

**SITE PLAN COMMITTEE
FEBRUARY 11, 2003**

1. ROLL CALL

The meeting was called to order at 4:07 p.m. Committee members present were Chair Jeff Evans, Vice-Chair James Aucamp, Jr., and Julie Aitken. Also present were Planner Marcie Nolan and Secretary Janet Gale recording the meeting. Michael Crowley and Sam Engel, Jr. were absent.

2. SITE PLANS

2.1 SP 10-7-02, Warren Henry/Regency Square, 4801-4991 148 Avenue (County PUD)
(tabled from January 21, 2003)

Bill Laystrom, Jeff Peal and Warren Henry Zinn, representing the petitioner, were present. Ms. Nolan summarized the planning report and advised that the issues regarding the garage and landscaping which had been discussed at the last meeting, had been addressed by the petitioner.

Using several renderings, Mr. Peal illustrated the architectural improvements made to all four sides of the showrooms and parking garage. These features were discussed at length and Chair Evans indicated that the plans needed to accurately reflect the renderings. As noise and reflective lighting onto the lake from the parking garage was a major concern, considerable discussion was devoted to minimizing these problems. Suggestions were considered and the petitioner agreed to a procedural compromise in an effort to alleviate these impacts to the residences on the lake.

Ms. Aitkin's concerns regarding the "skimpy" landscape which buffered the garage and lake were dispelled by Vice-Chair Aucamp's evaluation of the upgrades made by the petitioner to enhance screenage.

Vice-Chair Aucamp made a motion, seconded by Ms. Aitken, to approve with the conditions that the applicant send a letter to the president of the homeowners' association [Chelsea Homeowners' Association] stating the date when this item was to be reviewed by the Town Council; and that the lighting levels on the east side of the buildings were to be at the lowest possible levels that the Police Department would allow after 9:00 p.m. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Aucamp - yes; Ms. Aitken - yes; Mr. Crowley - absent; Mr. Engel - absent. **(Motion carried 3-0)**

2.2 SP 10-4-02, Outback Steak House, 14830 Griffin Road (County PUD)

Jerry Zamora and Jamie Butler, representing the petitioner, were present. Ms. Nolan read the planning report.

Mr. Zamora provided a presentation using renderings to clarify the intent of the project. Discussed at length were the "holding" areas to provide safety and comfort to waiting patrons; the location of the main entrance and the positioning of the building (front and rear); the absence of a floor plan; front and rear facades; and landscaping. Having vocalized their concerns and providing the petitioner with recommendations, it was the consensus of the Committee to table this item in order for the petitioner to address the issues which were raised.

Ms. Aitken made a motion, seconded by Vice-Chair Aucamp, to table to March 11, 2003. In a voice vote, with Messrs. Crowley and Engel being absent, all voted in favor. **(Motion carried 3-0)**

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3. OLD BUSINESS

Ms. Nolan advised of the efforts to save and relocate a 100-year-old Live Oak tree at the Grand Oaks project. She also updated the Committee on the developments and of the variance requests for the Villas of Rolling Hills.

4. NEW BUSINESS

There was no new business discussed.

5. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

6. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 5:57 p.m.

Date Approved: _____

Chair/Committee Member