DRC Members in Attendance: City Engineer Jon Lundell, City Planner Aspen Elmer, Building Official Jared Shepherd, Public Works Director Jason Callaway, Police Lieutenant Mike Wall and City Manager Norm Beagley.

Excused: Fire Marshal Allen Duke

Others in Attendance: Community Development Director Morgan Brim, Engineer Megan Wilson, Deputy City Recorder Gwen Butters and other members of the public.

Lundell called the meeting to order at 10:03 a.m.

NEW BUSINESS
1. Citadel Storage Subdivision

The Committee reviewed the proposed Citadel Storage Subdivision, located near 120 East and 690 South, immediately west of Orchard Hills Elementary School. This was the second review of the subdivision application. Discussion was limited to the subdivision and associated infrastructure improvements, rather than the proposed site development.

Elmer requested a landscaping plan for the proposed trail area and the necessary property owner acknowledgments. It was clarified that acknowledgments or other appropriate documentation would be needed for all affected properties, including the existing residence and adjacent properties where improvements are proposed.

Callaway discussed existing irrigation infrastructure and stormwater drainage in the northwest portion of the property. The applicant confirmed that the proposed 42-inch drainage improvements had been reviewed by the irrigation company. The Committee requested that the plans clearly identify the existing drainage channel and easement, with notes indicating that these areas will remain undisturbed and accessible.

Wall recommended fencing near the existing drainage culvert to discourage unauthorized access, particularly by children, while maintaining emergency access.

Additional discussion addressed necessary property transfers and boundary line adjustments along 100 East and 120 East. Any vacation of City-owned property will require City Council approval, and all necessary property transactions must be completed before the subdivision plat is recorded. The Committee also discussed a possible radius dedication at the corner to improve pedestrian access and accommodate future sidewalk or trail improvements.

The applicant clarified that the anticipated development has changed from storage units to a combination of office and warehouse uses. Although the site plan was not under consideration, this change prompted additional discussion regarding utility requirements.

The Committee identified several items requiring clarification or revision, including stormwater chamber setbacks, sidewalk and trail connectivity, recorded boundary line adjustments, landscaping within areas proposed for City dedication, and final written approval from the irrigation company.

The Committee also discussed the need to show adequate sewer, culinary water, and fire protection services. Attention was given to whether City code requires sewer infrastructure to extend along the subdivision frontage, regardless of the proposed use. The applicant was directed to identify appropriate utility connections and potential fire line extensions or looping. Fire Department comments will also be obtained.

No further comments from the DRC Committee were received.

Beagley made a motion to table the Citadel Storage Subdivision application pending resolution of the outstanding comments and submission of revised plans. Callaway seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Jared Shepherd	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshal Allen Duke	Absent
Assistant City Manager Jason Bond	Yes

The motion passed.

2. Summit Ridge Parkway Maverik

The Committee reviewed the resubmitted site plan for the proposed Maverik gas station renovation near Summit Ridge Parkway and the frontage road. The application involves remodeling an existing commercial facility, including removal of the car wash, building modifications, revised fuel and RV facilities, and associated site improvements. The application had previously been tabled to allow the applicant to address outstanding comments.

Elmer reviewed landscaping requirements, including trees within planter islands and landscaping around the dumpster enclosure. The Committee discussed the proposed enclosure, which will be located directly against the expanded building. Because of this configuration, the Committee agreed that landscaping on two sides would be appropriate rather than the typical three-sided requirement.

The Committee also reviewed driveway widths exceeding 30 feet. The applicant confirmed that UDOT had approved the proposed driveway modifications, including the widened southern access.
Building staff discussed demolition and construction permits. The applicant was reminded that appropriate permits must be obtained for demolition of the car wash and any structural, electrical, or plumbing modifications to the existing building.

Callaway requested that the abandoned culinary water connection serving the car wash be properly disconnected and documented on the plans. The Committee also discussed existing water meters, pressurized irrigation connections, and potential backflow prevention requirements.

The applicant explained that stormwater will be managed through a combination of surface retention and underground storage chambers. The Committee acknowledged the proposed improvements and discussed their relationship with vehicle circulation.

Additional discussion focused on the proposed RV dump station. The Committee requested further details regarding grading, curbing, drainage, and spill containment. The applicant was encouraged to reference the existing Maverik facility on Main Street for an example of acceptable RV dump station design. Required signage must also comply with applicable City and State standards.
The Committee discussed potential water dedication and impact fees associated with the new RV facilities, including whether removal of the existing car wash could provide any applicable offsets. Concerns were also raised regarding construction phasing, particularly the potential conflicts between ongoing landscaping improvements, vehicle circulation, and operation of the store. It was recommended that landscaping along Summit Ridge Parkway and the frontage road be completed during the first phase, with improvements toward the rear of the property completed during the second phase. The applicant was encouraged to reevaluate the proposed construction sequence to minimize disruptions.

The Committee confirmed that the proposed development meets parking requirements, although parking availability during construction may require further verification.

No further comments from the DRC Committee were received.

Wall made a motion to approve the Maverik site plan, subject to resolution of all outstanding redline comments, approval of the proposed 50-foot driveway approaches, and allowance of landscaping on two sides of the dumpster enclosure. Callaway seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Jared Shepherd	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshal Allen Duke	Absent
Assistant City Manager Jason Bond	Yes

The motion passed.

3. Traffic Control Request – Stop Sign at Longview and Sageberry Drive

The Committee reviewed a request to install additional stop signs for eastbound and westbound traffic on Sageberry Drive at the intersection with Longview Road and Vista Ridge Drive. Existing stop signs currently control traffic entering the intersection from Longview Road and Vista Ridge Drive.

The request was submitted in response to concerns regarding vehicle speeds along Sageberry Drive. Engineering conducted a seven-day traffic study, which recorded approximately 4,022 vehicle trips, representing an average daily traffic volume of 575 vehicles.

The study identified an 85th-percentile speed of 28 miles per hour, with most vehicles traveling between 20 and 24 miles per hour. Although some speeding was observed, the results did not indicate a significant speeding problem or justify additional stop signs.

The Committee discussed guidance established by the Manual on Uniform Traffic Control Devices (MUTCD), which discourages using stop signs solely to control vehicle speeds. It was also noted that Sageberry Drive functions as a collector-type roadway, while Longview Road and Vista Ridge Drive are minor intersecting streets. The existing stop sign configuration is consistent with that roadway hierarchy.

Lundell further explained that the recorded traffic volumes fall substantially below applicable thresholds typically considered when evaluating additional intersection controls.

The Committee generally agreed that additional stop signs were not warranted based on the traffic study, roadway classification, and applicable traffic control standards. Increased police enforcement was identified as a more appropriate response to isolated speeding concerns.

No further comments from the DRC Committee were received.

Wall made a motion to deny the traffic control request for a stop sign at Longview and Sageberry Drive. Shepherd seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Jared Shepherd	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshal Allen Duke	Absent
Assistant City Manager Jason Bond	Yes

The motion passed.

4. MEETING MINUTES APPROVAL – September 8, 2026

Callaway made a motion to approve the DRC meeting minutes from September 8, 2026. Elmer seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Jared Shepherd	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshal Allen Duke	Absent
Assistant City Manager Jason Bond	Yes

The motion passed.

ADJOURNMENT

Beagley made a motion to adjourn the meeting.

The meeting was adjourned at 11:07 a.m.

Jon Lundell, City Engineer

Gwen Butters, Deputy City Recorder