

**PLANNING COMMISSION MINUTES**  
**March 21; 1989**

Present: Chairman Robert McKenzie, Berwyn Andrus, Robert Goodman, Mike Holmes, Cheryl Okubo; Jack Balling, City Engineer; Jon Reed Boothe, Planning Director

Excused: Mick Johnson, Elaine McKay, Harold Shafter, Dick Dresher

Invocation: Jon Reed Boothe

Minutes of March 7, 1989 were unanimously approved as written.

**Conditional Use:**

3-21-89.5A            89-3C Rainbow Oil Co., 501 S. 500 W.  
Harlan McGregor, Rep.

Mr. Boothe presented the site plan showing the present and proposed buildings. The new structures, a convenience store and car wash, will be constructed of precast concrete panels with rock aggregate and earthtone color. All four sides of the buildings will be finished with the same material. The project includes 4 gas pumps, with three underground storage tanks. Off street parking meets zone code requirements.

Staff recommends approval subject to the following conditions:

1. Parking areas to be edged with concrete curbs as required by ordinance (including all landscaped areas); payment of a storm drain fee in the amount of **\$1,302.00**; a more detailed drainage plan to be submitted with final site plan.
2. Sanitary sewer lines to be shown on the final site plan; sewer connection fee may be waived if the existing sewer laterals are used; sewer system for the car wash to be approved by the South Davis Sewer District.
3. The culinary water demand to be indicated on the final site plan so the size of the meter can be determined.
4. Final plans for the building to show all electrical, mechanical, plumbing, structural framing and details; plans to be stamped by a licensed architect.
5. Demolition permits are required for the existing buildings.
6. Submit a landscape and sprinkler plan with a bond to guarantee completion of the work and other on-site improvements.
7. Provide an 11 ft. wide utility and right-of-way easement to Bountiful City for future widening of 5th South.

8. Approval of final plans by the Davis Co. Health Dept.

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9. If the drainage water from the car wash becomes arlproberly in the winter, installation of shaker bars or some other method to eliminate surface water from vehicles will be required.

10. Right Turn Only signs to be installed on the first exist east of 5th West on south side of 5th South.

Berwyn Andrus made a motion to approve subject to the conditions outlined above; seconded by Mike Holmes; voting was unanimous.



# BOUNTIFUL

*City of Beautiful Homes and Gardens*

March 21, 1989

DEAN S. STAHL  
MAYOR

CITY COUNCIL  
H KEITH BARTON  
ROBERT GRAMOLL  
BARBARA HOLT  
C HAROLD SHAFER  
PHYLLIS C SOUTHWICK

TO: Planning Commission  
FROM: City Engineer and City Planner  
SUBJECT: Review of Rainbo Mart Plans at 501 South 500 West

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1. Site Drainage

- A. The parking areas should be edged with a concrete curb -- not a redwood curb. Clarify not.
- B. Surface drainage detention is provided on this plan. The City may allow payment of a fee of \$2,100 per acre. The storm drain fee for 0.62 acres is \$1,302.00.
- C. The drainage between the store and the car wash should be checked. The elevations appear to show a flat area with poor drainage.

2. Sewer System

- A. The sewer lines should be shown. If the new buildings can use the existing sewer laterals, the sewer fee could be waived.
- B. The sewer system for the car wash should be cleared and approved by South Davis Sewer District.

3. Water System: The water demand should be on the final plans so we can determine the size of meter.

4. Final Plans should show all finish work including electrical, mechanical, plumbing and structural framing and details. The plans should be stamped by a licensed architect.

5. Appearance: What is the finish and colors on the pre-cast concrete panels? We are very concerned about the exterior appearance of the building.

6. Demolition Permit is required so all utilities can be marked and cleared.

7. A landscape and sprinkler plan is required with a bond to guarantee the completion of the work.