

**PLANNING COMMISSION MINUTES**  
**February 2, 1988**

Present: Chairman Doug Todd, Robert McKenzie, Robert Goodman, Cheryl Okubo, Richard Sharp, Dick Dresher, Berwyn Andrus; Harold Shafter, City Council Rep.; Phyllis Southwick, Planning Committee Rep.; Jack Balling, City Engineer; Jon Reed Boothe, Planning Director

Excused: Mick Johnson

Invocation: Robert McKenzie

**Commercial Applications:**

2-2-88.11A            Final Approval Buildings 1 and 2, Plaza 500,  
                         43 E. 500 S., Spiro and Bill Bavelas

The building is a two story structure with glass and aluminum siding with scored concrete block.

Parking is two short of the required amount of spaces, but it was felt this was not significant enough to deny development of the project.

Proposed signage will be individual letters placed on the building. A sign criteria has been developed for this project and is part of the lease agreement signed by the tenants. It was requested that a copy of the sign agreement be given to the city.

Staff recommends final approval subject to the following:

1. Payment of all applicable fees; ie, storm drain fee in the amount of \$1,368.00, and completion of the parking lot adjacent to Building 8 (west side), along with Buildings 1 & 2; sanitary sewer fee of \$700.00;
2. Posting a landscape bond and curb, gutter and sidewalk bonds, along with submitting the completed plans, before a building permit is issued;
3. Obtaining a demolition permit to remove two existing buildings on the property;
4. The parking lot west of Building 8 must be included to satisfy the parking requirements. Proof of land ownership must be satisfied west of Building 8 and for Buildings 1 and 2 before the building permit can be issued;
5. A 7 ft. wide easement for utilities must be provided along the north side of 500 So.;
6. Site plan to be approved by City Power Dept. before issuing the building permits.

Richard Sharp made a motion to grant final approval subject to the conditions outlined by staff above; seconded by Harold Shafter; voting was unanimous.

Meeting adjourned at 8:30 PM.