



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

Excused: Police Lieutenant Mike Wall

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

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

NEW BUSINESS

1. Sunset Ridge Subdivision Plan Review

The Committee reviewed the Sunset Ridge preliminary subdivision, which is associated with a development agreement approved by the City Council earlier this year. The agreement includes the City's acquisition of property for a future debris basin intended to protect nearby homes from potential debris flows and mudslides. The development also includes commercial properties on the west side and a multifamily lot.

Elmer requested a density table, general plat notes, buildable-area information, a curve table, neighboring subdivision information, and corrections to lots that do not meet the required frontage.

Spadafora reported that addressing had been reviewed and had no additional comments.

Callaway expressed concern regarding the proposed relocation of existing waterlines that serve a significant portion of the east side of the city. Staff requested further evaluation of the alignment, maintenance access, existing easements, and the PRV, with consideration of locating the lines along property boundaries. Any relocation will require careful coordination to minimize service interruptions and maintain adequate water pressure and fire flows. Staff also emphasized the need to protect the existing sewer line serving approximately 100 homes in the Summit development.

The Committee discussed steep roadway grades and the requirements of the Hillside Overlay Zone. Staff explained that the north-facing road connecting toward Cherry Lane does not currently meet the applicable slope requirements. The fixed elevation of the NRCS-approved debris basin creates additional design constraints. Duke and Callaway raised concerns regarding emergency access, snow removal, and winter driving conditions. Staff and the applicant will further evaluate the roadway design and any available approval options before the subdivision proceeds.

Additional comments included verifying sewer velocities, evaluating steep storm drain slopes, showing all existing and proposed easements, accounting for sewer laterals to the commercial lots, and providing calculations supporting the proposed reduction of a storm drain line from 42 inches to 30 inches. Staff will provide the remaining technical comments on the storm drain report. The applicant was also reminded to provide the required postal service documentation.

No further comments from the DRC Committee were received.

Callaway made a motion to table the Sunset Ridge preliminary subdivision until the red line comments are addressed. 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	Absent
Fire Marshal Allen Duke	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

2. Santaquin Veterinary Clinic Site Plan Review

The Committee conducted a second review of the proposed Santaquin Veterinary Clinic site plan, located off Summit Ridge Parkway west of the TPW site. The application had previously been tabled to address redline comments.

Staff reported that the landscaping and grading revisions had been addressed and that the updated storm drain report resolved the previous comments. Bond reminded the applicant that the building's architectural review must still be completed and that all remaining redline comments must be reflected on the plans.

No further comments from the DRC Committee were received.

Elmer made a motion to approve the Santaquin Veterinary Clinic Site Plan. Callaway 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	Absent
Fire Marshal Allen Duke	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

3. Bella Vista Subdivision Phase 3-4 Final Review

The Committee reviewed the final plans for Bella Vista Subdivision Phases 3 and 4. The applicant requested to proceed with the phasing plan originally approved rather than the previously discussed modification extending 530 North to 400 East as part of Phase 3.

The Committee discussed providing temporary access to 400 East to reduce construction traffic through residential streets and improve emergency access. Duke indicated that a temporary road constructed with compacted road base sufficient to support emergency apparatus would be acceptable. Staff will continue coordinating with the applicant and potential developer regarding temporary access and construction sequence.

Elmer requested that the remaining redline comments be addressed and that the plans be corrected to identify them as final plans. Staff also noted that the master plan calls for a 10-inch culinary waterline along 530 North and that the proposed line and any applicable City participation in upsizing should be coordinated.

No further comments from the DRC Committee were received.

Duke made a motion to approve Bella Vista Subdivision Phase 3, subject to the 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	Yes
Police Lieutenant Mike Wall	Absent
Fire Marshal Allen Duke	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

Spadafora made a motion to approve Bella Vista Subdivision Phase 4, subject to the redline comments being addressed. Callaway 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	Absent
Fire Marshal Allen Duke	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

4. Development Review Committee Bylaws Approval

The Committee reviewed proposed updates to the DRC bylaws, which had not been substantially revised since approximately 2003–2004. Staff explained that the revisions modernize the bylaws to reflect current meeting practices, annual scheduling, and applicable City and State code.

The Committee also discussed the option of designating a vice chair, particularly when establishing the next annual meeting schedule. Staff confirmed that legal counsel had reviewed the proposed bylaws.

No further comments from the DRC Committee were received.

Elmer made a motion to approve and adopt the Development Review Committee Bylaws.
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	Absent
Fire Marshal Allen Duke	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

MEETING MINUTES APPROVAL - August 25, 2026

Callaway made a motion to approve the DRC meeting minutes from August 25, 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	Absent
Fire Marshal 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 10:38 a.m.

Jon Lundell, City Engineer

Gwen Butters, Deputy City Recorder