



DRC Members in Attendance: City Engineer Jon Lundell, City Manager Norm Beagley, Assistant City Manager Jason Bond, Public Works Director Jason Callaway, Fire Marshall Taylor Sutherland.

Police Chief Rodney Hurst and Building Official Randy Spadafora were both excused from the meeting.

Others in Attendance: Fire Chief Ryan Lind, Recorder Amalie Ottley, Planner Camille Moffat, Assistant Stephanie Christensen, and Conner Atkin on behalf of Tagg-N-Go.

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

Tagg-N-Go Site Plan Preliminary Review

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

Engineer Lundell pointed out that the applicant has adjusted, since the previous submittal, the location of the site entrances and exits and moved them to the east access road.

Fire Marshall Sutherland addressed his concerns with landscaping at the entrances. He wanted to make sure that visibility issues were not created by the trees at those entrances. Manager Beagley instructed the applicant to look at site triangles in the city code to reference placement of trees at the site.

Manager Beagley inquired if a cross-gutter is shown at the entrance on 500 East. Mr. Lundell stated that it would be a continuation of the gutter as part of the subdivision improvements. They discussed the cutting of the gutter to allow for access to the site and addition of the radii and concrete apron. Manager Beagley pointed out that access roads east of 500 East are not city roads and as such would not be serviced by city snowplows. Snow removal would then be left up to the site/company owners. Mr. Lundell pointed out that with the concrete apron, the water flows need to flow down and catch the curb inlet and not build up on any ADA ramps. Improvements along 500 East such as sidewalk and landscaping were shown on both the site plan and the previously approved subdivision plans.

Director Callaway thanked the applicant for sending over samples of the heavy metals disposed of from the site. He asked if the applicant could provide a PH of the water leaving the site that goes into the city's sewer system. Mr. Lundell asked for more detail on the grease trap chambers and wastewater plans. The applicant stated that plans will be submitted from a similar site.

Assistant Manager Bond appreciated the applicant's willingness to relocate the access points at the site. He stated that Architectural Review Committee (ARC) approval will be required for the building and will be scheduled as needed.

Manager Beagley confirmed with planning and zoning that building setbacks meet all the requirements along the west side of the building. He asked about the grading and location of the grease traps and corresponding flows. The applicant confirmed that the locations of the grease traps have been discussed and considered in their plans. Manager Beagley pointed out that water use and volume data needs to be

submitted so that impact fees can be determined and so that the developer understands how much those impact fees will be.

Mr. Bond inquired about the shape of the sidewalk at the corner on 500 East at the main access. Engineer Lundell confirmed that for ADA access the sidewalk jogs north to provide a safe walking route.

Engineer Lundell pointed out that cleanup items on the plans and all site improvements with the subdivision must be completed before a Certificate of Occupancy can be issued. Mismatched details on the plans need to be clarified.

The applicant stated that he just submitted the water usage details to the city for review and will work on notes from today's meeting.

Assistant Manager Bond made a motion to approve the Tagg-N-Go site plan with the condition that redlines be addressed as indicated and that ARC approval be given before a building permit is submitted. The motion was seconded by Fire Marshall Sutherland.

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| 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 |
| City Engineer Jon Lundell | Yes |
| Building Official Randy Spadafora | Absent |

Motion passed unanimously in favor.

Meeting Minutes Approval

Jason Callaway motioned to approve minutes from the July 26, 2022 DRC meeting. Motion seconded by Taylor Sutherland.

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| 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 |
| City Engineer Jon Lundell | Yes |
| Building Official Randy Spadafora | Absent |

Motion passed unanimously in favor.

ADJOURNMENT

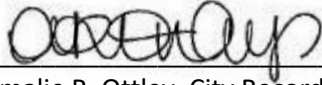
Assistant Manager Bond motioned to adjourn the meeting.

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| 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 |
| City Engineer Jon Lundell | Yes |
| Building Official Randy Spadafora | Absent |

Motion passed unanimously in favor.

The meeting was adjourned at 10:40 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder