



DRC Members in Attendance: City Engineer Jon Lundell, Police Chief Rodney Hurst, Fire Chief Ryan Lind, Public Works Director Jason Callaway, City Manager Norm Beagley, Building Official Randy Spadafora, and Assistant City Manager Jason Bond.

Senior Planner Ryan Harris was excused from the meeting.

Others in Attendance: City Recorder Amalie Ottley, EIT Megan Wilson, Race Ostler, Kyle Spencer, Curt Paulson, Scott Jackson, and other members of the public.

1. Bello Corner (Previously Santaquin Ostler) Subdivision Plan

A review of a 3-lot subdivision located at approximately 215 S. Center Street.

Assistant City Manager (and Community Development Director) Jason Bond addressed the infill request by the applicant to accommodate smaller lot sizes for the 3 lots. That request will be reviewed by the Planning Commission at a future meeting. He added that permission from Summit Creek Irrigation Company for any work done on the existing culvert and flow line must be provided to the City.

Public Works Director Callaway pointed out that on lot 3, the pressurized irrigation (P.I.) and culinary lateral lines are crossed and will need to be reversed/corrected on the plans. Director Callaway discussed with Engineer Lundell possibly moving the sewer lateral closer to the culinary and P.I. lines on lots 2 and 4 so that less roadcuts are required. Engineer Lundell stated that the lines need to be a minimum separation of 10 feet from each other. The applicant, Kyle Spencer, agreed to moving the sewer lateral closer to the other water lines.

Chief Hurst had no comments.

Chief Lind had no comments.

Building Official Spadafora pointed out the addressing on the plans.

Engineer Lundell indicated that the County Surveyor’s Office requires a Public Land Survey System (PLSS) Certificate be submitted to the City. Engineer Lundell asked the applicant to verify the survey records for monuments on 100 South. He also pointed out that 20-foot setbacks are required by City Code and the building area on the plans must meet that requirement.

Assistant City Manager Bond made a motion to recommend approval of the Bello Corner Subdivision with the conditions that redlines are addressed prior to being added to a Planning Commission agenda. Public Works Director Callaway seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes
Senior Planner Ryan Harris	Absent
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

2. Wasatch Steel Site Plan

A review of a commercial site plan located at approximately 249 N. Nebo Way in the Santaquin Peaks Industrial Subdivision

Assistant Manager Bond indicated that the plat amendment for the property is still pending.

Public Works Director Callaway indicated that some water and fire lines are being abandoned at the site. He indicated that generally, when lines are abandoned, the Public Works department will dig down and cap off the line at the corp stop. He stated that because the road is new, he would prefer that adequate records be kept indicating the live line rather than cap it by digging into the new road. He added that the plans do not show water and P.I. meters on the north end of the property. He also pointed out trees on the landscaping plan that are in the line-of-site and asked that those trees be removed completely or moved to a different spot.

Chief Hurst inquired about the sizing of the parking stalls behind the building bays. The applicant, Curt Paulson, indicated that trucks will park in the large stalls behind the building and will be loaded by crane inside the building itself. Chief Hurst wanted to make sure the islands in the parking lot would not interfere with loading and traffic.

Chief Lind pointed out that the building is required to have fire sprinklers as it is larger than 11,000 feet in size. Building Official Spadafora and Chief Lind discussed the permit and inspection process for the fire sprinkler system.

Engineer Lundell pointed out that the plans need to be stamped, signed, and dated by a professional engineer. He also added that any drive approach over 30-feet needs to be approved by the DRC. He discussed with the applicant that the DRC is the approval body for larger drive approaches. He pointed out notes and other tables that need to be updated on the plans. Engineer Lundell also discussed the primary setback of 25-feet along Nebo Way, which is a requirement in the industrial zone. Engineer Lundell noted that fencing is required around all outdoor storage areas and what materials are required for that fencing. Engineer Lundell went over what approval/signature blocks are required on the mylar.

Assistant City Manager Bond made a motion to approve the Wasatch Steel Site Plan on the condition that redlines be addressed and the lot line adjustment application be approved. He included with his motion the approval of larger drive access for both entries/exits in and out of the site. Manager Beagley seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes
Senior Planner Ryan Harris	Absent
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

3. Meeting Minutes Approval

Manager Beagley made a motion to approve the DRC Meeting Minutes from June 25, 2024. Chief Lind seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes
Senior Planner Ryan Harris	Absent
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes


The motion passed.

Adjournment

Chief Lind made a motion to adjourn.

The meeting was adjourned at 10:35 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder