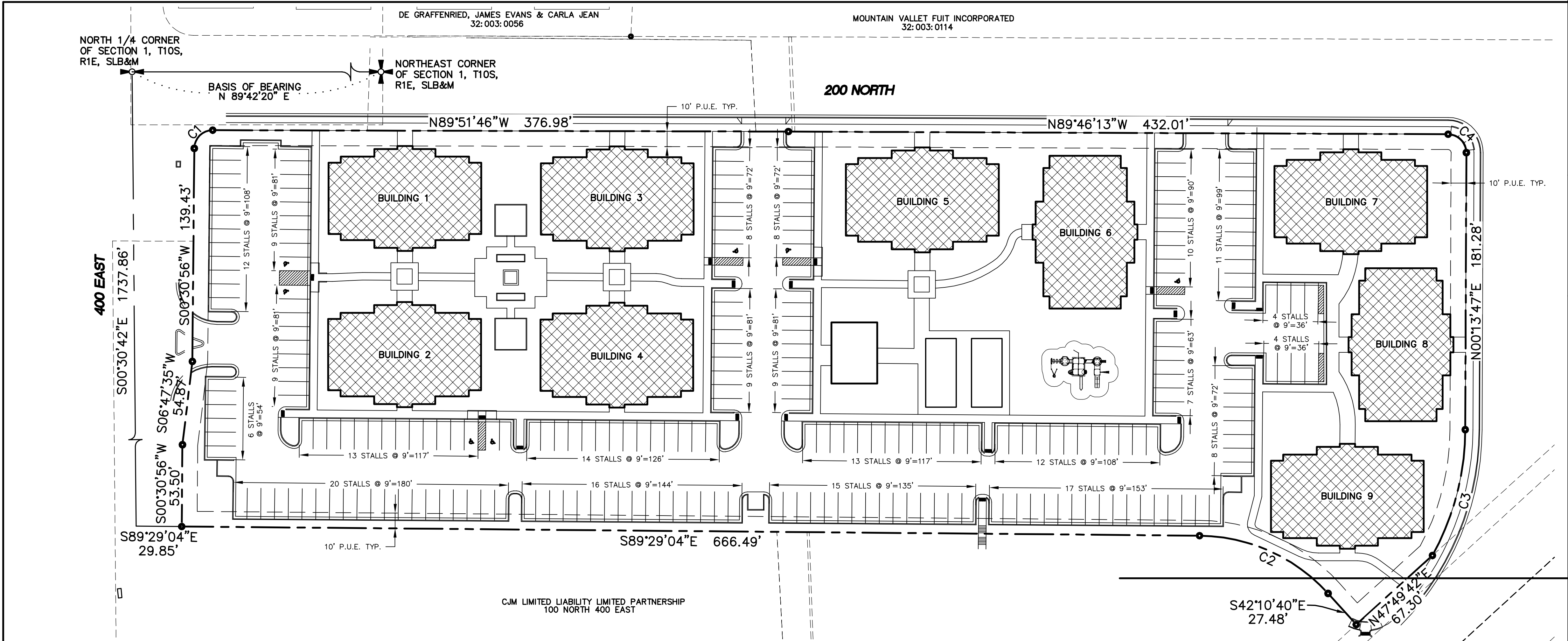
ATLAS
ENGINEERING
L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

NO.	REVISIONS	BY	DATE
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0 5 10 20 40 60

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'



LEGEND

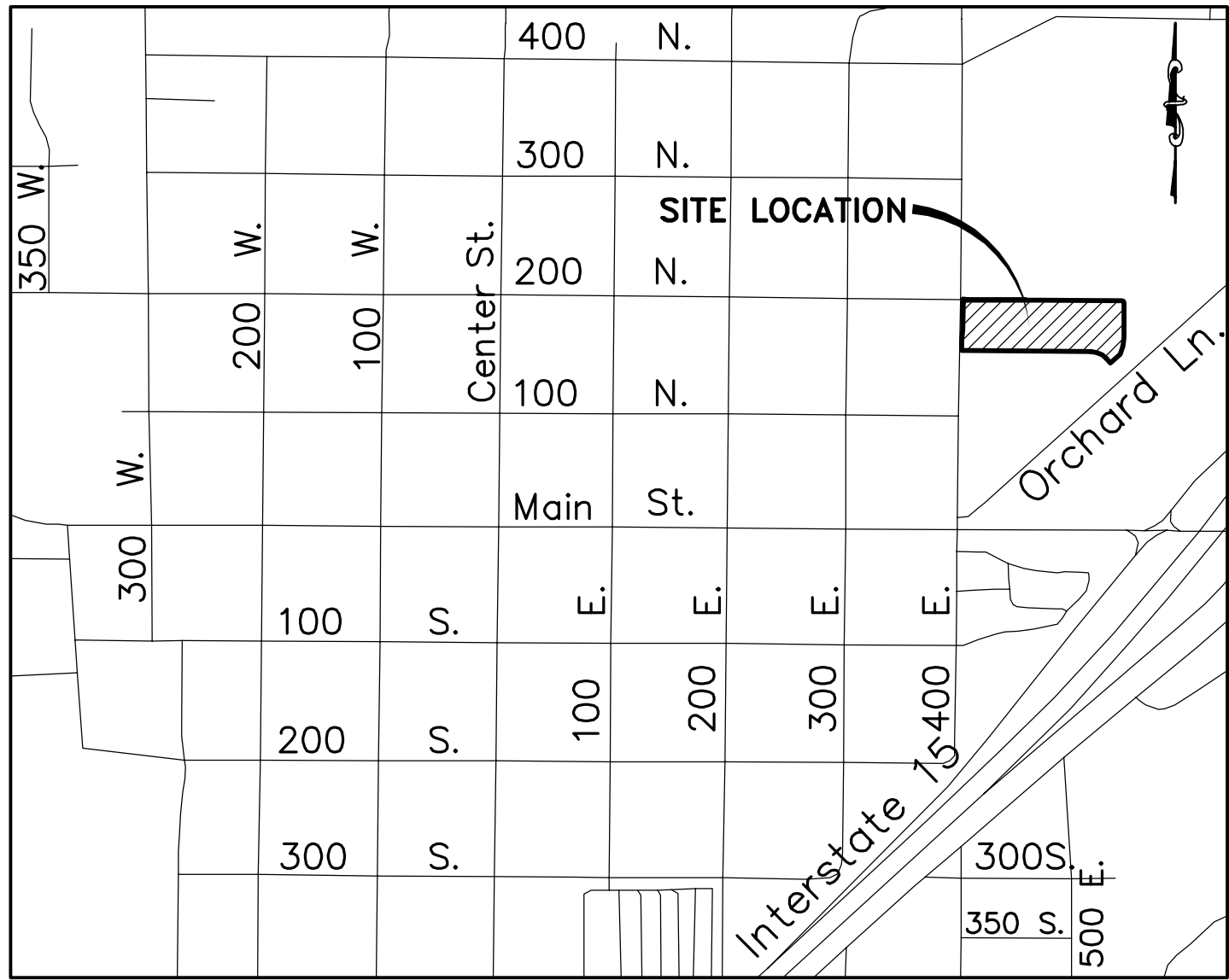
FOUND BRASS CAP
SET 5/8" IRON PIN
CALCULATED POINT, NOT SET
PROPERTY BOUNDARY
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
CENTERLINE

