

The meeting was a regularly scheduled work-session designated by resolution. Notice of the meeting was provided to the *Standard Examiner* at least 24 hours in advance. A copy of the agenda was posted.

The following members were in attendance:

Torris Brand, Chair
Don Ashby
Chris Collins
Ryan Cowley
Leland Karras
Claude Payne
Jason Sphar

Steve Parkinson, City Planner

Excused: Commissioner Samantha Bills and Assistant City Attorney, Brody Flint

Others in attendance: Glen Jenkins, Sarah Cowley and Glenda Moore

Pledge of Allegiance: Commissioner Karras

1. DECLARATIONS OF CONFLICT

There were none.

2. CONSIDER A REQUEST FOR SITE PLAN & ARCHITECTURAL APPROVAL FOR HERITAGE PARK LOCATED AT APPROXIMATELY 5550 SOUTH 2700 WEST

Spencer Box, the applicant, presented an overview of the proposed project to update the Heritage Park building located at the address above. The building hadn't been updated since 1960, and the systems were very old. Part of their proposal was to build a u-shaped driveway going up to the front entrance of the building. This would allow for patients to be dropped off and it would provide better access for emergency vehicles.

Commissioner Cowley asked if the drive was large enough to accommodate an ambulance to turn, and Mr. Box answered affirmatively. Commissioner Cowley was concerned that the proposed site and architectural changes weren't very aesthetically pleasing. He asked the applicant if they had considered doing anything more. Mr. Box said that they weren't considering doing anything more than proposed, because their primary focus was to make the building more energy efficient.

City Planner Steve Parkinson presented the staff report and said that staff originally had a concern about the loss of landscaping with the proposed changes. However, upon further inspection of the development, he found that there was more than enough landscaping to meet requirements. He noted that any exterior changes would need to be approved by the City. He asked if the Planning Commission wanted to approve those exterior materials or if they wanted to defer that approval to staff.

After some discussion, the Planning Commission agreed that they wanted to see the designs before giving approval.

Commissioner Karras moved to APPROVE the Site Plan for Heritage Park located at approximately 5550 South 2700 West, with the conditions and facts as stated in the staff report. Commissioner Cowley seconded the motion. Commissioners Ashby, Brand, Collins, Cowley, Karras, Payne, and Sphar voted “aye.” The motion carried.

Commissioner Cowley moved to TABLE the Architectural for Heritage Park located at approximately 5550 South 2700 West requiring the applicant to bring back to the Planning Commission the materials board for approval. Commissioner Collins seconded the motion. Commissioners Ashby, Brand, Collins, Cowley, Karras, Payne, and Sphar voted “aye.” The motion carried.

3. COMMISSIONERS MINUTE

4. STAFF UPDATE

Chair Brand initiated a discussion regarding a street name change in the West Park Subdivision. Mr. Parkinson explained that the City was approached by Weber County about changing the name, because it was causing a lot of confusion. The new name was agreed to by the developer and the City, and the neighbors were notified of the change.

Mr. Parkinson said that he had received a draft of the form based code and was currently in the process of reviewing it. He was hoping to get through it in a week or two. After his review, they would either have a joint work session with the Planning Commission and City Council to discuss the language, or it would come straight to the Planning Commission.

Mr. Parkinson briefly reported on the status of a few projects that were recently approved by the Planning Commission.

5. ADJOURN

Commissioner Karras moved to adjourn at 6:18 p.m. Commissioner Sphar seconded the motion. Commissioners Ashby, Brand, Collins, Cowley, Karras, Payne, and Sphar voted “aye.” The motion carried.

Torris Brand
Chair

Attest:

Morgan Langholf
City Recorder

dc: 04-09-19