



**DRC Members in Attendance:** City Engineer Jon Lundell, Building Official Randy Spadafora, Public Works Director Jason Callaway, Planner Aspen Elmer, and Police Lieutenant Mike Wall.

**Excused:** Assistant City Manager Jason Bond, Fire Chief Ryan Lind

**Others in Attendance:** City Recorder Stephanie Christenen and Neil Craig

**1. Scenic Ridge Estates Plat B – Preliminary Plate (8-12-2025)**

*A final review of the Scenic Ridge Estates Plat B Subdivision*

City Engineer Jon Lundell gave a brief summary of the project and stated that this application had been reviewed by the DRC earlier in the year and was tabled due to comments.

Planner Elmer pointed out that a Comcast signature block needs to be added. Jon Lundell stated Dominion Energy needs to be updated to Enbridge.

Building Official Spadafora checked that the addressing had been completed.

Police Lieutenant Wall had no comments.

Public Works Director Callaway expressed his concern that the residents cannot park within the purposed emergency turn around as it is for emergencies. Lieutenant Wall stated that they could red curb the emergency turn around area making it more easily noticeable.

City Engineer Lundell indicated that the fire chief wanted to let the applicant know that the turn around requirement for a hammer head turn around would need to be extended another 10 feet to the East, as shown in Appendix D of the IFC.

Engineer Lundell remarked on the location proposed storm drains infiltration galleries. The infiltration galleries should be located closer to the city owned right-of-way; but there still needs to be a 1 foot separation from the back of the sidewalk to where the infiltration galleries begin. Engineer Lundell reminded the committee this is the final approval body on this subdivision

Building Official Spadafora made a motion to approve the Scenic Ridge Estates Plat B on the condition that redline comments are addressed. Director Callaway seconded the motion.

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

The motion passed.

## **2. Traffic Control Request 120 E Royal Land Drive**

City Engineer Jon Lundell said this was a traffic control request at 120 E Royal Land Drive for a 4-way stop. Currently, there are stop signs for North bound traffic and South bound traffic. When the area was designed, it was designed for Royal Land Drive to be a through street. The number of vehicles that was reported with the traffic counters out was less than 400 cars a day. Based on the traffic study, the number of vehicles going through the intersection does not warrant traffic control signage. Due to the construction work being completed north of Ginger Gold Road, it is recommended that an updated traffic study be completed when Center Street/5600 West north of Ginger Gold Road reopens.

Director Callaway agrees that right now it doesn't warrant additional stop signs and agrees with putting the traffic counters out again when the construction is finished and the roads open back up.

Planner Elmer doesn't have any comment. Building Official Spadafora agrees with putting the traffic counters out again later when the construction is completed and the roads open back up. Lieutenant Wall also agrees to table it at this time. Director Callaway agrees and states the traffic might be even less when the roads open back up.

Lieutenant Wall made a motion to table the traffic request at 120 E Royal Land Drive until the 2 roads reopen and another traffic study is completed. Planner Elmer seconded the motion.

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

The motion passed.

## **3. Traffic Control Request 300 West 500 North**

City Engineer Lundell said this traffic control request at 300 West 500 North was for a flashing traffic control speed limit sign. The traffic study has been completed. Also, this intersection is not a main collector. This report had similar traffic counts as the previous request with about 300-350 total vehicles passing through the area. Traffic studies show that no additional signage is needed per the Manual of Uniform Traffic Control Design (MUTCD).

Planner Elmer had no comment. Building Official Spadafora had no comment.

Lieutenant Wall agrees that the traffic in the area wouldn't warrant a flashing speed limit sign. He also stated that 2 signs were requested, which would be about \$5,000 in signage.

Director Callaway stated that the flashing speed limit signs are better suited for areas where you are changing from one speed limit to a different speed limit. It's a good reminder that speed limits have changed. Where they are currently located in the city, alerting the public that the speed limit is changing, has worked really well.

Lieutenant Wall made a motion to deny the traffic request at 300 West 500 North, based on the data we gathered and the appropriation of the signage. Building Spadafora seconded the motion.

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

The motion passed.

#### **4. Development Review Committee 2026 Schedule**

Engineer Lundell showed the committee the calendar schedule for 2026 Regular Meeting Schedule. It's the same schedule we have had in previous years with regularly scheduled DRC meetings held on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of the month, except for the second meetings in November and December.

Director Callaway made a motion to approve the 2026 Regular Meeting Schedule. Planner Elmer seconded the motion.

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

The motion passed.

#### **5. DRC Meeting Minutes September 23, 2025**

Planner Elmer makes a motion to approve the DRC meeting minutes from September 23, 2025. Building Official Spadafora seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Absent
City Manager Norm Beagley	Absent

Planner Aspen Elmer	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

**Adjournment**

Engineer Lundell made a motion to adjourn the meeting.

The meeting was adjourned at 10:25 a.m.

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Jon Lundell, City Engineer

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Stephanie Christensen, City Recorder