



DRC Members in Attendance: City Engineer Jon Lundell, Building Official Randy Spadafora, Planner Aspen Stevenson, Police Lieutenant Mike Wall, Fire Chief Ryan Lind, and City Manager Norm Beagley.

Senior Planner Ryan Harris and Public Works Director Jason Callaway were excused from the meeting

Others in Attendance: Assistant City Manager Jason Bond, Recorder Amalie Ottley, EIT Megan Wilson, City Council Member Art Adcock, Alex Rugg (Centracom), Kirk Greenhalgh (Greenhalgh Construction), BJ Ryan (Lennar Homes), Kameron Spencer (Bella Vista), and other members of the public.

Engineer Lundell called the items on the agenda in a different order as some items would take less time to review than others.

Santaquin Peaks Lot #14 Site Plan (Greenhalgh) (Item #2)

A site plan review of lot #14 in the Santaquin Peaks Industrial Subdivision located at approximately 1268 Timpanogos Terrace.

The applicant, Kirk Hunsaker, attended the meeting.

Planner Stevenson indicated that an additional 4 parking stalls need to be added to meet the 25-parking stall requirement. She also indicated that the applicant needs to submit irrigation and photometric plans for the site. Engineer Lundell clarified that the 25-parking stall requirement is based on the usage of the site. Planner Stevenson added that fencing must be installed and must meet the vinyl coated chain link fencing with privacy slats to meet the purchase agreement requirements.

Building Official Spadafora had no comments.

Lieutenant Wall had no comments.

Fire Chief Lind indicated that according to the International Fire Code (IFC) requirements and due to the size of the building, fire sprinklers will need to be installed. Chief Lind's redlines also include required access into a dedicated riser room, that a pressurized irrigation valve (PIV) is not needed, and a fire hydrant must be within 100 feet of the fire department connection (FDC).

Manager Beagley indicated that a recorded agreement and easement must be in place for the use of the adjacent lot and for cross access that will historically be associated with the land if/when ownership changes on either of the lots.

Engineer Lundell pointed out minor redlines regarding landscaping. The applicant indicated he believed there to be an approval for reduced parking. City staff indicated they will research the development and purchase agreement to find an answer regarding any reduction in parking. Engineer Lundell added that pedestrian access must be provided between the site and the trail along Summit Ridge Parkway. He also pointed out some minor landscaping redlines. Lastly, Engineer Lundell stated that the applicant's architectural renderings must be approved by the Community Development and Renewal Agency of Santaquin City (CDRA) and Architectural Review Committee (ARC) prior to building permits being issued.

Manager Beagley made a motion to approve the Greenhalgh Santaquin Peaks Lot #14 site plan contingent on the redlines being addressed. Fire Chief Lind seconded the motion. Planner Stevenson indicated that the access, which is larger than 30-feet, would need to be approved by the DRC.

Manager Beagley amended his motion to approve the Greenhalgh Santaquin Peaks Lot #14 site plan to include the size of the larger access and still contingent on redlines being addressed. Fire Chief Lind seconded the motion

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Absent
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

Silver Oaks Site Plan Update (Item #3)

A request to modify the Silver Oaks site plan located at approximately 590 W. Main Street.

The applicant Lennar Homes is proposing that the dumpsters for the site be removed, and the neighborhood be serviced by individual cans for each residence. BJ Ryan, a representative for the applicant, attended the meeting. He indicated the reason for the change was that the site was originally designed for renters. Lennar Homes is currently planning the community for homeowners rather than renters. He indicated that the garbage cans would fit sufficiently in garages without impeding parking. Manager Beagley clarified with the applicant that the garbage cans would be placed in the garage alleyways on garbage days and picked up the same day and would be governed by a Homeowners Association (HOA) Covenants, Conditions & Restrictions (CC&Rs).

Planner Stevenson had no comments

Building Official Spadafora had no comments.

Lieutenant Mike Wall expressed concerns about public safety as vehicles have a hard time getting by multiple garbage cans. He indicated that it will be expected that the HOA will keep homeowners in compliance.

Fire Chief Lind had no comments.

City Manager Beagley had no comments.

Engineer Lundell informed the applicant that the CC&Rs will need to be submitted to the city for approval including the new requirements for garbage cans.

Lieutenant Wall inquired about stop signs on the site. Members of the DRC discussed the future of the commercial buildings in the subdivision in conjunction with the stop signs shown on the plans. Staff indicated that they would take into consideration the stop signs with future development of the commercial portions of the subdivision.

Manager Beagley made a motion to approve the request for the change to the site plan, allowing for individual trash cans rather than dumpsters at the site with the condition that CC&Rs be updated to reflect that the HOA will manage trash pick-up and can distribution. Lieutenant Wall seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Absent
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

Bella Vista Preliminary Plan (Item #1)

A preliminary plan review of a 122-lot subdivision located at approximately 400 E. 610 N.

The applicant, Kameron Spencer, attended the meeting.

Planner Stevenson indicated that there are multiple lots with double frontages that need to be addressed as well as the corner lots, which don't meet the 95-foot frontage requirement. She added that one of the street blocks is longer than 1000 feet, which is not allowed by the City Code.

Building Official Spadafora indicated that addressing is not required at the preliminary plan stage but would like to receive updated plans from the applicant so that addressing can be completed and reviewed.

Lieutenant Wall indicated that the cul-de-sac on 680 North is missing a stop sign.

Fire Chief Lind pointed out that the International Fire Code (IFC) prohibits parking in cul-de-sacs to allow for sufficient turning radii for emergency vehicles.

Manager Beagley addressed the details on 400 East needs to include that the cross section is meeting the full required width. He indicated that the routing and alignment as shown on the plans for the sewer will have to be reviewed and adjusted.

Engineer Lundell indicated that as there were multiple comments addressed in the redlines, that they would not be able to address them all in the meeting, but the DRC has attempted to address the major concerns with the plans as proposed. Engineer Lundell reiterated Planner Stevenson's concerns about the lots on 400 East having double frontage stating that adjustments will have to be made to meet

subdivision requirements in the city code. Kameron Spencer indicated that in coordination with Nebo School District, it made sense to plan the neighborhood in a north to south orientation for future development. Manager Beagley stated that a plat note indicating that there is not to be entry/access to the back of those lots would have to be recorded and a fence should be installed. The applicant stated they would prefer to add a plat note than to build a fence on the east side of the site. Kameron Spencer also pointed out that they are trying to plan and coordinate for the future school site and connectivity. He added that the sewer was planned and re-routed in a way that multiple connections could be accomplished.

Members of the DRC discussed the need to work through revising the sewer routing and connections to be more in line with the City's Master Plan. Engineer Lundell pointed out that an overall phasing plan was not included with the plan set and that notes regarding phasing need to be updated. He noted that each phase needs to stand alone during the construction process. Engineer Lundell also pointed out the proposed half-plus roadway cross-section is prohibited by city code. A half-plus cross-section may be permitted under specific criteria if the adjoining property is not developed. He added that as the property south of the subdivision is currently developed, the full right of way width including asphalt, curb, and gutter must be provided by the applicant. Manager Beagley added that Royal Land Drive will also have to be included in the full width right of way with asphalt, storm drain, curb, and gutter improvements.

Engineer Lundell indicated where cul-de-sacs are missing utility notations on the plans and where laterals for lot #322 will have to be located entirely on the lot and not the adjoining property. He also informed the applicant that appropriate turn arounds meeting fire code will have to be accounted for. Engineer Lundell discussed the retention tanks (R-Tanks) in the area that need to be constructed and rated for heavy traffic. Manager Beagley reiterated the failure of R-Tanks in another area of the City has happened due to misplacement in construction sites. Engineer Lundell pointed out that the current subdivision plans landlock farmland property on the south side of the site. As that property does not have second access or sufficient frontage to their property, it is not allowable for them to be landlocked by another development. Mr. Spencer indicated that they would work with that property owner to make provisions on the site plan to allow for access. Assistant Manager Bond indicated that on the City's Master Plan there is a planned urban trail that may help with the proposed layout. Lastly, Engineer Lundell pointed out minor redlines that will be included with the plans when returned to the applicant.

Fire Chief Lind made a motion to table the Bella Vista Preliminary Plan. Manager Beagley seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Absent
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

Meeting Minutes Approval
January 28, 2025
February 11, 2025

Manager Beagley made a motion to approve the meeting minutes from January 28, 2025, and February 11, 2025. Fire Chief Lind seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Absent
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

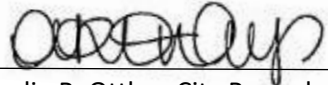
The motion passed.

Adjournment

Lieutenant Wall made a motion to adjourn the meeting.

The meeting was adjourned at 10:51 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder