



DRC Members in Attendance: Engineer Jon Lundell, Building Official Randy Spadafora, Public Works Director Jason Callaway, Fire Department Representative Derek Spencer, City Manager Norm Beagley, Assistant City Manager Jason Bond, Police Chief Rodney Hurst

Others in Attendance: Senior Planner Loren Wiltse, Planner Camille Moffat, Assistant Stephanie Christensen, Recorder Amalie Ottley, Postmaster Jon Mendenhall, Applicant Colby Anderson (CIR Engineering)

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

AutoZone Site Plan Review

A commercial site plan review for a proposed retail business located at 50 W Main St.

Building Official Randy Spadafora had no comments.

The applicant, Colby Anderson, brought up recent meetings with UDOT in which UDOT expressed concerns about access to the building site from Main Street and required that the drive approach be relocated as the proposed access is too close to the existing post office driveway. The applicants are planning on flipping the site plan to place the proposed building on the east side of the lot.

Public Works Director Callaway brought up water meter sizes and utility connection sizing and location. Engineer Lundell stated that the proposed sewer lines and water lines seem large for the projected volume of water usage at the site. The larger water connections and sewer laterals could affect impact and meter hook-up fees. The DRC indicated our standards require poly pipe material for the water lines. Engineer Lundell brought up potential issues and proposed discussion to relocate service meters away from Main Street and within the Center Street right-of-way. Director Callaway discussed landscaping and trees at the entryway to the site. The DRC discussed the guidelines in the city code that address site triangulation and tree specifications.

Derek Spencer from the Fire Department initially had no comments but did discuss the recommendation of 30 feet for the entry way width to meet fire code standards. UDOT recommended a 26-foot-wide driveway. City Manager Beagley agreed to discuss the driveway standards with UDOT and the applicant in a later meeting. Members of the DRC also recommended that the building be fire sprinkled. As it's not required by code, and it's not a regular occurrence in other site plans, the applicant does not anticipate adding a fire sprinkling system to the building. The location(s) of the hydrants in relation to the site were discussed.

Police Chief Hurst recommended that AutoZone design a shared driveway with the Post Office at the Center Street access point. Manager Beagley pointed out future plans for the Main Street Widening project that included access points for businesses, focused on the Post Office. Members of the DRC, the applicant, and Postmaster Mendenhall discussed how a shared driveway between the two businesses could/would work. The DRC also discussed the fencing, landscaping, and screening requirements at the rear of the site along with USPS.

Assistant Manager Bond brought up the current city code requirements that state that only 2-story businesses are allowed in the Central Business District Zone on Main Street. He stated that the city is willing to look at an amendment to that code as AutoZone currently is proposed as a one-story building. As code amendments may take additional time, he recommended and inquired if AutoZone would be willing to add a mezzanine space to the building to meet the code as it stands now.

The DRC and applicant discussed another access to the property on the west side of the site. The city encouraged connectivity to the existing businesses that will neighbor the AutoZone site.

Engineer Lundell pointed out that a photometric plan for the site must be submitted. He also requested anticipated Average Daily Trips (ADT) numbers for the site. Engineer Lundell addressed parking requirements and width requirements between stalls and the building. The DRC discussed the planned access in and out of the site that could change with the Main Street Widening project anticipated in 2023. Engineer Lundell spoke to the requirement for a storm drain report that includes the infiltration rate and retention. Percolation rates are required to be confirmed by a geotechnical engineer or city engineers. Assistant Manager Bond commended the applicant on the building and landscaping renderings. Manager Beagley brought up a manhole that could potentially come into conflict with the relocation of the building. Manager Beagley stated that the city will work with the applicant to determine what will be required with the manhole when the updated site plans are submitted. Lastly, signage for the site was discussed.

Manager Beagley motioned to table the AutoZone Site Plan Review for a later meeting so that redlines and discussion items may be addressed. Assistant Manager Bond seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Rep. Derek Spencer	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Director Jason Bond	Yes
Building Official Randy Spadafora	Yes
Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

Meeting Minutes Approval

November 11, 2022

Manager Beagley motioned to approve the DRC Meeting Minutes from November 11, 2022. Building Manager Official Spadafora seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Rep. Derek Spencer	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Director Jason Bond	Yes

Building Official Randy Spadafora
Engineer Jon Lundell

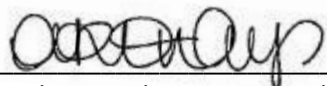
Yes
Yes

Motion passed unanimously in favor.

Adjournment

The meeting was adjourned at 11:07 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder