



DRC Members in Attendance: City Engineer Jon Lundell, City Planner Aspen Elmer, Building Official Randy Spadafora, Fire Chief Ryan Lind and Assistant City Manager Jason Bond.

Excused: Public Works Director Jason Callaway and Police Lieutenant Mike Wall

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

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

NEW BUSINESS

1. Scenic Ridge Phase E Preliminary Review

Lundell introduced the preliminary review of Scenic Ridge Subdivision Phase E, located on the east bench near 1200 East and 450 South. The phase includes three proposed lots and a larger remaining lot. All infrastructure and improvements have previously been installed, with utilities stubbed to the lots.

Elmer, Spadafora and Lind had no significant concerns. Lundell requested verification of the boundary description and section ties, inclusion of the required construction note on the plat, and clarification regarding inclusion of the remaining parcel within the plat. It was also noted that coordination is needed regarding completion of the drainage channel or pipe associated with the development agreement.

No further comments from the DRC Committee were received.

Lind made a motion to recommend approval, subject to all redline comments being 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	Absent
Police Lieutenant Mike Wall	Absent
Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

2. Santaquin Veterinary Clinic

Lundell introduced the Santaquin Veterinary Clinic site plan, located on the west side of the city adjacent to the Santaquin Peaks Industrial Subdivision.

Elmer requested additional information regarding landscaping, including treatment of the area behind the building, verification that at least 8% of the site is landscaped, compliance with live-plant requirements, and required shrubs around the trash enclosure and landscape islands. Discussion was held regarding the possible future use of the area behind the building for animal stalls, kennels, walkways, and other improvements. The committee agreed that the applicant should identify the intended use of the area and provide appropriate interim ground treatment if future improvements are planned.

Elmer also requested continuation of pedestrian access for the future trail along Summit Ridge Parkway and noted that 18-foot parking stalls require either a five-foot landscaped area or six-foot wide sidewalk.

The location of an existing planned fire hydrant connection was discussed. Lind indicated that if the nearby hydrant is installed within the required distance, the additional hydrant shown on the site plan may not be necessary.

Bond requested architectural renderings when available and discussed several additional redline items, including parking dimensions, pedestrian connections, identification of future phases, stormwater detention, and updated utility information. Lundell emphasized that stormwater must be retained and controlled on site and cannot be piped onto adjacent property. The location of an existing sump should also be adjusted to improve future maintenance access.

No further comments from the DRC Committee were received.

Bond made a motion to table the application until additional information is provided.
Lind seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Absent
Police Lieutenant Mike Wall	Absent
Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

3. Tanner Flats Phase 5 Final Review

Lundell introduced the final review of Tanner Flats Subdivision Phase 5, located east of Summit Ridge Parkway. One additional phase is anticipated following Phase 5.

Elmer requested minor corrections to references incorrectly identifying the project as Phase 4. Elmer also reminded the applicants of the subdivision's park improvement requirements. Forty-four building permits have currently been issued, and park improvements must be completed before permits may be issued beyond the applicable 104-permit threshold. Lundell confirmed that park construction has begun.

Lundell noted that the current storm drain design does not match the previously approved preliminary design. The plans must be revised to properly direct drainage toward the approved retention facility and prevent stormwater from being directed to an inappropriate location. Lundell also identified a discrepancy between one of the plan views and the corresponding profile.

No further comments from the DRC Committee were received.

Elmer made a motion to conditionally approve Tanner Flats Subdivision Phase 5 final review, subject to all redline comments being 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	Absent
Police Lieutenant Mike Wall	Absent
Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

MEETING MINUTES APPROVAL

4. July 28, 2026

Elmer made a motion to approve the DRC meeting minutes from July 28, 2026.
Lind seconded the motion.

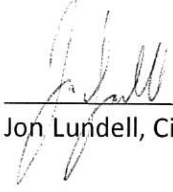
City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Absent
Police Lieutenant Mike Wall	Absent
Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

ADJOURNMENT

Lind made a motion to adjourn the meeting.

The meeting was adjourned at 10:22 a.m.



Jon Lundell, City Engineer

Gwen Butters, Deputy City Recorder