



AGENDA

HIGHLAND CITY PLANNING COMMISSION Tuesday, November 27, 2012 – Regular Meeting 7:00 p.m.

Highland City Council Chambers, 5400 West Civic Center Drive, Highland Utah

CALL TO ORDER: Chris Kemp, Chair

- Attendance – Chris Kemp, Chair
- Invocation – Commissioner Abe Day
- Pledge of Allegiance – Commissioner Jay Roundy

APPEARANCES:

Time has been set aside for the public to express their ideas, concerns, and comments on non-agenda items. Speakers will be limited to three (3) minutes.

WITHDRAWALS AND CONTINUANCES:

PUBLIC HEARING ITEMS:

1. CU-12-01 A request by Greg Nield for a conditional use permit for the purpose of expanding the Ashford Memory Care Facility located at 10438 N 4800 W. The request will expand the facility to the property north of the existing facility and allow for future expansion to the south. The proposed expansion will add a new building with 37,529 square feet and 42 beds. *Administrative.*

OTHER BUSINESS:

2. SP-12-02 A request by Chad Spencer for site plan and architectural approval for the purpose of constructing new retail business (Meier's Fine Foods) located west of the southwest corner of Town Center Boulevard and SR-92. *Administrative.*

APPROVAL OF MINUTES:

- October 23, 2012 – Regular Meeting

PLANNING STAFF REPORT:

- Review of recent City Council Actions
- Joint City Council/Planning Commission Work Session Review
- Electronic Packets

COMMISSION COMMENTS AND SUGGESTIONS:

ADJOURNMENT:

NEXT MEETING: *Tuesday, December 11, 2012* at 7:00 pm City Council Chambers

Legislative: An action of a legislative body to adopt laws or polices.

Administrative: An action reviewing an application for compliance with adopted laws and polices.

FOR SPECIAL ACCOMMODATIONS

Any individual with a qualified disability may request a reasonable accommodation by contacting the City Recorder at (801) 772-4506 at least 48 hours prior to the Commission meeting.

CERTIFICATE OF POSTING

The undersigned does hereby certify that the above agenda notice was posted in three public places within Highland City limits on this 21st day of November, 2012. These public places being bulletin boards located inside the City offices and located in the Highland Justice Center, 5400 W. Civic Center Drive, Highland, UT; and the bulletin board located inside Lone Peak Fire Station, Highland, UT. On this 21st day of November, 2012 the above agenda notice was posted on the Highland City website at www.highlandcity.org.

Jill Ballamis, Secretary

HIGHLAND CITY PLANNING COMMISSION MEETING NOVEMBER 27, 2011			
REQUEST:	A conditional use permit for an addition to the existing Ashford Memory Care Facility. The proposed expansion will add a new building with 37,529 square feet and 42 beds (CU-12-01).		
APPLICANT:	Mr. Greg Nield		
FISCAL IMPACT:	None		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	LOCATION
Low Density Residential	R-1-40	± 2.95 Acres	10438 North 4800 West

BACKGROUND:

The Senior Care Assisted Living Overlay Zone (SCALO) was approved by the City Council in October 2009. The intent of the SCALO is to provide locations and opportunities for assisted living facilities and other similar uses while protecting existing residential neighborhoods. The SCALO District can be applied anywhere in the city if the site meets the development standards.

A conditional use permit application for Ashford Memory Care was approved by the Council in October of 2009. The facility opened in 2011 and is 10,156 square feet and houses 16 beds for patients.

On September 4, 2012, the City Council approved an amendment to the Development Code modifying the setback and landscape requirements.

A conditional use permit is an administrative action. Consideration is limited to compliance with existing development standards and regulations and three required findings.

SUMMARY OF REQUEST:

1. The applicant is requesting a conditional use permit for the expansion of the Ashford Memory Care Facility. The new building will add 37,529 square feet and house 42 additional beds. Upon completion the building will be 47,685 square feet and house 58 beds.
2. The facility will be open seven days a week. Visiting hours are from 8:00 am to 8:00 pm. Fourteen employees in staggered shifts will be employed by the facility.
3. A future building commercial building pad is proposed south of the existing facility. The building pad will remain landscaped with sod until construction. A rezoning would need to be approved to accommodate commercial uses.

REQUIRED FINDINGS:

The Planning Commission must determine that the proposed use meets three findings prior to granting a Conditional Use Permit. The burden of proof rests with the applicant. Each finding is presented below along with staff's analysis.

1. The use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity.

The subject property is designated as Mixed Use on the General Plan Land Use Map and the property is zoned R-1-40 Residential. The existing use is consistent with the land use designation on the General Plan. Assisted Living Facilities are permitted in the R-1-40 District subject to a conditional use permit.

The surrounding property to the north, south, and east is zoned R-1-40 and is single family homes. The property to the west is zoned R-1-40 and is Lone Peak High School.

A site lighting plan has been submitted and shows light levels less than one foot candle along all property lines. The parking lot lighting is four foot bollards that match the existing lighting. All building mounted lighting is fully shielded with the exception of the low wattage architectural lighting which is similar to residential porch lights.

Thirty five percent of the site is landscaped. The landscape plan shows a double row of trees behind the two story building and a single row of trees along the single story building. These trees are spaced at 30 feet on center or closer. The trees behind the two story building will be placed on a four foot berm. Based upon input from the adjacent property owners the trees were planted closer together to create a denser screen. The tree species has also been reviewed by the neighbors.

The proposed use will have an impact of the property to the east. However, the project includes reasonable measures to mitigate the impacts.

2. The use complies with all applicable regulations in the Development Code.

Primary access to the site is provided from three driveways on 4800 North. A traffic analysis was completed and found the site ingress and egress was sufficient for the site. Approval from the Utah Department of Transportation will be required prior to issuance of a building permit.

The site includes 77 parking spaces and 6 ADA accessible spaces which meets the requirements of the Development Code.

The building architecture is consistent with the existing building. Materials include a stone base, board and batten siding, and stucco. The building includes vertical and horizontal articulation along with hipped and gabled roofs. The buildings heights are 30' 1" of the two story building and 18' 6" for the single story building which is less than the thirty-five feet allowed by the Development Code.

The new two story building located to the north of the existing building setback fifty feet from the east property line, and single story building to the east of the existing building which is setback thirty feet from the east property line. All buildings comply with the minimum setback requirements.

Emergency access will be provided to the rear of the site through grass-crete type product. This product allows vehicles to drive on grass without damage.

With the proposed stipulations, the use meets all development standards set forth in the Development Code.

3. Conditions are imposed to mitigate any detrimental effects.

Three stipulations have been included to ensure compliance with the Development Code and compatibility between land uses.

CONCLUSION:

The proposed conditional use appears to meet the required findings for approval.

CITIZEN PARTICIPATION:

The neighborhood meeting was held on November 15, 2012. Notice of the neighborhood meeting was sent to 45 property owners on October 30, 2012. The neighborhood meeting notice sign was posted on October 1, 2012. Eleven property owners attended the meeting. A summary of the meeting is attached (Attachment H). Comments primarily focused on the landscape buffer.

A notice of the Planning Commission hearing was published in the Daily Herald on November 11, 2012. Notification letters were mailed out to 45 property owners on November 13, 2012. No comments have been received.

RECOMMENDATION AND PROPOSED MOTION:

The Planning Commission should hold a public hearing and recommend **APPROVAL** of the proposed conditional use permit subject to the following stipulations:

- 1) The proposed use shall conform to the project narrative, site plan, landscape plan, and elevations date stamped November 21, 2012 except as modified by these stipulations.
- 2) Prior to the issuance of a building permit, the applicant shall provide a letter from UDOT approving the driveway locations and spacing.
- 3) In accordance with Section 4-109, the conditional use permit will expire if a building permit has not been issued within one year of approval by the City Council.

I move that the Planning Commission accept the findings and recommend **APPROVAL** of case CU-12-01, a request for a conditional use permit for an addition to the Ashford Memory Care subject to the three stipulations recommended by staff.

ALTERNATIVE MOTION:

I move that the Planning Commission recommend **DENIAL** of case CU-12-01, a request for a conditional use permit for the addition to the Ashford Memory Care based on the following findings (The Commission should draft appropriate findings):

ATTACHMENTS:

- Attachment A – Zoning Map
- Attachment B – Aerial Photo
- Attachment C – Project Narrative date stamped November 21, 2012
- Attachment D – Site Plan date stamped November 21, 2012
- Attachment E – Landscape Plan date stamped November 21, 2012
- Attachment F – Elevations date stamped November 21, 2012
- Attachment G – Lighting Plan date stamped November 21, 2012
- Attachment H – Neighborhood Meeting Summary

FULL SIZE (11' X 17") ATTACHMENTS: (Planning Commission Only)

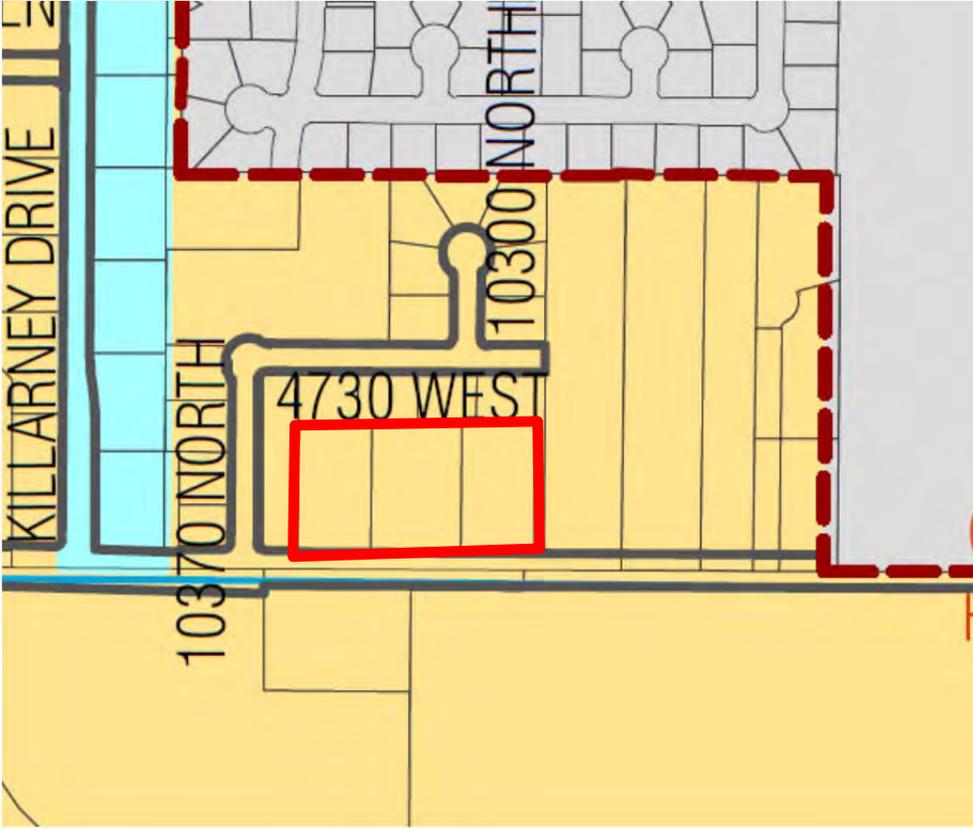
- Site Plan, Landscape Plan, Elevations, Lighting Plan

General Plan Land Use Map



Land Use: Mixed Use

Zoning Map



Zoning: R-1-40 (Residential)

Aerial



Project Narrative

Ashford Assisted Living Expansion for Greg Nield of Eternal Springs

We have been through the General Plan and Development Code and view we are in compliance with these, specifically in regards to the Development Code Article 4.6 concerning Senior Care Assisted Living Overlay Zone, the Utah Administrative Code, and complies with the city planning meeting which took place on September 4th which amended parts of Article 4.6.

The building site is located at 10322 North 4800 West, Highland, UT 84003. The adjacent properties to the north of the site is a green space controlled by the city of Highland, the adjacent homes to the east are four single family residence, to the south a small parcel that we assume is some sort of right-a-way with an adjacent single family residence with a barn and stable, and to the west is Lone Peak High School and the Church of Jesus Christ of Latter-day Saints Seminary building. The proposed use of this expansion should have no adverse effect on the current demographics of the area since the current assisted living center is functional.

The current building is composed of 10,156 square feet and has 16 beds for patients. The new building and expansion will add 37,529 square feet and will add 42 additional beds, bring the new capacity to 58 for patients. The new site design will conform to article 4.6 which states the building will have a rear set back of 50' for a two story building and 30' for a single story. Along the property line of the two story building, there will be an earth berm as well as two rows of trees to help screen and buffer the activities of the assisted living center with the adjacent property owners. A single row of trees will be planted along the property line adjacent to the single story portion of the project. The landscape will have designated areas and walking paths for the residents.

The design intent of the purposed addition is to seamlessly integrate into the existing facility architecture. The original design is that of cottage architecture, consistent of a stone base, shingle siding, stucco, hipped and gable roofs, and skylights. The expansion as well as the new building will be designed with similar features consisting of a stone base, board and batten siding, shingle siding, stucco, hipped and gabled roofs, and skylights. The lighting will be designed in a manner that does not contribute light pollution to the adjacent properties, but provide public safety within the site.

There are currently two access points for ingress and egress. The acquired land to the north and south of the current building allows the creation of new access points. One will be created on the south new the future building pad and one of the existing points will be relocated to the north. Visitors will be able to access the assisted living center with their own automobiles, or by the means of public transit. Pedestrians will be able to access the site via the sidewalks maintained by Highland City.

The assisted living center will have 14 employees to assist in the care of the elderly residents.

There should be no adverse noise, smoke, odor, dust, vibrations, or illumination created by the assisted living center.

GENERAL NOTES:
 FORMAL APPROVAL FROM UDOT WILL BE RECEIVED PRIOR TO
 THE ISSUE OF A BUILDING PERMIT.

SITE INFORMATION
 SITE
 BUILDING FOOTPRINT
 LANDSCAPE
 HARDSCAPE

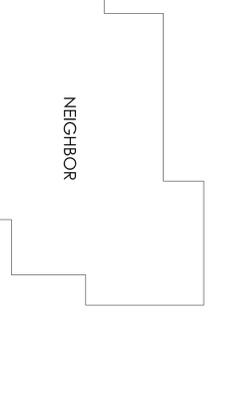
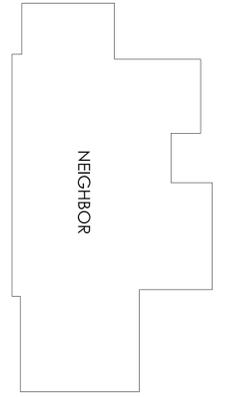
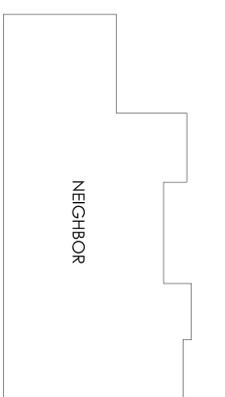
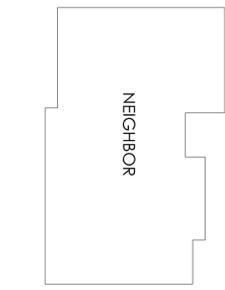
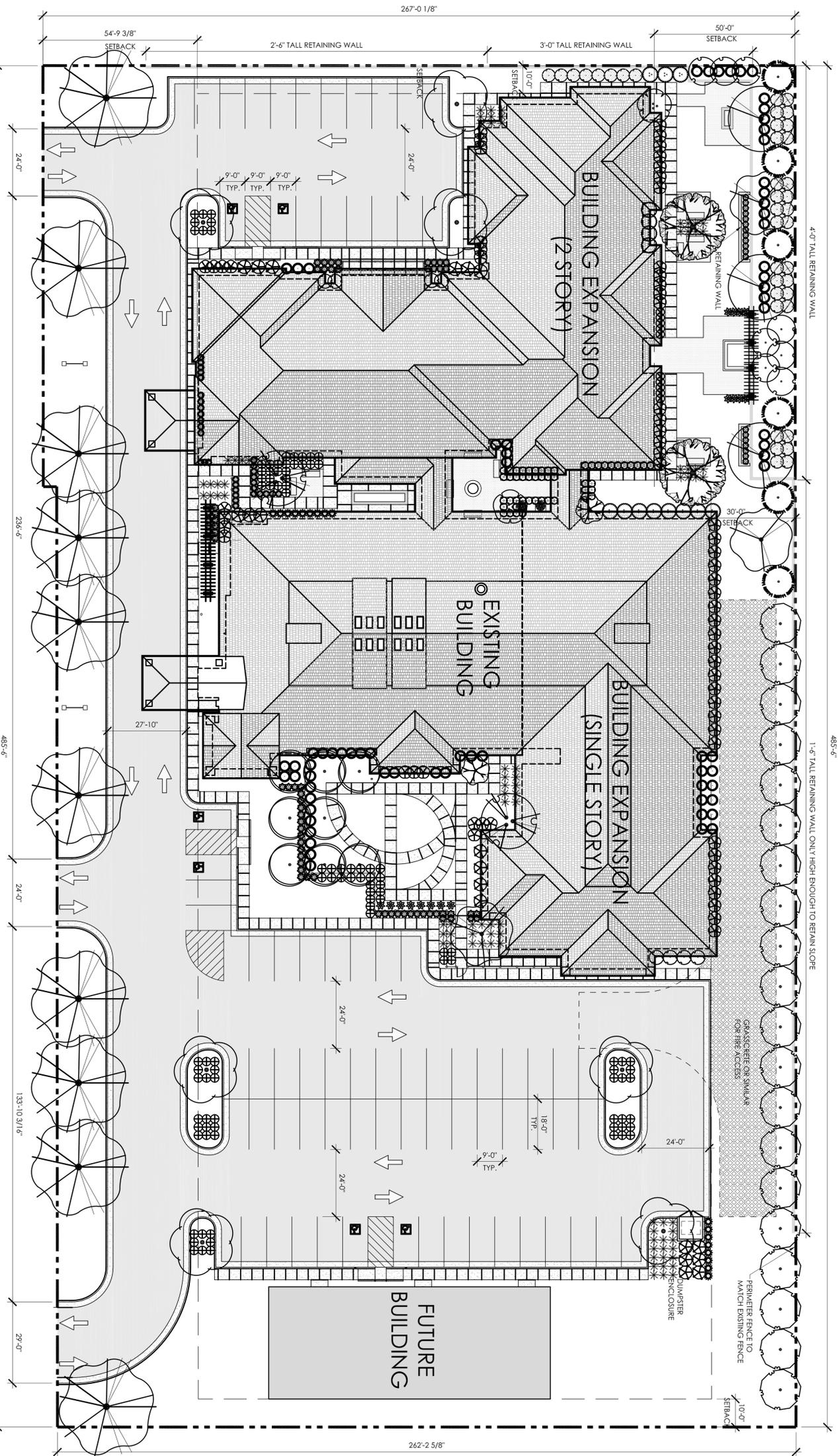
2.94 ACRES
 30.7%
 35.0%
 35.4%

PARKING REQUIREMENTS
 1 STALL PER 2 BEDS
 1 PER EMPLOYEE
 FUTURE BUILDING 4 PER 1000 S.F.
 ADA STALLS

31 REQ'D
 14 REQ'D
 32 REQ'D
 3 REQ'D

TOTAL REQ'D
 TOTAL PROVIDED

77
 77



THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.
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 Provo, UT 84601
 P: 801.335.6888
 F: 801.335.6880

ETERNAL SPRINGS, LLC
 10322 NORTH LONE PEAK PARKWAY
 HIGHLAND, UTAH 84003

ASHFORD ASSISTED LIVING EXPANSION

10322 NORTH LONE PEAK PARKWAY
 HIGHLAND, UTAH 84003

SITE PLAN
 SCALE: 1" = 20'-0"

SITE PLAN

A001

PROJECT #: 12-119-01
 DRAWN BY: JPN
 CHECKED BY: MN

DATE	DESCRIPTION

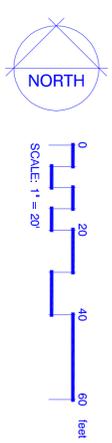
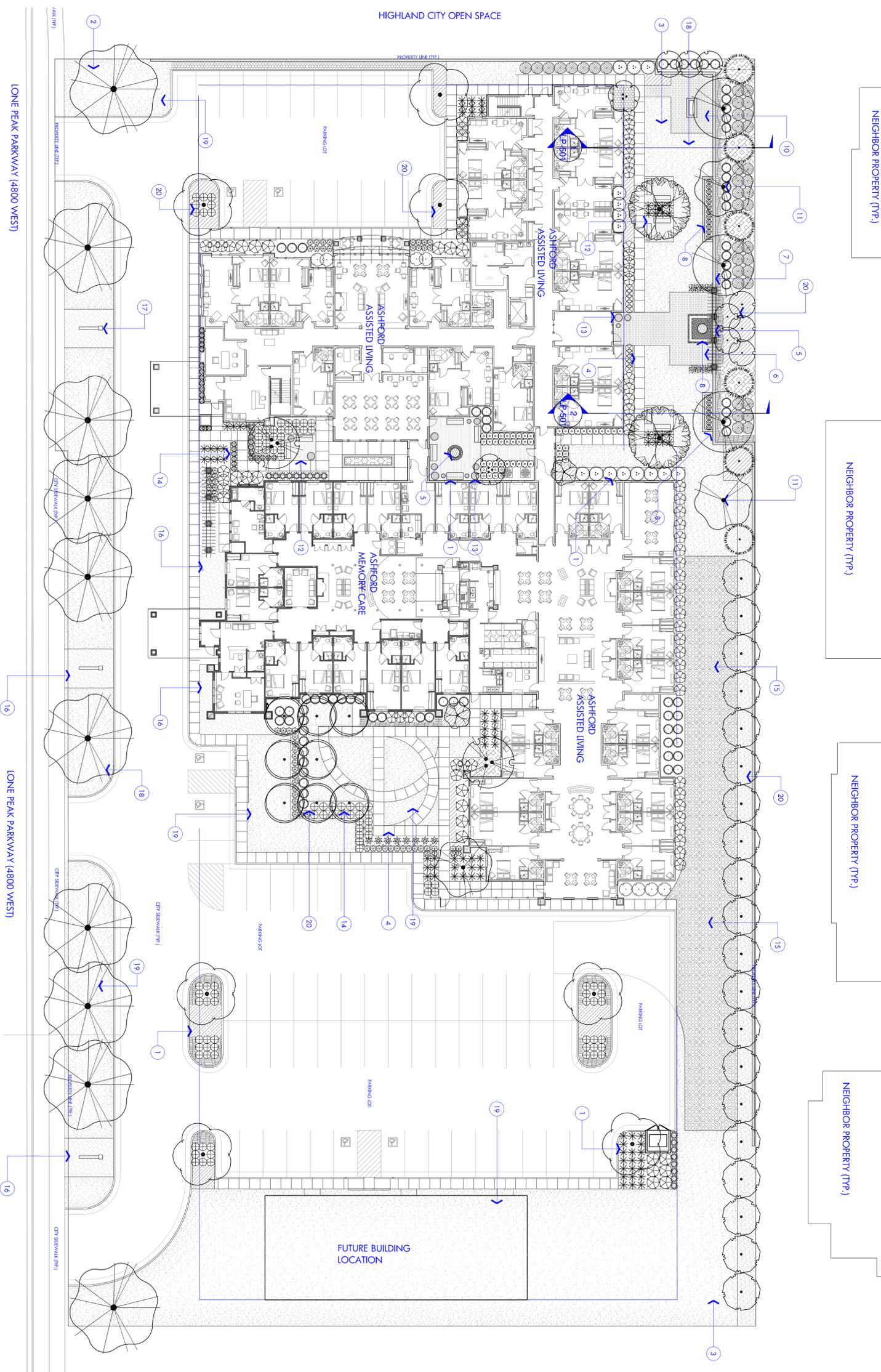
SPECIAL NOTE:
 1. SEE SHEET LP-101 FOR FINISH LEGEND AND EAST WALL SECTION TYPICAL DETAILS AND 2. CALLER SIZE PER HIGHLAND CITY STANDARDS

QUANTITATIVE DATA

SITE SUMMARY
 UNDEVELOPED AREA: TOTAL 44,670 SF (3.5%)
 NONLANDSCAPE TOTAL 83,450 SF (6.5%)

