

**Adopted Minutes
Development Review Committee
June 16, 2004**

The meeting was called to order at 10:05 a.m. by Emil Pierson.

Staff Members Present: Richard J. Heap, Engineering/Public Works Director; Emil Pierson, Planning Director; Ryan Bagley, Electric Department; Marvin Banks, Public Works Superintendent; Keith Broadhead, Public Works Inspector; Carl Johnston, Police Lieutenant; Ryan Baum; Public Works Inspector; Shawn Beecher, GIS Specialists; and Connie Swain, Deputy Recorder.

Citizens Present: Sean R. Cockrell, *Sorensen Dental Office*, Valerie Sorensen, *Sorensen Dental Office*, Sherman Huff.

Minutes

Mr. Pierson made a **motion** to table the minutes of April 28, May 19, May 26, and June 9, 2004. Mr. Broadhead **seconded** and the motion **passed** unanimously.

Sorensen Dental Office

Mr. Cockrell reviewed the site plan design and the requested corrections for the dental office to be located at 495 North Main.

Mr. Broadhead said the EPA requires an oil separator for the storm basin.

Mr. Cockrell is familiar with the oil separator and they have designed an oil filtering system.

Mr. Johnston asked if the storm basin is designed to eliminate any flooding of the basements in the adjacent buildings.

Mr. Cockrell said the storm basin is designed to handle the projected water.

10:10 p.m. - Richard Heap arrived

Mr. Cockrell proposed to move the light pole to the south to allow improved lighting of the area. He has discussed this matter with Jeff Foster. The existing driveway to the south accessing Main Street will be widened and shared with the adjacent property.

Mr. Baum asked if the location of the pressurized irrigation box and line are located on the recent site plans. They were not shown on the original site plans.

Mr. Pierson said the parking lot can be asphalted and curbed.

Mr. Heap said the parking lot must be edged with curbing.

Mr. Pierson recommended additional asphalt in the garbage dumpster area.

Mr. Cockrell said the design includes the additional asphalt area.

Mr. Banks asked if the pressurized irrigation box will be relocated.

Mr. Cockrell said they will use the existing pressurized irrigation box. He asked concerning the ADA accessibility requirements for the sidewalk ramps at the corner.

Mr. Heap said when new construction occurs, anything in the vicinity needs to be replaced with ADA accessibility.

Mr. Cockrell said he met with UDOT and they have approved the driveway widening. UDOT requested a letter from the city approving a flared curb in areas the curb needs to be replaced.

Mr. Pierson said a letter is needed from UDOT approving the driveway widening.

Mr. Broadhead said the sidewalks need to continue through the drive approaches. Also, a communications conduit is required for the automated meter reading project.

Mr. Heap said a public utility easement will also be required.

Mr. Cockrell said they will install a new water meter.

Mr. Baum said when the old water meter was removed the water was not shut off at the street.

Mr. Broadhead said the pressurized irrigation line should be relocated near the water meter when the water line is replaced. This will be less costly than running the pressurized irrigation line around the building.

Mr. Baum reviewed a possible pressurized irrigation and water line design.

Mr. Cockrell said he will use the existing pressurized irrigation box and relocate it near the water meter.

Mr. Banks said the existing water line hook-up can be used if the size meets the requirements.

Mr. Broadhead asked if there will be bonding and a preconstruction hearing.

Mr. Pierson confirmed.

Mr. Johnston asked if narcotics will be stored on site.

Ms. Sorensen said she is not certain of the medication to be stored in the office. Dr. Sorensen usually writes prescriptions for medications.

Mr. Johnston suggested an alarm system if any quantity of narcotics are to be stored in the office.

Mr. Bagley said the Electric Department will need the electric load requirements.

Mr. Cockrell said the building permit will contain the load requirements. The building permit will be acquired through the architect. Mr. Cockrell was unsure when the building permit will be requested.

Ms. Sorensen requested a temporary permit to begin the project.

Mr. Heap advised Ms. Sorensen to request the permit in the Engineering Department office.

Mr. Pierson made a **motion** to approve the Sorensen Dental Office Site Plan subject to the following conditions.

1. Receive approval from the Electric Department for the power pole and transformer relocation,
2. Receive approval from the Engineering Department for the location of the pressurized irrigation box and the water meter size,
3. Meet the EPA oil separation requirements on the storm basin as directed by the Engineering Department,
4. Build the project as shown in the approved plans,
5. Remove and re-asphalt the southwest corner of the parking lot,
6. Submit a letter from UDOT approving the driveway design,
7. Meet all of the Construction and Develop Standards.

Mr. Broadhead **seconded**, and the motion **passed** unanimously.

Other Business

None

Adjournment

Mr. Pierson made a **motion** to adjourn. Mr. Banks **seconded**, the motion **passed** unanimously, and the meeting adjourned at 10:38 p.m.