

**Adopted Minutes  
Development Review Committee  
February 19, 2003**

The meeting was called to order at 10:05 a.m. by Richard Heap.

Staff Members Present: Richard Heap, Engineering/Public Works Director; Emil Pierson, Planning Director; S. Junior Baker, City Attorney; Jeff Foster, Electric Superintendent; Dee Rosenbaum, Public Safety Director; Richard Nielson; Assistant Public Works Assistant; Marvin Banks, Public Works Superintendent; Ryan Baum, Public Works Inspector; Nate Crow, GIS Specialist and Marlo Smith, Engineering Secretary.

Representatives Present: Tom Nagle, Roger Dudley, Scott Gifford and Kevin Hales.

**Design Review - Buns & Brews - remodel**

Mr. Pierson discussed the Buns and Brews remodel plans. All dirt will be removed and brick pavers or concrete will be installed.

Discussion took place regarding which water meter will be in concrete.

Mr. Pierson made a **motion** to approve Buns and Brews Design Review subject to the following condition(s):

1. Work with the Engineering Department to install the water meter,
2. Upgrade the Pressurized Irrigation Lid to a traffic-rated lid,
3. A bond will need to be posted for the trees in the park strip, and,
4. Trash cans are required in the courtyard.

Mr. Baker **seconded**, and the motion **passed** with a unanimous vote.

**Sonic Drive-In Subwaiver**

Mr. Pierson discussed the subwaiver requested at ShopKo for a Sonic Drive-In.

Mr. Nagle discussed the 50's style restaurant with rollerskaters delivering the food to cars. There will be no inside seating.

Mr. Heap expressed his concern about obtaining an access easement from ShopKo. A sewer line easement is also required.

Mr. Foster discussed the electrical transformer and stated the power must be trenched and in conduit. Mr. Nielson stated that the water could be stubbed in from Main Street with UDOT approval or stubbed in from 10<sup>th</sup> North.

Mr. Baker made a **motion** for approval of the Sonic Drive-In Subwaiver subject to the following condition(s):

1. The electrical issues needs to be worked out with the electric department,
2. An access easement is required to be recorded, and,

3. A sewer easement is also required to be recorded.  
Mr. Nielson **seconded**, and the motion **passed** with a unanimous vote.

### **Sonic Drive-In Site Plan**

Mr. Pierson made a **motion** for approval of the Sonic Drive-In Site Plan subject to the following condition(s):

1. The subwaiver is approved by the Planning Commission.

Mr. Foster **seconded**, and the motion **passed** with a unanimous vote.

### **Safe-N-Sound Storage Site Plan**

Mr. Pierson discussed the request to add more units to be on the West end of the of the three buildings and add a gravel RV parking to the North.

Discussion took place regarding the fire hydrant locations. Mr. Banks would like to see the fire hydrants relocated at the end of the proposed buildings.

Mr. Pierson stated that any trees that die after being transplanted will need to be replaced.

Mr. Nielson made a **motion** for approval of the Safe-N-Sound Storage Site Plan subject to the following condition(s):

1. The fire hydrants are required to be moved to the west end of the North Building, and,
2. A bond is to be collected for landscaping.

Mr. Baker **seconded**, and the motion **passed** with a unanimous vote.

### **Adjournment**

The meeting adjourned at 10:35 a.m.