



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 City Manager Norm Beagley.

Excused: Fire Marshall Allen Duke

Others in Attendance: City Planner Aspen Elmer, 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. Apple Hollow Plat B-5 Preliminary Plan Review

The final phase of the Orchards townhome development is located west of Center Street and includes completion of Ginger Gold Road and the connection of 260 West to 90 West. All roadways will be public and constructed to City standards.

The DRC requested commercial-grade weed barrier beneath cobble areas and a landscaping table confirming required landscaping and live plant material percentages.

Addressing corrections are to be incorporated into the plans. The applicant will also need to add the pressurized irrigation drain, show applicable manholes and crossings, identify and protect existing City utility lines, and provide a storm drain easement between Units 79 and 80.

Coordination with the Central Utah Water Conservancy District will be required for any necessary encroachment permit. A construction baseline will also be established for previously installed utilities and improvements.

No further comments from the DRC Committee were received.

Beagley made a motion to conditionally approve the Apple Hollow Plat B-5 Final Plan Review, subject to completion of all redline comments and addressing revisions. 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
City Manager Norm Beagley	Yes

The motion passed.

2. Bella Vista Phase 1 Final Review

The DRC reviewed the resubmittal for the four-phase Bella Vista residential development west of 400 East, focusing on phasing, roadway connectivity, utilities, and improvements along 400 East.

Addressing corrections will be incorporated into the applicable plats. The City and developer will coordinate construction of Phases 1 and 4 where feasible to minimize future road cuts and coordinate improvements along 400 East. Any changes to the approved phasing plan or extension of 530 North will return to the DRC for approval.

Coordination will continue with Nebo School District regarding the extension of Royal Land Drive to 400 East. Corner-lot driveways should access side streets where practical to improve traffic flow.

Plans will accurately reflect existing water infrastructure and ensure proper utility and sewer sequencing. The applicant will also provide additional details for protecting stormwater infiltration galleries during construction and consider alternative systems.

No further comments from the DRC Committee were received.

Beagley made a motion to conditionally approve the Bella Vista Phase 1 Final Review, subject to the completion of all redline comments. Spadafora 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
City Manager Norm Beagley	Yes

The motion passed.

3. Bella Vista Phase 2 Final Review

No further comments from the DRC Committee were received.

Beagley made a motion to conditionally approve the Bella Vista Phase 2 Final Review, subject to the completion of all redline comments. Spadafora 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
City Manager Norm Beagley	Yes

The motion passed.

4. Bella Vista Phase 3 Final Review

No further comments from the DRC Committee were received.

Beagley made a motion to table the Bella Vista Phase 3 Final Review pending a minor phasing change and further review of the 530 North connections. Spadafora 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
City Manager Norm Beagley	Yes

The motion passed.

5. Bella Vista Phase 4 Final Review

No further comments from the DRC Committee were received.

Beagley made a motion to table the Bella Vista Phase 4 Final Review pending resolution of the phasing and roadway-connection issues. Spadafora 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
City Manager Norm Beagley	Yes

The motion passed.

6. Santaquin Retail Site Plan Review

The DRC reviewed a proposed six-unit commercial development at the northeast corner of Main Street and 300 West, consisting of five retail units and a smaller building on the south portion of the property.

The applicant is required to revise the plans to correct the parking count, provide the required setbacks and drive-through queuing, correct the plan references, and address parking stall dimensions.

Landscaping will need to be adjusted to maintain required sight-distance triangles. The applicant is also required to coordinate pressurized irrigation and water service, consider a future fire service line, maintain required utility separation, and address storm drain and landscaping redlines.

Fire access widths will need to be increased to meet requirements, and a right-turn-only sign was requested at the 300 West exit if the roadway remains one-way. Coordination with UDOT is required for Main Street access, and a cross-access agreement should be obtained if the connection to the adjoining property is retained.

No further comments from the DRC Committee were received.

Beagley made a motion to table the Santaquin Retail Site Plan Review allowing the applicant to complete the required revisions and coordination. Wall seconded the motion.

City Engineer Jon Lundell	Yes
Community Development Director Morgan Brim	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 - August 11, 2026

Brim made a motion to approve the DRC meeting minutes from August 11, 2026. Callaway seconded the motion.

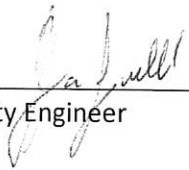
City Engineer Jon Lundell	Yes
Community Development Director Morgan Brim	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshall Allen Duke	Absent
City Manager Norm Beagley	Yes

The motion passed.

ADJOURNMENT

Beagley made a motion to adjourn the meeting.

The meeting was adjourned at 10:55 a.m.



Jon Lundell, City Engineer



Gwen Butters, Deputy City Recorder