



DRC Members in Attendance: City Engineer Jon Lundell, Planner Aspen Stevenson, Building Official Randy Spadafora, Fire Chief Ryan Lind, Public Works Director Jason Callaway, and City Manager Norm Beagley.

Police Lieutenant Mike Wall was excused from the meeting.

Others in Attendance: City Recorder Amalie Ottley and Engineer Megan Wilson.

1. Amsource Commercial Subdivision Final Plan

A final plan review of the Amsource Commercial site located at approximately 900 East and Main Street.

The applicants, Shaun Young and John Gaskill, attended the meeting via ZOOM.

Planner Stevenson had no comments.

Building Official Randy Spadafora had no comments.

Fire Chief Ryan Lind had no comments.

Public Works Director Jason Callaway inquired about stop signs on Highland Drive and Main Street. Engineer Lundell indicated that stop signs are shown on the plans. Public Works Director Callaway stated that combination stop and address signs would be preferred.

City Manager Norm Beagley indicated that Phase 1 of the plan is lots 1 through 4. Parcel A as indicated on the plans will be in a future phase of the subdivision plan. He added that full improvements will need to be installed along Highland Drive at the time that Phase 2 (Parcel A) is developed, as the south side of the future Highland Drive road is already developed land.

Engineer Lundell pointed out that the access easement must include a protected right-hand turn lane rather than the current 30-foot easement that is shown on the plans. That 30-foot easement is not sufficient to meet the City Code. Manager Beagley noted that documentation for the access easement to & from Lot #1 needs be recorded.

Manager Beagley made a motion to approve the Amsource Commercial Subdivision Final Plan contingent on the redlines being addressed and noting that the plan being addressed is specifically for Phase 1 of the project. Public Works Director Callaway seconded the motion.

Lieutenant Mike Wall	Absent
Public Works Director Jason Callaway	Yes
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.

2. Silver Creek Site Plan

An industrial site plan review located in the Santaquin Peaks Industrial Subdivision at approximately 41 N. Nebo Way.

The architect for the site plan, Clayton England, attended the meeting via ZOOM.

Planner Stevenson indicated that additional landscaping is required for the site and that a photometric plan for the site will be required.

Building Official Randy Spadafora had no comments.

Fire Chief Ryan Lind indicated that the minimum fire flow and spacing of fire hydrants for the building will depend on the type of building construction. In order to determine those specific requirements, Chief Lind asked that the architect provide more information as to the type of construction the building will consist of. Fire Chief Lind also indicated that the height of the building will determine certain specifications per the International Fire Code (IFC). He stated that because the building is meant to be a cabinet manufacturing building, other IFC requirements will be put in place, such as dust collection and mitigation and a sprinkler system. He added that two Fire Department Knoxboxes will be required on the outside of the building due to its size. Manager Beagley discussed options for water sprinklers in the office space. He reiterated that providing more information as to the building type will help the City evaluate fire code requirements. Fire Chief Lind discussed that access to the fire riser room and control panel from the outside would not require a post indicator valve (PIV) if the building is fully equipped with sprinklers which would be a cost savings to the applicant.

Public Works Director Callaway indicated that a fire line and two water service lines are proposed to be abandoned on the project and that during construction, the applicant will need to make sure they are conscientious of the water lines' whereabouts. He suggested that those lines be capped at the curb. Fire Chief Lind indicated that after the type of building is ascertained, those water lines may be used for required fire hydrants. Director Callaway also indicated that the pressurized irrigation (PI) line will need to be run across to the north frontage to make sure meters are appropriately placed. Manager Beagley indicated that it's the city's responsibility to run the PI line and meter to the lot.

Manager Beagley asked the architect to make sure the guidelines in City Code and per the approved purchase agreement are met.

Engineer Lundell pointed out general notations that need to be added to the plans. He indicated that the building does cross over a property boundary line. As such, a boundary line adjustment or an amended plat must take place before the site plan can be finalized. Engineer Lundell also pointed out that the curb inlet discharge and storm drainage need to be indicated on the plans as it is not clear if there will be a sump, piping, or infiltration gallery, etc.

Planner Stevenson reminded Engineer Lundell that a larger drive approach than 30 feet needs to be approved by motion by the Development Review Committee (DRC).

Manager Beagley made a motion to table the Silver Creek Site Plan due to the number of redlines that need to be addressed. Chief Lind seconded the motion.

Lieutenant Mike Wall	Absent
Public Works Director Jason Callaway	Yes
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 May 27, 2025

Planner Stevenson made a motion to approve the May 27, 2025 meeting minutes. Manager Beagley seconded the motion.

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

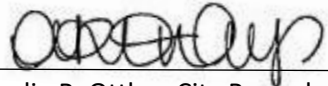
The motion passed.

Adjournment

Fire Chief Lind made a motion to adjourn the meeting.

The meeting was adjourned at 10:25 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder