



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

Others in Attendance: Community Development Director Morgan Brim, Engineer Megan Wilson, Deputy City Recorder Gwen Butters, Applicant David Peton, Applicant Norm Avery and other members of the public.

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

NEW BUSINESS

1. 130 S Church Street 2-Lot Subdivision Final Plan Review

Lundell stated that this is the final subdivision application for Phase 1, Lot 1 of the 130 South Subdivision. The lot is anticipated to be developed with a church, which will be reviewed under a separate site plan application. This application pertains only to the subdivision.

Spadafora noted that an address had been assigned but was not shown on the plans. The applicant was advised to ensure it is included in the final plat.

Callaway expressed concern regarding the proposed access points. Lundell explained that the site will have two access points: one extending from the end of the 200 South cul-de-sac which be constructed as a part of the subdivision improvements, and a second connecting to 130 South. In response to concerns about the steep grade of the second access, Lundell confirmed that it meets City Code requirements.

Wall shared similar concerns regarding the proposed access location, citing potential public safety issues. Lundell stated that the grade could be reviewed during the site plan review and that the issue would be addressed at that time. Duke also expressed concern regarding the site's access and egress. Lundell further noted that while storm drain easements have been provided for the cul-de-sac, the easement width along the right of way still needs to be identified.

No further comments from the DRC Committee were received.

Elmer made a motion to approve the 130 S Church Subdivision with the condition that all red lines be addressed. Spadafora seconded the motion.

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

The motion passed.

2. Citadel Storage Units Preliminary Subdivision Plan Review

Lundell introduced the agenda item, explaining that it is a preliminary application for a proposed two-lot subdivision located off Highland Drive and 120 East near Orchard Hills Elementary. The applicant intends to develop storage units on the property; however, this application is limited to the subdivision. A separate site plan application for the proposed development will be submitted for future review.

Elmer stated that a density table outlining zoning and building area requirements must be provided. The plat signature block must also be updated to reflect Planning Commission approval rather than City Council approval. Additionally, all retaining walls will require separate building permits.

Lundell stated that a portion of the property is owned by a separate entity and will require coordination and the owner's signature. He also recommended providing separate notary acknowledgment for that property owner.

Spadafora noted that an address has been assigned but is not shown on the preliminary plan.

Callaway stated that Summit Creek Irrigation has significant infrastructure in the area and should review and approve the proposed subdivision improvements. Lundell confirmed that coordination with Summit Creek Irrigation must be addressed before Subdivision and site plan approval.

Wall inquired whether the new road would include sidewalks due to school route safety concerns. Lundell confirmed that City Code requires sidewalks on both sides of the road, and the plans reflect those improvements.

Duke noted that the building square footage and fire hydrant locations are not shown on the plans. Lundell stated these items will need to be addressed during the site plan review, including hydrants along the Frontage Road. Bond emphasized that this application is limited to subdivision review and that building-specific details should be addressed through the future site plan process. He added that discussing the proposed development at this stage is still beneficial to help coordinate infrastructure improvements that may affect future planning.

Bond stated that additional details are needed for the area proposed to be dedicated to the City along the new 100 East connection. He explained that the City does not want to accept an unimproved area with only a sidewalk and recommended incorporating landscaping enhancements such as trees, xeriscaping, boulders, or shrubs, while accounting for existing utilities and infrastructure.

Lundell stated that the property boundaries shown on the plat do not match the recorded county alignment. He explained that right-of-way vacation, dedication and deed transfers will likely be required to correct the alignment, so it matches the existing roadway and sidewalk.

Lundell stated that the plans need to show the setback measurement from the rear of the building to the property line to confirm compliance with the 25-foot requirement. Avery stated that this will be verified. It was also noted that a property exchange with the adjacent owner has occurred to meet the setback requirement.

Lundell stated that during the previous Highland Drive realignment project, discussions were held with developers regarding future trail improvements. He expressed the City's desire to continue those discussions as this project moves forward.

Lundell stated that the proposed retention basin is located near a steep slope above the roadway, which could create drainage concerns if the basin were to fail. He suggested that an alternative location may be necessary. Bond added that the area has experienced significant runoff in the past, with water emerging from the slope, making this a legitimate concern that could impact Highland Drive.

