

PLANNING COMMISSION MINUTES
February 16, 1988

Present: Chairman Doug Todd, Robert McKenzie, Robert Goodman, Dick Dresher, Berwyn Andrus, Cheryl Okubo, Richard Sharp; Jack Balling, City Engineer; Jon Reed Boothe, Planning Director; Shirley Chevalier, Recording Secretary

Excused: Mick Johnson; Harold Shafter, City Council Rep.

Invocation: Richard Sharp

Minutes of January 19, 1988 and February 2, 1988 were unanimously approved as written.

Conditional Use:

2-16-88.5A 8e-1C Park View Nursing Home Expansion, 523 No. Main
Dean Bithell, Owner - John Erickson, Architect

Additional property has been purchased to expand the existing facility. The new addition and remodeling will classify them as a "skilled" facility, with 120 bed capacity. There is presently 40 beds in operation.

A rock home on the property will remain intact for historical significance, and will be functional, as will another home, to keep the residential flavor. Mr. Erickson displayed a model of the project showing the proposed and existing buildings, parking, landscaping, etc. A monument sign will be built out of rock to match the house, and will have ground lighting.

The first phase will be to remodel the existing kitchen in the current nursing home, add a day room and beauty salon, and new construction for 20 additional beds.

Future plans call for physical therapy, exam rooms, etc., and a new laundry and food storage area will be provided.

Phase two will include an office building and upgrading to allow for self care for those who can tend to their own needs, but need to be near a nursing facility. All the buildings will be tied into a monitored computer system.

Other services include a child care facility for employees' children and handicapped van service.

Some area residents were present and felt the project would be a good one for the neighborhood. One couple who own the adjacent property to the south, stated they would like a 6 ft. high solid fence for privacy.

ingress and egress was discussed both for the patient drop area and accessibility for emergency vehicles.

Parking requirements have been met and there is 27% percent in landscaping. Downlighting will be a consideration for the sake of the adjacent property owners, incorporated into landscaping along property lines.

Staff recommends the conditional use be granted subject to the following conditions:

1. Payment of all required fees;
2. Posting of the landscape bond and providing landscape and sprinkler plans;
3. This plan to be approved by applicable state and/or county agencies for the health care service;
4. Power Dept. approval of any easements that may be required or abandoned;
5. Approval by the City Engineer of the storm drainage plan;
6. Uniform Building Code to be met before the building permit is issued;
7. Solid fence, not chainlink with slats, (plans to show location and length) to be worked out between developer and adjacent property owner on the south; plans to be submitted to Planning Dept. for approval and issuance of a fence permit;
8. Exterior lighting to be provided not to spill over into adjacent property;
9. Any future requests for a similar facility in this zone would be required to have ingress and egress off a major collector road. The present facility does meet this condition.

Richard Sharp made a motion to grant preliminary approval for the conditional use permit subject to the conditions outlined above; Robert McKenzie seconded the motion; voting was unanimous.

Miscellaneous:

2-16-88.12A Further review of sign ordinance.

Discussion began with Section 11-803 Prohibited Signs, continuing through 11-8038 Parking of Advertising Vehicles Prohibited; Section 11-8039 Public Areas, and 11-804 Braces and Guy Wires.

Meeting adjourned at 10:30 PM.