



DRC Members in Attendance: City Engineer Jon Lundell, Emergency Manager Chris Lindquist, Planner Aspen Stevenson, Building Official Randy Spadafora, Assistant City Manager Jason Bond, and Police Lieutenant Mike Wall.

Public Works Director Jason Callaway was excused from the meeting.

Others in Attendance: City Recorder Amalie Ottley, Engineer Megan Wilson, Alex Rugg, Kameron Spencer, David Peterson, and other members of the public.

1. Bella Vista Preliminary Subdivision Plan

A preliminary plan review of a 122-lot subdivision located at approximately 400 E. 610 N.

Engineer Lundell indicated that the proposed subdivision is to be completed in five separate phases.

Planner Stevenson stated that the fencing along the double-frontage lots needs to be indicated on the plans. She added that a detailed fencing sheet needs to be provided to the City. Engineer Lundell and Assistant Manager Bond discussed the city code requirements for fencing in developments.

Building Official Spadafora had no comments.

Emergency Manager Lindquist had no comments.

Lieutenant Wall pointed out that stop signs need to be installed at the 610 North and 530 North intersections to stop westbound traffic.

Assistant Manager Bond had no comments.

Engineer Lundell indicated that the proposed water and sewer infrastructure are currently under review by Santaquin City's modeling firm to confirm capacity and flows for the site. Based on the review of the infrastructure, the proposed alignment and water connections may have to be relocated. Engineer Lundell also pointed out that any easement located outside of the boundaries of the subdivision plat must be provided in a separate legal document for the purpose of recordation. Engineer Lundell indicated the need for extra care during the realignment of the 10-inch sewer line as it's an active line that services homes. Engineer Lundell also pointed out minor redlines and notes, in particular one that shows the sewer slopes that are low to meet State code.

Assistant Manager Bond and Engineer Lundell discussed the results from the modeling review that may change the infrastructure. They also questioned the note on the fencing as it has been a repeated redline. The applicant, Kameron Spencer, committed to install a vinyl fence along the double frontage lots similar to that along Apple Valley Elementary School. Kameron also indicated that if the modeling comes back differently than proposed that infrastructure will be addressed. Engineer Lundell indicated that the Planning Commission will need to review the infrastructure and utilities prior to the final plat stage. As such, the results from the review will be addressed prior to the site plan being added to a Planning Commission agenda.

Assistant Manager Bond made a motion to approve the Bella Vista Preliminary Site Plan on the condition that all redlines discussed be addressed prior to being put on a Planning Commission agenda. Lieutenant Wall seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Absent
Emergency Manager Chris Lindquist	Yes
Assistant City Manager Jason Bond	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

2. 130 S. St. Church 2-lot Preliminary Subdivision Plan

A preliminary plan review of a 2-lot subdivision located at approximately 130 S. Highland Drive

Planner Stevenson indicated that the Public Land Survey System (PLSS) and Post Office (USPS) approval letter need to be submitted to the City. The representative of the applicant, David Peterson with Excel Engineering, inquired what those were. Engineer Lundell stated that the PLSS certificate is a requirement of the Utah County Surveyor and the letter from the Post Office can be obtained from the local postmaster. Planner Stevenson pointed out that the existing structure on lot #2 indicating that per the city code, accessory structures are not allowed on a lot without a primary structure.

Building Official Spadafora had no comments.

Emergency Manager Lindquist had no comments.

Lieutenant Wall brought into question the shape of lots with regard to where the applicant plans to have access on each lot.

Engineer Lundell pointed out where the approximate area for alignment with Highland Drive will take place, which could alter lot #1. Engineer Lundell discussed the drive approach connection and spacing between intersections on Highland Drive. As Highland Drive will be an arterial roadway, distances between properties are restricted to a minimum of 250 feet, per city code. The applicant may submit a transportation study by the developer documenting the preservation of safety, capacity, and reduced speed along the Highland Drive if access closer to 250 feet is needed for the site. Assistant City Manager Bond questioned the shape of lot #2. He suggested that the applicant reconsider how the lots will be shaped to accommodate easier access for both lots. Mr. Peterson indicated that the applicant has negotiated the shape of the lots with the current owner. Assistant Manager Bond also expressed concerns regarding the grade on the proposed access to the site, especially with regard to emergency vehicles. Mr. Peterson stated that the grading will be taken into consideration for all vehicles including emergency vehicles. Mr. Peterson also asked for a more defined map of the proposed alignment along Highland Drive so that he can take that into consideration when engineering the lots. Engineer Lundell discussed with Mr. Peterson the storm drainage on the site that is currently tied in with an inlet pump in the roadway. Engineer Lundell indicated the need to confirm that the existing pump can handle the

additional storm drainage at the proposed site. Engineer Lundell pointed out minor notations required by city code on the plans such as the requirements for a 5-foot-wide sidewalk and the required size of the roadway cross-section.

Lieutenant Wall made a motion to table the 130 S. St. Church 2-lot preliminary plan so that a traffic study can be completed in order to determine access locations to the site and redlines can be addressed. Building Official Spadafora seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Absent
Emergency Manager Chris Lindquist	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 July 8, 2025

Emergency Manager Chris Lindquist made a motion to approve the July 8, 2025 meeting minutes. Lieutenant Wall seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Absent
Emergency Manager Chris Lindquist	Yes
Assistant City Manager Jason Bond	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

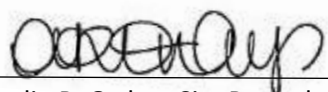
Adjournment

Planner Stevenson made a motion to adjourn the meeting.

The meeting was adjourned at 10:44 a.m.



Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder