

## PLANNING COMMISSION MINUTES

March 3, 2009

7:00 P.M.

Present: Chairman Clark Jenkins, Vice Chairman Tom Smith, Ray Keller, Barbara Holt, Dave Badham, Michael Allen, City Council Representative Beth Holbrook, City Attorney Russell Mahan, City Engineer Paul Rowland, Planning Director Aric Jensen, and Recording Secretary Connie Feil.

Clark Jenkins welcomed all those present.

Tom Smith made a motion to approve the minutes for February 3, 2009 as written. Beth Holbrook seconded the motion and voting was unanimous in favor.

**1. Consider preliminary and final commercial site plan approval located at 210 W. Center, Dave Cable, applicant.**

Dave Cable, applicant, and his son Jason Cable, were present. Aric Jensen explained that Mr. Cable is requesting preliminary and final site plan review for a small office/storage building at 220 West Center Street. This property has been zoned C-G General Commercial for many years, but it wasn't until last year that the former single family dwelling was vacated and razed by the previous property owner.

The property is bordered on the north and east by an existing commercial development, and on the west and south by areas of residential multifamily zoning. The applicant owns a plumbing contracting business and would like to construct a 2250 sq ft building, of which 450 sq ft would be finished office space, and the remaining 1800 sq ft would be for storing his equipment. The property is only 5411 sq ft in size, and so development options are very limited.

Staff has reviewed the proposed plan, and identified a few issues. First, because the property on the west is residential, the applicant must maintain a side yard setback of 20 feet on that side. The Commission does have the discretion to reduce the side and rear yard setbacks on the sides that abut the commercial zone, if the Commission finds that there is not a need for a landscape buffer in that area and the public interest is better served by reducing the setback. The applicant is requesting basically 0.5 foot setback where the proposed structure abuts the building on the north and the parking lot on the east. Staff is willing to endorse the request since approximately 30% of the site will be in landscaping, and because the public interest is better served by allowing the property owner to create a more viable project.

Second, as currently designed, the site would drain to a small detention basin, and then flow out a pipe through the back of the curb. This is not acceptable. Staff recommends a revision that would allow the water to be retained in the large landscape area on the West, with the overflow sheet-flowing across the parking lot and drive-approach into the gutter in Center Street.

Third, the applicant is required to have four off-street parking stalls. The proposal is to have 3 exterior stalls, and one interior (covered) stall.

Fourth, a solid 6 foot high fence will be required on the west, adjacent to the residential property. A dumpster enclosure of similar materials will be located on the east side.

Staff recommends preliminary and final site plan approval for 220 W. Center, with the following conditions and findings:

1. The Commission recommends the reduction of required setbacks to no more than 0.5 feet from the north and east property lines because a landscape buffer is not needed on those sides, approximately 30% of the site will be in landscaping, and because the public interest is better served by allowing the property owner to create a more viable project
2. The applicant provide a landscaping plan meeting staff's approval prior to building permit approval or May 1, 2009, whichever is first.
3. The site grading and drainage plan is revised to the satisfaction of City staff.
4. A six foot high, solid screening wall be constructed along the west property line and a dumpster enclosure of similar materials be constructed, as shown on the redline plans.

There was a discussion regarding the materials being used for the building structure, type of roof being used, and how many trees are being planted to replace the large tree.

Mr. Cable stated that he will use a decorative block for the building and will make the changes to the drain system and use a flat roof with parapets.

Michael Allen made a motion to recommend to the City Council preliminary and final commercial site plan approval for 210 W. Center subject to the conditions outlined by Staff. Barbara Holt seconded the motion and voting was unanimous in favor.

## **2. Consider approval of a revised agenda schedule.**

Clark Jenkins explained that for the past two months there has only been one item on each agenda. He suggested changing the schedule to meet once a month until things pick-up and there are more items per agenda.

After a brief discussion it was decided to meet on the 3<sup>rd</sup> Tuesday of each month. The next scheduled meeting will be on April 21, 2009. When the weather gets warmer and there is an increase of items on the agenda, the Commission will resume with meeting twice per month.

Meeting adjourned at 7:20 P.M.