



DRC Members in Attendance: Senior Planner Ryan Harris, Building Official Randy Spadafora, EIT Megan Wilson, Public Works Director Jason Callaway, Assistant City Manager Jason Bond, and Fire Chief Ryan Lind.

City Engineer Jon Lundell and Officer Kayson Sheperd were excused from the meeting.

Others in Attendance: City Recorder Amalie Ottley, Kyle Spencer (Northern Engineering), and other members of the public.

1. Santaquin Ostler Subdivision

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

Building Official Spadafora indicated that addressing has been complete for the 3 lots in the subdivision.

Public Works Director Callaway indicated that utilities are stubbed to the existing property and will be able service the new lots.

Fire Chief Lind had no comments.

Assistant City Manager Bond discussed the zoning requirements for the lots, pointing out that the lots are required to be at least 8,000 square feet. As such, lot 2 does not meet City Code and will need to be adjusted. Assistant Manager Bond suggested that lot 3 has sufficient square footage to provide the needed additional square footage in lot 2 with some minor property line adjustments. Assistant City Manager Bond explained that the applicant is requesting infill reduction which will allow the reduction of the frontage requirements for Lot 2 & 3. The infill reduction will need to be approved by the Planning Commission He added that Lot 1 will still need to meet the appropriate setbacks as required by City Code.

Planner Harris indicated that the County Surveyors Office requires a Public Land Survey System (PLSS) Certificate be submitted to the City. He also pointed out notes that need to be added to the plans. Senior Planner Harris discussed with the applicant the possible deferral agreement. If the deferral agreement is approved by the City Council, all street improvements and the storm drain report will not be required.

EIT Megan Wilson pointed out where the existing PI and water lines are located on the property. She added that permission from Summit Creek Irrigation Company is required before any work interferes with the culvert flowline.

Lastly, Planner Harris updated the acceptance and approval signature blocks on the plat as well as agricultural notations. He also requested that the applicant change the name of the subdivision as an "Ostler" subdivision already is under construction in the City. The subdivision name change will need to be submitted prior to the deferral agreement being submitted to the City Council for review.

Assistant Manager Bond made a motion to table the Santaquin Ostler Subdivision preliminary plan so that the City Council may review a deferral agreement. Building Official Spadafora seconded the motion.

Police Officer Kayson Shepherd	Absent
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
EIT Megan Wilson	Yes

The motion passed.

Kyle Spencer from Northern Engineering attended the meeting on behalf of the applicant. He discussed the square footage of the lots in accordance with the 8,000 square footage requirements of the City Code. He also confirmed the next steps in the subdivision process.

2. Meeting Minutes Approval

Chief Lind made a motion to approve the June 11, 2024 DRC Meeting Minutes. Public Works Director Callaway seconded the motion.

Police Officer Kayson Shepherd	Absent
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
EIT Megan Wilson	Yes

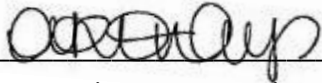
The motion passed.

Adjournment

Chief Lind made a motion to adjourn.

The meeting was adjourned at 10:15 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder