



DRC Members in Attendance: City Engineer Jon Lundell, City Manager Norm Beagley, Public Works Director Jason Callaway, Senior Planner Ryan Harris, Building Official Randy Spadafora, Police Officer Kayson Shepherd, and Fire Chief Ryan Lind.

Others in Attendance: City Recorder Amalie Ottley, EIT Megan Wilson, Alex Rugg (CentraCom), Rob Weber (Barco Construction), Cody Christensen, Mallory Callaway, and Steven Lloyd (Elevate Engineering).

Engineer Lundell called the meeting to order at 10:00 a.m. As the applicant for the Quick Quack Car Wash had not yet arrived at the meeting, Engineer Lundell switched items 1 & 2 on the agenda and called the CC Callaway Site Plan first.

2. CC Callaway Site Plan

A review of a site plan for a proposed light industrial building located at approximately 77 N. Summit Ridge Parkway

Building Official Spadafora indicated that addressing is complete for the site.

Public Works Director Callaway indicated that the culinary and pressurized irrigation (PI) lines and meters are in place.

Police Officer Shepherd had no comments.

Senior Planner Harris indicated that the Santaquin Peaks subdivision plat will require an amendment combining the two lots into one. He added that details for the dumpster enclosure materials need to be provided to the City. Rob Weber, the General Contractor for the site, attended the meeting. He indicated that the materials for the trash enclosure will be a stucco embossed panel with masonry details. He will provide drawings on the civil plans.

Fire Chief Lind pointed out that due to the size of the building, it will require a sprinkling system with a 2-hour fire separation. He stated that any building over 11,000 square feet requires a sprinkling system. Fire Chief Lind and Manager Beagley discussed with the applicant ways to plan for water suppression for the future phase of the site.

Manager Beagley reiterated the need for a plat amendment as well as other amendments to the purchase agreement that will cover landscaping.

Engineer Lundell discussed the appropriate locations for inspection ports on the front stormwater infiltration galleries as well as other best practices for storm drainage on the site.

Manager Beagley pointed out that the City will install the trail and landscaping adjacent to the property along Summit Ridge Parkway. Senior Planner Harris discussed where trees on the west side are in the clear view area at the entrances/exits. He suggested that the applicant move those trees to the other side of the site where landscaping is required.

Senior Planner Harris made a motion to conditionally approve the CC Callaway Site plan with the following conditions:

1. The amendment be approved and recorded at Utah County.
2. The updated purchase agreement be approved by the City Council and signed by all parties.
3. All redlines be addressed.

Fire Chief Lind seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

1. Quick Quack Car Wash

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

Building Official Spadafora indicated that addressing is complete for the site.

Public Works Director Callaway indicated that a private culinary and pressurized irrigation (PI) line was installed with the previous subdivision. He inquired how the carwash water reclamation system works on the site. The engineer for the site plan, Steven Lloyd, attended the meeting. He indicated that he didn't know how the water reclamation system works but would work with the other members of his team to get those plans submitted to the City for review.

Officer Shepherd recommended that a stop sign be placed for southbound traffic on the road east of the site.

Fire Chief Lind discussed the overall circulation on the site. He suggested that an egress be added on the northwest corner of the site allowing for better circulation and queuing. Planner Harris indicated that 18 feet is the required minimum size for any egress access. City Manager Beagley added the same concerns about circulation at the site and queuing on 500 East and even possibly backing on to Main Street. He encouraged the applicant to refer back to the first set of plans that were submitted for a different carwash for better circulation.

Planner Harris indicated that details for the dumpster enclosure materials need to be provided to the City. He also indicated that the plans currently show about 29% of the landscaping as grass, adding that City code requires no more than 20% grass on the site.

Engineer Lundell discussed the storm drainage at the site. He pointed out that water storage needs to take into consideration the existing basin installed on the site.

Manager Beagley made a motion to table the Quick Quack Carwash Site Plan so that redline items such as circulation and storm drainage can be addressed. Building Official Spadafora seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

3. Meeting Minutes Approval

Fire Chief Lind made a motion to approve the April 9, 2024, DRC Meeting Minutes. Public Works Director Callaway seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

Adjournment

Manager Beagley made a motion to adjourn.

The meeting was adjourned at 10:28 a.m.



Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder