

**PLANNING COMMISSION MINUTES**  
**March 15, 1988**

Present: Chairman Doug Todd, Berwyn Andrus, Mick Johnson, Richard Sharp, Dick Dresher, Robert Goodman, Robert McKenzie; Harold Shafter, Council Rep.; Jack Balling, City Engineer; Jon Reed Boothe, Planning Director; Shirley Chevalier, Recording Secretary

Excused: Cheryl Okubo

Invocation: Dick Dresher

Minutes of March 1, 1988 were corrected as follows: Item 3-1-88. 11B Nielsen's Frozen Custard, two occasions where the month of May should have been March; and Item 3-1-88.5A J & D Auto Addition, the Mrs. Tingey present at the meeting is not associated with Tingey Cold Storage. She is employed at Carr Stationery. The minutes were unanimously approved with corrections.

**Conditional Use:**

3-15-88.5A            88-2C J & D Auto Addition, 295 So. Main  
This item was cancelled.

3-15-88.5B            88-3C JCE Produce, Inc. Addition, 1295 No. Main  
Kevin Bangerter

The proposed addition will be used for office space and a garage for their trucks, plus an expansion of the warehouse.

Mr. Boothe stated there are some required items on the site plan review sheet that are not shown on the site plan. They are: area tabulation to show how much area is in parking and landscaping; existing and proposed utilities; power, water, gas, telephone, and storm drainage easements; parking (including a provision for the handicapped); existing and proposed contours with spot elevations.

Building elevations were shown along with exterior color samples. Landscape and sprinkler plans have been prepared.

Mr. Bangerter is requesting preliminary approval. He must return for final approval with a site plan that shows the conditions imposed for preliminary approval have been resolved, and all items for final site plan and architectural review have been completed.

No new exterior lighting is planned. Currently existing on the property is a power pole with a night light that covers the whole area. They might illuminate the sign that will be attached to the office building face.

Richard Sharp made a motion to grant preliminary site plan approval with conditions recommended by staff, and returning for final site plan approval; Harold Shafter seconded the motion; voting was unanimous.

**Subdivisions-Final:**

3-15-88.8A            Bountiful Bench Estates Plat A (formerly Fairview Estates) 27 lots, 1600 E. 500 So., Ivory & Co.

This area is located along Bountiful Blvd. north of Barton Creek. Lots 8 and 9 are flag lots with a 15% grade down into the lots. They are located approximately 220 ft. from the road. The developers will have to put in a fire hydrant to serve these two lots.

There is presently a water line serving the lower area that pumps through a 10" line up to a city culinary reservoir. When the fill material was removed to construct the Barton Creek debris basin, there was an agreement with the property owners that the city would relocate those lines when they decided to develop their property.

Staff recommends final approval subject to the following conditions:

1. Payment of all required fees;
2. Posting a **100%** Improvement Bond to guarantee all site improvements;
3. Final engineering check;
4. Approval of a reduced front yard setback for lots 4, 5, 6, 11, 12, 13, 14, 22 and 27; all lots to have a 20 ft. setback;
5. Approval of lots 8 and 9 to be flag lots.

Richard Sharp made a motion to grant final approval subject to the conditions above; Mick Johnson seconded the motion; voting was unanimous.

3-15-88.8B            Hale Oaks Subdivision, 3700 S. 100 E., 6 Lots  
Ray Hale

This property was annexed into the city about five years ago. Mr. Hale wishes to develop these lots for his children. There is presently a house on lot 4. Some exceptions have been granted to the street grade since the street is existing. A variance to allow a 15% street grade was approved in order to build the road. The cul-de-sac was enlarged from 30 ft. to 50 ft. on the circle and 42 ft. back to back of the curb. This will be a dedicated street. The City Council waived sidewalks for this project.

All conditions under preliminary approval have been met. Staff recommends final approval subject to the following conditions:

1. Payment of all required fees;
2. Posting a **100%** improvement bond to guarantee all required site improvements;
3. Final engineering plan check.