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	PLANNING AREA (TYP)
2	6"X1/4" RUSTED STEEL EDGING (TYP)
3	TURF AREA (TYP)
4	CONCRETE WALKWAY - SANDSCAPE CONCRETE FINISH - COLOR - GRAY (TYP)
5	(OPTIONAL) PONDLESS WATER ELEMENT/SCULPTURE ELEMENT IN MEXICAN FEBLE (PER OWNER)
6	(OPTIONAL) PAVES OR TEXTURED CONCRETE PATIO - COLOR: FRENCH GRAY - PER OWNER
7	4" HIGH SITE WALLS TO MATCH STONE ON BUILDINGS (WALL HEIGHTS PER CIVIL PLANS)
8	18" HIGH STONE SEAL/PLANTER WALLS (MATCH STONE ON BUILDINGS)
9	1/2" HIGH STONE FIRE PIT PATIO WITH NATURAL GAS FIRE PIT AND SEATING AREA
10	SCREEN NEIGHBORS BY ADDING DOUBLE ROW OF TREES PER HIGHLAND CITY CODE REQUIREMENTS (MATCHES ALL ALONG EAST PROPERTY LINE)
11	CRUSHER FINES SEATING AREAS (TYP) (BENCHES PER OWNER)
12	DECORATIVE POTS AT VARYING SIZES - LOCATE PER PLAN (PER OWNER)
13	PRE-CAST CONCRETE WALL AND COLUMNS (MATCH EXISTING)
14	TURF BLOCK (TYP) - FIRE TRUCK HAMMERHEAD AREA ONLY (PER CONTRACTOR)
15	EXISTING LANDSCAPE PLANNINGS - PROTECT-IN-PLACE (TYP)
16	NEW SIGN AND LANDSCAPE PLANNINGS LOCATION - MATCH EXISTING SIGN
17	IRRIGATION SYSTEM SHALL BE 100% AUTOMATIC AND MEET CITY REQUIREMENTS AND SHALL BE WATER EFFICIENT.
18	IRRIGATE TURF AREAS WITH LOW PRECIPITATION RATE TURF ROTARY HEADS WITH, AT LEAST, 100% HEAD TO HEAD COVERAGE (TYP) - (LAYOUT PER CONTRACTOR)
19	IRRIGATE SHRUB AND PLANTER BEDS WITH WATER EFFICIENT INLINE DRIP AND DRIP EMITTER(TYP) - (LAYOUT PER CONTRACTOR)



LDX LANDFORM DESIGN GROUP
 LANDSCAPE ARCHITECTURE
 5111 W. 200 S. SUITE 125
 S.C. UTAH 84101
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 FAX: 801.504.7178
 WWW.LANDFORMDESIGNGROUP.COM



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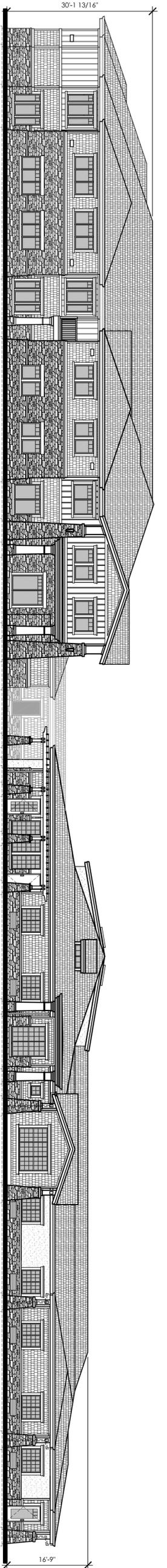
ASHFORD ASSISTED LIVING
 10322 NORTH LONE PEAK PARKWAY
 HIGHLAND, UTAH 84003

SCALE: 1" = 20'

DESIGN BY:	BAR
DESIGNED BY:	BAR
CHECKED BY:	BAR
PROJECT NUMBER:	2012-80
ISSUE DATE:	11-09-12
REVISIONS:	

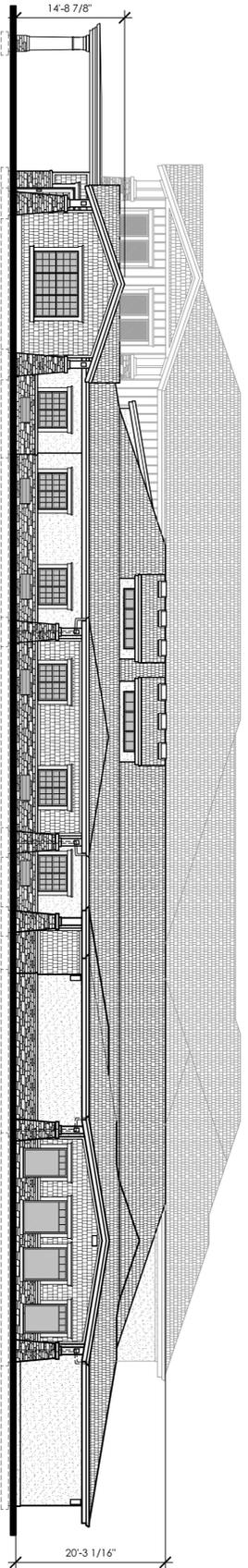
SHEET TITLE:
 LANDSCAPE PLAN
SHEET NUMBER:

LP-101



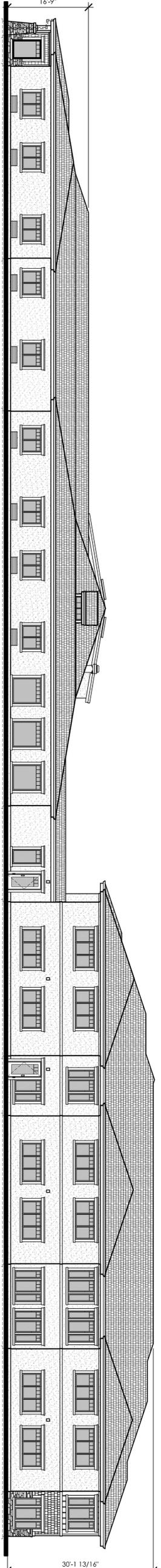
WEST ELEVATION

SCALE: 3/32" = 1'-0"



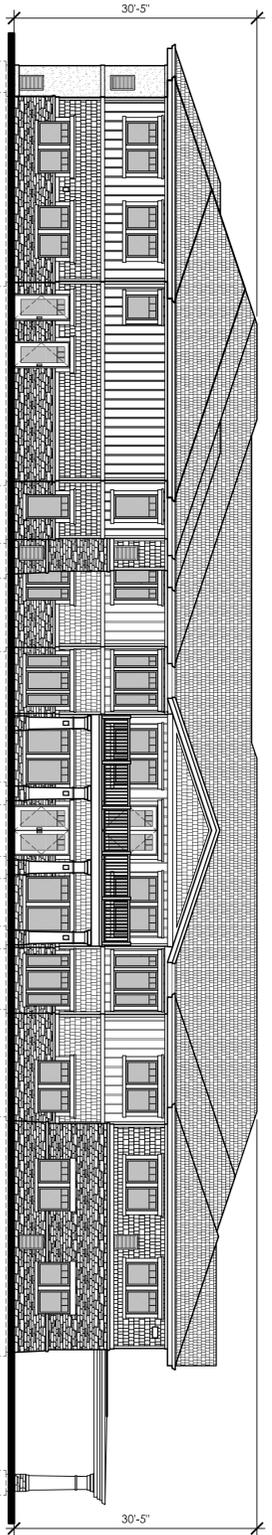
SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



EAST ELEVATION

SCALE: 3/32" = 1'-0"



NORTH ELEVATION

SCALE: 3/32" = 1'-0"

OVERALL ELEVATIONS

A200

PROJECT #: 12-119-01
DRAWN BY: JPN
CHECKED BY: MN

DATE	DESCRIPTION

ASHFORD ASSISTED LIVING EXPANSION
10322 NORTH LONE PEAK PARKWAY
HIGHLAND, UTAH 84003

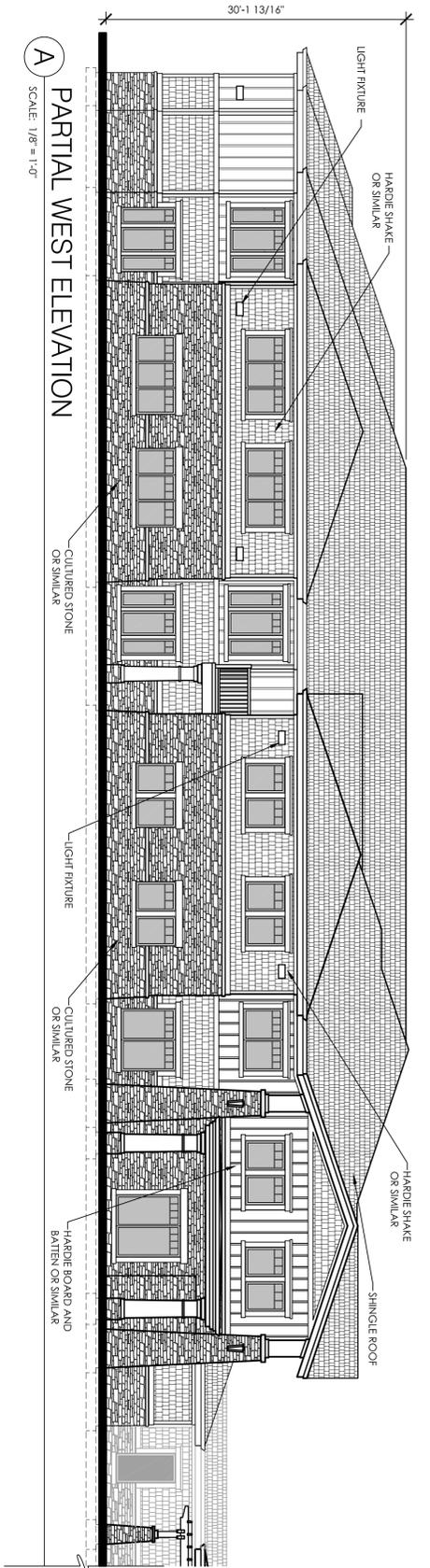
ETERNAL SPRINGS, LLC
10322 NORTH LONE PEAK PARKWAY
HIGHLAND, UTAH 84003

OWNER

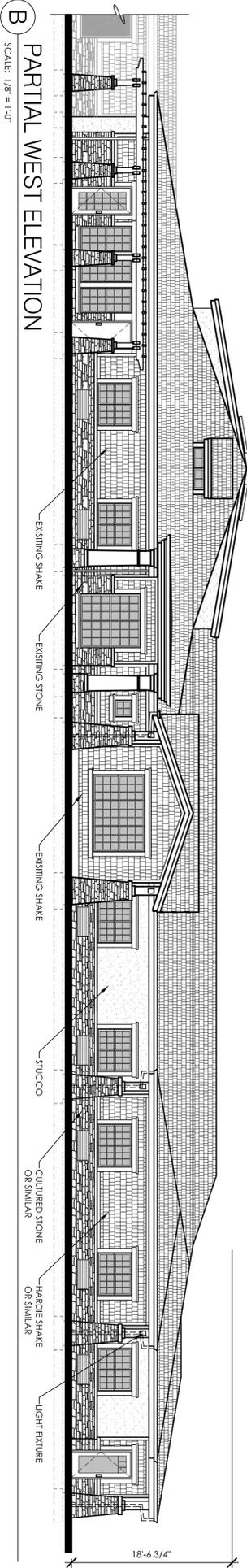


310 South 600 East
Salt Lake City, UT 84143
P: 801.355.6899
F: 801.355.6890

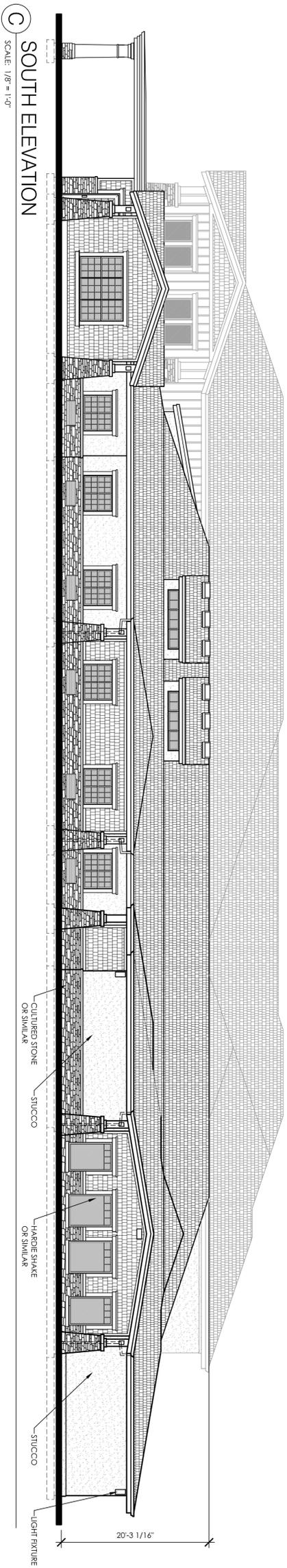




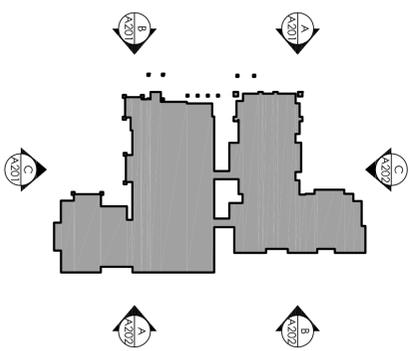
A
PARTIAL WEST ELEVATION
SCALE: 1/8" = 1'-0"



B
PARTIAL WEST ELEVATION
SCALE: 1/8" = 1'-0"



C
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



ELEVATIONS

A201

PROJECT #: 12-119-01
DRAWN BY: JPN
CHECKED BY: MN

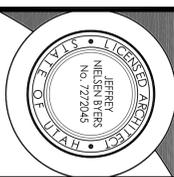
DATE	DESCRIPTION

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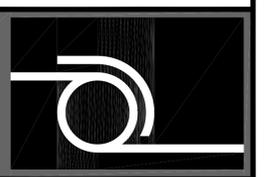
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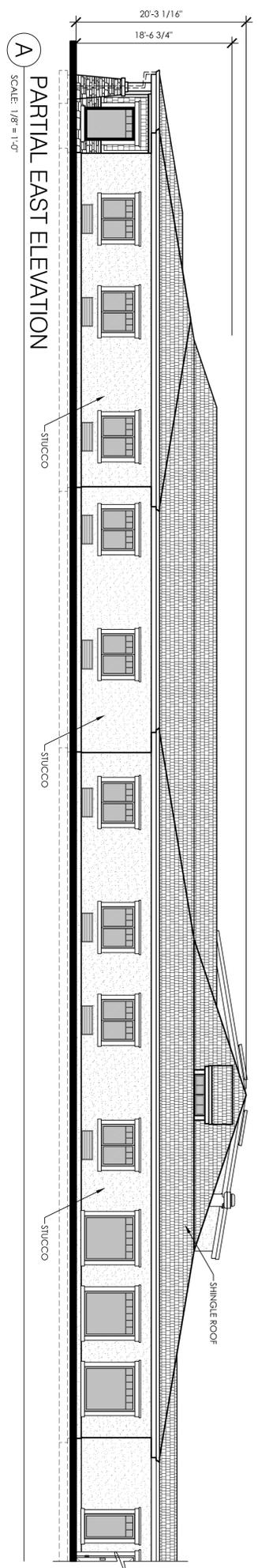
OWNER

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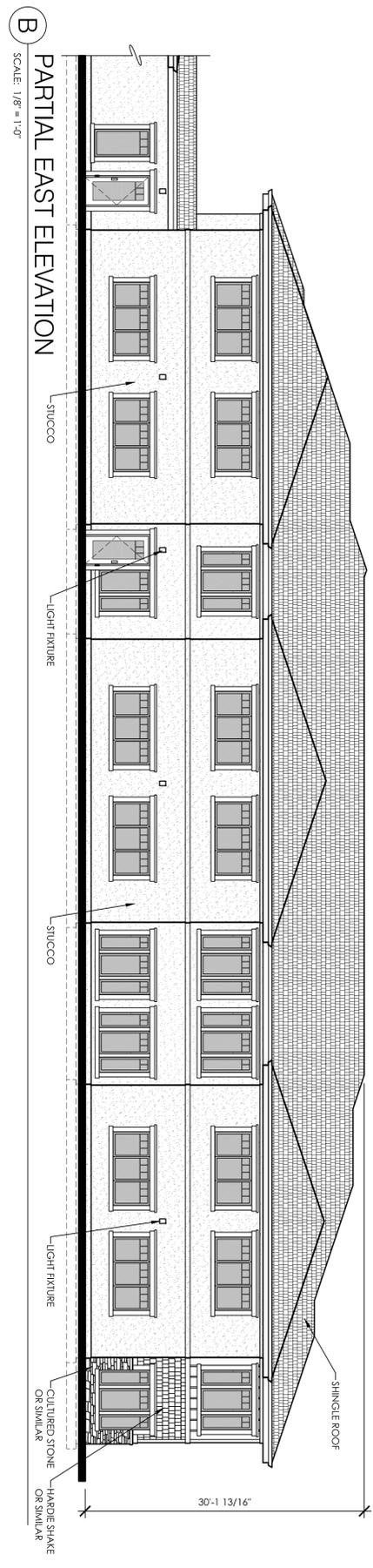


310 SOUTH 600 EAST
SALT LAKE CITY, UTAH 84142
P. 801.355.6869
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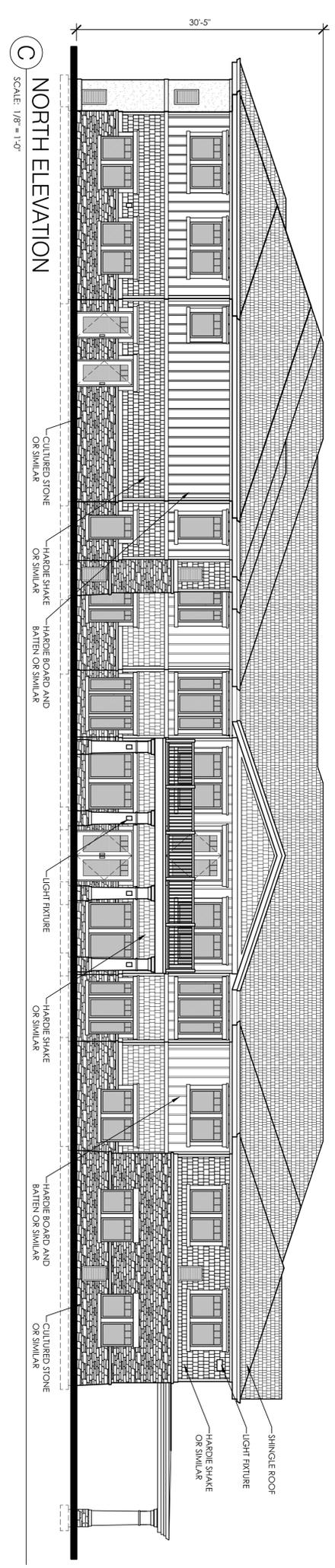




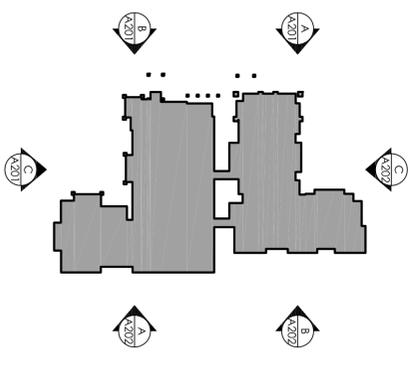
A
PARTIAL EAST ELEVATION
SCALE: 1/8" = 1'-0"



B
PARTIAL EAST ELEVATION
SCALE: 1/8" = 1'-0"



C
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



ELEVATIONS

A202

PROJECT #: 12-119-01
DRAWN BY: JPN
CHECKED BY: MN

DATE	DESCRIPTION

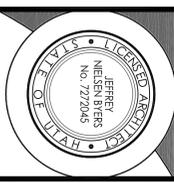
ASHFORD ASSISTED LIVING EXPANSION

10322 NORTH LONE PEAK PARKWAY
HIGHLAND, UTAH 84003

ETERNAL SPRINGS, LLC

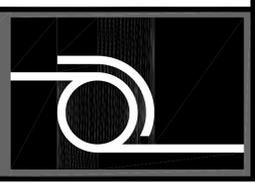
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HIGHLAND, UTAH 84003

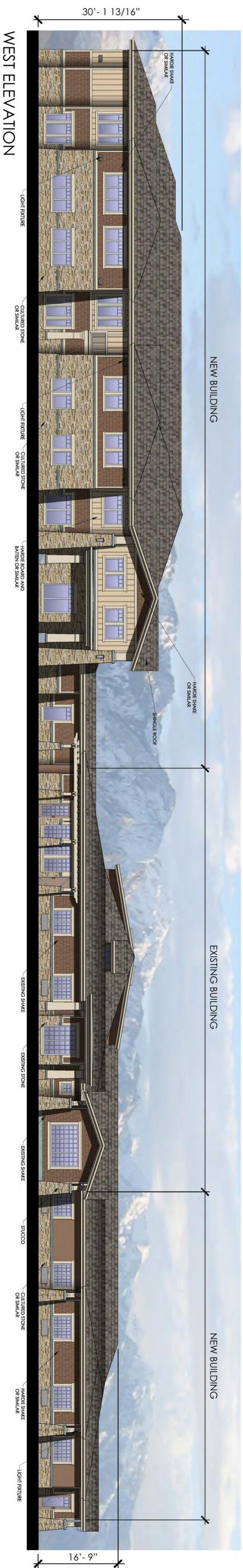
OWNER



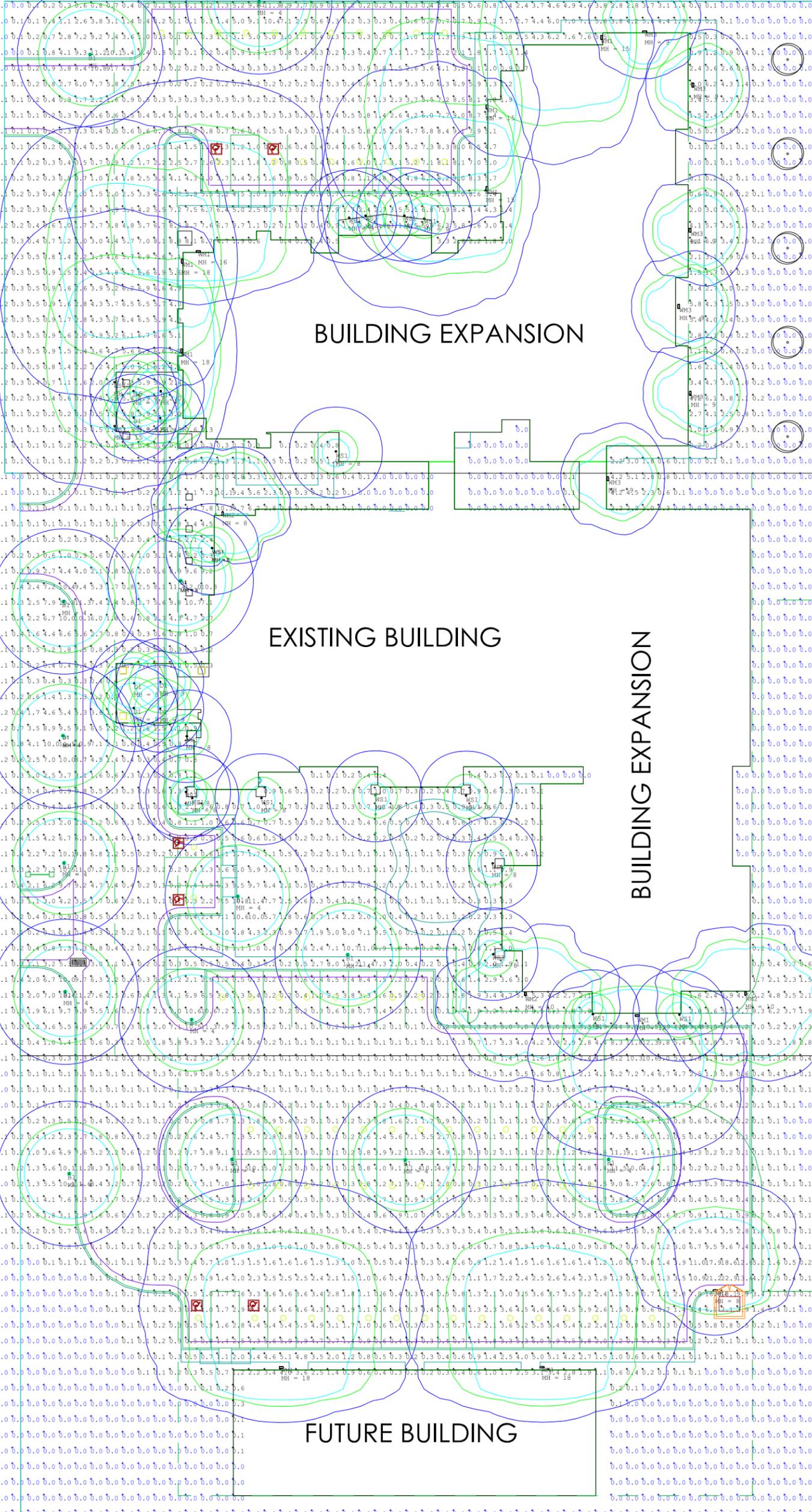
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THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.





