



**DRC Members in Attendance:** City Engineer Jon Lundell, Planner Aspen Stevenson, Building Official Randy Spadafora, Fire Department Representative Allen Duke, Police Lieutenant Mike Wall, Public Works Director Jason Callaway, and Assistant Manager Jason Bond.

**Others in Attendance:** Deputy Recorder Stephanie Christensen

**1. Amended Tanner Flats Preliminary Plan**

*A preliminary plan review of a 91-lot subdivision located approximately east of Summit Ridge Parkway between S. Stone Brook Lane and S. Cedar Pass Drive.*

Engineer Lundell indicated that the proposed amendment is a reduction in the number of lots and a change in road and parcel layout.

Planner Stevenson had no comments.

Building Official Spadafora had no comments.

Fire Department Representative Duke mentioned concerns about the turning radius in the proposed cul-de-sac. He indicated that a minimum of 96-feet of drivable space must be provided in the cul-de-sac per federal fire department regulations. Engineer Lundell indicated that per the City's Standards, Specifications, & Drawings that a minimum of 100-foot of drivable space in a cul-de-sac is required. The Fire Department also requested that fire hydrants be relocated so that the 200-foot radius around each hydrant encompasses the full length of each lot.

Lieutenant Wall had no comments.

Public Works Director Callaway pointed out that snow load areas need to be indicated on easement areas.

Engineer Lundell pointed out that the proposed park building does not meet the City's Standards, Specifications, & Drawings (no wood frames or timbers allowed). He also pointed out that park sprinklers must meet the City's Standards, Specifications, & Drawings. Engineer Lundell indicated that all dead-end water lines at intersections need air relief valves installed. Planner Stevenson mentioned that the phasing plans need to be measured so that lots can be accurately scaled.

Assistant Manager Bond made a motion that the DRC recommend that the Tanner Flats Preliminary Plan move forward on the condition that redlines be addressed prior to it being scheduled on a Planning Commission meeting agenda. Lieutenant Wall seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes
Fire Dept. Rep. Allen Duke	Yes
Assistant City Manager Jason Bond	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

**Meeting Minutes Approval**  
**April 22, 2025**

Building Official Spadafora made a motion to approve the April 22, 2025 meeting minutes. Fire Department Rep. Duke 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.

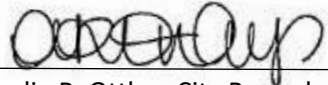
**Adjournment**

Assistant Manager Bond made a motion to adjourn the meeting.

The meeting was adjourned at 10:11 a.m.

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Jon Lundell, City Engineer



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Amalie R. Ottley, City Recorder