

**PLANNING COMMISSION MINUTES**  
**JANUARY 3, 1989**

Present: Chairman Robert McKenzie, Berwyn Andrus, Dick Dresher, Elaine McKay, Mick Johnson, Cheryl Okubo; Harold Shafter, City Council Rep.; Phyllis Southwick, Planning Committee; Jack Balling, City Engineer; Jon Reed Boothe, Planning Director

Excused: Robert Goodman

Invocation: Berwyn Andrus

Minutes of December 6, 1988 were unanimously approved as written.

**Conditional Use:**

1-3-89.5A      88-12C Taco Bell Restaurant, 509 W. 500 S., Final  
Roger Hamblin, Greg Glissmeyer present.

Mr. Boothe presented the site plan, explaining the landscape areas, ingress and egress, etc. Staff has reviewed the plans and recommends the following conditions be complied with before a building permit is issued:

1. Approval in writing by the Davis County Flood Control office since this site is in the Millcreek Flood Plain;
2. Provide on-site storm water detention or pay a fee in the amount of \$882.00;
3. Provide the city with an unencumbered deed to a 7.5 ft. wide strip of property along the south side of 5th South for the entire length of property in control of Amsource, Inc. This is approximately 256 ft. long;
4. The vehicular access onto 5th West (the access close to 5th So.) to have "Right Turn Only" service signs on both sides of driveway;
5. Final site plan to define in greater detail the following:
  - a. South edge of asphalt paving on south entrance to 5th W.;
  - b. Final grades on curbs and gutters and cross drains;
  - c. Concrete curbs and gutters;
  - d. Landscaped areas;
  - e. Location of storm drain inlet boxes;
  - f. Existing and proposed contours.
6. All underground storage tanks to be removed in accordance with City, State, and Federal laws. Developer to coordinate this requirement with Fire Dept.;
7. Posting of a cash or surety bond to guarantee landscaping and automatic sprinkler system. Bond to be 5% of building valuation or \$5,000.00 whichever is greater;
8. Refuse area to be screened from public view with solid wall that will blend architecturally with main building. Details of this structure to be approved before building permit is issued;
9. Plans to have approval of Davis County Board of Health;

10. All roof mounted mechanical equipment to be screened from public view.

Mike Barfuss, City Fire Marshall, was present to discuss some of the conditional items, as well as recommending that some of the parking lot areas might be designated as no parking areas and fire lanes to discourage unauthorized parking.

Harold Shafter made a motion for final approval subject to conditions recommended by staff; Dick Drescher seconded the motion; voting was unanimous.

**Commercial Applications:**

1-3-89.11A Commercial Development SE Corner 200 W. 500 S.,  
6.5 acres, Preliminary; Robert Moore and Mr.  
Valentiner, Architect present.

Mr. Boothe explained the site plan. Millcreek channel runs along the south boundary of the property. Developers propose to cover part of the channel off the SE corner of the property.

The plan is for three structures. The major one will have 44,000 sf of floor area.

Staff has reviewed the plan and recommends preliminary approval subject to the following conditions:

1. The proposed Millcreek channel cover in SE corner of property must be engineered and presented to the city and Davis County Flood Control for compliance with flood control standards;
2. All openings into proposed buildings must be set above the high water flood line. This is basically 1.5 ft. above the channel wall top measured at a right angle to said wall. This matter to be reviewed in greater detail at final approval;
3. Provide on-site storm detention or pay a fee in the amount of **\$13,703.00**;
4. The access onto 200 West must be approved by UDOT;
5. A 12 ft. wide strip of property along south side of 5th South be deeded to the city for future street widening;
6. All roof mounted mechanical equipment to be screened from public view;
7. Preparation of landscape and automatic sprinkler plans for site and the posting of a cash surety bond to guarantee said improvements. Bond to be 5% of building permit valuation or **\$5,000.00** whichever is greater;

At this time there is no connecting drive to the Fred Meyer property, however, in the future this may develop.

Berwyn Andrus made a motion for preliminary approval subject to conditions recommended by staff; seconded by Harold Shafter; voting was unanimous.

**Miscellaneous :**

A. Report on Sign Code Amendments

Mr. Boothe stated that Richard Sharp, prior to resigning from the Planning Commission, had begun some work on the sign ordinance revisions but will not be able to complete the project. In discussing this with staff, it was generally felt that the existing sign ordinance was adequate over-all, but temporary signs and the transition area along 5th West might undergo some minor changes. Mr. Boothe will prepare a proposal which he will present to the Council for its thoughts on what direction to take.

B. Discussion re Architectural Review Board

Reports on their architectural theme was received from Solvang, California and Santa Fe, New Mexico as a guide for study to determine an architectural theme for Bountiful City. In reviewing the material, it was found that these two cities have an "old town" theme which is architecturally preserved, and newer development areas, both of which are committed by different groups. A committee was formed with Cheryl Okubo, Elaine McKay, and Dick Drescher to study a possible theme that could be adopted for Bountiful, and report to the Planning Commission by March 1989.

C. Consider purchase of watershed property, Barton Creek

Planning Commission feels a recommendation should be made to City Council to actively pursue all private properties above Bountiful Blvd. in order to preserve not only the watershed but unwanted development that might occur if left to the whims of the County, and that at the appropriate time, trade properties with the Forest Service.

The Commission felt that some properties could be developed for recreational purposes, and that possibly in the future the city may wish to trade with the Forest Service to obtain control over property that can be recreationally used. Planning Commission formed a study group (Mick Johnson, Berwyn Andrus, and Robert McKenzie) to determine what would be best to trade with the Forest Service. They will report their findings to the City Council in April 1989.