



DRC Members in Attendance: Building Manager Randy Spadafora, Megan Wilson representing the Engineering department, City Manager Norm Beagley, Assistant City Manager Jason Bond, Public Works Director Jason Callaway, Fire Marshall Taylor Sutherland.

Police Chief Rodney Hurst and Engineer Jon Lundell were excused from the meeting.

Others in Attendance: Senior Planner Loren Wiltse, Planner Camille Moffat, Recorder Amalie Ottley, Assistant Stephanie Christensen, Fire Chief Ryan Lind, Blake & Dain Murdock, and Kevin Hunt with New Concepts Construction on behalf of the applicant.

Various members of the public attended the meeting.

Assistant Manager Bond called the meeting to order at 10:00 a.m.

Murdock Ford Site Plan

A commercial site plan review for a proposed car dealership located at 985 W. Summit Ridge Parkway.

Building Manager Spadafora had no suggestions.

Fire Marshall Sutherland inquired about fire lines going into the property. He discussed the requirement for the fire lines to run on a loop system. He added that there needs to be a dedicated line for the fire suppression system. Manager Beagley clarified and confirmed with fire department staff that the water line loop that goes around the building and is connected to hydrants must be completely separate from the fire line that connects the building's indoor fire sprinkler system. The DRC discussed requirements for both the building fire sprinkler and culinary systems as well as hydrant placement on the site. Fire Marshall Sutherland pointed out that, depending on where the fire riser room will be located in the building, the fire line for the suppression system going into the building will need to be connected to a fire hydrant somewhere in the parking lot within 100 feet of the room.

Public Works Director Callaway pointed out that the curb and driveway will have to be cut at the intersection nearest to the building. He asked that the city be able to partner with the developer in cleaning up the existing asphalt in that intersection at the same time as the curb and driveway are under construction. Director Callaway discussed with the applicant they may not need a 4-inch culinary water service connection and recommended, for ease and cost, to reduce the connection to a 2-inch size. The contractor is having the mechanical engineer look into that at the present time.

Manager Beagley addressed the proposed sawcut line along South Ridge Farms Road and stated it must be located outside of the vehicle wheel path. Assistant Manager Bond pointed out sections of the plans that require clearer notes and labels. The DRC and applicant discussed the requirement for a full landscape plan that will be taken into consideration in the future and that architectural renderings are needed and will be considered at a future Architectural Review Committee (ARC) meeting. An ARC meeting will be set when the city receives building renderings. The applicant inquired about specifications for the photometric plan. The DRC and applicant discussed the area on the plan marked as

“undisturbed.” The DRC encouraged the applicant to make minimal improvements to the undisturbed area to mitigate weeds and unsightliness as part of the current site plan process. Items on the site plans that were missing labels were discussed. The DRC and applicant reviewed the perpetuation of the asphalt trail that runs along Summit Ridge Parkway. A Public Access Easement for parts of the asphalt trail located on private property will need to be submitted to the City. The DRC discussed Fire Code and City Code regulations for spacing between parking spaces along and around areas close to the building. Megan Wilson pointed out the proposed inlet connection to the city storm drain is not allowed. Manager Beagley stated that according to the city code, the co-mingling of private stormwater and right-of-way stormwater is not allowed. The DRC discussed that a drainage area for the swale on the eastern side of the property must be provided. Assistant Manager Bond stated that a full storm drain report needs to be provided with percolation rates and runoff calculations, etc. Waterline sizes and locations were brought up again and discussed along with P.I. lines. Megan Wilson pointed out that rebar in the city curb and gutter is not allowed but is okay in the private curb and gutter. Manager Beagley requested that details be included on the site plans for city improvements and standards versus the plans for the private property areas.

The applicant inquired about geo-technical issues that they are running into on the site and asked if they are allowed to proceed with the soil’s hydro-collapse process. Manager Beagley encouraged the applicant to submit a preliminary building permit so that processes at the site can press forward. Building Manager Spadafora agreed that a building footing and foundation building permit could be allowed for that instance.

Manager Beagley made a motion to approve the Murdock Ford Site Plan with the condition that all redlines be addressed to include ARC approval of building renderings. Building Manager Spadafora seconded the motion.

Police Chief Rodney Hurst	Absent
Public Works Director Jason Callaway	Yes
Fire Marshall Taylor Sutherland	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Director Jason Bond	Yes
Building Official Randy Spadafora	Yes
Engineer Jon Lundell	Absent

Motion passed unanimously in favor.

Meeting Minutes Approval

October 25, 2022

Manager Beagley motioned to approve the DRC meeting minutes from October 11, 2022. Building Manager Spadafora seconded the motion.

Police Chief Rodney Hurst	Absent
Public Works Director Jason Callaway	Yes
Fire Marshall Taylor Sutherland	Yes
City Manager Norm Beagley	Yes

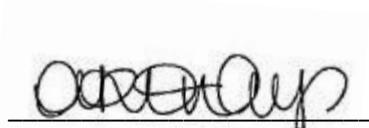
Assistant City Manager Director Jason Bond	Yes
Building Official Randy Spadafora	Yes
Engineer Jon Lundell	Absent

Motion passed unanimously in favor.

Adjournment

The meeting was adjourned at 10:38 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder