



DRC Members in Attendance: City Manager Norm Beagley, Assistant City Manager Jason Bond, City Engineer Jon Lundell, 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 Ryan Harris, Engineer Megan Wilson, Michael Romero, Alex Rugg, Gavin West.

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

1. BDS Commercial /Industrial Site Plan

A site plan review of a proposed industrial site located at approximately 390 N. Summit Ridge Parkway.

Gavin West, Project Manager for Atlas Engineering, attended the meeting on behalf of the applicant.

Building Official Spadafora stated that addressing has been completed for the site.

Public Works Director Callaway asked that the applicant call out all water lines and meters on the plans. He confirmed with Engineer Lundell that the City has plans to build a sewer line to the site in the future. He added that all culinary water lines must have a minimum of 10-feet of clearance from any sanitary sewer line. Director Callaway discussed the locations of the meter boxes, pointing out that it's not ideal to have them attached to the building as most leaks occur in the meter boxes. Manager Beagley recommended that a corp stop be placed on both the culinary and PI water laterals. Additionally, the poly pipe from the saddle to the meter must be a continuous line. No joints will be allowed.

Fire Chief Lind pointed out that fire hydrants are missing from the plans. He explained where multiple hydrants need to be placed on the site as well as the need to install a sprinkling system to the building itself. Chief Lind also added that a dedicated fire line needs to be installed at the site to facilitate a Fire Department Connection (FDC). He asked that hydrants be installed on the northeast side of the building as well as the northwest. Members of the DRC discussed where to have the two hydrants installed and possibly looped at the site.

Officer Shepherd from the Police Department had nothing to add.

Assistant Manager Bond discussed that although the landscaping areas of the plans don't fully meet the City Code, the DRC was willing to make provisions for the applicant as they will work with the City to participate with the city in landscaping the eastern corner of the intersection. He asked that the applicant reconsider the location of the dumpster on the site to a location less visible to traffic on US Highway 6. Moving the dumpster to the southeast corner of the project would also help meet City Code requirements for landscape buffer and screening requirements. He added that because there is future development anticipated at the site, the City will work with the applicant to move forward with these site improvements.

Engineer Lundell and Manager Beagley discussed the requirements for site lighting. The applicant will need to submit a photometric plan for lighting to the City for review. Pedestrian circulation around the building will need to be adjusted to meet the 6-foot requirement in the City Code. Manager Beagley inquired what the applicant's plan is for storm drainage. The applicant indicated that storm drainage is

accounted for in the grading plan. Engineer Lundell discussed in more detail the plan for the sewer line at the site, stating that plans are moving forward for completion of the needed sewer infrastructure in approximately Spring of 2024. He added that if the applicant anticipates being in the building prior to the sewer being completed, a plan must be in place for temporary sewer maintenance and or a septic system. Manager Beagley discussed possibly installing a temporary septic system to be in place prior to the installation of the sewer line.

Director Callaway asked that a stop sign be added to the plans at Summit Ridge Parkway.

Manager Beagley made a motion to table the BDS Site Plan so that redlines may be addressed. 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

The motion passed unanimously.

Meeting Minutes Approval

2. Manager Beagley made a motion to approve the DRC Meeting Minutes from July 11, 2023. 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
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed unanimously.

3. Manager Beagley made a motion to approve the DRC Meeting Minutes from July 25, 2023. Building Official Spadafora seconded the motion.

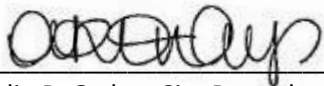
Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed unanimously.

Adjournment

The meeting was adjourned at 10:22 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder