



DRC Members in Attendance: City Engineer Jon Lundell, Community Development Director Morgan Brim, Building Official Randy Spadafora, Public Works Director Jason Callaway, Police Lieutenant Mike Wall and Assistant City Manager Jason Bond.

Excused: Fire Marshall Allen Duke

Others in Attendance: City Planner Aspen Elmer, Engineer Megan Wilson, Deputy City Recorder Gwen Butters, Applicants Andy Flamm (via Zoom) and Haley Hawkins and other members of the public.

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

NEW BUSINESS

1. Final Review of the Bella Vista Subdivision Phase 1

Lundell explained that the first four agenda items are the individual phases of the Bella Vista Subdivision, located west of 400 East on the former orchard property north of the fruit processing plant and cold storage facility. The applicant is requesting final approval for all four phases, requiring separate action on each phase. Lundell noted that many of the review comments for Phase 1 also apply to Phases 2, 3, and 4. To streamline the discussion, only project-specific items would be reviewed, as the complete redline comments would be provided to the applicant following the meeting. Lundell further explained that Phase 1 had previously been divided into Phases 1A and 1B, with Phase 1B consisting of eight lots at the intersection. After receiving DRC approval, the applicant recombined the phases into a single Phase 1, which is permitted with notification to the Planning Commission and City Council. He also noted that Phase 3 will require significant infrastructure improvements, including relocation of the existing sewer line.

The committee reviewed and discussed the submitted redline comments. Staff and the applicant provided clarification regarding addressing, revisions to the cover sheets, sewer realignment, double-frontage requirements, easements for turnarounds, and stormwater retention basins. No further comments from the DRC Committee were received.

Bond made a motion to table the final review of the Bella Vista Subdivision Phase 1 pending all red lines have been addressed. Wall seconded the motion.

City Engineer Jon Lundell	Yes
Community Development Director Morgan Brim	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshall Allen Duke	Absent
Assistant City Manager Jason Bond	Yes

The motion passed.

2. Final Review of the Bella Vista Subdivision Phase 2

No further comments from the DRC Committee were received.

Bond made a motion to table the final review of the Bella Vista Subdivision Phase 2 pending all red lines have been addressed. Wall seconded the motion.

City Engineer Jon Lundell	Yes
Community Development Director Morgan Brim	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshall Allen Duke	Absent
Assistant City Manager Jason Bond	Yes

The motion passed.

3. Final Review of the Bella Vista Subdivision Phase 3

No further comments from the DRC Committee were received.

Bond made a motion to table the final review of the Bella Vista Subdivision Phase 3 pending all red lines have been addressed. Wall seconded the motion.

City Engineer Jon Lundell	Yes
Community Development Director Morgan Brim	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshall Allen Duke	Absent
Assistant City Manager Jason Bond	Yes

The motion passed.

4. Final Review of the Bella Vista Subdivision Phase 4

No further comments from the DRC Committee were received.

Bond made a motion to table the final review of the Bella Vista Subdivision Phase 4 pending all red lines have been addressed. Wall seconded the motion.

City Engineer Jon Lundell	Yes
Community Development Director Morgan Brim	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes

Fire Marshall Allen Duke
Assistant City Manager Jason Bond

Absent
Yes

The motion passed.

5. Traffic Request – Deaf Child at Play Sign 913 N 280 W

Lundell introduced the request for a Deaf Child at Play sign at 260 West in the Orchards Development, between Braeburn Lane and Ginger Gold Road. He noted that the request is similar to previous requests for Child at Play and Children in the Area signs. The Manual on Uniform Traffic Control Devices (MUTCD) was reviewed and Lundell stated that it does not support or approve these types of signs due to changing conditions and concerns such as sign fatigue.

Spadafora asked whether an individual could install a sign independently or if City approval is required. Lundell explained that any sign placed within the City right-of-way requires City approval.

Brim expressed concern that while the sign might initially increase driver awareness, its effectiveness would likely diminish over time due to sign fatigue. He stated that without evidence demonstrating the signs improve safety, he could not support the request.

Callaway stated that residents often move without the City's knowledge, leaving outdated signs in place. He added that sign fatigue and ongoing maintenance are primary concerns for Public Works.

Wall stated that, from a law enforcement perspective, this request presents unique circumstances. While the standard guidelines generally apply, he noted that a child who cannot hear approaching traffic or vehicle horns faces additional safety risks. Acknowledging the City's maintenance and cost concerns, he said he would be inclined to support the request because of the potential safety benefit.

Bond stated that the committee is sensitive to residents' needs and understands the unique circumstances of the request. He suggested that while a sign may not be the best solution, the city could explore other proactive ways to increase neighborhood awareness and address the safety concerns.

Hawkins, accompanied by her daughter, Sage, addressed the committee. She explained that speeding vehicles and frequent construction truck traffic on their street create safety concerns. As a mother, she said it would provide reassurance to have something that encourages drivers to slow down and be aware of children with special needs in the area. She also expressed openness to alternative solutions.

The committee and applicant discussed several alternative ways to increase awareness among residents and contractors, as well as potential traffic calming measures to address speeding concerns.

No further comments from the DRC Committee were received.

Bond made a motion to deny the request for a Deaf Child at Play sign, and take the proactive efforts as discussed. Wall seconded the motion

City Engineer Jon Lundell	Yes
Community Development Director Morgan Brim	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshall Allen Duke	Absent
Assistant City Manager Jason Bond	Yes

The motion passed.

MEETING MINUTES APPROVAL

6. July 14, 2026

Brim made a motion to approve the DRC meeting minutes from July 14, 2026.
Callaway seconded the motion.

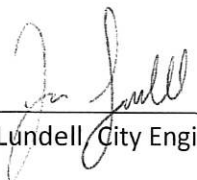
City Engineer Jon Lundell	Yes
Community Development Director Morgan Brim	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshall Allen Duke	Absent
Assistant City Manager Jason Bond	Yes

The motion passed.

ADJOURNMENT

Bond made a motion to adjourn the meeting.

The meeting was adjourned at 10:45 a.m.



Jon Lundell, City Engineer



Gwen Butters, Deputy City Recorder