



**DRC Members in Attendance:** City Manager Norm Beagley, Assistant City Manager Jason Bond, City Engineer Jon Lundell, Police Officer Kayson Shepherd, Public Works Director Jason Callaway, Building Official Randy Spadafora.

Fire Chief Lind came into the meeting at 10:05 a.m.

**Others in Attendance:** City Recorder Amalie Ottley, Senior Planner Ryan Harris, Engineer Megan Wilson, City Council Member Art Adcock, Kirk and Riley Greenhalgh, Kameron Spencer, Paul Watson.

Engineer Lundell called the meeting to order at 10:02 a.m.

### **1. BDS Commercial /Industrial Site Plan**

*A site plan review of a proposed industrial site located at approximately 390 N. Summit Ridge Parkway.*

Due to ongoing discussions about items on the BDS Commercial site that need further attention, Assistant Manager Bond made a motion to table the current plan review on the agenda. Manager Beagley seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed unanimously.

### **2. Greenhalgh 6-lot Subdivision Concept Plan**

*A concept plan review of a 6-lot subdivision located at approximately 100 N 100 W.*

The applicants, Kirk and Riley Greenhalgh attended the meeting.

Building Official Spadafora had no comments.

Public Works Director Callaway had no comments.

Police Officer Shepherd had no comments.

Assistant Manager Bond pointed out that the frontage on the lots is less than that required by City Code. He suggested that the radius of the cul-de-sac be expanded to meet the frontage requirements as well as allow for more room for snowplow and emergency vehicle access. Building Official Spadafora inquired what the radius of the cul-de-sac is currently proposed to be in the plans. Engineer Lundell indicated that the radius of the cul-de-sac is 60 feet. Assistant Manager Bond also asked that an area be dedicated in the cul-de-sac for snow storage during the winter. He added that lots 1 and 2 have double frontage, which is generally discouraged, but makes sense in this specific subdivision. Finally, he pointed out that

the proposed distance to the cul-de-sac from 100 West is concerning as it is too close to the intersection and will need to be moved at least 15 feet to the west. Members of the DRC and the applicant discussed the sizing of the lots in order to make setbacks work. They also discussed sizing for the concrete pad for snow storage.

Engineer Lundell discussed a possible deferral agreement for the perimeter of the subdivision that requires consideration by the City Council. Engineer Lundell discussed redlines and notes on the plans, including a checklist of permits and plans that need to be submitted to the City. Fire Chief Lind addressed his concerns regarding the current placement of fire hydrants. He indicated that he would confirm if placement of another hydrant is necessary after looking at measurements on preliminary plans.

City Council Member Art Adcock inquired if a deferral agreement would be required for both 100 North and 100 West. Engineer Lundell confirmed that a deferral agreement could be considered for both of the streets adjacent to the site. Councilor Adcock also inquired who would be responsible for incurring the cost of the cul-de-sac and improvements. Engineer Lundell and Manager Beagley confirmed that the developer (Kirk Greenhalgh) would be responsible for the street and improvements in the cul-de-sac.

### **3. Stratton Acres Subdivision Phase 2 Concept Plan**

*A concept plan review of Phase 2 of the Stratton Acres Subdivision located at approximately 840 N 200 E.*

The applicants, Kameron Spencer and Paul Watson, attended the meeting.

Assistant Manager Bond discussed with the applicants an issue with the naming of the proposed subdivision. He asked that because it's a new, separate subdivision from the previous "Stratton Acres" that it be named differently. The applicant suggested that they change the name to something like "Stratton Acres East" rather than "Phase 2".

Building Official Spadafora had no comments.

Fire Chief Lind had no comments.

Public Works Director Callaway inquired if the applicant plans to install the sewer line on Royal Land Drive. The applicant and Engineer Lundell confirmed that the plans will include sewer lines running north on Royal Land Drive to Ginger Gold Rd. Manager Beagley clarified that as the sewer does not currently exist, the applicant will need to notate on these current plans that the installation of the sewer and water lines will be built during the construction of first Stratton Acres Subdivision. Director Callaway discussed an offsite well that leads to the site. He indicated the City has had concerns with it being turned on without the owner's approval. He encouraged the applicant to confirm where the well lines are and make sure those lines are capped prior to construction.

Officer Shepherd had no comments.

The applicant and members of the DRC discussed where fire hydrants and stop signs will be placed in the development. Engineer Lundell discussed with the applicant where property boundaries are in comparison to Nebo School District property. The applicant indicated that they have an easement and

written agreement for the dedication of the road with Nebo School District in place. Manager Beagley informed the applicant that the plat will need to be signed by the school district confirming their agreement. Manager Beagley added that as sewer and water lines will be installed, extensive roadcuts will need to take place and a full overlay of the road on 200 East will be required. A full review of the site will be completed when the preliminary plans are submitted to the City. Members of the DRC discussed which roads in the development will be free flow versus having stop signs placed. Officer Shepherd recommended that 200 East remain free flow at this time. Engineer Lundell pointed out that a plat note needs to be made specifying that the area is agriculturally protected.

City Councilor Adcock inquired about the numbering of the lots on the plans, pointing out that there are 28 lots plus one additional parcel for stormwater retention that will be dedicated to the City.

#### **4. Meeting Minutes Approval**

Manager Beagley made a motion to approve the DRC Meeting Minutes from August 8, 2023. Fire Chief Lind seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

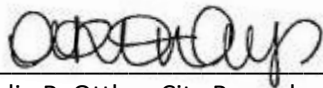
The motion passed unanimously.

#### **Adjournment**

The meeting was adjourned at 10:38 a.m.

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Jon Lundell, City Engineer



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Amalie R. Ottley, City Recorder