



DRC Members in Attendance: City Engineer Jon Lundell, Emergency Manager Chris Lindquist, Public Works Director Jason Callaway, Building Official Randy Spadafora, Senior Planner Ryan Harris, Assistant City Manager Jason Bond, and Police Officer Kayson Shepherd.

Others in Attendance: City Recorder Amalie Ottley, EIT Megan Wilson, Planner Aspen Stevenson, Alex Rugg (CentraCom), Steven Lord (Quick Quack Car Wash), and Ron Isackson and Cory N. via Zoom (Les Schwab).

1. Les Schwab Site Plan

A site plan review of a proposed tire retail store located at 98 N. 500 E. (The previous Les Schwab site plan application expired.)

The applicants Ron Isackson and Cory N. attended the meeting via Zoom.

Building Official Spadafora confirmed that there were no changes in addressing between the time that the applicant filed the first application versus now.

Emergency Manager Lindquist had no comments.

Police Officer Shepherd had no comments.

Senior Planner Harris discussed minor changes that need to be made to the landscaping plan. The amount of grass at the site needs to be reduced from 27% to 20% and where the grass is reduced, plants need to be installed. He also pointed out that three trees need to be added on the northwest side of the site.

Assistant Manager Bond indicated that the Architectural Review Committee (ARC) approved the architectural elements of the building for the first application. As those elements have not changed, ARC is not required for this set of plans. Senior Planner Harris added that the applicant must follow the plans set forth and approved by the ARC as they address the trees on the rear-facing side of the building.

Engineer Lundell had no additional comments.

Senior Planner Harris made a motion to conditionally approve the Les Schwab Site Plan on the condition that all redlines are addressed. Emergency Manager Chris Lindquist seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Safety Manager Chris Lindquist	Yes
Assistant City Manager Jason Bond	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

2. Quick Quack Car Wash Site Plan

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

The applicant Steven Lord attended the meeting.

Building Official Spadafora had no comments.

Emergency Manager Lindquist had no comments.

Officer Shepherd pointed out that a stop sign needs to be installed at the north exit from the site.

Senior Planner Harris pointed out that commercial signs are not approved through the site plan process but rather with a sign permit application through the Community Development Department.

Engineer Lundell indicated that written confirmation and approval for the north ingress/egress needs to be provided to the City from the property owner (CJM), Mountain Fuel Supply, and East Santaquin Irrigation Company stating in writing that they are okay to relocate their access. He added that the proposed storm drainage plan needs to match with the utility plan. Engineer Lundell also discussed the 15-foot irrigation easement on the east side of the property and stated that the applicant must provide written documentation if that easement is to be vacated.

Senior Planner Harris made a motion to conditionally approve the Quick Quack Car Wash Site Plan on the condition that all redlines be addressed. Building Official Randy Spadafora seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Safety Manager Chris Lindquist	Yes
Assistant City Manager Jason Bond	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

3. Traffic Control Request

Review of a traffic control request for a crosswalk at the intersection of Royal Land Drive and Center Street. (This traffic control request was tabled at a DRC meeting in May 2024 to allow for the police department to work with Nebo School District to determine the safe school crossing zones in the area.)

Building Official Spadafora inquired if a crosswalk was installed at the intersection if a crossing guard would be required. Public Works Director Callaway indicated that depending on how crosswalks are painted determines if they are manned or not.

Engineer Lundell added that crosswalks can provide members of the public with a false sense of security. He indicated that based on the Manual on Uniform Traffic Control Devices (MUTCD), which is

the national standard used to determine what traffic control devices are applicable for an area. The traffic in the area does not constitute any additional stop signs or crosswalks.

Assistant Manager Bond pointed out fencing around the school and neighboring homes in the area. He added due to the fencing, the appropriate place to cross the street would be the existing crosswalk at Orchard Cove Drive and Center Street.

Safety Manager Chris Lindquist inquired about the impetus behind the traffic control request. Engineer Lundell indicated that the applicant had concerns about school children using the intersection of Royal Land Drive and Center Street to cross rather than crossing at Orchard Cove Drive. Public Works Director Callaway encouraged residents to review the safe route walking areas provided by the school district.

Public Works Director Callaway made a motion to deny the Traffic Control Request for a crosswalk at the intersection of Royal Land Drive and Center Street. Police Officer Shepherd seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Safety Manager Chris Lindquist	Yes
Assistant City Manager Jason Bond	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

4. Meeting Minutes Approval

Building Official Spadafora made a motion to approve the August 13, 2024, DRC Meeting Minutes. Officer Shepherd seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Safety Manager Chris Lindquist	Yes
Assistant City Manager Jason Bond	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

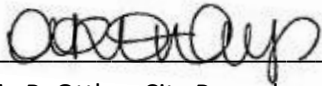
The motion passed.

Adjournment

Assistant Manager Bond made a motion to adjourn.

The meeting was adjourned at 10:25 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder

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