



DRC Members in Attendance: City Engineer Jon Lundell, Building Official Randy Spadafora, Staff Planner Aspen Stevenson, Fire Chief Ryan Lind, Public Works Director Jason Callaway, Police Lieutenant Mike Wall, and Assistant City Manager Jason Bond.

Others in Attendance: City Recorder Amalie Ottley, Engineer Megan Wilson, Alex Rugg, Jimmy DeGraffenreid, Clayton Edward, Gary Fusselman, and other members of the public.

1. Cortland Townhomes Phase 1 Final Plan

A final plat review of the Cortland Townhomes multifamily subdivision located at approximately 200 N. and 400 E.

Planner Stevenson indicated that a review by the Architectural Review Committee (ARC) will need to take place to review the proposed elevations.

Building Official Spadafora stated that addressing has been reviewed. He indicated that private street names within the project will need to be established. Fire Chief Lind confirmed that private street names along the interior drives will assist with emergency response. Engineer Lundell pointed out that the exterior lots will be addressed off of 200 North and 400 East and that the interior lots will be addressed off of the private lanes.

Fire Chief Lind confirmed the locations of the fire hydrants.

Lieutenant Wall discussed the right turn only designated entrance/exit on 400 East. He believes that residents will disregard the right turn only and it will become an enforcement issue for the Police Department. He encouraged the developer not to install the concrete island at that entrance. Engineer Lundell discussed the master plan that indicates that 400 East is a protected right turn only lane at that location. The applicant, Jimmy DeGraffenreid, stated that he did not care if the concrete island was installed at the entrance or not. Members of the DRC discussed if the concrete island was required by the Manual on Uniform Traffic Control Devices (MUTCD). They also discussed that the enforcement of exit and entering the site would be up to the HOA as the drives are private. The DRC decided that a painted island, rather than a mountable concrete island, including a "No Left Turn" sign would be a good compromise.

Public Works Director Callaway pointed out the culinary water line indicated on the plans. Engineer Lundell indicated that per the City Code, the maximum length of a dead-end water line is 500 feet without additional approval from the City Council. Engineer Lundell proposed that the line would loop up to 200 north on the east side of the site or through phase 2.

Assistant Manager Bond asked the applicant if the plans for this site were to look like the Heelis Farms development. If so, the ARC could ratify approval of the renderings without a formal meeting. If the applicant plans to change the architecture of this particular development, approval from the ARC would be required. The applicant stated he plans to submit the renderings that are similar to Heelis Farms to the City for review.

Engineer Lundell went over minor notes that need to be added to the plat. The applicant discussed what portion of the phasing will be completed this year with regard to the overlay and water lines. Engineer

Lundell indicated that a drivable surface overlay will be required. He added that a trench repair of the anticipated water lines will suffice until Phase 2 begins construction and an overlay is placed along 200 north at that time, would also be acceptable.

Chief Lind made a motion to approve the Cortland Townhomes Phase 1 Final Plan on the condition that all redlines be addressed, including any amenities required by the approved development agreement. Public Works Director Callaway seconded the motion.

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

The motion passed.

2. Precision Millwork Industrial Site Plan

A review of an industrial site plan located at approximately 131 N. Nebo Way in the Santaquin Peaks Industrial Zone.

Planner Stevenson indicated that any access of 30 feet is required to be approved by motion by the DRC. She also pointed out requirements for 10 feet of landscaping around the parking area, but not the storage area. She added that per the City Code, 50% of landscaping must contain live plant materials to be included in a data table on the plat.

Building Official Spadafora had no comments.

Fire Chief Lind stated that if the riser room has an outside entrance a post indicator valve (PIV) is not required. He added that the Fire Department Connection (FDC) is required to be within 150 feet of a fire hydrant. Fire Chief Lind indicated that at the building permit review, a third-party review of the indoor sprinkler system is required.

Public Works Director pointed out where pressurized irrigation (PI) lines may need to be placed. He also pointed out a tree that may interfere with the clear view at Nebo Way.

Building Official Spadafora made a motion to approve the Precision Millwork Industrial with the condition that all redlines be addressed. Planner Stevenson seconded the motion.

(After later discussion the approval of the 35-foot drive aisle was included with the motion and approved.)

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes

Assistant City Manager Jason Bond	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

3. Silver Creek Millwork Industrial Site Plan

A review of an industrial site plan located at approximately 41 N. Nebo Way in the Santaquin Peaks Industrial Zone.

Planner Stevenson indicated that similar to the previous application, 50% of landscaping must contain live plant materials to be included in a data table on the plat. She added that 3 sides of landscaping are required for dumpster enclosures. Engineer Lundell and Fire Chief Lind agreed that because the dumpster enclosure abuts the building, the landscaping would suffice on the other two sides of the enclosure not directly against the building.

Building Official Spadafora had no comments.

Fire Chief Lind stated that if the riser room has an outside entrance a post indicator valve (PIV) is not required. He added that the Fire Department Connection (FDC) is required to be within 150 feet of a fire hydrant. Fire Chief Lind indicated that at the final plan stage, a third-party review of the indoor sprinkler system is required.

Members of the DRC discussed the drive aisle minimum width of 26 feet. Fire Chief Lind indicated that the drive aisles should be sufficient to meet fire code and access for emergency vehicles.

Public Works Director indicated that the City would work with the applicant when it's time to connect the PI lines.

Lieutenant Wall expressed concern about access to the loading bays on the south end of the building. He wondered if trucks like box trucks and semi-trucks would be able to have appropriate access and turn around without blocking the public road. Clayton England, the architect for the site plan, indicated that the applicant anticipates semi-trucks only a few times a year but will mostly receive deliveries via box trucks. Members of the DRC discussed the logistics of driving in and out of the delivery area of the site. The DRC encouraged the applicant to have the nearby parking stalls empty when loading and unloading is done. They also discussed the possibility of minimizing the peninsula in the parking lot to accommodate additional space.

Assistant City Manager Bond stated that the architectural renderings should be submitted to the City Manager Norm Beagley to make sure the conditions of the development agreement are being met.

Planner Stevenson asked the applicant to review the elevation legend to make sure items match.

Building Official Spadafora made a motion to approve the Silver Creek Millwork Industrial plan to include the larger drive aisle width. The approval is conditional on all redlines being addressed. Fire Chief Lind seconded the motion.

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

The motion passed.

4. Tanner Flats Phase 2 Final Plan

A final plat review for phase 2 of the Tanner Flats subdivision located approximately east of Summit Ridge Parkway between S. Stone Brook Lane and S. Cedar Pass Drive.

Engineer Lundell pointed out the amended layout of the roads and alignment of Tanner Road and Auburn Drive after the vacation of two roads in the subdivision.

Planner Stevenson had no comments.

Building Official Spadafora had no comments.

Fire Chief Lind had no comments.

Public Works Director Callaway expressed concerns about losing laterals when the existing water lines are demolished.

Lieutenant Wall had no comments.

Assistant City Manager Bond confirmed the location of the trail along Summit Ridge Parkway.

Engineer Lundell stated that the applicant will need to work with the utility companies to relocate and/or remove all utilities, i.e. communication, power, gas, etc. He added that written approval from the U.S. Post Office needs to be submitted to the city for the location of the mailboxes. Both Lieutenant Wall and Chief Lind expressed concern about the mailboxes being placed too close to a stop sign. Engineer Lundell believed that the mailboxes will be relocated away from the proposed location and noted the recommended location.

Planner Stevenson made a motion to approve the Tanner Flats Phase 2 Amended Plat Final Plan with the condition that all redlines be addressed. Lieutenant Wall seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes

Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

5. Meeting Minutes Approval July 22, 2025

Fire Chief Lind made a motion to approve the DRC Meeting Minutes from July 22, 2025. Planner Stevenson seconded the motion.

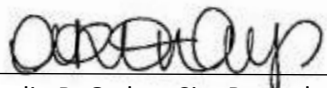
Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

Adjournment

Assistant Manager Bond made a motion to adjourn the meeting.
The meeting was adjourned at 10:53 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder