



DRC Members in Attendance: City Engineer Jon Lundell, Building Official Randy Spadafora, Planner Aspen Stevenson, Fire Chief Ryan Lind, Public Works Director Jason Callaway, and City Manager Norm Beagley.

Police Lieutenant Mike Wall was excused from the meeting.

Others in Attendance: City Recorder Amalie Ottley, Engineer Megan Wilson, and Kyle Spencer (Northern Engineering).

1. Apple Grove Condominiums Preliminary Plan

A preliminary plan review of the 60-unit Apple Grove Condominium project located at approximately 120 E 990 N.

Planner Stevenson indicated items that were missing from the plan set such as a photometric plan and a list of amenities that will be provided per the Development Agreement. She also pointed out that the City will only require 135 parking spots for the site even though the applicant indicated that 180 were required. After review of the parking spaces, there were a total of 168 shown on the plans. The accurate number of parking stalls must be represented in the plans. She also pointed out what signatures are not needed for final approval.

Building Official Spadafora indicated that Fire Chief Lind will address his concerns. Manager Beagley inquired how the buildings would be addressed. Building Official Spadafora indicated that the buildings will be addressed, and the individual units numbered per building at the final plan stage.

Engineer Lundell pointed out that existing utilities already installed at the site don't match the utilities indicated on the plans. Engineer Lundell showed what lines were added to represent the existing 2" water lateral and 6" fire line.

Fire Chief Lind indicated that the size of the buildings requires sprinkler systems. He stated if there is a separate fire riser room with outside access via a Knox Box, that a Post-Indicator Valve (PIV) would not be required. Chief Lind expressed concerns about the size of the concrete islands impeding turning radii for fire trucks. Members of the DRC discussed the possibility of narrowing the concrete islands as the number of parking stalls may be reduced. The engineer for the project Kyle Spencer (Northern Engineering) attended the meeting. Chief Lind discussed with Kyle the requirements for fire hydrants on the site plans.

Public Works Director Callaway indicated that on 120 East there are both 6" and 2" water lines that could be used for Buildings A & B. He reiterated that there are existing services on the site for Buildings C & D pointing out that the only building lacking existing water line hookups is Building E. Director Callaway asked Building Official Spadafora to verify that the existing line sizes will be able to service the 12 units per building.

Manager Beagley inquired about the hashmarks indicated on the plans. Engineer Lundell stated his belief that the hashmarks indicate a covered parking area as there is no legend on the plans that provide more specifics. Engineer Lundell also pointed out the existing storm drainage pond. The applicant

discussed where the storm drainage will flow throughout the site. Manager Beagley indicated that due to amendments to the Development Agreement, the condominiums are slated for home ownership.

Engineer Lundell and Manager Beagley discussed the phasing plan. Engineer Lundell indicated that each building has its own phase in order of the buildings from A to E. Manager Beagley expressed concern about the phasing plan and the existing parking lot. Engineer Lundell pointed out minor notes that need to be added to plat sheets and signature blocks. Engineer Lundell indicated that the landscaped area and dumpster enclosures need to include more detail concurrent with the development agreement. He added that the City Code requires that the dumpster enclosure use the same architectural elements and materials as the primary structure. Engineer Lundell also indicated that the Architectural Review Committee (ARC) will need to review renderings of the buildings once submitted. He added that electrical units on the outside of the buildings need to be screened and specified on the plans. Planner Stevenson stated that a data table must be provided showing the amount of landscaping materials being used as City Code requires 50% of all landscaping be live plant material.

Chief Lind made a motion to approve the Apple Grove Condominiums Preliminary Plan on the condition that all redlines be addressed prior to it being placed on a Planning Commission agenda. Manager Beagley seconded the motion.

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

The motion passed.

2. Meeting Minutes Approval

August 26, 2025

Planner Stevenson made a motion to approve the meeting minutes from August 26, 2025. Public Works Director Callaway seconded the motion.

Lieutenant Mike Wall	Absent
Public Works Director Jason Callaway	Yes
Fire Representative Allen Duke	Yes
City Manager Norm Beagley	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

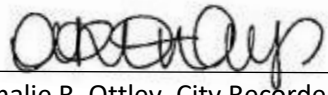
The motion passed

Adjournment

Manager Beagley made a motion to adjourn the meeting.

The meeting was adjourned at 10:21 p.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder

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