



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

**Others in Attendance:** Recorder Amalie Ottley, Planner Camille Moffat, Senior Planner Loren Wiltse, Officer Kayson Shepherd, Council Member Art Adcock, Alex Rugg with CentraCom.

Engineer Lundell called the meeting to order at 10:00 a.m.

**Ridley's Phase 3 Preliminary/Final Plan**

*A preliminary/final plan review of a 2-lot commercial subdivision located north of Main Street and east of 500 east.*

Shaun Young attended the meeting via Zoom.

Building Official Spadafora had no comments.

Public Works Director Callaway inquired about the water meter on Lot #11. The applicant indicated their plans are to tap into the main line as other lots are developed. City Engineer Lundell informed the applicant that any subdivision lot requires fully improved lots including irrigation, sewer, and culinary service laterals. Engineer Lundell stated he will check the city code to see if a deferment would be possible for the water meter.

Fire Marshall Sutherland and the applicant discussed locations of the water hydrants in Phases 2 and 3.

Police Chief Hurst inquired about the addressing off of 500 east.

Assistant Manager Bond pointed out that as a matter of procedure, the process for the plans could be considered as both Preliminary and Final. The applicant indicated that they would prefer today's review be considered as both a Preliminary and Final.

City Engineer Lundell pointed out notes on the plats that need to be corrected i.e., for the East Santaquin Irrigation Company. Assistant Manager Bond suggested that the access for the East Santaquin Irrigation Company may require an additional curb cut for access to the site. The applicant indicated that the Santaquin Irrigation Company represented that they wouldn't require an additional curb cut. As such, the applicant is not currently planning on the additional curb cut along 500 East. Engineer Lundell, the DRC, and the applicant discussed where curb cuts, high back curbs and/or aprons and sidewalks will be located along Lot #11. Engineer Lundell addressed that all lots require easements to be provided for commercial and service access. The applicant indicated that the easements will be recorded and provide cross-access for all phases. Manager Beagley and the applicant discussed where the easements will show on the plat so that when the plats are recorded the easements will be included with the recordation. Assistant Manager Bond clarified that the access road isn't showing on the plat and subdivision improvements would need to be shown with the access road plat addition.

Building Official Spadafora confirmed that addressing has been provided.

Assistant Manager Bond made a motion to recommend approval of the Ridley's Subdivision Plat C Preliminary and Final Plans in the streamlined process to the Planning Commission with the condition that redlines be addressed and any other outstanding items be addressed prior to the subdivision being added to a Planning Commission agenda. Building Official Randy Spadafora 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 Jason Bond	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

#### **Nebo School District Animal Structure Site Plan**

*A site plan review of a public education facility located at approximately 400 East and E Highline Canal Road.*

A representative from Nebo School District was not able to attend the meeting.

Assistant Manager Bond clarified that the school district's current intentions are for a temporary use of the land for agricultural purposes. Per Santaquin City Code, the use for the site plan proposed is allowed whether it's permanent or temporary.

Building Official Spadafora indicated that the addressing was based off of 400 East even though access will be along the Highline Canal Road.

Public Works Director Callaway clarified that there will be no restrooms at the site, stating that water will be used for handwashing and basic gray-water runoff. Engineer Lundell pointed out that the applicant will be installing an 8-inch water line along the east end of the existing Royal Land Drive extending to the west side of the school district property and then connecting a 2-inch line to service the buildings. Manager Beagley inquired if the applicant will be cutting the road on 200 East to accommodate the new water line. Engineer Lundell confirmed that a road cut will be necessary. Manager Beagley addressed the road cut fee required by city code.

Fire Marshall Sutherland pointed out that a fire hydrant for the site will need to be provided. Currently the plans show a hydrant located more than 1,000 feet away, bringing up concerns for emergency response and access. As such, a pipeline larger than 2 inches may be required. Due to the pipelines not looping back into the city's system, Fire Marshall Sutherland was unsure if there is enough pressure to support the hydrant. Fire Marshall Sutherland indicated that fire approval of school district sites/building are approved by State of Utah Fire Marshall rather than the city. Taylor stated he will reach out to the State Fire Marshall to address concerns about a fire hydrant being 1,000 feet away from any potential structural fires.

Police Chief Hurst had no comments.

Assistant Manager Bond pointed out that the Trail Master Plan shows that a trail will run through the north end of the property and may need to be looked at long term, along with other items like fencing, when the site is more fully developed.

Manager Beagley addressed concerns he's heard from city staff and the public about construction already happening at the site. Manager Beagley specified that a site plan submitted by the school district is different than other site plans in that the School District as authorized by State code, had a lot of autonomy when it comes to building permits, building inspections, site plan requirements, etc. Manager Beagley reiterated that the specific agricultural use requested by the applicant is specifically allowed in existing Santaquin City code. He went on to say that as city has input for utility services and emergency responses the city will continue to work with the school district as closely as possible. Engineer Lundell pointed out that impact fees and improvements are similar to other types of site plans and are still required for the school district.

Lastly, Engineer Lundell pointed out that access point labels for the site are missing on the plans and need to be clarified.

Fire Marshall Sutherland recommended that the site plan be tabled so that further communication with the State Fire Marshall's office can provide more guidance for water and access to utilities. Fire Marshall Sutherland made a motion to table the Nebo School District Animal Structure Site Plan. Assistant Manager Bond seconded the motion.

Members of the DRC discussed further the possible requirement for an 8-inch line for fire flows and pressure. Models will need to be completed for the hydrant should the State Fire Marshall recommend it.

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

Motion passed unanimously in favor.

#### **Meeting Minutes Approval**

Manager Beagley made a motion to approve the DRC Meeting Minutes from February 14, 2023 and February 28, 2023. Public Works Director Callaway 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 Jason Bond	Yes

Building Official Randy Spadafora  
City Engineer Jon Lundell

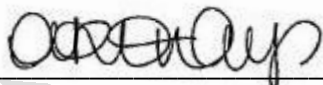
Yes  
Yes

Motion passed unanimously in favor.

**Adjournment**

The meeting was adjourned at 10:34 a.m.

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Jon Lundell, Engineer

  
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Amalie R. Ottley, Recorder

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