1
XXXXX
PRIVATE AREA
LIMITED COMMON AREA
COMMON AREA

SCALE
(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	12.00	18.77	16.91	S 45°19'35" W	89°37'17"
C2	115.00	94.95	92.28	N 65°49'52" W	47°18'24"
C3	171.14	85.96	85.06	N 14°37'25" E	28°46'45"
C4	12.00	18.85	16.97	N 44°46'13" W	90°00'00"

NOTES:
1. AREA BETWEEN SIDEWALK AND CURB ARE DESIGNATED FOR CITY STORM DRAINAGE PURPOSES AND CANNOT BE MODIFIED FROM THE APPROVED LANDSCAPE PLAN. ADJACENT LOT OWNERS ARE RESPONSIBLE FOR THIS AREA WITHIN THE CITY RIGHT OF WAY, INCLUDING IRRIGATION. A MAXIMUM 24' WIDE DRIVEWAY WILL BE ALLOWED FOR EACH LOT.



VICINITY MAP
-NTS-

ENGINEER/SURVEYOR INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84606

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DOMINION ENERGY

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED

DOMINION ENERGY

CONVEYANCE OF COMMON AREAS TO ASSOCIATION
THE UNDERSIGNED OWNER IN RECORDING THIS PLAT, HAS DESIGNATED CERTAIN AREAS OF THE LAND AS PRIVATE DRIVEWAYS, STREETS, LIMITED COMMON AREAS AND OTHER COMMON AREAS INTENDED FOR THE USE BY MEMBERS OF SUMMIT TOWNHOMES HOMEOWNERS ASSOCIATION, THEIR GUESTS AND INVITEES. SUCH AREAS ARE TO BE CONVEYED TO THE APPROPRIATE PARTIES, INCLUDING THE CONVEYANCE OF COMMON AREAS TO SUMMIT TOWNHOMES HOMEOWNERS ASSOCIATION, BY DEED, TO BE RECORDED IN THE UTAH COUNTY RECORDERS OFFICE, FOR THE USE AND ENJOYMENT BY THE OWNERS OF LOTS OR DWELLINGS IN THE PLAT "A" SUMMIT TOWNHOMES PROJECT AS MORE FULLY DESCRIBED IN THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS APPLICABLE TO THIS PROJECT AND RECORDED WITH THIS PLAT.

NOTE OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
THIS PROJECT, WITH ITS LOTS, DWELLINGS AND COMMON AREAS ARE SUBJECT TO CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PLAT "A" SUMMIT TOWNHOMES, WHICH ARE RECORDED IN THE OFFICES OF THE UTAH COUNTY RECORDER. SAID COVENANTS, CONDITIONS AND RESTRICTIONS ARE INTENDED TO RUN WITH THE LAND AND TO BE BINDING UPON ALL HEIRS, SUCCESSORS OR ASSIGNS OF THE DECLARANT IN ACCORDANCE WITH THE RECORDED DECLARATION.

SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

SURVEYOR

DATE

BOUNDARY DESCRIPTION

SEE LEFT

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF _____, A.D. 2022.

OWNER:

OWNER:

OWNER:

OWNER:

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH >S.S.

ON THE _____ DAY OF _____, A.D. 2022, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN BY ME OR PROVEN BY SATISFACTORY EVIDENCE TO ME, AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY THEM ON BEHALF OF SAID _____, AND ACKNOWLEDGED TO ME THAT SAID _____ EXECUTED THE SAME.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION NUMBER / EXPIRES _____ NOTARY PUBLIC PRINTED NAME _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SANTAQUIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 2022.

APPROVED BY MAYOR _____

APPROVED

ATTEST

ENGINEER (SEE SEAL)

CLERK-RECORDER

ORCHARD VISTA

SANTAQUIN CITY, UTAH COUNTY, UTAH

CONTAINING 9 BUILDINGS AND 5.10 ACRES
LOCATED IN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SURVEYOR'S SEAL

NOTARY PUBLIC
SEAL

CITY ENGINEER
SEAL

CLERK-RECORDER
SEAL

CENTRACOM APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2022.

CENTRACOM REPRESENTATIVE

**ROCKY MOUNTAIN
POWER APPROVAL**

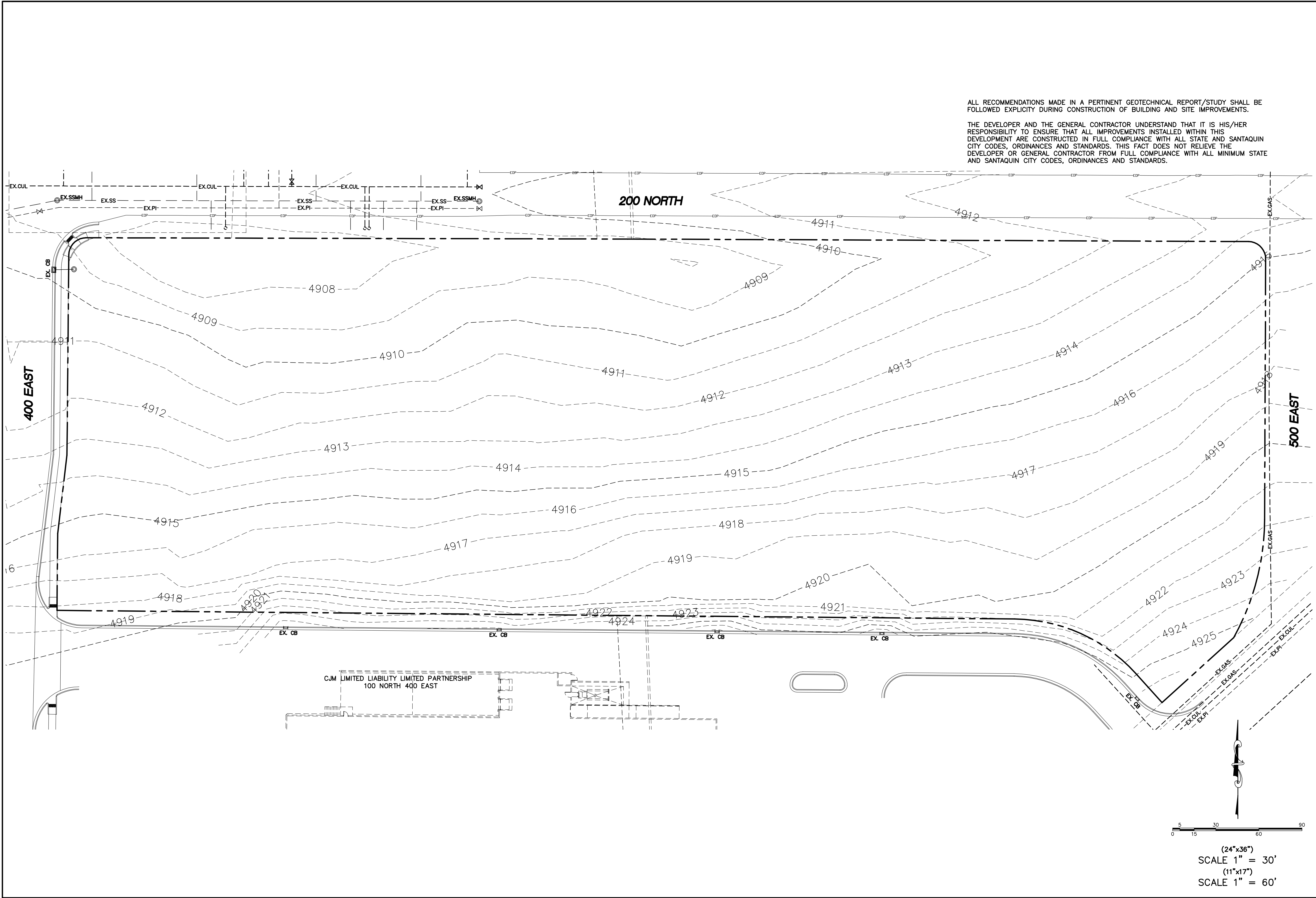
APPROVED THIS _____ DAY OF _____, A.D. 2022.

ROCKY MOUNTAIN POWER REPRESENTATIVE

CENTURYLINK APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2022.

CENTURYLINK REPRESENTATIVE



SHEET NO.
5

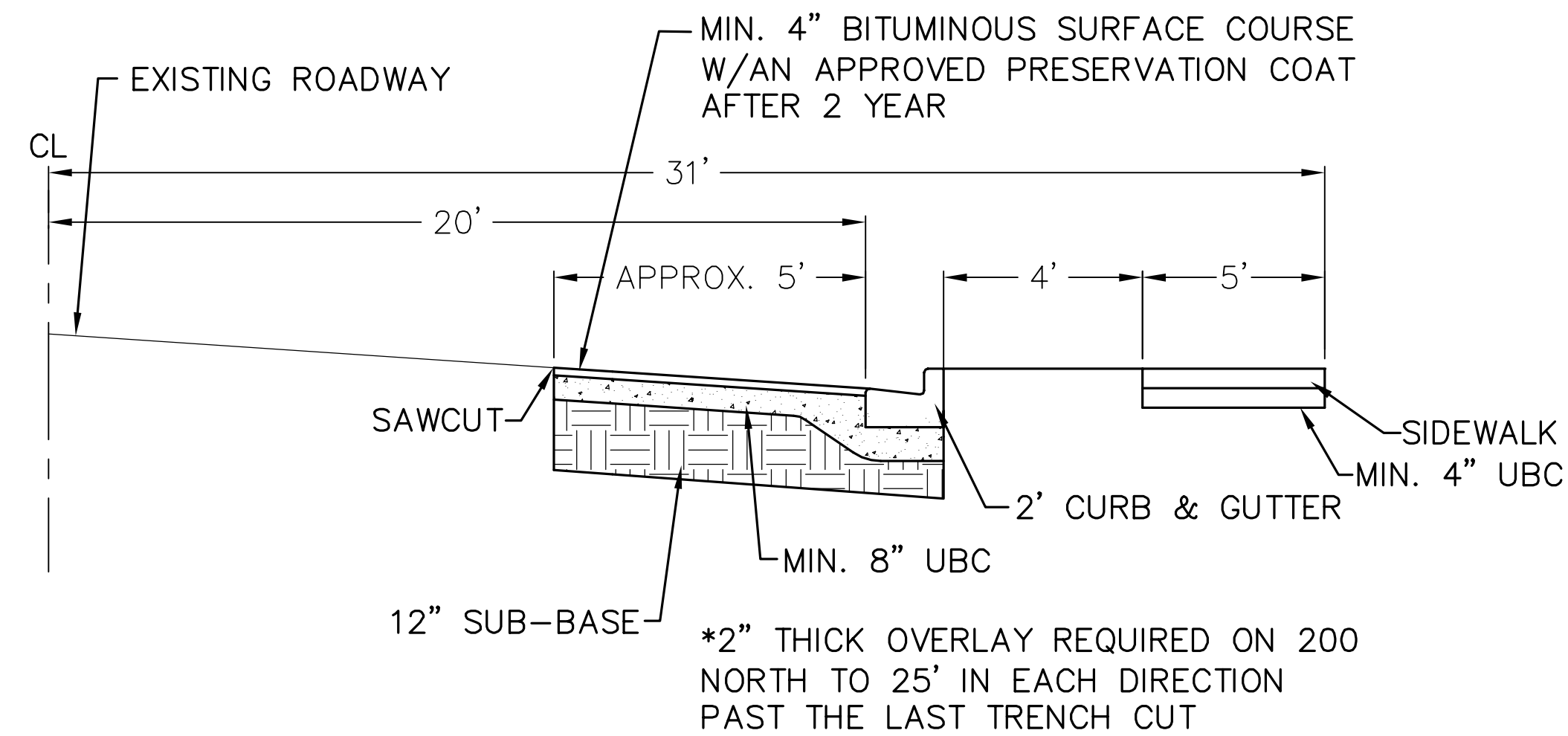
EXISTING
TOPOGRTAPHY

SANTAQUIN, UTAH

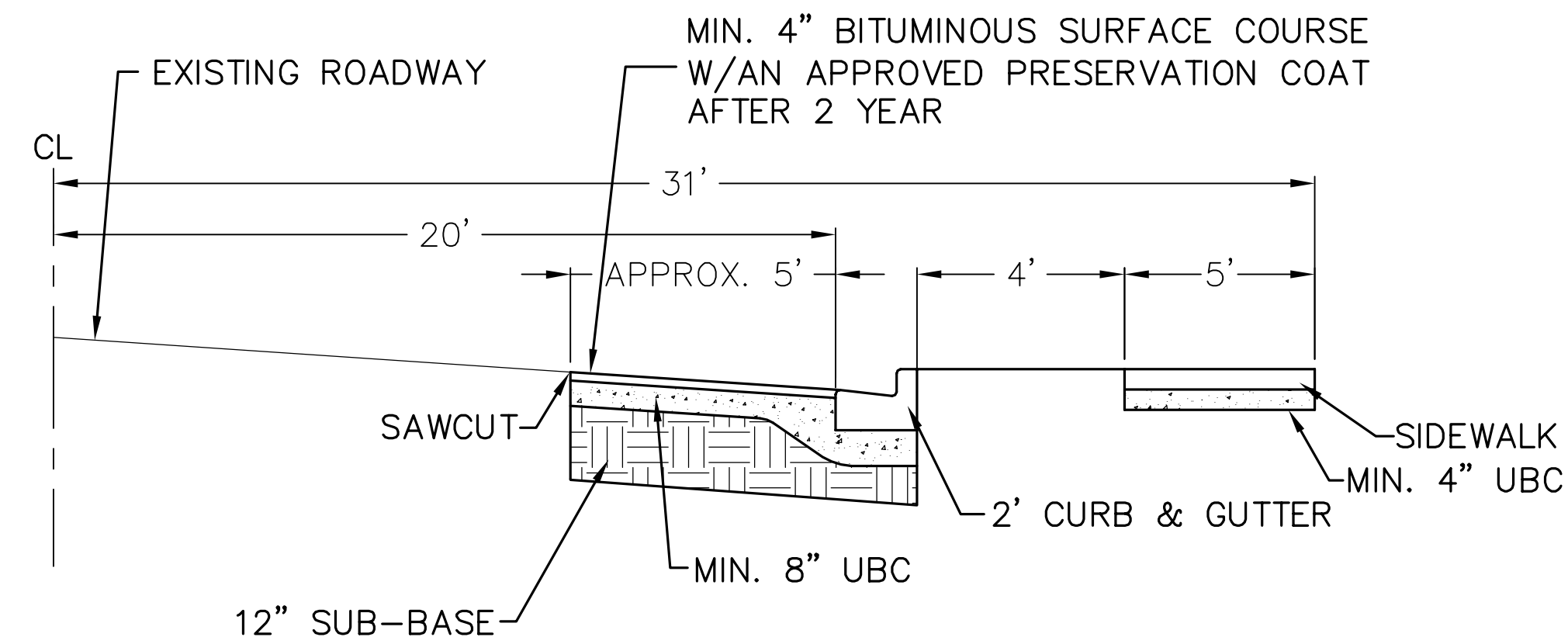
ORCHARD VISTA
**ATLAS
ENGINEERING
L.L.C.**
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2/2019\19-021 Cor-tional Park_Santaquin\CAD\IN\PREL\IMAGRY\05-EXISTING TOPOGRTAPHY.DWG 6/8/2022 4:01:38 PM MDT

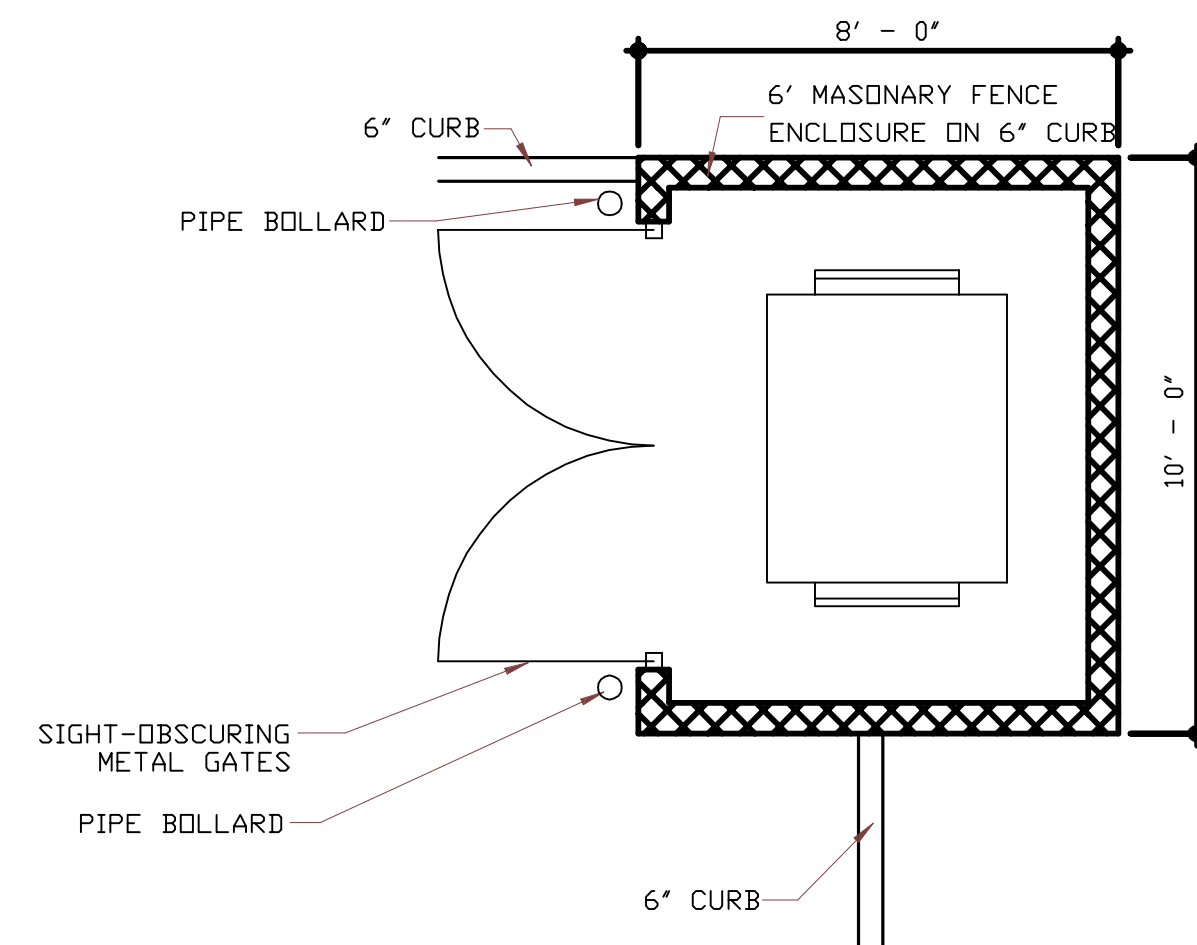


200 NORTH DETAIL
-NTS-



500 EAST DETAIL
-NTS-

- NOTES:
1. 100-YEAR WATER ELEVATION MAY NOT ENCROACH WITHIN 6" VERTICALLY OF ANY HABITABLE STRUCTURE OR EXCEED THE EDGE OF RIGHT-OF-WAY.
 2. 100- YEAR WATER ELEVATION MAY NOT RISE ABOVE AN ELEVATION OF 3" BELOW THE TOP OF ANY BERM OR EDGE OF RIGHT-OF-WAY IF ADJACENT EXISTING BUILDINGS ARE BELOW STREET LEVEL.
 3. THE CROWN OF THE ROAD SHALL BE HELD TO EXISTING GRADE, UNLESS PERMITTED OTHERWISE BY THE CITY ENGINEER WHERE NEEDED TO ENABLE CONTAINMENT OF 100-YEAR STORM, TO MATCH GRADE AT ADJACENT PREVIOUSLY DEVELOPED PROPERTIES, OR TO MEET GRADE AT INTERSECTIONS



DUMPSTER ENCLOSURE
SCREENED ON THREE (3) SIDES WITH A MASONRY WALL HAVING A HEIGHT OF AT LEAST ONE (1') FOOT ABOVE RECEPTACLE. A STEEL SITE-OBSCURING GATE AT LEAST SIX (6') FEET HIGH IS REQUIRED. USE SAME ARCHITECTURAL ELEMENTS AND TYPES OF MATERIALS AND COLORS AS THE PRIMARY STRUCTURE.

ORCHARD VISTA
ATLAS
ENGINEERING
L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

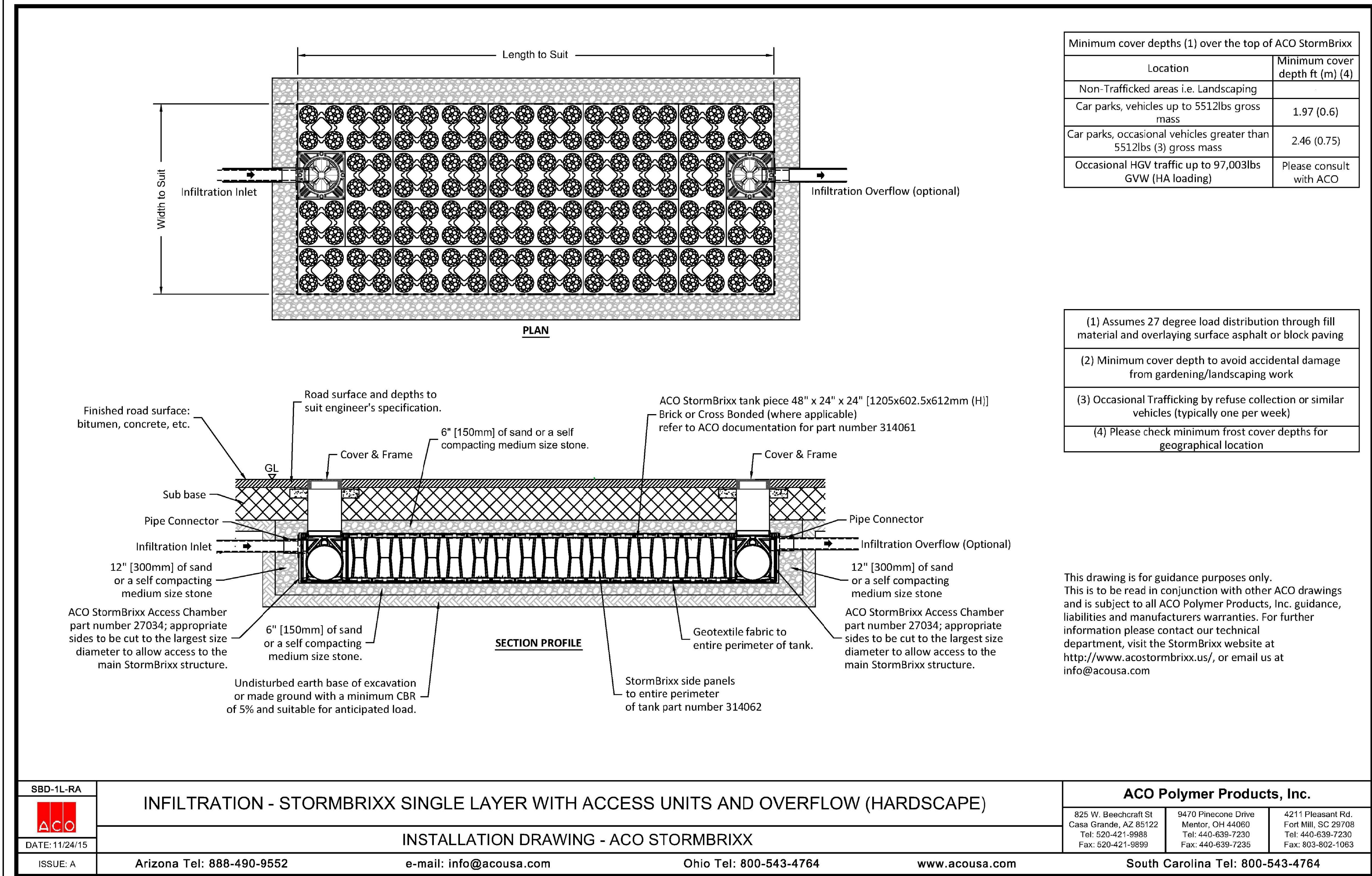
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SHEET NO.

