

6. Public Hearing for Bountiful Commons East (H-2022-0015) by KM Engineering, LLP, Located at 5960 and 5984 N. Linder Rd. Recommended Approval of Request B to City Council (request A is only a City Council decision) – Scheduled for June 14, 2022

- A. Request: Modification to the Existing Development Agreement (Linder Mixed Use - Inst. #2018-052340) to update the conceptual development plan and building elevations.
- B. Request: Combined Preliminary and Final Plat consisting of three (3) building lots on 2.20 acres of land in the C-C zoning district.

Seal: All right. At this time we will open up File No. H-2022-0015, which is Bountiful Commons East, and we will begin with the staff report.

Allen: Thank you, Mr. Chair, Members of the Commission. The next application before you is a request for a combined preliminary and final plat. There is also a concurrent development agreement modification application that will be heard by the City Council that does not require the Commission action tonight. This site consists of 2.2 acres of land. It's zoned C-C and it's located at 5960 North Linder Road. This property was annexed in 2017 with the requirement of a development agreement. A preliminary and final plat was approved in 2018. A property boundary adjustment was recently approved this year, which established the current configuration of the property. The Comprehensive Plan future land use map designation is mixed use community. As I mentioned earlier, the -- the modification to the existing development agreement is proposed to update the conceptual development plan and remove the conceptual building elevations for Chili's from the agreement and replace them with concept elevations for the proposed single story commercial and office buildings. Changes to the concept plan consists of replacing the 7,000 and 10,000 square foot buildings with a shared outdoor plaza area in between the two buildings as shown on the site plan there on the left with four multi-tenant commercial and office buildings with individual outdoor plazas at the rear of each building and that site plan is shown there on the left as well. Staff is recommending changes to the concept plan that consists of removal of the parking spaces on the west side of the site that back out into the backage road and removal of the parking in between each set of buildings for the provision of common usable area and plaza area as required in the development agreement and the Comprehensive Plan for mixed use designated areas. These changes should be made prior to the City Council hearing per the staff report. Again, this application is not before you for a recommendation tonight and this is purely informational. A combined preliminary and final plat is proposed as shown to resubdivide a portion of Lot 1 and all of Block -- excuse me -- all of Lot 4, Block 1, Bountiful Common Subdivision. The proposed plat consists of three buildable lots on 2.2 acres of land. The preliminary plat is shown on the left and the proposed final plat is shown on the right. The proposed plat consists of three buildable lots on 2.2 acres of land. Access to the subdivision exists via a private driveway and backage road that runs along the west boundary of the site parallel to North Linder Road. This is a copy of their proposed landscape plan for the site. There are no public streets that abut this

property. Written testimony has been received from Stephanie Hopkins, KM Engineering, the applicant. They are not in favor of amending the concept plan as recommended by staff. Staff is recommending approval of the combined preliminary and final plat with the conditions in the staff report. Staff will stand for any questions.

Seal: Thank you, Sonya. Would the applicant like to come forward? Good evening. Just need your name and address for the record.

Hopkins: Thank you, Mr. Chair, Members of the Commission. Stephanie Hopkins with KM Engineering. Our address is 5725 North Discovery Way in Boise. 83713. I have a presentation. I don't know if Sonya has it up quite yet. I also have a flash drive if that's easier. Sorry about that.

Allen: No. No. Just a second here. All right. Sorry about that, Stephanie. Get it opened here.

Seal: It's beautiful weather we are having lately.

Hopkins: Okay. Very chilly today.

Seal: It was a little chilly.

Hopkins: Compared to the last couple days.

Seal: Blow all the pollen elsewhere.

Hopkins: I know. Thank you. Okay. So, Sonya did a great job summarizing our request. I won't go over too many of the details she already covered, but this property is south of Linder Village. It's just east of Linder Road and south of Chinden Boulevard. It was originally part of the Bountiful Common Subdivision. This is I think Lots 1 and 4 within that original subdivision and we are going to be calling it Bountiful Commons East. We recently did a property boundary adjustment. Used to be -- the backwards L -- used to be a little corner there, as well it was part of Lot 1 that's now been taken out of the property and so we are proposing to subdivide the remainder into three commercial lots, as Sonya mentioned. We are requesting a couple of changes to staff's recommendation on the development agreement modification. We are proposing to update the development agreement with the new concept plan that we are proposing. This is the original concept plan. Shows a 7,000 square foot building and 10,000 square foot building with central open space or a common open space in the center there, with surface parking lots, and this is our proposed concept plan. So, the -- up in the northwest portion of the site is the -- the lot that was taken out with the property boundary adjustment. So, the remainder will be the three lots that will be in the combined preliminary and final plat and so the concept plan that we are showing now does not have a central open space, but it has four open plazas for each of the multi-tenant buildings that we are proposing. They will be connected with sidewalk throughout the site and will connect ultimately to the drive aisle that's to the east -- or to the west. This is conceptual elevations that we are proposing for the buildings. They are multi-tenant buildings. Don't have users in place quite yet, but

the intent really behind updating the development agreement is to have a little bit of flexibility with the concept plan and the elevations that we are proposing, so that we can be flexible for future tenants and make sure that if there is someone that comes in that maybe wants to do a property boundary adjustment to get rid of a lot line or modify the -- the existing concept plans of -- say somebody wants to come in and actually build a building across Lot 7 and Lot 8, they could come in and do an administrative lot -- or property boundary adjustment to get rid of that line and -- and build a building. So, we would really like to have some flexibility with the concept plan that's attached to the development agreement, as well as the elevations that are included in our request. So, this is the combined preliminary and final plat. Three commercial lots taking access from the private drive aisle that goes north-south that was recently constructed and we are going to be installing a 25 foot landscape buffer adjacent to the existing residential homes on the eastern part of the site. That will happen with site development of those two lots. So, as Sonya mentioned, we are requesting to modify a couple of her conditions -- or a couple of conditions that are attached to her recommendation and that is to remove ten parking spaces that are on the west boundary of the site adjacent to the private north-south drive aisle. As you can see on our concept plan, we are currently showing ten parking spaces that come right off of that drive aisle and to replace parking areas between Buildings A and B and C and D with plazas, with a public, quasi-public, open space. So, that is so that we can have more flexibility and parking for future tenants. As you are all aware, restaurants and some uses require a lot more parking than other uses and because we don't have users in place for the three lots that we are proposing it would be nice to be able to have some flexibility for future tenants to make sure that we are providing adequate parking for folks, as well as remaining flexible for anyone that might want to come in and modify the site. The requirement for the mixed use community land use, which is the designation that we are in, does require -- I think it's five percent public, quasi-public open space and this property was initially part of a five acre piece that was within -- per the development agreement. This is two -- a little over two acres. It's a smaller site and it's difficult to put open space in a location, so it would really be preferred to have them individually located on each lot to make sure that -- not only for installation, but to make sure that it's easily maintained by those buildings, rather than the entire office complex. It would also be difficult to make sure that a central open space was installed at one time if it was in the center of these four lots. So, that's -- that's the reasoning behind that request. These are the plaza areas that we are proposing. Additionally there is some -- a pretty large chunk of open space that's going to be provided with the Linder Village Subdivision -- or the Linder Village development to the north. It's going to be a public park that has parking and micro paths that kind of go through it, so this -- this is a schematic to show you how that might work. People from the office complex or whatever uses decide to locate here could easily walk up to that open space and -- and hang out there. I think it was probably -- this area is going to be a little bit more of a draw for folks, residents and employees in the area than the -- the complex that we are talking about would be. These are just some photos of the drive aisle to show kind of how it's currently configured and how that might function. So, the Beehive Federal Credit Union is constructed and it's to our west and, then, our property is the undeveloped property on your left. As you can see it's not very busy right now. There is not any vehicles coming or going and there is no one parked on the side of the road. This is an example of how I

think that parking off of that drive aisle would function. This -- this is a complex on the right-hand side of your screen that's over off of Eagle Road. It's just north of Chinden Boulevard where there is a Reel Theater and some other stuff over there. They have kind of a similar configuration where they have got a -- Eagle Road is actually a state highway, so it's probably a little more heavily trafficked than Linder Road is, but folks can come in off of the arterial roadway and go into a local collector and, then, come onto a drive aisle where they have diagonal parking in place and I have been in this complex several times and it seems to work pretty well. It actually tends to slow traffic down, so folks know that it's meant to be a place to stop. It's a destination. It's not a thoroughfare. So, with that we -- we think that the addition of these commercial uses will be a benefit to the city. We are excited for this project and really looking forward to continue working with the city on it. I would like to hear your opinions, I guess, on the development agreement modification request, as I know you won't be making a recommendation to City Council, but we are interested to kind of know, you know, what maybe your opinions are. With that I will stand for any questions. The developer is here tonight, too, if you have any that I can't answer.

Seal: Thank you. Questions for applicant or staff?

Grove: Mr. Chair?

Seal: Go right ahead.

Grove: So, Stephanie, with this change it sounds like the intent is to have it be more office and not have any restaurant retail operations. Is that the intent or --

Hopkins: Mr. Chair, Commissioner Grove, I will probably defer to our client on that. I don't know -- they don't have any users in place that I'm familiar with. The northwest parcel that we separated off of the property boundary adjustment is going to be a dentist, so that is an office -- kind of a professional office use. There will probably be a fair amount of parking needed for that kind of use, as I'm sure they will have several chairs and several appointments at a time. But the other lots I don't know that they have any specific kinds of uses in mind and I think that they can come up and kind of --

Grove: The reason I'm asking is it -- I guess it -- we don't have a -- a say on how that plays out tonight, but just in terms of how we are conceptualizing the -- the use and why we would, you know, be in favor or against not having a more centralized usable space amongst the -- the -- the four uses. I struggle with the general concept that as provided, because it -- it doesn't tie into the larger mixed use of -- of the area when it's very isolated. It's not isolated -- because it's very -- very small. But it -- I just -- you are asking for some feedback and that's -- that would be my feedback is I don't -- I don't personally like how that is integrating currently. I know we don't have a say, but just my -- my two cents.

Hopkins: Commissioner, thank you for your feedback. If I might ask a question.

Seal: Go right ahead.

Hopkins: Would it be preferred or maybe help the situation if there was a pathway leading from our site plan at some point to the -- the open space that's to the north?

Grove: For me it's -- the -- the pathway would definitely help. It's the -- trying to think of good words and it's later in the day for me, but it's just -- it's not tied together. It's four separate entities and not one -- being looked at as one development, essentially. I know it might get built out as four separate things, but it doesn't look like the -- an integrated plan with how they would function together. But, you know, there are -- there are four parts and they are not four parts of a whole.

Hopkins: Thank you for the feedback.

Seal: Yeah. And I mean the -- the feedback I will give is just on the -- the drive aisle really where -- and we have a drive aisle that's coming down -- it looks like the bulb outs and the -- and the trash receptacle is going to kind of impede that. I mean if -- if anything can be done -- and I can see why Sonya put that in there as far as those ten parking spots, the bulb outs, and everything, that looks like it's going to push right into that drive aisle. The more you can keep that open the better it's going to be for everybody, your neighbors, your customers, everybody involved. So, you know, and depending on who you market this for, you know, having open areas, especially in between the buildings, there is -- if you have been to -- down by the Capri Cafe, it's just south of this, they have an open plaza that's in there. It gets used a ton by the businesses that are in there, but, you know, of course, you have, essentially, you know, a -- a dining establishment and a brewery, basically, sharing that space and they do have a nice pathway that goes right into the residential area there, so that's very, very nice to where if you have something like that and you have just a parking lot, kind of difficult to go the other way. So, I don't know if there is a way to, you know, kind of mash this up a little bit, maybe come up with a better solution overall. I think that the -- you know, the small amount of common area off the back is helpful. I mean you can have some patio out there if you do have a restaurant or something along those lines. If you do have a dentist office that's wasted space, so -- I mean I don't -- in my dentist I would prefer to wait outside, but I don't have that option. But, anyway, that's -- I mean the feedback that I can give on it that's -- that's what I'm seeing of it. So, you know, it would be nice to see that drive aisle opened up, the bulb outs taken away, that parking -- you know, sacrificed, substituted. You are overparked, which is great. Thank you very much. It's not often that we are talking about taking parking spaces away. So, high marks for that for sure, but that's -- you know, the way that I look at it -- I mean there is other stuff that's going on here that kind of plays into this where you have, you know, a larger space for a business opportunity and just north of this you have multi-story live-work. So, you know, somebody that, you know, they are making their side hustle their hustle, they are, you know, working -- or living in the multi-story live-work and now they need to expand. Well, here is some place to do that, so -- and they happen to have a nice library up the road, so -- had to say that for the benefit of this guy here, so -- anyway, that's the feedback that I have on it. I mean I -- I think that a -- a connection into the walking path to the common area in the north would be great. I mean the more connected things are the better I -- I think. I don't think it presents any

kind of issues as far as, you know, anybody having nefarious behavior in there trying to, you know, do something -- get away or do anything like that. I think it just provides for better accessibility. Anybody else? Sorry, I rambled on long enough.

Grace: Yeah. Mr. Chairman. Stephanie and I -- I'm just kind of going off of what -- what Commissioner Seal said and I have two questions and I apologize if you already went over this and I missed it, but on that north side what -- what's the transition into that park area? I -- I just wasn't catching that.

Hopkins: Mr. Chair, Commissioner Grace, right now I don't believe we are showing any walkway along the drive aisle. So, the transition up to the north would be just for folks to walk along the drive aisle to the -- the pathway that's existing.

Grave: Okay. But there is not a fence or anything, you could walk to it.

Hopkins: Mr. Chair, Commissioner Grace, I don't believe there is a fence and I don't know that our client has plans. No, they are -- they are shaking their heads that they don't have plans.

Grace: Okay. The second question -- I think I know the answer to it, but just to confirm, that -- the language in the -- in the application about the event center, that was the previous version of it and that's no longer happening.

Hopkins: That's correct.

Grace: Okay. Thank you.

Grove: Mr. Chair?

Seal: Commissioner Grove, go ahead.

Grove: Just real quick. So, I won't belabor it too much, but just looking at -- I -- I'm not a fan of the parking on the drive aisle. I think that it has a potential of causing more problems than it solves. I think having a -- a walking connection, a pedestrian connection, would help this project in the -- in the future to be able to connect to the larger development to the north. You know, it's -- that's a large development going on up there and anything that you could do to, you know, connect the two would -- I would think probably help you have that -- the feel of it just being an extension of what is available to the public up there. So, again, we don't have anything to stipulate here, but just kind of some feedback.

Hopkins: Okay. Thank you.

Yearsley: Mr. Chair?

Seal: Mr. Yearsley, go ahead.

Yearsley: So, I -- I guess I'm a little conflicted, because looking at the building styles that you are looking -- to me it feels more like a strip mall type facility, but, yet, you are -- you are trying to market this more of an office type setting, which I think understanding, you know, what's -- what's on the plan to what's actually being proposed, you know, because if it's more office style I don't know if the -- you know, the open space is going to be utilized nearly as much versus strip mall style, so -- and I guess that's -- that's where I struggle with at this point, trying to make a decision on -- on how best to move forward with this, so --

Hopkins: Mr. -- Mr. Chair, Commissioner Yearsley, I -- I'm looking back at our client as you are talking and I think that they are planning to pursue more of an office use for the buildings. That being said, they don't have users in place -- yeah. Maybe -- thank you.
Yearsley: That would be awesome.

Seal: Yeah. Just let us know who you are -- I mean you are -- you are spending money here, so there has got to be a marketing plan.

Gasser: Trevor Gasser. 74 East 500 South, Suite 200, Bountiful, Utah. 84010. Appreciate you guys listening to our -- our concept plan here and, really, we are looking for more of a professional office, you know. Right now we have a dentist going in to the piece that we parceled off. I see this more as like insurance companies, brokerages, that type of user. So, yes, I do think it is going to be more professional office. There could be some retail component in there, but, you know, I think most retail -- or most retailers like to be right on Linder Road and this is offset a little bit and as far as restaurant use to parking for our development -- or at least for my development, I want to have as much parking as I can. I know right now I -- I probably don't have enough for a restaurant I would say or it would be tight. I'm trying to do four to five stalls per thousand square feet for office tenants. You know, I know dentists are heavy on the parking spaces and so that's why I have just tried to provide as much parking as I can. One thing I -- I did want to -- how do I go back on this? Oh. I wanted to just show you guys what's -- what's just to the south of here. So, there is an office development right here with parking up in front of all of these buildings that you -- you -- I mean it's right on the drive aisle. So, that -- that's where I have kind of kept in with that same. There -- there is -- there is just this office complex and it comes up through here. So, there is no -- no traffic through a residential neighborhood. It is -- there is not a lot of traffic on this development. There is also this -- we have also got a -- a curve in the road here that is kind of like a -- a speed, you know, calmer as well. So, I -- you know, that is my reasoning for putting parking up there. Plus, also, I -- I feel like, you know, tenants -- they -- they like to have parking on -- on all sides of the building where -- where these could be individual clients or tenants and -- and have access -- you know, doors on -- on either side right here and it just gives them a little more exposure and so, you know, I just felt with what -- what had happened to the south, there is -- there is no traffic. I would be happy to put, you know, speed limit signs on there, just to make sure everybody is -- is driving and responsible and -- but that was my reasoning for that. The other reasoning, you know, just -- if I'm going to take out all this parking, that's ten stalls -- another ten stalls, another ten stalls. I'm -- I'm taking

out 30 stalls per staff recommendations. I just don't feel like I -- you know, with -- with the park, with all the open space, I would be -- I would be happy to, you know, provide an access way up to the park. I could -- I could provide two, you know, because parking is just so important for the development. There is a 25 foot landscape barrier right here that, you know, we could -- we could maybe do some -- some common plaza space within that, too. I don't know what your thoughts would be. I know we are just kind of bouncing ideas off, but I -- I would kind of like to hear your ideas before I go to City Council.

Grove: Mr. Chair?

Seal: Commissioner Grove, go ahead.

Grove: I can appreciate not wanting to lose 30 spots. That -- you know, that is a lot, especially with what you -- you are wanting to do. I would highly recommend, though, at a minimum looking at those west parking spots. I know, you know, there -- there is examples of other ones here. I think that the uniqueness of this is a little bit different though. You are not coming off of a 90 degree to get into that space at the same as you would where those parcels to the -- to the south that you pointed out. So, that -- it's kind of a blind spot if you are coming south to north. It -- just trying to help you limit future problems. I think having -- using some of that more as, you know, a potential pedestrian connection from what's to the north of you and what's to the south of you, I would much -- I would much rather see that personally, having a -- a pedestrian, you know, pathway of sorts versus the -- the parking on that side.

Gasser: Appreciate your comment, Commissioner. We -- we did provide a pedestrian access way that comes all the way along this side. We were required to have one, you know, on -- on one of the sides and so that was put in. But, no, I -- we will -- we will go back and see what we can do there. I just -- parking is such a big deal. But, anyways, I -- I do appreciate you guys taking a look at it and give me your comments. Any other comments?

Grace: Mr. Chairman, just another -- I don't have a solution for you, but just another comment. I do know that since that access road has connected there to Plaza Shops Drive, I think it's a pretty heavily used alternative now for the high school students coming out of Rocky and going to Winco or doing whatever. So, although it may not be, you know, as busy now, I -- I think it's progressively getting more busy and just another consideration for when you go to City Council. Thanks.

Gasser: Sure.

Seal: Yeah. I was going to say, that's a -- a really good point and I do -- my -- my eye doctor and my chiropractor are just south of this, so --

Gasser: Okay.

Seal: -- I use the -- the -- the buildings in here and I -- and I do appreciate what you are saying about how that is, but within -- I mean to me that's kind of within a complex and at the same time what you just said about, you know, how close it is to the high school and everything, it's not going to take very long before they all figure out, hey, I can get up to Winco through all this. I actually thought that that was blocked off at the -- at the school, but seeing that it's not, that's probably going to be happening -- happening in there. So, you know, again, where it's not designed like the buildings down below are, I -- I think you would be better off to go ahead and remove that parking on the -- on the west side personally and keep that drive aisle a little bit more open. As far as more -- you know, eliminating parking spots for open space, if we knew what was going in there that would be a much easier decision, so -- you know, I mean if it's going to be a lot of, you know, kind of restaurant type things, you know, I mean, obviously, you want to have all the parking you can, but at the same time open areas would help facilitate having customers inside and outside of your establishment. So, you know, like I said, I -- I mean the -- as far as the drive aisle, that's really not something that we are -- that's not in our purview tonight, but just for the feedback part of it.

Gasser: No. I appreciate that.

Seal: Yeah. I was going to say I think that the -- I think the first provision in there that you guys are a little bit in disagreement about -- I think that that's a good one and we will probably more than likely -- I can't speak for my fellow Commissioners and I actually can't make a motion, which is wonderful, but I think that one will probably stick and the second one -- you know, we can debate that a little bit more.

Gasser: Sure. I mean ten stalls is better than 30. So -- yeah. No. I appreciate you giving me your recommendations.

Seal: Okay. And I have got to tell you if Sonya is saying we can eliminate parking, then, you have done a great job on parking.

Lorcher: Mr. Chair?

Seal: Commissioner Lorcher, go ahead.

Lorcher: So, after all this discussion remind me what are we voting on tonight.

Seal: We are voting on the preliminary and final plat. We are not the -- the DA modification goes to City Council.

Lorcher: So, the preliminary and final plat is to -- to take out the -- the Chili's and the event center and change it to these four individual buildings and the last discussion was just to remove the parking on the common aisle on the west; is that correct? Or am I missing something?

Seal: You will do a better job at this than I will.

Allen: Chairman, Commissioner, the only application that's before you tonight is the subdivision -- the proposed combined preliminary and final plat and that -- that is just a lot line boundary -- property line thing. It's not a site design. The site design and the site plan is associated with the development agreement modification.

Lorcher: Okay. All right.

Yearsley: Mr. Chair. Just follow up with that, Sonya. So, the site plan modification, is that as part of the DA of agreement that you are asking for and so at that point our -- our motion is if we want to keep those 20 spaces would be we recommend to Council -- I don't -- I'm trying to figure out motion wise what -- you know, what are we -- what are we trying to say here? Because we are -- we can't say to leave those spaces, but we can say we would recommend maybe to leave them. Is that what we are looking for or --

Allen: Chair, Commissioner Yearsley, your motion should be directly related to the preliminary and final plat. If you choose to provide an unofficial recommendation on the development agreement modification you can do so.

Yearsley: Okay.

Allen: It's not what's before you tonight.

Yearsley: Okay. That's -- that's what I want to make sure --

Allen: Do you have anything else to add feel free.

Seal: So, yes, I will -- go ahead, Kurt.

Starman: I think that's a good description. Really from the city staff perspective we -- we probably should have cued this up a little bit differently in terms of how we agendized it. Really, the discrete item before the Commission side is just the preliminary and final plat and even that is a recommendation to the City Council, not an action item or not for final approval tonight. And, then, really, the way the city's ordinance is structured, the recommendation on the concept plan for the DA comes from the Community Development director and that is made to the Council and the Council makes that decision. So, I think Sonya was quite accurate that, really, you have a discrete action before you, which is a preliminary and final plat. That's a recommendation to the Council. If you have -- I will use Sonya's description. If you have some informal comments that you would like to work into a motion relative to the site plan, I don't think there is any harm in that, but that's not really before you tonight.

Yearsley: Okay.

Seal: So, essentially, we would -- wording such as we would recommend to City Council keeping provision 8-A-1, striking -- you know --

Yearsley: Yes.

Seal: -- those lines. So --

Yearsley: Or we could just close the public hearing and say we recommend leaving the -- the -- the two parking spaces and that, you know, Council --- Council -- or staff -- or Planning and Zoning will actually -- I -- you know, I would imagine express our recommendations based on just our discussion I would assume, so -- yeah. I don't know if we need to do it in the motion or not.

Seal: Okay. Real quick is there anybody signed up to give public testimony? I'm guessing not. Nobody else is in Chambers. So, unless there is anything else to add -- okay. Could I get a motion to close the public hearing for H-2022-0015?

Lorcher: So moved.

Grove: Second.

Seal: It's been moved and seconded to close the public hearing for Item No. H-2022-0015. All in favor, please, say aye. Any opposed? Okay. Motion passes.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Seal: Anymore discussion?

Yearsley: Mr. Chair, I will just say I -- I hadn't expressed my concerns on this. I -- given that this is marketed to be more of a professional office type facility, I don't see an issue with leaving the ten parking spaces in between the two buildings on each side. I do agree that the west parking probably should be eliminated. However, the one on the -- the lower west -- the -- the -- the lower section there, it looks like there is quite a bit of room there that you could potentially back out safely, but -- so -- but I'm -- I'm good either way on that -- that west side.

Seal: Okay. Anybody else?

Lorcher: Mr. Chair?

Seal: Commissioner Lorcher, go ahead.

Lorcher: I was fine with the parking on the west side until you told me it was all high school students running through.

Seal: Well --

Lorcher: So, you know, if people -- if people are backing out and -- especially at that bottom left corner and it is kind of a blind corner and kids are going through for lunch, you know, or whomever, there could be some potential conflicts there. So, I would be in support of eliminating the western parking. But that's not really our -- that's just -- that has nothing really to do with us, so there is my opinion.

Grove: Mr. Chair?

Seal: Go right ahead.

Grove: In terms of what we are recommending approval on, I -- I don't see any issues. You know, ideally I would love to have seen an event center here, just because we need more event space, especially in -- in this, you know, growing area. I know that that's not always the easiest thing to monetize and -- and can -- can have some unique challenges. I -- I would love to see that, but in -- in lieu of that being, you know, where the applicant is going or wanting to go, I -- I see no -- no issues with the preliminary plat and final plat as presented.

Seal: Okay. Commissioner Grace?

Grace: Mr. Chairman, I would -- I, too, don't have any issues with the parking between the buildings. The -- I'm torn on the parking on the west side. I don't feel as strongly negatively about it, but -- I don't know. Maybe there is something they could do -- make it employee parking or something. I don't know. But based on what we are -- what is before us, yeah, I'm -- I'm in favor of it.

Seal: Okay. You have all spoke, so now somebody gets to make a motion.

Yearsley: Mr. Chair?

Seal: Commissioner Yearsley, go ahead.

Yearsley: After considering all staff, applicant, and public testimony, I move to recommend approval to City Council of File No. H-2022-0015 as presented in the staff report for the hearing date of May 19th, 2022, with no modifications. However, we would recommend -- or, you know, we do like the idea of leaving the parking in between the two buildings.

Seal: Do I have a second?

Grove: Second.

Seal: It's been moved and seconded to approve Item No. H-2022-0015 with no modifications. All those in favor say aye. Any opposed? Okay. Motion carries. Thank you very much.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Seal: I will take one more motion.

Grace: Mr. Chairman, I move to adjourn.

Yearsley: Second.

Seal: It has been moved and seconded to adjourn. All those in favor? Opposed? All right. Motion passes. Thanks, everyone.

MOTION CARRIED: FIVE AYES. TWO ABSENT.
MEETING ADJOURNED AT 7:24 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS.)