ASHFORD ASSISTED LIVING EXPANSION



BUILDING EXPANSION

EXISTING BUILDING

BUILDING EXPANSION

FUTURE BUILDING

HID lighting

D305

Round Louvered Bollard

Job Information

Type:

Catalog #:

Project:

Comments:

Prepared by:

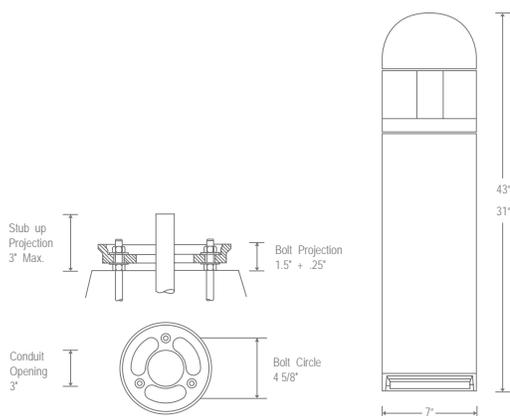
Application

Deco Lighting is proud to introduce its family of 7" diameter round bollards. These fixtures provide uniform illumination, superior spacing and remarkable brightness control. Each bollard features rugged construction, and comes supplied with silicone gasketing to assure years of trouble free service.

Features

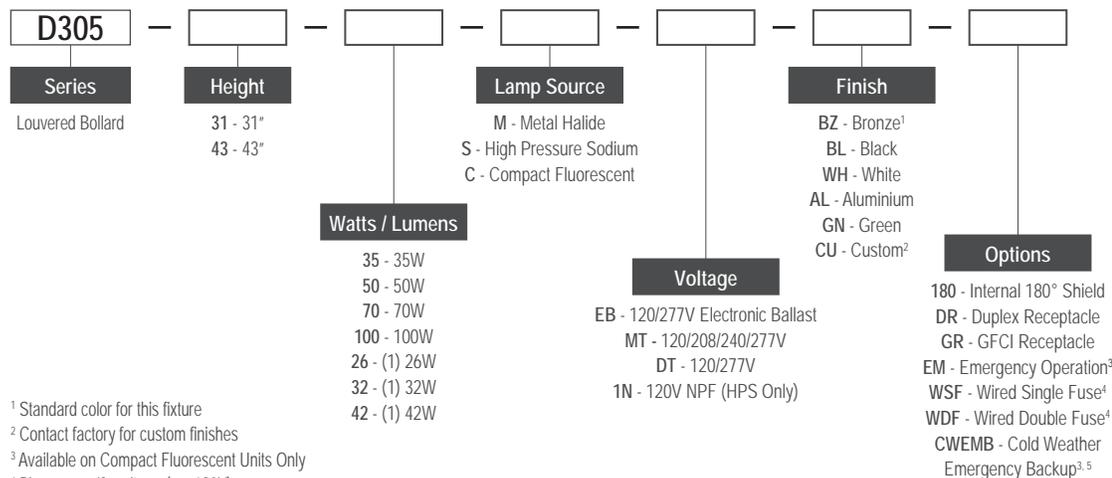
- Provides 360° of low level lighting
- Extruded aluminium housings with flush mounting base
- Vandal resistant screws
- Powdercoated finish
- Clear polycarbonate lenses
- Internal gear/ballast tray for easy maintenance
- Standard color is bronze; also available in black and white. Contact factory for custom finishes.
- Listings and Ratings: UL cUL 15981 CE 25C Ambient IP46
- IP65 for wet locations

Dimensions



ORDERING INFORMATION:

Example: (D305-31-70-M-MT-BZ-180)



¹ Standard color for this fixture
² Contact factory for custom finishes
³ Available on Compact Fluorescent Units Only
⁴ Please specify voltage (eg. 120V)
⁵ For environments less than 0°C

HID lighting

D305

Round Louvered Bollard

Job Information

Type:

Catalog #:

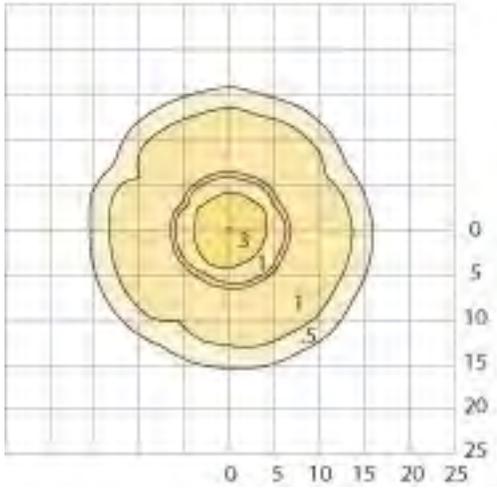
Project:

Comments:

Prepared by:

Photometric Data

100 Watt Metal Halide
Internal Louvres



Outdoor lighting

D440

Architectural Cylinder Wall Pack

Job Information

Type:

Catalog #:

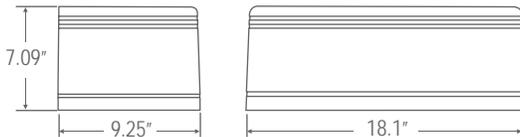
Project:

Comments:

Prepared by:



Dimensions



Description

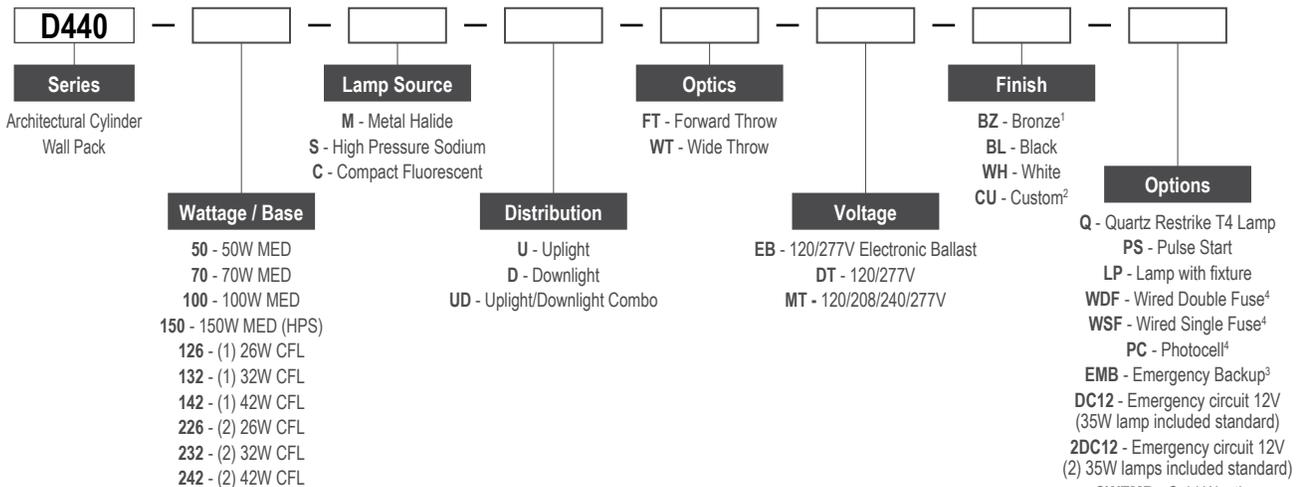
The D440 wall pack will compliment your site, with it's smooth lines and clean design. Rugged construction and full cutoff optics allow this fixture to be used in parking areas, entrances, walkways, underpasses, loading docks, recreation areas, tunnels.

Features

- UL 1598 listed for wet locations
- Heavy duty two-piece die-cast aluminum powder coated construction
- Heat and impact resistant tempered glass lens
- Dark bronze housing color
- Silicone rubber included to prevent any leakage from the outside
- One piece anodized aluminum designed reflector for the best light efficiency
- Fully gasketed lens assembly seals out external contaminants
- Approx. Weight: 14 lbs
- Standard color is bronze; also available in black and white. Contact factory for custom finishes.

ORDERING INFORMATION:

Example: (D440-150-S-U-FT-MT-BZ-LP)



¹ Standard color for this fixture
² Contact factory for custom finishes
³ Available on Compact Fluorescent Units Only
⁴ Please specify voltage (eg. 120V)
⁵ For environments less than 0°C

Outdoor lighting

D440

Architectural Cylinder Wall Pack

Job Information

Type:

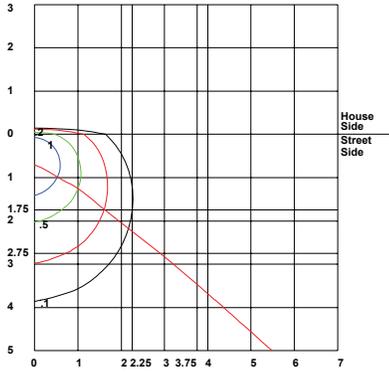
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Distance In Units Of Mounting Height
Values Based On 10 Foot Mounting Height
1/2 Maximum Candela Trace Shown As Dashed Curve
(* = Maximum Candela Point)

2 lamp, 42W CFL



Job Name:

Job Type:

Comments:

Quantity:

88230D-833: Single-Light Ashville Outdoor Wall



Dimensions:

Diameter: 7" **Extends:** 8"
Height: 10 3/4" **Wire:** 6 1/2"
Mounting Proc.: Cap Nuts
Connection: Mounted To Box

Bulbs:

1 - medium A - Line 100w Max. 120v - Not included

Features:

- Dark Sky compliant. No photometry available.

Material List:

1 Body - Aluminum - Cottage Bronze

Safety Listing:

cUL Listed for Wet Locations

Instruction Sheets:

English (HC-1331)
French (F-009)

Collections: Ashville (Primary)
Dark Sky

Dark Sky Wall Lantern in Cottage Bronze Finish with Etched White Tiffany Glass Panels

UPC #:785652088018

Finish: Cottage Bronze (833)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Panel	Glass	Etched White Tiffany	1									

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Canopy	7	5	7/8		3 1/4	

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	UPS Ship
Individual	88230D-833	1	785652088018	10	9.5	13.25	0.728	4.25	Yes
NJ Pallet		105		48	40	72	80	446.25	No
NV Pallet		105		48	40	72	80	446.25	No

①

A summary of any questions, issues, or concerns expressed during the meeting:

- Does the connection between the two buildings just in?
Mike Nilson explained all indentations to satisfaction.
- Stucco on upper floor?
Mike Nilson explained to satisfaction.
- Trees are being spaced closer at 15ft instead of 30ft.
- Potential to alternate deciduous and evergreen to give
- Neighbor does not want trees crawling over fence, taking up sunlight.
potential to use a different type of tree (taller, skinnier, spaced closer)
- What if roots grow up into my backyard? Can you do a flowering pear? Answer! Yes
- Neighbors would like variety in the trees.
- neighbor does not like tall and thin. Would prefer tall and wider, but the wider header would grow into the fire line. (Neighbor is not too worried about trees growing into her space)
- Does the landscaping on the two lots meet the 35% requirement? Yes

②

A summary of any questions, issues, or concerns expressed during the meeting:

- The front of the building also has green space - (shrubs, grass)
- Trees on the southeast side will be continued.

What are the best options for evergreens? White Firs

Other likes - Kentucky coffee, Norway Maple

- More conversation on alternating coniferous and deciduous

- Current pine trees will be pulled.

- When will the retaining wall be built? It will be after the construction of the building is complete.

- The planter was supposed to be 10 feet. Now it is 5 ft.

- The neighbor wants the 10ft canopy for the extra twigs, etc.

- The canopy is actually 7 ft.

- If the trees are planted on the building side of the seven feet, then canopy is maximized.

- Flowering Pear is the tree of choice

(3)
A summary of any questions, issues, or concerns expressed during the meeting:

- Is there a ~~way~~ nearby location where we can see what the trees will look like? "Not off the top of my head." "It is winter"
- CAN GET AN INSTANT CANOPY NOW WITH COLUMNAR TREES, OR
- HAVE A FULL TREE WITH NORMAL TREE. WILDLIFE TO LIVE WITH G.A.D?
- NEIGHBORS HAPPY WITH COLUMNAR FLOWERING PEAR, AS CLOSELY PLANTED AS POSSIBLE.
- GREEN WALL HELPS LOWER COOLING BILL, BUT DOESN'T WANT SUN TO BE COMPLETELY OBSTRUCTED.
- NEIGHBORS PATIENT ENOUGH TO ALLOW TREES TO GROW
- HAVE FLOWERING PEARS STRETCH DOWN TO SOUTHERN EDGE.
- HOW ARE WE TREATING WALKWAY ON SOUTH EDGE TREES? WALL?
- CITY HAS NO ORDINANCE, BUT MOST LIKELY AWARE TO MATCH, WILL CHECK WITH CITY TO SEE.
- NEIGHBOR CONCERNED THAT THEIR LIGHT WILL AFFECT RESIDENTIAL IN ASTORIA
- NEIGHBORS ON NORTH WANT AS MANY TREES AS POSSIBLE AND AS TALL AS POSSIBLE BUT NO HEDGE LOOKS, AND NO OVER HANGING AT ALL WANT IT TO FEEL LIKE A FOREST.

- PLANT TYPE EFFECT WITH DEPTH
- ACKNOWLEDGE EVERGREEN TAKE A WHILE TO GROW
- CONCERN THAT THE ROWS AREN'T SPACED FAR ENOUGH APART.
- SWITCH THE DECIDUOUS AND EVERGREEN LOCATION
- CONVEYING THAT YOU WILL NEVER GET A COMPLETE BLOCK OF ASSISTED LIVING
- WOULD RATHER SEE THE ROOF OVER THE WINDOWS
- LANDSCAPE - NEIGHBORS WANT FEELING OF FOREST, DEPTH, NO OVERHANG,
SWITCHING LOCATION OF TREE TYPES. INCREASE BETW. DEPTH.
- LANDSCAPE ARCHITECT SKETCHING -
- CONVEYING AT PLANT HEIGHTS COMPARED TO FULL MATURITY.
- CRIMSON CENTURY, WHITE FIR, ZELCOVA
 - START WITH EVERGREEN IN CORNER, ~~PLANT~~ ~~SHALL~~ ALLOWS LIGHT FROM CORNER.
- HOW BEAM IN BETWEEN PINES AROUND FIRE PIT.
- WILL ~~THESE~~ THE CONSTRUCTION NOISE DUST AFFECT MY HOME? CONSTRUCTION TIMES?



DATE: November 21, 2012

TO: Planning Commission

FROM: Jill Ballamis, Planning Coordinator

SUBJECT: Item #2: SP-12-02 – A request by Chad Spencer for site plan and architectural approval for the purpose of constructing a new retail business (Meier’s Fine Foods) located west of the southwest corner of Town Center Boulevard and SR-92.

The staff report will be delivered electronically on Monday, November 26, 2012.

Please let me know if you have any questions.