



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

Others in Attendance: City Recorder Amalie Ottley, Senior Planner Loren Wiltse, Planner Camille Moffat.

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

1. O'Reilly's Auto Parts Site Plan

A commercial site plan review for a proposed retail business located at approximately 500 W. Main Street.

Various representatives for the applicant attended the meeting via Zoom.

Building Official Spadafora indicated that the address for the site would be 475 W. Main Street.

Director Callaway reminded the applicant of the two pressurized irrigation (PI) lines on 30 South that will need to hook into a 4-inch line rather than a 10-inch line. He added that culinary water will come to the site off of 500 West and sewer from 30 South.

Fire Chief Lind inquired about the width of egress/ingress on Main Street stating that widening the access would allow for a better turning radius and emergency vehicle access. He also expressed concern about the line-of-sight coming in and out of the driveways and possible parking hazards on Main Street itself in front of the store. Manager Beagley recommended that the curbs near the entrance/exit and at the intersection be red curbed to address those concerns.

Officer Shepherd had no comments.

Engineer Lundell pointed out that a storm drain report including calculations for storm drainage and retention areas was not received. Engineer Lundell added that elevations will need to be reviewed by the Architectural Review Committee (ARC). Engineer Lundell discussed the need for the applicant to coordinate with UDOT to receive approval for access on Main Street. The applicant indicated that they are still in the preliminary stages of putting applications together for UDOT. Members of the DRC discussed with the applicant the importance of receiving approval from UDOT first thing so that the site plans can be reviewed more in depth. They discussed the possibility of access along other streets should UDOT deny access on Main Street, which could/would in turn change the layout and orientation of the site plan. Engineer Lundell reviewed the upcoming Main Street widening project which would affect how O'Reilly's may be required to construct roadway improvements. Engineer Lundell pointed out on the plat where right-of-way dedications will need to be noted with a legal description and approval by the City Council. Engineer Lundell pointed out that City Code currently allows for a maximum depth of 3 feet for storm drain retention ponds. The current plans appear to show a 4 foot depth. Assistant Manager Bond discussed the potential of changing the orientation of the site plan allowing for the storm drainage retention to be placed on the lower/lowest part of the property maximizing storm water potential and cost savings in digging those retention ponds. Assistant Manager Bond noted that per City Code requirements, building frontages generally need to be oriented towards the main street for which they front. He indicated that the City would be willing to work with the applicant as the parcel is a unique

shape and somewhat faces the bend along Main Street and three different streets. Engineer Lundell noted that curb, gutter, and sidewalk will need to be installed at the site along all three frontages. Assistant Manager Bond discussed the City Code requirement for commercial sites to have fencing along adjacent residential zones as well as the elementary school. applicant agreed that fencing along the east and south sides of the property makes more sense. (Assistant Manager Bond later clarified what types of fencing is allowed at the site.) Engineer Lundell discussed the City Code requirement to landscape 50% of the building on all frontages. He added that the city will work with the applicant on landscaping through ARC approval to make sure landscaping doesn't obstruct site triangles. Members of the DRC discussed landscaping in the right of way/open space area being low impact such as rock mulch or hydroseed. The applicant discussed the type of seed that they plan on placing at the site.

Manager Beagley made a motion to table the O'Reilly's Auto Parts site plan until such time that redlines and approval from UDOT are addressed. 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
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

2. Meeting Minutes Approval

Manager Beagley made a motion to approve the DRC Meeting minutes from May 23rd, 2023. Chief Lind seconded the motion.

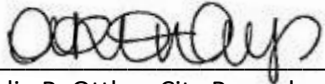
Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

Adjournment

The meeting was adjourned at 10:33 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder

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