

## PLANNING COMMISSION MINUTES

August 17, 2010

7:00 p.m.

Present: Chairman Clark Jenkins, Vice Chairman Tom Smith, Dave Badham, Michael Allen, City Attorney Russell Mahan, City Engineer Paul Rowland, Planning Director Aric Jensen and Recording Secretary Connie Feil.

Absent: City Council Representative Beth Holbrook, Barbara Holt and Von Hill.

Clark Jenkins welcomed all those present.

Tom Smith made a motion to approve the minutes for July 20, 2010 as written. Dave Badham seconded the motion and voting was unanimous in favor.

### **1. Consider preliminary and final commercial site plan approval for Integrated Wellness located at 470 N. 500 W., Nate Lechtenburg, applicant.**

Nate Lechtenburg, applicant, was present. Aric Jensen explained that Mr. Lechtenberg, agent for Stout Building Contractors, applicant, requests preliminary and final site plan approval for an 8,200 sq ft professional office building located at 470 N. 500 West. The proposed site plan is part of the Silvercreek Commercial development that was approved approximately 1 ½ years ago. Most of the infrastructure for this site is either already installed, or the location has been reviewed and approved by the City.

The applicant is proposing a two story professional office building with approximately 5600 sq ft on the main level, and 2600 sq ft on the second level. On the original Silvercreek Commercial Master Site Plan this property showed a typical strip commercial building facing west toward 500 West and stretching from the south property line to the main drive aisle adjacent to Mike and Sterling & Flooring, with no parking backing out onto the drive aisle on the north. The current proposed office building is essentially square in shape, with the primary entrance facing 500 West, and a secondary entrance facing east. The layout also includes 11 parking stalls that back out onto the main drive aisle on the north. There has been some concern about this layout, however, the drive aisle at this point is 33' wide – a full 9' wider than the standard driveway width. The first stall is 70' from the sidewalk, which is more than ample stacking space for multiple vehicles. This configuration is not a problem.

The only issue of significance is the location of 3 parking stalls on the east side of the project, immediately adjacent to the confluence point of the main drive aisles and the Liquor Store delivery area. Staff recommended that those stalls either be eliminated or flipped toward the Integrated Wellness building so that vehicles are not backing out into the main drive aisle near the point of confluence. These stalls were originally included in the Master Site Plan to

supplement the parking in front of the Liquor store and the proposed Parts Plus Store. When the State decided it needed a full acre for the Liquor Store, the Parts Plus building was eliminated which gives a surplus of parking on this site.

The building colors will be similar to the existing Mike and Sterlings building, but because this is an office building, the masonry component will be ledger stone instead of split face concrete block. The balance of the building will be cement board (Hardie-board) and windows. A landscaping plan has been included in the site plan submittal, which appears to meet the provisions of the land use code.

Mr. Jensen concluded by saying that Staff recommends preliminary and final commercial site plan approval for the Integrated Wellness professional office building, with the condition that any additional redline corrections be made prior to building permit approval.

There was a discussion regarding the parking and additional landscaping. After the discussion Tom Smith made a motion to recommend to the City Council preliminary and final commercial site plan review of the Integrated Wellness Professional Office Building with the following conditions:

1. The three east parking stalls be flipped.
2. The two southernmost parking stalls be replaced by landscaping.
3. Any other redline corrections be made before permits are issued.

Michael Allen seconded the motion and voting was unanimous in favor.

Meeting adjourned at 7:15 p.m.