

SITE PLAN COMMITTEE
MAY 27, 2003

1. ROLL CALL

The meeting was called to order at 4:20 p.m. Committee members present were Chair Jeff Evans, Julie Aitken, Councilmember Michael Crowley and Sam Engel, Jr. Also present were Planner Marcie Nolan and Secretary Janet Gale recording the meeting. Vice-Chair James Aucamp, Jr., was absent.

2. SITE PLANS

2.1 SP 12-2-02, Muvico Theaters, 15601 Sheridan Street (PUD-5)

Dennis Mele, Gladys DiGirolamo, and George Figler, representing the petitioner, were present. Ms. Nolan summarized the planning report and provided historical information regarding this parcel.

Using an aerial, Mr. Mele demonstrated the differences between the approved site plan and the one being proposed. He explained the reasons for the changes and used graphics to better describe the intent.

A lengthy discussion ensued and it was agreed that staff's recommendation number five was to be eliminated. The developer agreed to the remainder of the staff's recommendations; however, a floor plan for the proposed T.G.I. Fridays was not available for the Committee's review. In the interest of time, Mr. Mele asked that the item be moved forward subject to providing the floor plan for Building "A" [T.G.I. Fridays], at the next meeting.

Councilmember Crowley made a motion, seconded by Mr. Engel, to approve subject to staff's recommendations, changing number two by adding restaurant "A" with "B" and "C"; and to eliminate recommendation number five. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Aucamp - absent; Ms. Aitken - yes; Councilmember Crowley - yes; Mr. Engel - yes. **(Motion carried 4-0)**

2.2 SP 12-3-02, Oak Hollow Estates, 3700 SW 136 Avenue (A-1)

Gus Khavanin, representing the petitioner, was present. Ms. Nolan read the planning report and noted that the development was not subject to the rural lifestyle development standard.

Mr. Khavanin answered questions, clarified concerns, and discussed the sidewalks, recreational trails, paved cul-de-sac radius, easements and the implementation of valley gutters. At Ms. Aitken's inquiry, Mr. Khavanin stated that there were no restrictions in the Homeowner's Association documents regarding horses. Ms. Aitken expressed her principle that to preserve the rural character and equestrian lifestyle of the community, developers should offer provisions for matching barns on lots of this size.

Mr. Engel made a motion, seconded by Councilmember Crowley, to approve subject to staff's recommendations; subject to extending the south sidewalk all the way to the recreational trail; and subject to the addition of "valley curbs" across the fronts of all home sites and up to the project entranceway. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Aucamp - absent; Ms. Aitken - yes; Councilmember Crowley - yes; Mr. Engel - yes. **(Motion carried 4-0)**

3. OLD BUSINESS

There was no old business discussed.

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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 objections, the meeting was adjourned at 5:37 p.m.

Date Approved: _____

Chair/Committee Member