6

DETAIL SHEET

SANTAQUIN, UTAH



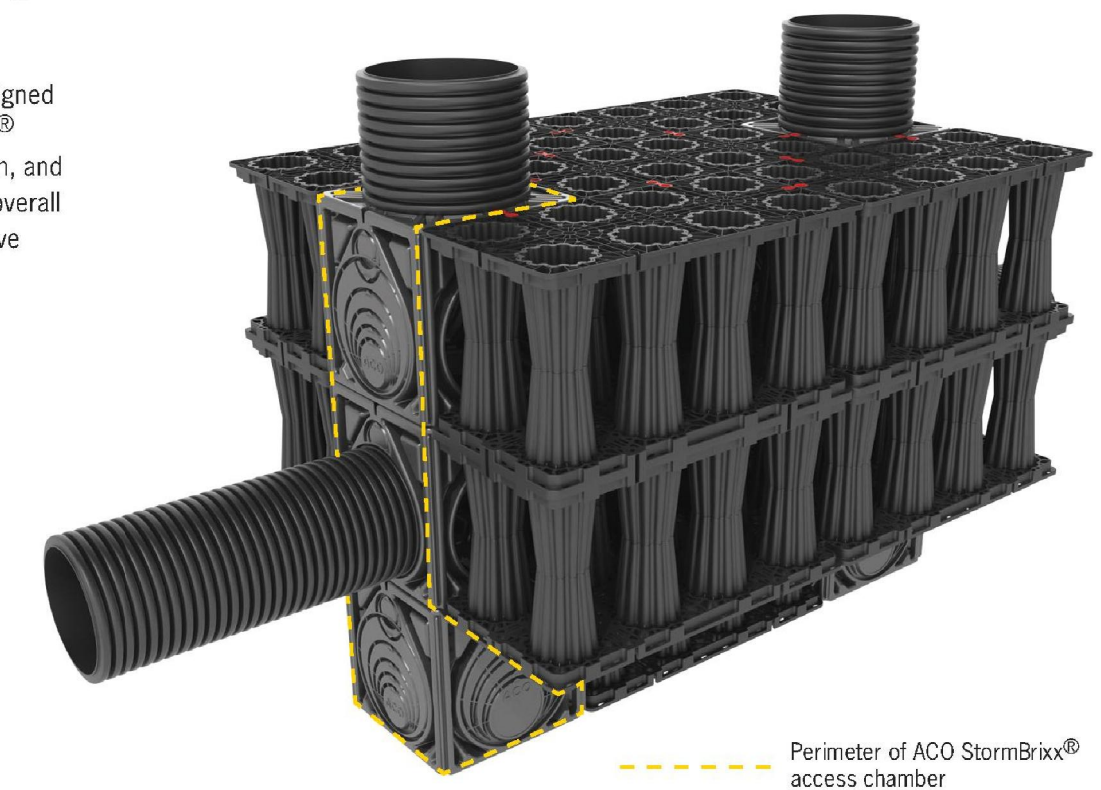
ACO StormBrixx® Access Chamber

The access chamber is designed to provide complete 3D access to enable inspection of all levels and areas of the system by either tracked or push rod CCTV inspection equipment. Where required, ACO StormBrixx® systems can be jetted using standard equipment.

The modular stackable chamber is designed to be incorporated into any StormBrixx® detention/retention or infiltration system, and forms an integral part of the system's overall volume, removing the need for expensive upstream manholes.

When the ACO StormBrixx® access chamber has been configured to create a low flow drain down channel or a silt trap, the unit allows for the removal of silt and debris.

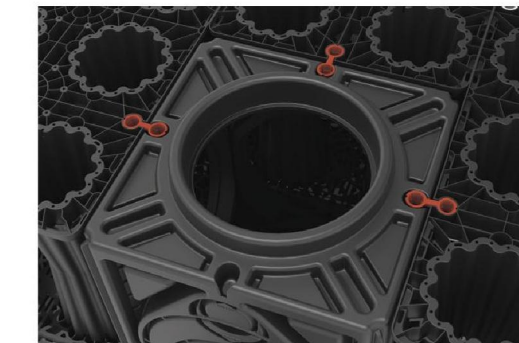
Cover and frame
18" diameter (450mm) solid ductile iron cover and frame is available to complete the StormBrixx® access chamber installation. Cover is rated to 40 ton loads.



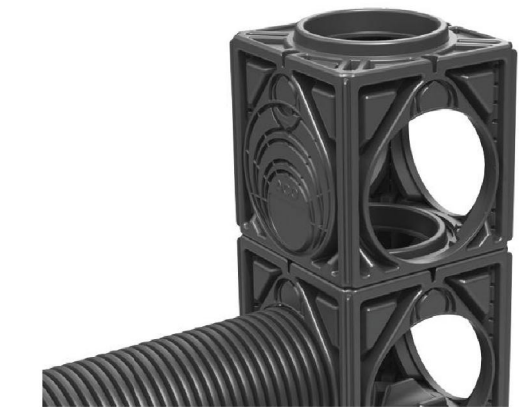
Cut unit at guides for required pipe connection. Push up to 2.5" (65mm) of pipe into access chamber module.



If using more than one access chamber module in a stack, it will be necessary to remove base from all modules except bottom base unit. Cut along the recessed cutting line provided and remove base.



Layer connectors should be incorporated before the next module is added to the access chamber stack.



Once the main access chamber has been constructed it will be necessary to add a 18" (450mm) ID raising piece cut to length and placed over the top of the access chamber unit. Once the bases of the upper module(s) have been removed, simply stack units on top of each other ensuring that each module is clipped to the main structure using the StormBrixx® layer connectors.



www.ACOstormBrixx.us

DETAIL SHEET

SHEET NO.

7

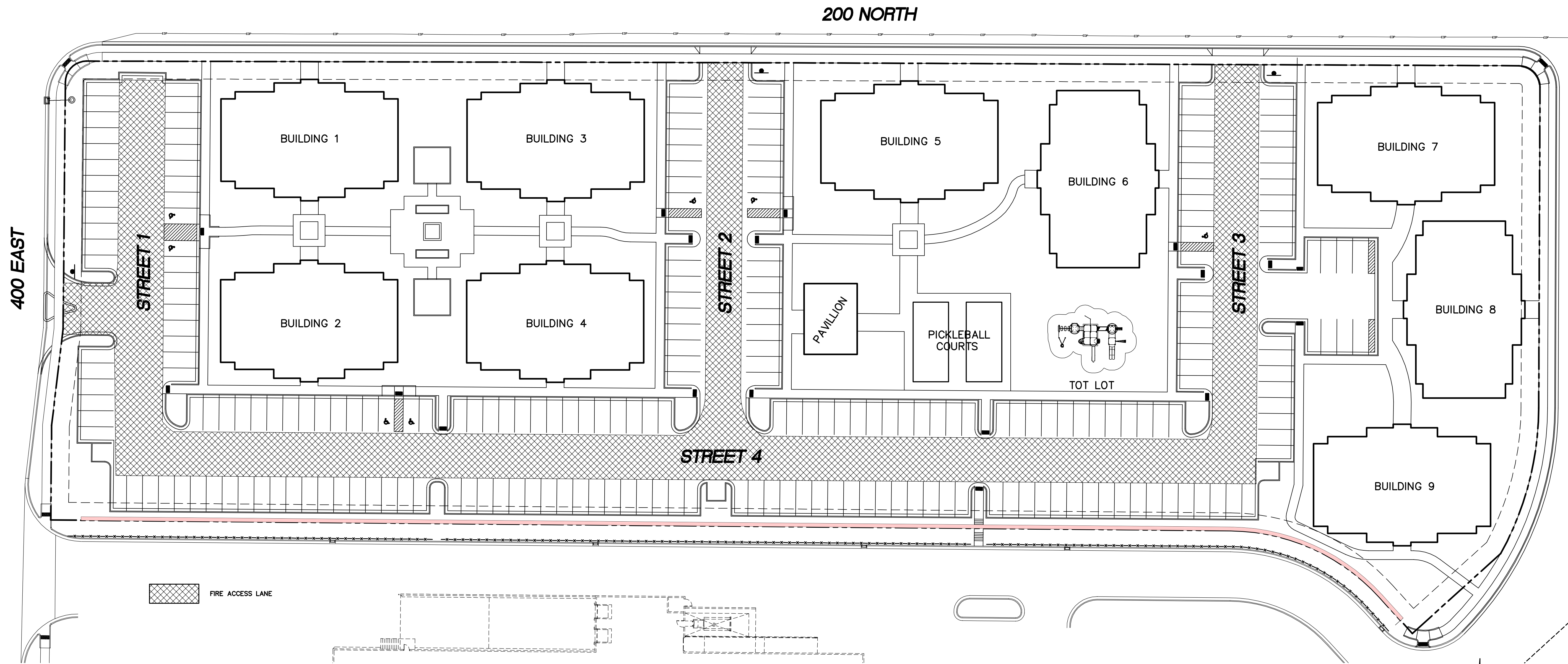
SANTAQUIN, UTAH

ORCHARD VISTA

ATLAS ENGINEERING L.L.C.

PHONE: 801-855-0566
FAX: 801-855-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

DATE: 11/24/15
BY: [Signature]
REVISIONS: [Table]
NO. 12
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SHEET NO.

8

FIRE ACCESS/
OPEN SPACE PLAN

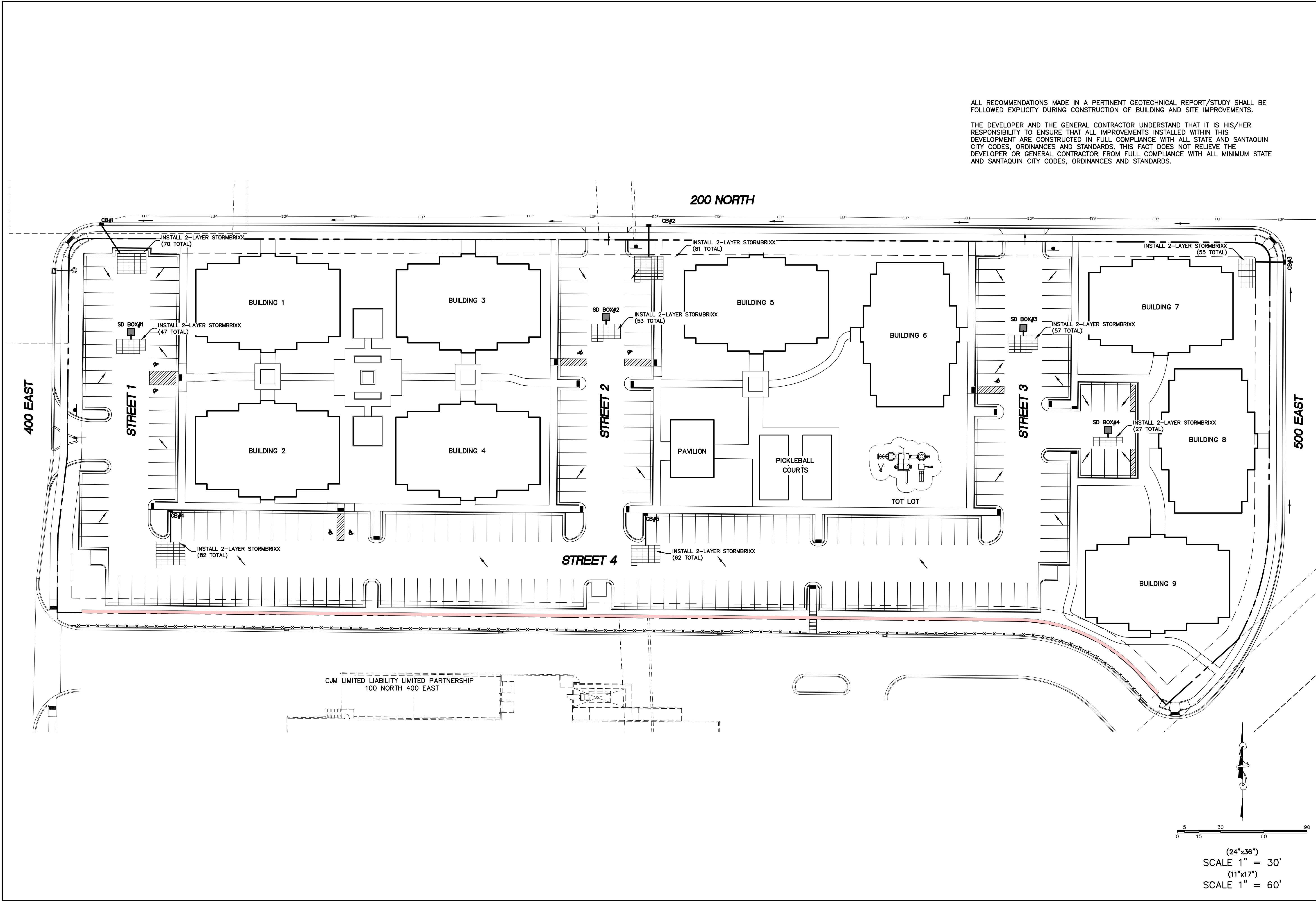
SANTAQUIN, UTAH

ORCHARD VISTA

ATLAS
ENGINEERING
L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

SHEET NO.		9	
TBC PLAN		SANTAQUIN, UTAH	
ORCHARD VISTA		<div>PHONE: 801-655-0566 FAX: 801-655-0109 946 E. 800 N. SUITE A SPANISH FORK, UT 84660</div> <div>ATLAS ENGINEERING L.L.C.</div>	
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DRC Members in Attendance: Engineer Jon Lundell, Fire Marshall Taylor Sutherland, Building Official Randy Spadafora, City Manager Norm Beagley, Assistant City Manager Jason Bond.

Police Chief Rodney Hurst and Public Works Director Jason Callaway were excused from the meeting.

Others in Attendance: Planner Camille Moffat, Assistant Stephanie Christensen, Recorder Amalie Ottley, Applicants Morgan and Braden Williams, Fire Chief Ryan Lind.

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

Williams 3-Lot Subdivision Concept Plan

A concept plan review of a proposed 3-lot subdivision located at approximately 210 West and 200 North.

The Building Department had no comments.

The Fire Department had no comments.

Assistant City Manager Bond inquired about a possible deferral agreement. The applicant indicated that they would like to proceed with requesting a deferral agreement with the City Council. If so, the applicant will need to include the proposed deferral agreement in a preliminary plan. Per City Code, any deferral agreements are to be approved by City Council. City Manager Beagley stated that any approval from DRC or Planning Commission would be contingent upon having improvements or the deferral agreement in place. The DRC recommended that deferral agreement be approved by the City Council rather than having the plans engineered, but the applicant could complete the improvement process either way.

Jon Lundell stated that water (irrigation & culinary) and sewer lines cannot be deferred as opposed to curb and gutter sidewalk, asphalt, and landscaping items that can be deferred. The city will send GIS information to the applicant and engineer when appropriate. Manager Beagley clarified that landscaping deferments would only be in the right-of-way area. Mr. Lundell stated the proposed subdivision with no right-of-way dedication does qualify for a more streamlined process. Mr. Lundell informed the applicant that the Utah County Surveyor requires a monument certificate for the property.

Assistant City Manager Bond informed the applicant of the Planning Commission and Public Hearing process. Manager Beagley stated that new lots created by the plans will have to have sewer, water, and P.I. laterals as well as potential road-cuts. Mr. Beagley advised the applicant to budget for bonding and fees with regards to cutting the road. The applicant inquired about missing the culinary water line and discussed with the DRC the existence of P.I. and culinary laterals on the property.

Comments and redlines will be sent to the applicant.

Meeting Minutes Approval

City Manager Beagley made a motion to approve the DRC Meeting minutes from June 14, 2022 and June 28, 2022. Motion seconded by Building Manager Randy Spadafora.

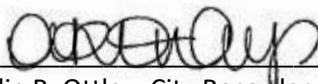
Police Chief Rodney Hurst	Absent
Public Works Director Jason Callaway	Absent
Fire Marshall Taylor Sutherland	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Director Jason Bond	Yes
Building Manager Randy Spadafora	Yes

Motion passed unanimously in favor.

ADJOURNMENT

The meeting was adjourned at 10:12 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder