



DRC Members in Attendance: City Engineer Jon Lundell, Building Official Randy Spadafora, Public Works Director Jason Callaway, City Planner Aspen Elmer, Assistant City Manager Jason Bond, Fire Marshall Allen Duke and Police Lieutenant Mike Wall.

Others in Attendance: Deputy City Recorder Gwen Butters, Engineer Megan Wilson and Fire Chief Ryan Lind

NEW BUSINESS

1. Tanner Flats Phase 4 Final

A final plat review for phase 4 of the Tanner Flats subdivision located approximately east of Summit Ridge Parkway between S. Stone Brook Lane and S. Cedar Pass Drive.

City Engineer Lundell introduced the agenda item stating that it does have primary approval and the DRC is the final review body for this application. The DRC is the final approval body for this application.

Each DRC member was given the opportunity to present questions regarding this application.

City planner Elmer stated the USPS acknowledgement is needed. Also stated was the plat sheet acceptance will need a modification removing the legislative body as the acceptors to the DRC committee. City Engineer Lundell added that the PLSS Private Land Survey Certificate will need to be included. This comes from the Utah County Surveyors Office confirming that there are no monuments on this site.

Building Official Spadafora stated that address for Lot 75 is incorrect. City Engineer Lundell acknowledged the correction needed.

Public Works Director Callaway stated that the PI should drain to the north. This would be a matter of construction to make sure it has slope enough to make this happen. City Engineer Lundell acknowledged and noted the concern.

Assistant City Manager Bond questioned if there is required fencing against the railroad tracks as it appears that they have one line intended between the first phase and the future park. City Engineer Lundell notes that this will be verified through the development agreement and states that our city code does not indicate that fencing is required.

City Engineer Lundell added that Lot 88 has an enclosure error that will need to be reviewed.

No other DRC members had comments.

Police Lieutenant Wall made a motion to approve the Tanner Flats Phase 4 Final if all the red lines are addressed. Public Works Director Callaway seconded the motion.

City Engineer Jon Lundell	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
City Planner Aspen Elmer	Yes
Assistant City Manager Jason Bond	Yes
Fire Marshall Allen Duke	Yes
Police Lieutenant Mike Wall	Yes

The motion passed.

2. Apple Grove Condominiums Final

A final review of a 60-unit condominium development located at approximately 1000 North 120 East

City Engineer Lundell introduced the agenda item and stated that there have been multiple revisions to the development agreement that have been previously approved by the city council. The preliminary plan was reviewed as well and received approval from the planning commission. This application includes five (5) apartment buildings with 12 units each, totaling 60 units. As per the phase sheets included, construction would begin with phase A and B, proceeding in alphanumeric order. It was stated that there were some initial review questions regarding how the site would be no phasing plan was provided. As a result, the applicants will need to address this as it was approved as a single phase.

Assistant City Manager Bond stated that the applicants will need to have the infrastructure and improvements done before they can get one Certificate of Occupancy. It is typically anticipated that one building will be completed and a C of O issued. It was encouraged that the applicant complete each phase so that a C of O may be issued while they are working on another building.

Applicant, Kyle Spencer from Northern Engineering asked for confirmation whether the packet included SP-01 (landscaping.) It was confirmed that it did. He explained SP-01 on the South side of building C. it was stated that the buildings will be numbered as A-E and confirmed that the plan is to construct in alphanumeric order. It was explained that, as the preliminary plan and final condo plats were prepared, each building stands on it's own plat. To amend a condo plat creates the need to "start over" and it was decided to keep each building within it's own plat. Phase A, the parking lot and the basic infrastructure is already built, including a portion of covered parking. The intent was to have building A and B concurrently together because the infrastructure is in place. When constructing building C, the plan is to complete the infrastructure, including sewer, water, parking lot, asphalt, curb, gutter and landscaping. It was noted that portions of the storm drain system had been installed with previous phases. Construction on building D and E will follow.

Assistant City Manager Bond states that the plan shows the outline for the parking lot and inquires what the plan is for the landscaping and amenities and states that more clarification is needed.

Building official Spadafora questioned if the development agreement indicates when the amenities must go in. Assistant City Manager Bond believes that it was not indicated within the development agreement.

Applicant Spencer refers to item LS-01 as its intent was to show the plan. Assistant City Manager Bond states that the phasing must be consistent in order to be able to issue C of O. Applicant Spencer stated understanding. John Caldwell from Revere Homes noted that this was the intent of each separate plat for each building, stating that each are stand-alone phases and will be recorded as separate plats. Assistant City Manager Bond questioned if what was being viewed is reflective of the plats being discussed. City Engineer Lundell confirmed that it was.

Discussion between Assistant City Manager Bond and Applicant Spencer continued in an effort to understand the building phases, including the plan for dumpster enclosures. Assistant City Manager Bond then questioned if there was a phasing plan with the preliminary review. City Engineer Lundell stated that it was not the typical phasing plan and was not as clear as plans submitted in the past.

City Planner Elmer referred to the landscaping sheet and stated the rule regarding grass areas cannot be less than 8 feet wide at its narrowest point. This plan shows a strip around the retention pond that needs to be adjusted. City Engineer Lundell included that this rule may impact some of the grass areas in front of the buildings as well. Assistant City Manager Bond gave design suggestions regarding these grass areas that may be more appealing and livable for residents.

City Planner Elmer states that this plan needs a PLS certificate and USPS acknowledgement. Also noted was that, throughout the entire plan, the sheets say "preliminary" when they should say "final."

Building Official Spadafora notes that the addresses for each building and unit were completed, however they are not being reflected on the sheets being reviewed and will need to be included in the plat sheets. City Engineer Lundell confirmed that addressing will be coming off of 120 East because this is where the frontage is.

Public Works Director Callaway, indicated that a sewer lateral going to building B was not shown. Applicant Spencer confirmed that it will be coming off of 120 East. City Engineer Lundell notes that, because building of the surrounding area began 5+ years ago, a sewer lateral has been built and verification is needed to confirm that it is going to that property.

Fire Marshall Duke presented a concern that, based on the current plan, fire apparatus may not be able to back out of the property and that a space to turn around may be needed. It was suggested that a compacted road be laid to manage the weight and aid the proposed turnaround. Building Official Spadafora questioned if the fire riser room locations were an issue. Fire Marshall Duke confirmed that they were satisfactorily located. Fire Chief Lind agreed and gave a suggestion in regards to the turnaround noting that if a road through the property were extended, it would be also useful for staging and delivery of materials.

Assistant City Manager Bond reminded the applicant that staging of materials cannot be done on 120 East as it will affect the residents and their building process.

City Engineer Lundell listed the red line items that need addressing and added that the plat sheets need to include space for the city engineers to stamp. Clarification is also needed in regard to the size of the concrete pad for the pickle ball court. The current plan shows the planned striping and the actual pad size needs to be on the site plan.

Assistant City Manager Bond states that, due to the red lines and proposed changes, it is unclear on what phase of the project could be approved. City Engineer Lundell indicated that each phase will need to be individually presented for approval and suggests a motion to table the review until the changes can be made. Assistant City Manager Bond agrees.

Assistant City Manager Bond made a motion to table the application for the Apple Grove Condominiums Final and suggests that each phase be submitted for review. Building Official Randy Spadafora seconded the motion.

City Engineer Jon Lundell	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
City Planner Aspen Elmer	Yes
Assistant City Manager Jason Bond	Yes
Fire Marshall Allen Duke	Yes
Police Lieutenant Mike Wall	Yes

The motion passed.

MEETING MINUTES APPROVAL

3. October 28, 2025

City Planner Aspen Elmer made a motion to approve the DRC meeting minutes from October 28, 2025. Fire Marshall Allen Duke seconded the motion.

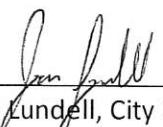
City Engineer Jon Lundell	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
City Planner Aspen Elmer	Yes
Assistant City Manager Jason Bond	Yes
Fire Marshall Allen Duke	Yes
Police Lieutenant Mike Wall	Yes

The motion passed.

ADJOURNMENT

Engineer Jon Lundell made a motion to adjourn the meeting.

The meeting was adjourned at 10:33 a.m.


Jon Lundell, City Engineer


Gwen Butters, Deputy City Recorder