



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

Others in Attendance: Engineer Megan Wilson, Applicant John Caldwell and Deputy City Recorder Gwen Butters

City Engineer Lundell called the meeting to order at 10:00 a.m.

NEW BUSINESS

1. Final Subdivision Review for Apple Grove Plat A and B

A final review of a 24-unit condominium development located at approximately 1000 North 120 East

City Engineer Lundell introduced the item stating this is a final review of the Apple Grove Condominium Development Plats A and B. After coordinating with the applicant, they have requested that we proceed with A and B which correspond with buildings A and B which currently face 120 East. Public utilities are completed and currently available to the two buildings. In future DRC meetings, further phasing plan amendments will be addressed. The applicants request that we proceed with reviewing Plats A and B as there are no changes to these phases.

Assistant City Manager Bond stated for clarification, Plats C, D and E require amendment to the preliminary plan. Once completed, review will proceed for these plats. At this meeting, we are reviewing only Phases A and B.

City Engineer Lundell states that this is correct and further clarifies that because these reviews are for two separate phases, two motions will be required for each phase being reviewed.

Assistant City Manager Bond stated that the applicant has received approval for the architectural review. It was inquired whether there would be any issue with storm water retention. City Engineer Lundell stated the retention basin has been constructed and is in operation. However, the required landscaping has not been installed. This basin also serves developments that surround it to the North.

City Engineer Lundell noted that minor details are needed. The plan requires labeling for a minimum of six (6) inches of road base being compacted and placed to allow an adequate turn-around for emergency services. Also needed is labeling regarding what is assumed to be the pavilion detail.

No further comments from the DRC Committee were received.

Police Lieutenant Wall made a motion to approve Apple Grove Condominium Development Phase A. Building Official Spadafora seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes

Fire Marshall Allen Duke Yes
Assistant City Manager Jason Bond Yes

The motion passed.

Building Official Spadafora made a motion to approve Apple Grove Condominium Development Phase B.
City Planner Elmer seconded the motion.

City Engineer Jon Lundell Yes
City Planner Aspen Elmer Yes
Building Official Randy Spadafora Yes
Public Works Director Jason Callaway Yes
Police Lieutenant Mike Wall Yes
Fire Marshall Allen Duke Yes
Assistant City Manager Jason Bond Yes

The motion passed.

MEETING MINUTES APPROVAL

2. January 27, 2026

Fire Marshall Duke made a motion to approve the DRC meeting minutes from January 27, 2026.
Building Official Spadafora seconded the motion.

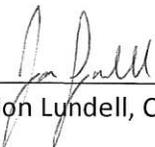
City Engineer Jon Lundell Yes
City Planner Aspen Elmer Yes
Building Official Randy Spadafora Yes
Public Works Director Jason Callaway Yes
Police Lieutenant Mike Wall Yes
Fire Marshall Allen Duke Yes
Assistant City Manager Jason Bond Yes

The motion passed.

ADJOURNMENT

Assistant City Manager Bond made a motion to adjourn the meeting.

The meeting was adjourned at 10:06 a.m.



Jon Lundell, City Engineer



Gwen Butters, Deputy City Recorder