Robert McKenzie made a motion to grant final approval subject to staff recommendations; Berwyn Andrus seconded; voting was unanimous.

**Commercial Applications:**

3-15-88.11A Discount Tire Co., 2527 So. Main, Final; Kim Lobb

Preliminary approval was granted March 1, 1988. The final landscape and sprinkler plans are acceptable. The final grading plan has been reviewed. Staff recommends final site plan approval subject to the following conditions:

1. Existing culinary water and sanitary sewer lines be used to avoid digging up the street, curb and sidewalk;
2. Payment of the storm detention fee of **\$1,170.00** and all other required fees;
3. Power Dept. approval, and removal of a utility pole at developer's expense;
4. Posting of a landscape bond in the amount of 5% of building valuation, and a street repair cash deposit in the amount of **\$1,000.00**;
5. Roof mounted mechanical equipment shall be screened by a parapet wall;
6. Engineering check of final construction drawings.

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

3-15-88.118 Professional Office Bldg., 655 E. Medical Dr.  
Preliminary & Final; Ed Quinn, President, Auto-simulations; Richard Daems, Architect

Staff reviewed the plans and recommended there be no ingress or egress from 2nd South St. or 650 E. This has been complied with.

Staff recommends the following conditions:

1. The perimeter of all parking areas and driveways to be graded such that water drainage is carried in curb and gutter and not in asphalt swells;
2. Payment of all required fees including the storm drain fee of **\$3,234.00**;

3. Final landscape and sprinkler plan to be prepared, which is to be presented to City Council for review;
4. Power Dept. approval;
5. Landscape screen along east property line in lieu of solid wall or fence to be approved by abutting property owners;
6. Outside lighting to be directed away from adjacent residential areas;
7. Posting of cash deposit for street repair to guarantee integrity of existing concrete walks and curbs;
8. Garbage dumpster to be screened from public view with a solid wall to match architecture of building;
9. Roof mounted mechanical equipment to be screened by parapet walls;
10. Vehicular access to site to be from Medical Drive only.
11. Fast tracking to be permitted subject to city requirements.

Fast tracking requirements are as follows:

1. Phase 1 to include complete site plan showing grading, underground utilities, storm water detention, landscaping, and enough building construction detail, including elevations, to allow proper review for UBC compliance;
2. Phase 2 to include complete construction drawings. In other words, the bid package;
3. Fast track to be limited to commercial building development only with a minimum valuation of **\$500,000.00**;
4. City to have the flexibility to charge an extra fee for the additional plan checking and building permit time involved.

Elevations and a colored rendering were presented. The building has **22,000** sf, and Autosimulations will occupy **16,000** sf; the rest will be short term leases to professional tenants. Autosimulations is a very high tech engineering design firm involved with material handling systems. Computers do the design work. This facility will probably have the largest computer capacity in the State of Utah, with some of the most sophisticated graphics capability to be found anywhere in the world.

Mr. Quinn explained that the landscape scheme will consist of plant material from various countries they do business with, using plaques to identify the different varieties to visitors.

There are situations in zoning when a residential and non-residential use are side by side, that some type of barrier such as a wall be established along the common property line, with consideration to the residential property owners as to what type of barrier they would prefer.

Wayne Sanford, 688 E. **200** So., along with other neighbors, felt he would prefer a landscape type barrier on the east property line rather than a solid wall. The developer will work with the property owners to reach a satisfactory solution.

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Another property owner, not present, has an existing redwood solid fence which he may want to leave intact. The property is for sale, but he will be contacted to see what he prefers.

Richard Sharp made a motion to grant preliminary approval subject to conditions recommended by staff, including working out an agreeable solution with the neighbors regarding the landscape barrier on the east property line. Harold Shafter seconded the motion; voting was unanimous.

(Final site plan and landscape plan will be reviewed by Planning Commission April 5, 1988).

Meeting adjourned at 9:20 PM.