



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

Others in Attendance: City Recorder Amalie Ottley and Engineer Megan Wilson.

1. Mountain America Credit Union Commercial Site Plan

A review of a commercial site plan located at approximately 209 E. Main Street.

Representatives for the applicant Brooke Bean, Shane Sanders, and Lee Cox attended the meeting via Zoom.

Planner Stevenson indicated that the building renderings will need to be approved by the Architectural Review Committee (ARC).

Building Official Spadafora had no comments.

Lieutenant Wall had no comments.

Chief Lind and Engineer Lundell discussed the ingress/egress emergency access to the site. Chief Lind indicated that the 26-feet of asphalt shown on the plans is sufficient for emergency vehicle access.

Public Works Director Callaway discussed with Engineer Lundell the new 1" meter that was installed on Main Street for the widening project. They encouraged the applicant to use that current meter and service lateral.

Engineer Lundell pointed out that coordination with the Utah Department of Transportation (UDOT) is needed regarding the existing shared drive approach on Main Street. UDOT will indicate what is required for the existing drive approach such as an Encroachment Permit, and this information will need to indicate that on the plans. Separate sign permits are required for signs on the site and on the building itself. Engineer Lundell addressed the storm water calculations and required storage on the site stating that those measurements need to be added to the plans. The existing infiltration gallery on the site will need to be relocated behind the new curb and gutter. The existing irrigation ditch that is adjacent to the property is owned by Summit Creek Irrigation Co., and will require written approval of the site plan by them will need to be submitted to the city. Engineer Lundell encouraged the applicant to install the fence on the east property line in conjunction with the required fencing on the south side. The applicant indicated that they have worked with the storage unit owners next door and will have fencing on the full south and east sides of the property. Building Official Spadafora inquired about the city code requirement for 2-story buildings in the Main Street Business District area. Engineer Lundell stated that the building height will be addressed at the ARC Meeting.

City Manager Norm Beagley made a motion to table the Mountain America Credit Union Commercial Site Plan. Building Official Randy Spadafora seconded the motion.

Lieutenant Mike Wall	Yes
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. Tanner Flats Phase 3 Final Plan

A final plan review for phase 3 of the Tanner Flats subdivision located approximately east of Summit Ridge Parkway between S. Stone Brook Lane and S. Cedar Pass Drive.

Representatives for the applicant Shawn Herring and Jon Bowen attended the meeting via Zoom.

Planner Stevenson pointed out that the applicant needs to clarify which page of the plans is the official plat. The official plat needs to include addressing.

Building Official Spadafora indicated that addressing has been established for the site.

Lieutenant Wall had no comments.

Chief Lind had no comments.

Public Works Director Callaway had no comments.

Manager Beagley confirmed that a sewer lateral is shown on the plans to the park area.

Engineer Lundell pointed out varying distances and bearings that need to be verified as well as the sewer line easement that needs to be shown on the official plat. Pictures of the open space and park need to be updated to match what will be installed on playground equipment and pavilion and still meet City code. Timber wood structures are not allowed per city code. Specifications for the pickleball court need to be provided to the city. Lastly, Engineer Lundell indicated that the park irrigation equipment also needs to be reviewed by the city.

City Manager Norm Beagley made a motion to approve the Tanner Flats Phase 3 Final Plan on the condition that all redlines be addressed. Lieutenant Mike Wall seconded the motion.

Lieutenant Mike Wall	Yes
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.

Meeting Minutes Approval
June 10, 2025

Fire Chief Ryan Lind made a motion to approve the June 10, 2025 meeting minutes. Planner Aspen Stevenson seconded the motion.

Lieutenant Mike Wall	Yes
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

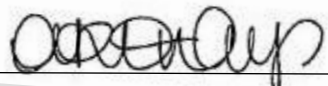
The motion passed.

Adjournment

Fire Chief Lind made a motion to adjourn the meeting.

The meeting was adjourned at 10:27 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder