



**DRC Members in Attendance:** City Engineer Jon Lundell, Assistant City Manager Jason Bond, Public Works Director Jason Callaway, City Manager Norm Beagley, Building Official Randy Spadafora, Police Chief Rod Hurst, Fire Chief Ryan Lind.

**Others in Attendance:** Recorder Amalie Ottley, Planner Camille Moffat, Senior Planner Loren Wiltse, Mike Andersen (Nebo School District), Brent Neil (Holiday Oil), Cameron Duncan (Ensign Engineering).

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

### **1. Nebo School District Animal Structure Site Plan**

*A site plan review of a public education facility located at approximately 400 East and E. Highline Canal Road.*

Mike Andersen from Nebo School District attended the meeting.

Engineer Lundell presented the Nebo School District Animal Structure Site Plan indicating that the plan had been tabled at a previous DRC meeting in order for redlines to be addressed. Since then, the city and the school district have met to go over the redlines. In response to redlines the district has added two fire hydrants to the property in order to provide emergency fire services. To service the water line the site plans show an 8-inch water line on the south end of the site traveling east on Royal Land Drive connecting to a 6-inch water line that then travels north connecting to the site.

Fire Chief Lind thanked the applicant for the installation of the fire hydrants at the site. He inquired if the School District will be installing a lock on the gate on their own or if they would prefer that the Fire Department do that. Mr. Anderson stated that a fire gate lock will be used, and a key will be provided to the Fire Department for access.

Building Official Spadafora had no comments.

Police Chief Hurst had no comments.

Public Works Director Callaway inquired where the water meter would be located. Engineer Lundell pointed out that the meter would be installed on the south 8-inch line that would be a private line for the time-being.

Manager Beagley encouraged the applicant to install the 8-inch water line according to city standards so that any future growth or road installation along that line will be fully inspected and installed accordingly. Manager Beagley also inquired if the road will be open cut on 200 East to connect the water line at that location. The applicant indicated that the plans are to open cut the road through a permit with the city and easement along the private property. Engineer Lundell confirmed that the permit and easement have been obtained.

Director Callaway discussed the possibility of putting in a smaller meter in order to save costs rather than the large 8-inch meter as planned. The DRC discussed how a smaller line and meter may be added to both meet code and save significant costs.

Manager Beagley made a motion to approve the site plan with the condition that the applicant be allowed to install a smaller meter on the south end of the property should they choose to do so. Chief Lind seconded the motion.

Police Chief Rodney Hurst	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

Motion passed unanimously in favor.

## **2. Holiday Oil Expansion Site Plan**

*A proposed site plan expansion of the existing gas station located at 330 E. Main Street.*

Brent Neil with Holiday Oil and Cameron Duncan with Ensign Engineering attended the meeting.

Engineer Lundell presented the Holiday Oil Expansion Site plan indicating that the plan had been tabled at a previous DRC meeting in order for various redlines and a possible code change to be addressed. The code change was approved allowing the DRC to make exceptions to the 30-foot access rule to be increased to 50-feet on a case-by-case basis. Mr. Duncan pointed out that plans were sent an hour prior to the meeting addressing the redline comments. Engineer Lundell added that the major redline concerns from the previous meeting were separation of storm drain tanks, access widths, landscaping, powerline placement, and the addition of fire hydrants. Because the plans were submitted so close to the meeting, city staff did not have a chance to review the plans.

Building Official Spadafora had no comments.

Police Chief Hurst had no comments.

Fire Chief Lind thanked the applicant for adding the fire hydrants to the plans and removing the trees from the egress/ingress line of sight.

Assistant Manager Bond made a motion to approve the Holiday Oil Expansion Site Plan on the condition that redline comments to be reviewed and approved by the Engineering Department. He added the access width exception be approved at 50-feet wide.

Manager Beagley inquired if the applicant is still working with Rocky Mountain power to make sure power is placed underground. Engineer Lundell confirmed the powerlines are included in the redlines.

Manager Beagley seconded the motion.

Police Chief Rodney Hurst	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

Motion passed unanimously in favor.

### 3. Traffic Control Request (645 Stone Brook Lane)

Engineer Lundell presented a traffic control request that was submitted by a resident for a child with disabilities on Stone Brook Lane in the Summit Ridge neighborhood.

Building Official Spadafora inquired where the sign would be placed if it were approved. The DRC discussed the public utility easements and right-of-way on Stone Brook Lane and the difficulty of placing a sign on either side. Engineer Lundell and Manager Beagley added that the guidelines provided by the Manual on Uniform Traffic Control Devices (MUTCD) for similar signage would have to be taken into consideration if the request was approved.

Police Chief Hurst expressed his concerns with signs being placed in and around the city and being tracked should families move or change locations. Engineer Lundell addressed previous denials for signage mentioning studies have been conducted showing no significant improvement in safety because of sign fatigue and a false sense of security.

Director Callaway echoed Chief Hurst's concerns. He stated that traffic in that neighborhood is minimal and there may be better ways to address residents' concerns. He also added his own concerns for maintenance of these types of signs.

Fire Chief Lind had no comments.

Assistant Manager Bond echoed Engineer Lundell's statements regarding a false sense of security for neighborhoods with these signs. He added that if residents are concerned about speeding in the area, an officer may be placed there to observe and monitor public safety.

Public Works Director Callaway made a motion to deny the traffic control request at 645 Stone Brook Lane. Police Chief Hurst seconded the motion.

Police Chief Rodney Hurst	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

Motion passed unanimously. The request was denied.

#### 4. Meeting Minutes Approval

Manager Beagley motioned to approve meeting minutes from April 11<sup>th</sup> and April 25<sup>th</sup>, 2023. Chief Lind seconded the motion.

Police Chief Rodney Hurst	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

Motion passed unanimously in favor.

#### Adjournment

The meeting was adjourned at 10:24 a.m.

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Jon Lundell, Engineer



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Amalie R. Ottley, Recorder