



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

Others in Attendance: CDRA Board Chair Daniel Olson, Senior Planner Loren Wiltse, Planner Camille Moffat, Recorder Amalie Ottley.

Various members of the public attended the meeting in person and via Zoom.

Engineer Lundell called the meeting to order at 10:03 a.m.

AutoZone Site Plan

A commercial site plan review for a proposed retail business located at 50 W. Main Street.

Colby Anderson attended the meeting via Zoom.

Building Official Spadafora had no comments.

Fire Marshall Sutherland pointed out the road access off of Center Street needs to be a minimum of 20 feet of asphalt for fire access. “No Parking” signs and red curbs need to be installed along the road access on Main Street and on along the fire access road. Assistant Manager Bond added that in order to meet the minimum 20-foot length at the access point, landscaping along the Center Street access may be reduced. Mr. Anderson stated he will take a look at the width of the asphalt at the Center Street access, take into account grading and drainage, and adjust the landscaping as needed.

Police Chief Hurst had no comments.

Director Callaway thanked the applicant for relocating the water line on Center Street. Director Callaway also addressed the sewer connection, asking that it not be tied into the manhole, but rather tie into existing lines.

Assistant Manager Bond expressed his appreciation working with Colby. He spoke about the applicant possibly working with the neighbors to the west of the site that could in turn come forward in an amendment. Assistant Manager Bond represented that Canyon View Medical may be willing to work with the applicant to extend access and straddle the property line, creating a shared ingress/egress and more connectivity for both properties. Assistant Manager Bond also spoke about the proposed connection of the parking lots on the north end of the properties. Site plans and approval from UDOT are still pending.

Police Chief Hurst inquired about trees being installed in the park strip. Assistant Manager Bond addressed the impact of the widening project on any proposed landscaping as well as concerns with line of site for incoming and outgoing traffic. Assistant Manager Bond also stated that a “Right Turn Only” sign is needed at the Main Street exit. Engineer Lundell stated that stamped concrete with spaced tree wells are planned for the planter strips with the upcoming Main Street Widening Project. Manager Beagley confirmed that no new planter boxes will be installed along Main Street when widened.

Engineer Lundell referenced redline notes showing fill must be A1a standard. He pointed out that the city still has not received a Storm Drain report with calculations from the applicant. The noted street light relocation is not necessary as part of the Main Street Widening project will likely take care of that issue. Engineer Lundell inquired about the existing manhole on the property. The applicant stated the plan would be to confirm that the manhole is not used and then remove it and then connect the sewer lateral lines. Engineer Lundell stated that the existing sewer line needs to be looked at more closely to make sure there are no issues. Engineer Lundell asked where the applicant plans to get power to the site. The applicant confirmed that overhead power is likely to come from the connection on the north end of the site and will work with Rocky Mountain Power for that connection.

Assistant Manager Bond pointed out the requirement for a certain amount of shrubs on the west side of the property. He stated the city is happy with the landscaping plans as presented for the shrubs and plants. Assistant Manager Bond also addressed curbing and fencing along property lines. Manager Beagley pointed out that curbing will be required along the western border on the north end of the parking lot because the neighboring project is not finished. The applicant inquired if there was preference for relocation of the trees currently shown in the park strip. The DRC members agreed that relocating them to the retention pond area of the site is a suitable location.

Assistant Manager Bond made a motion to conditionally approve the AutoZone Site Plan with the following conditions:

- UDOT provide approval for the ingress/egress approach on Main Street.
- Any coordination with the neighboring businesses be approved accordingly regarding connectivity in the parking lots or entrances.
- A Storm Water Report be provided to the city.
- Landscaping on the east side of the property be adjusted accordingly to provide necessary width for fire access.
- All other provided redlines are addressed.

Manager Beagley seconded the motion.

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

Motion passed unanimously in favor.

Holiday Oil Expansion Site Plan

A proposed site plan expansion of the existing gas station located at 300 E. Main Street.

Brent Neel, Cameron Duncan, and Scott Wagstaff all attended the meeting on behalf of Holiday Oil.

Building Official Spadafora pointed out that a demolition permit with coordinating asbestos tests and approvals will be required when the house on the south end of the property is torn down.

Fire Marshall Sutherland stated the fire department would be interested in performing training exercises at the house when it's ready to be demolished. Fire Marshall Sutherland highly recommended that a fire hydrant be placed near the new entrance of the new part of the lot to allow for more convenient emergency access to the building. Manager Beagley pointed out where the existing City water line is located on the property.

Chief Hurst inquired about the grading difference between the parking lots. The applicants stated that the parking lot will be one large continuous parking lot allowing for vehicles to travel back and forth between the canopies.

Director Callaway pointed out that the water line conflicts with the represented location of the storm drain and infiltration galleries. Manager Beagley stated that retention tanks (R-Tanks) must be a minimum of 5 feet from any utilities, curbing, etc. He pointed out that percolation rates will need to be tested on the site and that information be provided to the city in a Storm Water Report.

