

PLANNING COMMISSION MEETING  
JULY 11, 1989

Present: Mick Johnson, Berwyn Andrus, Dick Dresher, Mike Holmes, Kathy Izatt; Harold Shafter, City Council Rep.; Jack Balling, City Engineer; Jon Reed Boothe, Planning Director

Excused: Cheryl Okubo, Elaine McKay, Chairman Robert McKenzie  
Invocation: Dick Dresher

Mick Johnson was unanimously voted to Chair this meeting.

7-11-89.11A Willey Honda Dealership, 2200 So. Main,  
Preliminary and Final, Roger Smith & Tom Beezey

The owners, Marion Willey & Sons, have requested approval for fast tracking this project. Ordinance requires the building valuation to be over **\$500,000** for fast tracking, and the valuation for the Willey Honda dealership will be around **\$800,000**.

Mr. Balling presented the site plan. Mr. Smith showed the elevations of the building, locating the display area in the showroom, service area to the rear with entry on the north, office area, etc.

Landscaping plans were not presented tonight, but will be brought to the Planning Commission for review. It was felt that some special attention to landscaping the property line on the north should be given in consideration to the Bountiful Art Center. There will also be emphasis on the type of landscaping along the south property line in consideration to the residential property there.

Staff recommends approval subject to the following conditions:

1. The existing sewer lateral to be located and used to avoid cutting the street;
2. They propose to use the existing culinary water lateral from South Davis Water District, which is acceptable;
3. The plans do not provide for storm water detention; staff recommends that they drain the surface water onto Main Street and pay a storm drainage fee of **\$4,704**;
4. The first review of the building plans be complete and all work in accordance with the Uniform Building Code;
5. Final landscape plan to be submitted and approved by City Planner; (and Planning Commission for review);
6. Utility easements to be granted as needed by the Power Dept.;
7. Posting of all required bonds and payment of required fees.
8. Solid fence around SE corner to enclose vehicle storage area.

Harold Shafter made a motion to grant preliminary and final approval to fast tracking and site plan, subject to conditions outlined by staff and landscape plans being submitted to Planning Commission; seconded by Mike Holmes; voting was unanimous.

DATE: July 11, 1989  
TO: Planning Commission  
FROM: City Engineer  
SUBJECT: Review of Willey Honda

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This proposed one-story automobile dealership building is to be located at 2200 South Main on the old Haven Lumber property. The valuation of the building exceeds \$500,000, and the owners have asked for fast tracking approval. We have reviewed the plans and would recommend approval, subject to the following conditions:

1. **Sanitary Sewer:** We recommend that the existing sewer lateral be located and used to avoid cutting the street.
2. **Culinary Water:** They propose to use the existing water lateral from South Davis Water District service, which is acceptable.
3. **Storm Drainage:** The plans do not provide for storm water detention. We recommend that they drain the surface water onto Main Street and pay a storm drainage fee of \$2,100 per acre, or 2.24 acres for \$4,704.
4. **Building Review:** The first review of the building plans be complete and all work in accordance with the Uniform Building Codes as adopted by Bountiful City.
5. **Landscape Plan:** The final landscape plan be submitted and approved by the City Planner.
6. **Utility Easements:** Utility easements be granted as needed by the Power Department.
7. **Bond and Fees:** The posting of all bonds and payment of fees as required by the City ordinance.