

**PLANNING COMMISSION MINUTES**  
**March 7; 1989**

Present: Chairman Robert McKenzie, Berwyn Andrus, Dick Dresher, Mick Johnson, Mike Holmes, Cheryl Okubo, Robert Goodman, Elaine McKay; Harold Shafter, City Council Rep.; Jack Balling, City Engineer; Jon Reed Boothe, Planning Director

Invocation: Cheryl Okubo

Minutes of January 17 were unanimously approved as written.

**Commercial Applications:**

3-7-89.11A      Office Building, 21 So. 200 W., Clyde Nelson

Mr. Boothe presented the site plan, explaining to the Commission that the property owner received a variance from the Board of Adjustment for front and side yard reduced setbacks. The proposed building will be 30 ft. wide by 45 ft. long. Landscaping is 52% of the site. The building is residential in character and will be the office of State Farm Insurance.

Staff recommends that both preliminary and final approval be granted subject to the following conditions:

1. Payment of the storm drain fee in the amount of \$439.00;
2. Posting of a landscape bond to guarantee the landscaping and automatic sprinkler system;
3. Posting of a sidewalk fee to guarantee the integrity of the sidewalk and curb and gutter during construction, and that the existing sidewalk, curb and gutter presently damaged be replaced;
4. Building to meet the Uniform Building Code.

Berwyn Andrus made a motion to grant preliminary and final approval subject to the conditions requested by staff; Elaine McKay seconded; unanimously approved.

Chairman McKenzie asked for a status report from the Planning Commission Architectural Review and Watershed Property committees. Both responded that additional time was needed.

Richard Smith, a University of Utah student minoring in city planning was present to monitor the Planning Commission meeting.