Assistant Manager Bond stated that the current city code does not allow for access or driveway width(s) to be wider than 30 feet. As this situation may pose a problem for landowners and the applicants the city will look more closely at the code requirements and possibly go through a code amendment process for possible changes. Assistant Manager Bond also pointed out that, per city code, because more than 40% of the building site is being changed, the entire site is therefore subject to current code requirements. As such, the corner of 300 East and Main Street be narrowed down to meet the clear view area requirement in the code. Assistant Manager Bond addressed the need for the two separate parcels to be consolidated into one single parcel. Assistant Manager Bond addressed existing areas on the site that would not expect to be updated to meet the code such as barriers (bollards) and landscaping. He pointed out that the proposed retention wall is less than 4 feet and therefore does not require engineering approval. Assistant Manager Bond inquired about parking at the south end of the store. The applicants represented that there are no plans to stripe for parking stalls in that area allowing for larger vehicles to parallel park.

Engineer Lundell stated that new power lines must be placed underground and recommended that conversations with Rocky Mountain Power be started sooner rather than later to install power away from the existing pole. Manager Beagley represented that the city is willing to help work with Rocky Mountain Power to place the existing power pole underground to help with visibility and safety. Engineer Lundell indicated on the Storm Drain plans that are based on the grading, it is recommended that troughs and cross-gutters be placed to minimize flow onto the existing site. Manager Beagley addressed that no additional water can flow into or add storm water into existing inlets per city code. The applicant will need to confirm pipe connections over an existing irrigation ditch with Summit Creek Irrigation (or other ownership.) The existing use of storm drain boxes cannot be used for the extension of the site. Infiltration galleries may be placed in the city right of way, but new storm drain infrastructure will need to be placed to retain a 25 year water event and control a 100 year event. Manager Beagley stated that RCP piping is not required if HDPE pipe is available. Engineer Lundell also pointed out that the current culinary service connection will be terminated and the P.I. service connection will be the one used at the site. Engineer Lundell pointed out notes showing proposed meters and clocks on the public

right-of-way stating that they need to be placed on private property. Engineer Lundell showed that the light poles exceed the 16-foot height requirement in city code.

Assistant Manager Bond pointed out that a fence will be required on the south end of the property between the business and residential area.

Manager Beagley made a motion to table the Holiday Oil site plan so that redlines and notes can be addressed. Assistant Manager Bond seconded the motion.

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

Motion passed unanimously in favor.

Santaquin Peaks Industrial Park Concept Plan

A concept review of a 17-lot industrial subdivision located at approximately 225 N. Summit Ridge Parkway.

Santaquin CDRA Board Chair Dan Olson appeared at the meeting on behalf of the Santaquin Peaks Industrial Park Concept Plan.

Building Manager Spadafora had no comments.

Fire Marshall Sutherland had no comments.

Chief Hurst inquired about plans for trucks larger than 4 axels driving on Summit Ridge Parkway. Manager Beagley stated that through a geotechnical study, the laying of more asphalt, if needed, will be determined with the results of the study.

Director Callaway inquired if a turn-around will be provided on the roadways in the subdivision.

Manager Beagley stated a turn-around will not be in place on roads and vehicles will have to go through the subdivision to turn around as presented in the current concept. Assistant Manager Bond stated that future consideration will be focused on trails and orientation of buildings, especially in the lots along Summit Ridge Parkway.

Chief Hurst inquired if access will be restricted to property owners of the lots in the subdivision. DRC members discussed traffic flows and access to lots and parking areas with Board Chair Olson. The DRC also discussed asphalt and road width requirements allowing for large trucks, trailers, semis, etc. Notes were made for parking and access standpoints as well as building orientations. Chief Hurst inquired if fencing would be required between the trail corridor and the properties along Summit Ridge Parkway. Manager Beagley confirmed that fencing is not planned between the property and trail corridor.

Building Manager Spadafora inquired if parallel parking will be allowed along Summit Ridge Parkway. Manager Beagley confirmed that there should not be parking in the current emergency pull off lane.

Fire Marshall Sutherland inquired if improved turnarounds at the end of the dead-end roads will be enforceable and easily maintained. The DRC discussed having city right-of-way or easement hammerheads at the end of the roads so that maintenance can be performed all year around.

Manager Beagley brought up that a phasing plan needs to be submitted with future plan sets. He also pointed out that roads on the south end may not be fully improved initially.

Traffic Control Request

200 W. 300 S.

The DRC reviewed a stop sign request submitted by a resident to be located at the intersection of 200 W. and 300 S. commonly used by large trucks carrying construction materials.

Chief Hurst spoke about the average 10% increase of speeders in areas when general traffic increases. He believes that traffic has increased in that particular area. He and Assistant Manager Bond both stated that stop signs aren't definitive solutions to solving speeding problems in neighborhoods. Chief Hurst stated that he wasn't sure if a stop sign would or would not help traffic control in that area.

Engineer Lundell indicated that street signage doesn't always help with speeders as represented in the Manual and Uniform Traffic Control Devices federal guidelines.

The DRC discussed where a digital and flashing speed limit sign was placed in another location. The DRC members agreed that a stop sign wouldn't help and is not warranted at the 200 W. 300 S. intersection but additional police presence, speeding data, and enforcement will be encouraged.

Assistant Manager Bond made a motion to deny the traffic control request. Director Callaway seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Rep. Derek Spencer	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Director Jason Bond	Yes
Building Official Randy Spadafora	Yes
Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

Meeting Minutes Approval

January 10, 2023

Manager Beagley made a motion to approve the DRC Meeting Minutes from January 10, 2023. Fire Marshall Sutherland seconded the motion.


Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Rep. Derek Spencer	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Director Jason Bond	Yes
Building Official Randy Spadafora	Yes
Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

Adjournment

The meeting was adjourned at 11:39 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder