



DRC Meeting Minutes
Tuesday, July 27, 2021

DRC Members in Attendance: Engineer Jon Lundell, Officer Russ Woodland, Building Official Randy Spadafora, Fire Chief Ryan Lind, Community Development Director Jason Bond and City Manager Ben Reeves.

Others in Attendance: Shawn Young AWA, Jillian Koop representing Tommy's Car Wash (Attending Via Zoom).

Mr. Lundell called the meeting to order at 10:01 a.m.

Commercial Building in Ridley's Development (Tommy's Car Wash)

A site plan review of a commercial building which will be located at approximately 60 N. and 400 E.

Mr. Lundell noted that DRC is the final approval body for this site plan.

Fire: Chief Lind asked if cars will be exiting on the north side? Mr. Young explained that the cars will enter at the south and exit to the north. Chief Lind expressed concern regarding the water coming onto 400 E. and freezing in the winter.

Planning and Zoning: Mr. Bond clarified that this site plan has gone through architectural review and received conditional approval. After DRC site plan approval, they can move forward with bonding and getting a building permit.

Engineering: Mr. Lundell stated that a photometric plan is required for all commercial site plans. He asked where the developer is proposing to put a trash enclosure on the site? Mr. Young indicated that they would like to have a shared trash enclosure with either Fiiz or Macey's. Mr. Lundell stated that if they were to have a shared trash enclosure written permission would be needed from Mr. Ridley.

Mr. Lundell asked how the traffic will be directed through the entry to the car wash as there are two lanes at the entrance and only one going into the carwash. Mr. Young clarified that there will be two types of lanes, but the intent is to have one car entering at a time. Mr. Lundell asked that striping for lanes is provided on the plans to provide clarity. Mr. Bond suggested that there is either hatching or a sign in the red highlighted area (to the north of the building) which states no standing, idling, etc. so that traffic flow around the car wash doesn't get blocked. Mr. Lundell asked that the developer provide verification regarding the occupancy, number of employee's, etc. to ensure that the parking is adequate. Mr. Young explained that their intent is to have some shared parking with Macey's. Mr. Bond indicated that approval from the Planning Commission and documentation from Macey's for the shared parking would be required.

Mr. Lundell explained that if a retaining wall is more than 4 feet in height, a building permit and engineering will be required. He asked that the developer provided the anticipated water usage for the site; as this will allow for the calculation of the culinary water impact fee, as well as water dedication requirements. Mr. Young illustrated that they reclaim water within the system to keep water usage minimal. He stated that he will provide numbers. Mr. Lundell also asked that they provide the anticipated concentration of soaps & silts that come out in the wastewater after any

onsite treatment: to ensure that it won't be detrimental to the City's wastewater treatment system. Mr. Lundell indicated that all curb inlets require a 3-foot sump per City Standards and Specifications. He also noted a proposed tree in the landscaping plans which is located within the intersection. He explained that an adequate clear view area needs to be provided and the tree may need to be removed.

Mr. Spadafora asked if there will be a grease trap? Mr. Young answered that there will be multiple grease traps within the treatment vaults. Mr. Lundell asked how often the reclaim tanks will be cleaned out? Ms. Koop stated that on average they are cleaned out monthly, but it is done according to usage. Mr. Lundell stated that he plans to discuss the water usage, and reclamation process with Mr. Callaway, Public Works Director.

No comments from Police, Administration or Building Official.

Motion: Mr. Reeves motioned to approve the Site Plan for Tommy's Car Wash conditioned upon, the redlines being addressed, and the shared parking agreement being reviewed and approved by the Planning Commission. Chief Lind seconded. The motion passed unanimously in the affirmative.

Traffic Control Device Request- Apple Valley Crosswalk Sign

The DRC will review a request for non-flashing crosswalk signs going east/west in front of Apple Valley Elementary School located at approximately 105 E. 770 N.

Mr. Lundell explained that Principal Argyle of Apple Valley Elementary School requested that school crossing signs be placed east and west bound on the road in front of the school. He pointed out the crosswalk which has been added in front of the school. Mr. Lundell noted that this crosswalk will be manned by the school district. Mr. Bond clarified that these signs would supplement the existing crosswalk and better bring it to people's attention.

Motion: Mr. Reeves motioned to approve the request for the crosswalk signs in front of Apple Valley Elementary School. Chief Lind seconded. The motion passed unanimously in the affirmative.

MEETING MINUTES APPROVAL

July 13, 2021

Motion: Chief Lind Motioned to approve the minutes from July 13, 2021. Officer Woodland seconded. The motion passed unanimously in the affirmative.

AJOURNMENT

The meeting was adjourned at 10:29 a.m.

Jon Lundell, City Engineer

Kira Petersen, Deputy Recorder