



DRC Members in Attendance: Engineer Jon Lundell, Public Works Director Jason Callaway, Fire Chief Ryan Lind, Building Manager Randy Spadafora, City Manager Norm Beagley, Assistant City Manager Jason Bond.

Police Chief Rodney Hurst was excused from the meeting.

Others in Attendance: Planner Camille Moffat, Recorder Amalie Ottley, Connor Atkin on behalf of Tagg-N-Go Car Wash, Fire Marshall Taylor Sutherland.

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

Tagg-N-Go Car Wash

A commercial site plan review for a proposed car wash located at 78 N. 500 E.

Engineer Jon Lundell brought up concerns on behalf of the city regarding access and traffic circulation at the proposed site. Currently, the single point of entry/exit does not meet city code which asserts that any development or business that exceeds 250 Average Daily Trips (ADT) shall have two points-of-access. Recognizing the city requirements, potential solutions were suggested by Mr. Lundell and other members of the DRC, such as relocation of the building to the middle of the site in order to provide another access on the eastern road. Assistant City Manager Jason Bond provided context and explained that having access so close to the McDonald's queuing area could potentially be problematic. The DRC discussed access to the site directly from 500 E. but agreed that it could be a concern for visibility and backed-up traffic on that city route. City Manager Beagley stated that from a circulation standpoint, it makes more sense to have both accesses on the east side versus one on the south side of the site, especially for fire access. Chief Lind also expressed concerns about the size of the entrance at 22.5 feet wide being a feasible size for larger vehicles. Manager Beagley requested that the applicant include in subsequent submittals a separate circulation plan that incorporates access, egress/ingress, turning radii, and fire access. The applicant inquired about building setbacks and city code in relation to the lanes and landscaping at the site. Mr. Lundell brought up that impact fees for the project are estimated to be significant due to expected high-water usage and therefore requested that the applicant provide anticipated usage volumes in upcoming plan submittals. Mr. Bond stated that he will send architectural guidelines for other buildings in the area to the applicant for reference. Mr. Lundell asked that the notes on the plans reflect anticipated components of the wastewater screening/testing to ensure that the City's treatment plant can accommodate the site's usage and effluent. Plumbing plans need to be included as cited in the notes. Mr. Lundell asked how the adjacent subdivision storm drainage onto the lot will be accounted for. Mr. Lundell also informed the applicant that the city does not require reinforced concrete pipes. Mr. Beagley stated that storm drain calculations must be accounted for on future submittals to address sheet flow and installation of the proposed curb and gutter. Per landscaping notes, trees must not be in clear-view areas of the site and city material requirements for the trash enclosure must be followed. The applicant and DRC discussed timelines for approval of the plans. Mr. Beagley pointed out that subdivision improvements are needed to move forward on a Certificate of Occupation and recommended that it be noted on the plans.

Motion: City Manager Norm Beagley made a motion to table the current site plan to allow the applicant to address redlines and concerns. The motion was seconded by Assistant City Manager Jason Bond.

Police Chief Rodney Hurst	Absent
Public Works Director Jason Callaway	Absent (Public Safety Emergency)
Fire Chief Ryan Lind	Absent (Public Safety Emergency)
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Manager Randy Spadafora	Yes

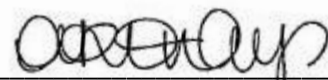
Motion passed unanimously in favor.

ADJOURNMENT

The meeting was adjourned at 10:29 a.m.



Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder