

Planning Commission Work Meeting Minutes

Thursday, January 21, 2016

City Council Chambers

220 East Morris Avenue

Time 5:30 p.m.

Commission Members Present: Rachel Lauritzen, Presiding
Jeremy Carter
Susan Dickstein
Leslie Jones
Laura Vernon
Spencer Walker

Staff Members Present: Michael Florence, Community Development Director
Alexandra White, City Planner

Community Development Director, Michael Florence, welcomed the Commission to the Work Meeting and introduced Duane Rasmussen and Russell Harris, the developers of the project at 3808 South West Temple. Mr. Florence reported that he began working on the project about 10 years ago, but it took eight years to come to fruition. The building on the subject property will be leased within the next 30 days and the developers are prepared to present the second phase of the project.

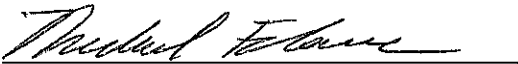
Mr. Rasmussen clarified that his company had only been involved with the project for 18 months since they had purchased the property from the previous developer. Mr. Rasmussen presented photographs of the project as it stands currently and identified a crescent-shaped building to the west that will be the site for the second phase. This property was acquired approximately eight months ago and the current occupants will move out late spring of this year. Mr. Rasmussen presented the site plan and described the proposed connectivity between the two structures. He also presented the building elevations and addressed the parking requirements of the zone.

Commissioner Walker asked about the applicants' plans for exterior lighting, as it was not included on the site plan. Mr. Harris stated that they will be conducting a photometric study for the project and will have a more detailed plan for the design review process.

In response to a question from Commissioner Carter, Mr. Rasmussen explained that the current building on Phase 2 is currently occupied by attorneys' offices. They plan to move forward with Phase 2, if approved, as seamlessly as possible once the attorneys move out. Commissioner Vernon asked if they would continue with this phase if they find the first phase to be unsuccessful as they attempt to lease it out. Mr. Rasmussen responded that unless Phase 1 is a complete disaster, they plan to continue. He reminded the Commission that they will potentially be approving a conditional use permit for the project that will need to be renewed in one year. They can choose not to renew it if the project fails.

The Commissioners were invited to tour the property prior to the public hearing and asked to schedule a visit through Mr. Florence.

The Planning Commission Work Meeting adjourned at approximately 5:48 p.m.



Michael Florence
Community Development Director



For Planning Commission

PLANNING COMMISSION MEETING

DATE: January 21, 2016

Please sign and pass on, thank you.

NAME

ADDRESS

REPRESENTING

Russell Harris

6740 S. 1300 E, Suite 200

CASTLEWOOD

Duaine Rasmussen

" "

" "



VIA APARTMENTS - PHASE II



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION