



DRC Members in Attendance: City Engineer Jon Lundell, Staff Planner Aspen Stevenson, Building Inspector Jared Shepherd, Fire Chief Ryan Lind, Public Works Director Jason Callaway, and Assistant City Manager Jason Bond.

Lieutenant Mike Wall was excused from the meeting.

Others in Attendance: City Recorder Amalie Ottley, Engineer Megan Wilson, Jimmy DeGraffenreid, Jon Jensen, and other members of the public.

1. Cortland Townhomes Preliminary Plan

A preliminary plan review of the Cortland Townhomes multifamily subdivision located at approximately 200 N and 400 E.

Planner Stevenson pointed out that landscape and irrigation plans need to be submitted to the City.

Building Inspector Shepherd had no comments.

Fire Chief Lind inquired about the ingress and egress to the site. He pointed out that concrete islands in the 400 East entrance either need to be modified to allow emergency vehicles to enter or must be mountable to allow emergency vehicles to drive over the concrete. He also pointed out that some covered parking stalls encroach on the area where fire trucks would be backing out in some areas and need to be shifted. Fire Chief Lind added that fire hydrants need to be added to the interior portion of the site as the hydrants on the exterior roads do not meet the minimum requirements for distance between hydrants. He indicated on the plans where three hydrants need to be added.

Public Works Director Callaway indicated that road cuts for water lines need to be appropriately paved afterward.

Assistant City Manager Bond indicated that the building renderings will need to be reviewed by the Architectural Review Committee.

Engineer Lundell stated that a detailed amenities plan needs to be submitted to the City. He pointed out that the 1.5-inch meter sizing on units may not be adequate to support all of the units in the site. He indicated that a 2-inch meter may be required. Details need to be provided to the City for the south fence on the property. The applicant, Jimmy DeGraffenried, indicated that the masonry fence will likely be similar to that as placed in the Heelis Farms development. Engineer Lundell also pointed out that redlines for storm drainage on the site will be provided to the applicant. He reiterated Public Works Director Jason Callaway's concerns about roadcuts for water lines. He indicated that a minimum 2-inch overlay will need to be paved after any road cuts.

Assistant City Manager Bond made a motion to recommend approval to the Planning Commission of the Cortland Townhomes with the condition that all redlines are addressed prior to being placed on a Planning Commission agenda. Fire Chief Lind seconded the motion.

Lieutenant Mike Wall
Public Works Director Jason Callaway

Absent
Yes

Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes
Planner Aspen Stevenson	Yes
Building Inspector Jared Shepherd	Yes
City Engineer Jon Lundell	Yes

The motion passed.

2. Santaquin Research & Tech (Summit Data) Center Commercial Light Manufacturing Site Plan

A Commercial Light Manufacturing site plan for a proposed technology center located at approximately 1900 S. Frontage Road.

Engineer Lundell discussed that the proposed culinary water which includes fire suppression and flows was reviewed by the engineering firm Hansen, Allen, & Luce. The recommendations from Hansen, Allen, & Luce for connecting the main culinary water line were included in the redlines to be provided to the applicant.

Planner Stevenson pointed out that landscape, photometric, and irrigation plans need to be submitted to the City.

Building Inspector Shepherd had no comments.

Fire Chief Lind indicated that as the building is quite large, that extra riser rooms and corresponding fire hydrants will have to be installed to meet fire code requirements.

Public Works Director Callaway indicated that all lines, private or owned by the City, will need to meet City Code standards and fire flow requirements. Director Callaway discussed with the applicant the sizing of water lines needed for the building's purposes.

The applicant, Jon Jensen, discussed the anticipated number of workers that may be in the building at any given time.

Assistant Manager Bond indicated that formal Architectural Review Committee consideration of the site plan is not required.

Fire Chief Lind encouraged the applicant to label doors in the building in case of emergency so that crews can respond effectively.

Engineer Lundell noted that sewer for the site will be serviced by a private lift station.

Assistant City Manager Bond made a motion to approve the Santaquin Research & Tech (Summit Data) Center Commercial Light Manufacturing Site Plan to include the 40-foot-wide drive access on the condition that all redlines be addressed. Public Works Director Callaway seconded the motion.

Lieutenant Mike Wall	Absent
Public Works Director Jason Callaway	Yes

Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes
Planner Aspen Stevenson	Yes
Building Inspector Jared Shepherd	Yes
City Engineer Jon Lundell	Yes

The motion passed.

Meeting Minutes Approval June 24, 2025

Fire Chief Ryan Lind made a motion to approve the June 24, 2025 meeting minutes. Planner Aspen Stevenson seconded the motion.

Lieutenant Mike Wall	Absent
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes
Planner Aspen Stevenson	Yes
Building Inspector Jared Shepherd	Yes
City Engineer Jon Lundell	Yes

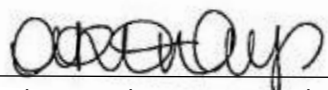
The motion passed.

Adjournment

Fire Chief Lind made a motion to adjourn the meeting.

The meeting was adjourned at 10:29 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder