



DRC Members in Attendance: City Engineer Jon Lundell, Assistant City Manager Jason Bond, Public Works Director Jason Callaway, City Manager Norm Beagley, Building Official Randy Spadafora, Police Officer Kayson Shepherd, Fire Chief Ryan Lind.

Others in Attendance: Planner Camille Moffat and Senior Planner Loren Wiltse. Various members of the public attended the meeting in person and via Zoom.

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

1. Griffin Subdivision Preliminary/Final Plan

A preliminary/final review of a 2-lot subdivision located at 270 S 300 E.

The applicant, Andrew Griffin, attended the meeting via Zoom.

Building Official Spadafora had no comments.

Fire Chief Lind had no comments.

Public Works Director Callaway addressed the missing sewer lateral that is shown on the plans. It is his understanding that there is no sewer lateral installed on the proposed lot. Engineer Lundell indicated that the current sewer lateral on the site needs to be verified and a new lateral will likely need to be installed to service the lot. Director Callaway added that a water service lateral may be bored under the street so that a roadcut shouldn't be necessary.

Officer Shepherd had no comments.

Assistant Manager Bond and Manager Beagley had no comments.

Engineer Lundell pointed out again that any utilities be bored or missiled under the road rather than cutting the road in order to save costs for the applicant.

Assistant Manager Bond inquired about how the new house will be oriented. The applicant indicated that the orientation of the new home has not been determined.

Engineer Lundell added that property boundary line bearings need to be included on the plans. Manager Beagley inquired if full right-of-way has been dedicated to the city. Engineer Lundell confirmed that right-of-way is dedicated appropriately.

Manager Beagley made a motion to forward a positive recommendation of the Griffin Subdivision to the Planning Commission with the condition that all redlines be addressed before it is added to an agenda. Chief Lind seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	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.

2. Les Schwab Site Plan

A site plan review of a proposed tire retail store located a 98 N 500 E.

Ron Isaacson, Nicole Olmstead, Stacie Gebers, Eric Rouse, Chris Moudry, Cory Nielsen, and Stephanie Donovan all appeared via Zoom for the Les Schwab Site Plan.

Building Official Spadafora stated that addressing has been completed along with the Ridley's Phase 3 portion of the subdivision and will be submitted to the applicant.

Chief Lind pointed out that the remote for the fire sprinkling system needs to be added to the plans. He also inquired if the turning radius at the site is sufficient to meet the needs of larger commercial type vehicles. The applicant indicated that the focus for the store is the commercial market mainly consisting of pick-up trucks and commuting cars. He added that the circulation plan for large delivery trucks will enter from the south driveway and curve around and exit on the north side. The applicant pointed out where the fire hydrant and fire sprinkling FTC will be located. Chief Lind and the applicant discussed the preference to place a remote FTC on the building for fire accessibility.

Director Callaway pointed out his approval of the onsite grease trap. He inquired where the waterline will be placed on the site. Engineer Lundell confirmed that the waterline will be placed with Ridley's Phase 3 portion of the subdivision.

Assistant Manager Bond inquired what the plan is for the free space between the freeway and the building site. The applicant indicated on the landscaping plan that was included in the plan set where trees and shrubs will be located. The applicant added that there are no plans for fencing around the site. Assistant Manager Bond stated that renderings of the building and landscaping will be reviewed at an Architectural Review Committee (ARC) meeting.

Manager Beagley asked the applicant if fencing was planned for any part of the site. Manager Beagley indicated, per city code, if any storage is planned outside of the building fencing would be required and expressed his concern with used tires or garbage being stored outside. The applicant stated that all storage would be inside. Members of the DRC and the applicants discussed if a cohesive fence should be placed between the business and the freeway.

Fire Chief Lind asked the applicant if the hydrant and remote FDC would be contained by a concrete pad in the landscape island shown on the plans. That concrete pad would allow for better fire department access. Manager Beagley inquired what the back wall expanse would look like that faces the freeway. The DRC and the applicant discussed the articulation along the different sides of the building. Assistant Manager Bond stated that the ARC will work with the applicant on building materials and design.

Engineer Lundell indicated that Ridley's Phase III is still pending recordation. That phase will need to be recorded prior to these site plans being approved. Also, a note will need to be added to the plans protecting the existing irrigation line in place on the site. Engineer Lundell added that on the grading plan for the Ridley's subdivision phase 3, that storm drainage will have to accommodate any additional storm drainage from the private site improvements. Water accumulation calculations need to be provided for control of a 100-year event. He noted that curb inlets need to meet city inlet box standards requiring pre-treatment depth sumps. Engineer Lundell inquired if the meter size was appropriate for the applicant. The applicant stated that coordination with their plumbing engineer is standard on their building and plans and indicated that the size of the meter and calculations will be confirmed.

Manager Beagley inquired about the location for the dumpster. He also asked if the company would own the lot or if it will remain owned by Mark Ridley. The applicant indicated that Mark Ridley will own the lot and Les Schwab will maintain operations of the building and of the lot. Manager Beagley stated that a letter indicating that the property owner, Mr. Ridley, authorizing Les Schwab to construct their building on the property will need to be provided at the time a building permit application is submitted to the city. He added that impact fees will be addressed with the building permit as well. The applicant will need to provide an anticipated water usage so water and sewer impact fees can be determined. Public Works Director stated that the grease interceptor on the site plans is sufficient as long as it's maintained as needed. Lastly, Assistant Manager Bond added that per the City Code, fencing is not required at the site as long as there is no outside storage. He stated that fencing may come up and be addressed at an ARC Meeting.

Manager Beagley made a motion to approve the Les Schwab Site Plan with the following conditions:

- All redlines be addressed.
- Recordation of the subdivision plat is complete.
- A letter is received from the owner (Mark Ridley) allowing for a building permit.
- Approval is granted by the ARC.

The motion was seconded by Building Official Randy Spadafora.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	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.

3. Provstgaard Acres Plat B Concept Plan

A concept review of a 2-lot subdivision located at approximately 30 E 900 S.

Building Official Spadafora stated that addressed have been assigned.

Fire Chief Lind had no comments.

Public Works Director indicated that utilities just need to be verified to confirm sewer laterals are in place.

Officer Shepherd had no comments.

Manager Beagley inquired if the existing buildings on the lots will still be left in place. The applicant indicated that the accessory buildings are currently being demolished.

Engineer Lundell and members of the DRC discussed where right-of-way dedications need to be surveyed and confirmed along the property lines. Engineer Lundell discussed with the applicant the city code requirements for infrastructure improvements such as curb, gutter, storm drain, and sidewalk being installed. He added that the city council may be willing to work with the applicant on a deferral agreement that would defer the improvements until a later time. Deferral agreements are required to be reviewed and approved by the City Council. The applicant and members of the DRC discussed the deferral agreement process.

As the plans were in the concept phase, no action was taken at the DRC Meeting.

4. Silver Oaks Phase 1 Final Plan

A final review for Phase 1 of a 165-lot subdivision located at approximately 590 W. Main Street.

Derek Terry and AJ DelPivo attended the meeting.

Engineer Lundell addressed multiple comments that need to be addressed on the plan set. He recommended that the Final Plans be tabled so that redlines can be addressed by the applicant.

Building Official Spadafora indicated that he is working on addressing. He informed the applicant that a street name needs to be added to the southern roadway near lots 1 through 11. Addressing can be completed after a street name is provided.

Fire Chief Lind had no comments.

Public Works Director Callaway addressed the discrepancy between irrigation line sizes on the plans. He added that those irrigation lines will need to meet city standards and be approved by the irrigation company. Director Callaway inquired if master culinary water meters are required on the lots. Engineer Lundell pointed out on the plans where meters and laterals are placed. Manager Beagley discussed recent meetings with the Summit Creek Irrigation Company at which time concerns with pipeline sizing in the area were addressed. Both Manager Beagley and Engineer Lundell stated that the applicant will need to provide written approval from the irrigation company to the city verifying and approving pipe sizes in the development.

Officer Shepherd pointed out the intersection at 200 N and 500 W is missing a stop sign.

Assistant Manager Bond discussed where parking will need to be located for the pickleball court amenities. Manager Beagley recommended that parking spaces be added for functionality and feasibility

near the amenities be added early on in the development. Members of the DRC and the applicant discussed access to the development during the phasing process. Manager Beagley asked that the applicant include the red curbing plan with the final plans as it has been addressed in the preliminary plan set. He added that the final plan sets need to be conclusive of all plan sets.

Manager Beagley made a motion to table the Silver Oaks Phase 1 Final Plan. Director Callaway seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	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.

5. Santaquin Peaks Subdivision Final Plan

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

Building Official Spadafora had no comments.

Fire Chief Lind asked that sufficient turnarounds be provided at the south end of the subdivision. Manager Beagley added that turnarounds will be added to all street ends.

Director Callaway pointed out that combo signs will need to be added to the intersections to include addressing and stop signs.

Officer Shepherd inquired if stop signs will be 4-way stops or if they will just be north and south to help with traffic flow. Officer Shepherd suggested that traffic flow onto Summit Ridge Parkway would be better if there weren't east and west stop signs in the subdivision. Officer Shepherd also asked if Summit Ridge Parkway will be red curbed or how parking will be addressed along Summit Ridge Parkway. The DRC discussed that signage will be added that will prohibit commercial vehicle parking on Summit Ridge Parkway.

Assistant Manager Bond pointed out where plat notes for cross access, fencing, and other items such as orientation of buildings need to be added. Members of the DRC discussed trail access and widths.

Manager Beagley made a motion to approve the Santaquin Peaks Subdivision Final Plan with the condition that redlines be addressed. Chief Lind seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	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.

6. Meeting Minutes Approval

Chief Lind made a motion to approve the DRC Meeting minutes from May 9th, 2023. Director Callaway seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	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.

Adjournment

The meeting was adjourned at 10:24 a.m.

Jon Lundell, Engineer



Amalie R. Ottley, Recorder