Lundell stated that the storm tech chambers must provide the required separation from the back of curb to the infiltration gallery. If the system extends onto City property, a City easement will be required. He also noted that the plans include combination boxes, which are not permitted under City standards and must be replaced with separate inlet boxes and manholes. Additionally, the discrepancy between the two property lines must be resolved, with written confirmation provided from the neighboring property owner. Lundell added that staff is still reviewing the geotechnical and storm drain reports and will provide additional comments upon completion.

No further comments from the DRC Committee were received.

Bond made a motion to table this preliminary subdivision application. Wall seconded the motion.

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

The motion passed.

3. Traffic Request – Child at Play Sign at approximately 300 W 300 N

Lundell introduced the agenda item and explained that the request originated from City Council Member Hadcock to install a "Child at Play" sign on the east side of the road to the north. The Manual on Uniform Traffic Control Devices (MUTCD) was reviewed, and it was noted that "Child at Play" signs are recommended only near parks and schools and are not supported in other locations due to changing conditions and concerns about sign fatigue.

Callaway and Wall stated that they agreed with the MUTCD guidelines and did not recommend approval.

Bond stated that because children live throughout the community, installing a "Child at Play" sign at this location could set a precedent for similar requests elsewhere. He did not recommend approval.

No further comments from the DRC Committee were received.

Wall made a motion to deny the Child at Play sign requested at 300 North and 300 West.
Duke seconded the motion.

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

The motion passed.

4. Traffic Request – Road Striping on Frontage Road and Highland Drive

Lundell introduced the agenda item, explaining that the proposal is to add pavement striping to Highland Drive, with options including edge lines, a centerline, double centerlines, or dashed centerlines. A traffic study was conducted to evaluate traffic volume and travel speeds. The roadway has a 30 MPH speed limit, which transitions from 25 MPH at 130 South. The study found an average travel speed of 36 MPH and approximately 4,100 vehicle trips per day. Lundell noted that, under MUTCD guidelines, centerline striping is generally considered when traffic volumes reach approximately 6,500 vehicles per day.

Elmer inquired whether there would be any drawbacks to adding pavement striping, similar to the concerns previously discussed regarding sign fatigue. Lundell responded that the primary impact would be the City's ongoing financial and maintenance responsibility for the striping.

Callaway stated that this proposal has been considered previously, and Public Works installed delineators along the west side of Highland Drive to improve roadway edge visibility. However, due to the ongoing maintenance costs and the roadway not meeting the MUTCD traffic volume threshold, he did not recommend adding pavement striping at this time.

Wall agreed with the committee's comments, stating that the average travel speed is not high enough to justify striping. In response to Lundell, he noted that there have been few, if any, accidents attributable to the lack of pavement striping. Callaway added that striping currently exists from Main Street to 130 South and near the Canyon Road curve. Bond explained that these areas contain sharper curves, where striping provides a greater safety benefit. Wall also noted that the Main Street to 130 South intersection is expected to change with the future I-15 interchange project, which Lundell confirmed.

Duke stated that, based on the current risk-benefit analysis, he does not support striping the roadway, particularly given the planned future roadway improvements. He suggested the issue could be reconsidered once the project is complete.

Bond stated that while pavement striping would be a desirable improvement, the committee's responsibility is to evaluate the request objectively. Based on the applicable standards and discussion, he concluded that the proposal is not justified and recommended denial.

No further comments from the DRC Committee were received.

Callaway made a motion to deny the request for road striping on Frontage Road and Highland Drive.
Wall seconded the motion.

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

The motion passed.

MEETING MINUTES APPROVAL

5. June 23, 2026

Elmer made a motion to approve the DRC meeting minutes from June 23, 2026
Spadafora seconded the motion.

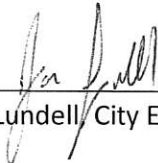
City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshall Allen Duke	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

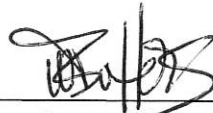
ADJOURNMENT

Bond 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