

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD MAY 16, 2007 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: David Beecher, David McKinney, Ellen Smith, James Dupaix, Justin Stoker, and Nola Duncan. Nathan Hendricks was excused.

STAFF: Greg Mikolash, Jennifer Jastremsky, Chris Gilbert, Chien Hwang, Michael Meldrum, Reed Scharman, Tom Burdett, Jeffrey Robinson, and Vicki Hauserman.

OTHERS: Larry Clark, Mike Lopez, Travis Curtis, Michael Damron, Greg Newbold, Anne Wood, Lisa DeSpain, Martin Davis, Pablo A. Alcalde, Jose Trujillo, Blair Gurney, Mark Klotovich, Joshua Anderson, Trycia Milligan, Margie Grider, Ray Wright, Laurie Gilbert, Steven Farr, Kim Peterson, Greg Hill, K. S. Boyden, and Tom Kendrick.

The briefing meeting was called to order.

The agenda was reviewed. Minor corrections were made to the minutes.

The regular meeting was called to order at 6:03 p.m.

ITEM 1: CONSENT CALENDAR

A. APPROVE MINUTES FROM MAY 2, 2007

MOTION: Justin Stoker moved to approve the Consent Calendar as listed in the Planning Commission packet with the amendments made to the minutes as noted. The motion was seconded by James Dupaix and passed 6-0 in favor. Nathan Hendricks was absent.

ITEM #2: 26-12-151-016, 017 **ARROW ROCK & STONE; 5602 WEST AXEL PARK ROAD; PRELIMINARY SITE PLAN; CONDITIONAL USE PERMIT FOR OUTDOOR STORAGE AND OPERATIONS, AND REQUEST WAIVER OF REQUIREMENT TO BURY OVERHEAD POWER AND PHONE LINES; M-1 ZONE; ARROW ROCK & STONE, LLC/LARRY E. CLARK (APPLICANT) [#CUP20070004, SPI20070006, APP20070001]**

Jennifer Jastremsky presented the request for a preliminary site plan and outdoor storage, which will be screened from view. Staff was asking for the metal fence in the front to be moved behind the landscape area. Greg Mikolash indicated that the storage area would be covered with crushed gravel. The applicant is aware that they can't store vehicles on the gravel.

Preliminary Site Plan

Staff recommended that the Planning Commission grant Preliminary Site Plan approval for Arrow Rock and Stone, located at 5602 West Axel Park Road, with the following conditions:

1. Meet all requirements of the Conditional Use Permit.
2. Receive final site plan approval from the Staff.
3. Continue the fence (with slats) from the southwest corner of the building to the west property line for outdoor screening purposes.
4. All building mounted mechanical equipment shall be screened with integrated architectural features, per §89-6-803(c).
5. Eliminate the metal slat fence in the front yard area and relocate it behind the front yard landscape area and retention pond.
6. Address and adhere to all Department comments, conditions of approval and all applicable code standards.
7. Shield all proposed lighting.

8. Meet the landscaping review comments as issued by Von Isaman dated 4-20-07 and show these changes on the Final Landscape and Irrigation drawings.

Conditional Use Permit

Staff recommended that the Planning Commission approve the Conditional Use Permit for Arrow Rock and Stone, LLC, located at 5602 West Axel Park Road, with the following conditions.

1. Meet all requirements of the Preliminary Site Plan.
2. All outdoor storage must be placed behind a sight obscuring 6 foot fence.

David McKinney pointed out the proposed overnight parking area and stated that the relocation of the front fence would prohibit a gate from being accessed.

Greg Mikolash gave some options for the fence. It may be more important to screen the truck parking than to show the landscaping.

Tom Kendrick, 4015 South 300 West, contractor, stated that there is a solid metal panel fence that extends the entire length of the property, which meets the requirements. He didn't know why they were being asked to move the fence. It is new, and everything happening behind the fence is within code.

Nola Duncan asked Mr. Kendrick if the business would have a retail store.

Tom Kendrick said the business isn't as much of a retail store as it is a storage yard for the materials. The gate in the fence would be open during the day. The majority of customers won't be there browsing, but they will either pick up the order or he will delivery it. The applicant would also like to have a display area inside the facility. Customer parking would be in front of the building, but behind the fence.

Larry Clark, 3013 West Kings Medal Court, stated that the fence is for security purposes. He stated that the fence meets the City ordinance, and there is nothing in the ordinance that states all landscaping has to be visible from the street. There will be over 5,000 square feet of visible landscaping. If the fence is moved back he would lose parking for his trucks. He said that the planners saw his preliminary drawing showing the fence location and there were no concerns at that time. He stated that there would be a sign visible that will advertise their business. He will have an office and display area in the front portion of the building. This street has no through traffic, and most of his business will be done through direct advertising. He stated that there were other businesses with the same situation.

Further public comment was closed at this point for this item.

David McKinney stated that he was satisfied that the best part of the landscaping appears to be outside of the fence, and there is no issue that the existing fence doesn't meet the code. Therefore, he would agree that the applicant could leave it in place.

Nola Duncan and David Beecher agreed that if the applicant didn't have a problem with the building behind the fence, then they didn't either.

MOTION: Justin Stoker moved to approve the Preliminary Site Plan for Arrow Rock & Stone; 5602 West Axel Park Road; Arrow Rock & Stone, LLC/Larry E. Clark (applicant) with the conditions 1 through 8, eliminating condition #5, based upon positive findings of fact in the staff report. The motion was seconded by James Dupaix and passed 6-0 in favor. Nathan Hendricks was absent.

MOTION: Justin Stoker moved to approve the Conditional Use Permit for Arrow Rock & Stone; 5602 West Axel Park Road; Arrow Rock & Stone, LLC/Larry E. Clark (applicant) with conditions 1 and 2, based upon positive findings of fact in the Planning Commission report. The motion was seconded by James Dupaix and passed 6-0 in favor. Nathan Hendricks was absent.

Greg Mikolash presented the request for a waiver of the undergrounding of utilities and read the criteria. A memo was distributed previously that outlined the two options for either approval or denial based on the information presented by the applicant.

Utility Waiver

Staff recommended that the Planning Commission approve the Utility Waiver for under-grounding utility lines for Arrow Rock and Stone, LLC, located at 5602 West Axel Park Road, with the following condition.

1. Receive City Council Approval for the Utility Waiver.

Larry Clark explained that there is one pole at each corner of the property. The cost is \$30,000 to bury the utilities, but there would be an additional pole. He said this is the last piece of undeveloped property on the street, and all of the other properties have overhead power.

Tom Kendrick said the City does not provide for a storm drainage system, so they have to provide their own retention with a secondary retention area that is located between the fence line and the street. If the power line were buried it would run through that retention area, which could be compromised if the power company ever needed to access the line.

Further public comment was closed at this point for this item.

David McKinney said because the number of poles would be increased on the site that is a good argument, because the reason for the policy is to reduce the number of poles. He wasn't persuaded that the retention basin was as much a problem as Mr. Kendrick indicated, but he would be in favor of the request seeing that all of the other properties in the area are developed and have overhead power.

MOTION: James Dupaix moved to approve the utility waiver for undergrounding utility lines for Arrow Rock & Stone; 5602 West Axel Road; Arrow Rock & Stone, LLC/Larry E. Clark (applicant) with condition 1, based upon the findings 1 through 3 as received today. The motion was seconded by Justin Stoker and passed 6-0 in favor. Nathan Hendricks was absent.

[The motion was clarified by all Commissioners who were present that the condition that the waiver must be approved by the City Council is not applicable for a site plan as stated in the code and, therefore, should be removed.]

ITEM #3: 27-03-476-044, -014, 046 SIERA ESTATES REZONE; 9270 SOUTH 1300 WEST; REZONE 10 ACRES FROM A-5 AGRICULTURAL 5-ACRE MINIMUM LOTS) TO R-1-10 (SINGLE FAMILY RESIDENTIAL 10,000 SQUARE FOOT MINIMUM LOTS); OASIS CONSTRUCTION & DESIGN/TRAVIS CURTIS (APPLICANT) [#ZC20070004]

Chris Gilbert gave an overview of the request for rezoning the property to accommodate a 29-lot subdivision with lots averaging over 11,000 square feet. The request meets the current land use designation. He stated that residents of the Brigadoon Subdivision are concerned with traffic flow and speeds in the longer streets and that there will be an increase in the traffic flow going from 1300 West to Redwood Road. He reviewed the utility requirements that would be necessary. The concept plan shows connecting stub streets, which is desired in the code.

Based on the findings of fact, Staff recommended that the Planning Commission forward a positive recommendation to the City Council for the request to rezone approximately 10 acres of property located at 9200 South 1300 West from A-5 (Agricultural) to R-1-10G (Single Family Residential).

Travis Curtis, 181 East 6100 South, stated that the original proposal was to create a cul-de-sac at the end of the subdivision with a connection to MacDuff and a walking path from the subdivision to north for park access in order to avoid cut-through traffic. He stated that the subdivision will be upper-scale, and they had preferred a gated subdivision. He reviewed their suggestions for traffic calming, which could include planters in the median or a curved street.

Greg Newbold, West Jordan resident, said he and most people in his neighborhood agreed with the rezoning, but they were concerned with the safety of the roads and would prefer the walkway from 1500 West to the park. He also stated there were concerns with parking at the park and other traffic problems in the Brigadoon Subdivision.

Martin Davis, West Jordan resident, said he didn't have a problem with the development of the property. His biggest concern was with the desire to have access to Brigadoon Park. He gave the history of the development in the area stating that the neighborhood park for this area was supposed to be where the Stock Lumber store is. They were then told that the park would be west of the subdivision, but that land was sold to build the theater, and that Brigadoon Park would be for his neighborhood. However, in order to get to the park from his house it is a one-mile drive, which makes the park useless for his children. He understood the traffic situation in Brigadoon Subdivision, but his concern is the access to the park. He felt that the connection to 1500 West would also serve as a good emergency access in the case that 1300 West is closed, which happened recently.

Blair Gurney, West Jordan resident, lives in the River Ridge Subdivision. He said there are over 100 small children in their subdivision with narrow streets and no green space for play area, so they must have access to the park as designated by the City as their neighborhood park. He also agreed with the additional exit with the connecting street.

Greg Hill, West Jordan resident, shared many of the same concerns as the two previous speakers. A walking path would provide access to the park, but that would still be a long walk. He also addressed the need for connecting streets for public safety.

Margie Grider, West Jordan resident, noted that the proposed area is now being used as parking by Glover Nursery customers as are other portions of 1300 West, which has been a problem for sight distance and access to the subdivision. She felt a footpath to the park would be better than nothing, but it would eliminate some people from being able to go. She felt that a pathway only would send a message regarding the income difference between the two neighborhoods and that the higher income residents can afford the open space.

Kate S. Boyden, West Jordan resident, referred to the recent closure on 1300 West and the large vehicles and fast-moving traffic that were forced into her subdivision, and she was concerned for the safety of her children if a permanent connection were made. She said that her street is the only connecting source to Redwood Road from many access points to 1300 West. She also stated that there is nowhere at the park location for vehicles, and it concerned her that people might be driving there. She hoped there would be some kind of consensus with the situation to serve everyone's needs.

Mark Klotovich, West Jordan resident and representing the South Jordan Canal Company, stated that there had been some problems on the weir that services the area. He stated that he would like a signature block for the South Jordan Canal Watermaster on the Mylar plat. Maintenance is an issue and the manholes must be at the proper places, at least every 200 feet, if they still have to maintain the irrigation for the shareholders (Glover's).

They would like access to any boxes, and they would like 15” pipe. He didn’t want the irrigation co-used with storm drain.

Reed Scharman said Mr. Klotovich had referred to a flooding incident when a weir was blocked. The storm drain system installed with this subdivision would help that type of situation. He said the Fire Department is always in a difficult position with regards to long-time stub streets that stop being stubs. However, the Fire Department had consistently indicated to the applicant that the streets need to connect to give access between the neighborhoods. There are acceptable traffic calming measures, but if they wanted to use islands in the road they would still have to meet the fire access requirements.

Kim Peterson, West Jordan resident, pointed out that there are currently five inlets from 1300 West with only one outlet to Redwood Road, and this would be adding another. She felt that unless there is parking provided at the park the residents wouldn’t be able to drive there anyway.

Travis Curtis stated that the City will make the call regarding the road system and safety, and they will accommodate those recommendations. They are trying to create a more symbiotic relationship between the City, the neighbors to the north, and those to the south so they can be one. He noted that the application is for a rezoning, and he hadn’t heard any negative comments about that.

Further public comment was closed at this point for this item.

Justin Stoker noted that the road and traffic issues don’t pertain so much to a rezoning application, but those would be more appropriate for the subdivision plat review.

David Beecher stated that notices would be sent for the preliminary subdivision plat, and the Commission would take note of the comments made tonight.

MOTION: James Dupaix moved to forward a positive recommendation to City Council for Siera Estates Rezone; 9270 South 1300 West; Oasis Construction & Design/Travis Curtis (applicant) to rezone approximately 10 acres from A-5 to R-1-10G based upon the findings of fact in the staff report. The motion was seconded by Justin Stoker and passed 6-0 in favor. Nathan Hendricks was absent.

ITEM #4: TEXT AMENDMENT – AMEND THE WEST JORDAN MUNICIPAL CODE SECTION 89-4-303(b) TO ALLOW BAIL BONDS AS A CONDITIONAL USE IN THE REDWOOD ROAD OVERLAY ZONE; CITY-WIDE; REAL BAIL BOND/PABLO A. ALCALDE (APPLICANT) [#TA20070004]

Michael Meldrum gave an overview of the request for a text amendment to allow the bail bonds use in the Redwood Road Overlay District. Staff had several concerns with the request. A corridor study of Redwood Road is approved by the City Council in order to determine the best plan for the area. Staff made a site visit to the applicant’s business and found that the bail bond business was already in operation. He showed photos of advertising for the business at this location. The possible area affected by this request would be the entire length of Redwood Road in West Jordan. In reviewing the other permitted and conditional uses in the overlay there are none that are similar in nature to bail bonds. He pointed out that the applicant’s property is within the residential zone, which does not allow for this use. He stated that the recommendation is to have the use denied without prejudice, so the applicant could pay the fee and apply for the use if the Redwood Road corridor study shows it to be acceptable. He noted that an option to continue the item until the study is completed is possible.

Staff recommended that the Planning Commission forward a negative recommendation to the City Council to amend §89-3-303(b) based on the following findings:

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1. The proposed use does not comply with the Redwood Road Overlay Zone.
2. The underlying zone (R-1-8B) does not allow the bail bond use.
3. The proposal is not harmonious with the overall character of the existing development because the adjacent properties are all used for residential uses only.
4. A corridor study for Redwood Road should be conducted to determine appropriate uses and locations for all land uses.
5. The proposal is not consistent with the purposes, goals, objectives, and policies of the City's General Plan, specifically on Page 13 of the Comprehensive General Plan that states: "One of the primary goals of this General Plan is to continue to encourage low density residential development, to encourage new development that is integrated with existing development, and to make the most efficient use of existing infrastructure".

Tom Burdett noted that there is no time frame set for the corridor study, but would like to complete it within FY2007-2008.

There was a discussion regarding the options for the applicant and the purposes of the current overlay and the proposed study.

Jose Trujillo, 7349 South Redwood Road, explained that they already paid the fee for the text amendment, so they don't want to wait for the study. He didn't think that the bail bond use would produce any more impact to the business than what an insurance company brings for traffic, hours of operation, etc. Most of the business conducted with a bail bonds is either at the courthouse or the jail itself, so the business is used mostly for administrative purposes.

David McKinney asked if they were operating the bail bonds business now.

Mr. Trujillo stated that they have a business in West Valley City, so they are not operating in West Jordan at this time.

Pablo A. Alcalde, applicant, stated that the bench in the picture was delivered a week ago will be placed in West Valley after he gets his permit for West Jordan. The vehicle is his personal vehicle that he drives every day wherever he may be. At the time the picture was taken he was at that location. He explained that the A-frame will also be removed from the location.

Hours of operation were discussed. Bail bonds are a 24-hour a day business, but it is conducted all by telephone. If there is any type of transaction done late at night it is done at the jail. The applicant stated that they don't have customers at the business during the evening hours or weekends, etc. Their hours to receive customers at the business location are from 9:00 a.m. to 5:00 or 6:00 p.m. Mr. Alcalde stated that the current business operation at the West Jordan location is only for insurance.

David Beecher explained to the applicant that the application is for a text amendment to amend the code for any property in the City that falls within the Redwood Road Overlay, and he is not applying for a conditional use permit at this time.

Mr. Alcalde continued to explain his business operations and, when asked, he explained that the telephone number advertising the bail bonds is located in Kearns. The State has the West Jordan address for mailing purposes only.

Jeff Robinson stated that the State License for bail bonds is in West Jordan. He showed that the website indicates that the bail bonds business is located in West Jordan.

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Commissioner Stoker stated that they would have to call the Department of Professional Licensing, because as he understood it, a professional license is associated with one address, but it can have a correspondence address as well.

Greg Mikolash stated that the application is not site specific, but the Commission needs to discuss if this is appropriate for the Redwood Road Overlay.

Nola Duncan said she has always been concerned with text amendments that are attempting to pertain to one thing. She thought there was no other choice in this case than to send a negative recommendation based on the fact that there is a pending study and that the code amendment shouldn't be based on one property.

David Beecher asked why he needed another location if he had a license for the West Valley facility and most of his business was conducted from his vehicle.

Mr. Alcalde said he owns the West Jordan property, and it is also closer to the courts. He is trying to save money and provide a better service.

David Beecher could see the possible demand for this type of business near the courts.

Sergeant David Hanney, West Jordan Police Department, gave an overview of how bail bonds work. Typically when someone is taken to jail they choose from a list of bail bondsmen who then come to the jail to meet with the family and post the bond. Although those types of businesses have a physical address most of the work is done outside of that office.

Reed Scharman stated that he searched the Utah Department of Commerce Business Entity site that shows Real Bail Bonds at 7349 South Redwood Road with an active license. It also indicates the applicant as the owner, registered agent, and applicant.

Further public comment was closed at this point for this item.

Justin Stoker said he felt that the Redwood Road Overlay is an appropriate place for this type of business. It isn't applicable at Jordan Landing or any other area.

Nola Duncan asked how many bail bond uses there could be in the City.

Greg Mikolash said up to six.

David McKinney said the question is that they are currently allowed in the C-G zone and whether or not we want to extend that use to other zones along Redwood Road, including residential.

Greg Mikolash stated that it is also a conditional use in the CC-F zone.

Justin Stoker asked if there is a restriction on distance between locations.

Michael Meldrum said that they can't be located within 1,000 feet of each other.

Justin Stoker said there are other residential properties that have converted to businesses. He thought that the Redwood Road Corridor Study would be considering eliminating residential and making it commercial. He felt that it was appropriate to look at the Redwood Road Overlay in the meantime and make it a conditional use.

There was a discussion regarding what the issues are for this type of business and how they operate. It was suggested that the item be postponed until they can gain more information regarding this type of use.

Nola Duncan asked what would happen to this business if it were approved and then the study changed the code to eliminate it.

Staff stated that it would remain a non-conforming use. The new code would probably try to match up what exists. The intent of the code is not to create non-conforming uses.

James Dupaix said the discussion by staff seemed to indicate they are moving away from the concept of nodal commercial along Redwood Road and eliminating residential. He felt that the study should be completed first, because the establishment of this business now might prejudice the study.

Michael Meldrum said it may be appropriate to postpone the item to determine if there are or should be minimum distances from schools or churches.

Tom Burdett stated that the current code does not address the distance from churches and schools. He doesn't want to presume the outcome of the corridor study. The purpose of the study is that there are many properties that have been presented for redevelopment, and they want to have an area coordinated plan.

David McKinney didn't feel they had adequate information tonight to make a good decision. He was leaning toward rejecting the application.

Nola Duncan stated that the findings of fact are negative, and she couldn't find a way to turn them around.

Justin Stoker said the findings of fact all relate to the residential development rather than the Redwood Road Overlay. He felt that the use is appropriate in the overlay and the first three criteria could be positive if they are considering the overlay rather than the residential zoning.

Michael Meldrum noted that the findings of fact are based on the General Plan, and the Redwood Road Overlay is not a General Plan designation.

David McKinney was concerned that the applicant misunderstood the process when he first applied.

MOTION: James Dupaix moved to forward a negative recommendation to City Council to Amend Section 89-3-303(b) of the West Jordan Municipal Code to Allow Bail Bonds as a Conditional Use in the Redwood Road Overlay; Real Bail Bond/Pablo A. Alcalde (applicant) based on the findings of fact in the staff report. At this juncture even with the Redwood Road Overlay, this type of business is not appropriate. There was a reason when they did the Redwood Road Overlay that they left this type of business out, and there was a reason why they put it in the City Center zone. The motion was seconded by Nola Duncan.

Staff pointed out where the City Center Frame is located and its proximity to the applicant's property, which is outside of the CC-F.

ROLL CALL VOTE:

Commissioner Stoker - No

Commissioner Dupaix - Yes

Commissioner Duncan - Yes

Commissioner Smith - Yes

**Commissioner McKinney - Yes
Commissioner Beecher - Yes
Commissioner Hendricks - absent**

MOTION: David Beecher moved to take a 5-minute break.

The meeting reconvened at 8:15 p.m.

ITEM #5: TEXT AMENDMENT – AMEND SECTION 87-5-113 OF THE WEST JORDAN MUNICIPAL CODE REGARDING CONTAMINATED SOILS CODE; CITY-WIDE; CITY OF WEST JORDAN (APPLICANT)

Chien Hwang stated that the proposed amendment would clarify department policy for future projects that may have soil conditions that need to be addressed. The amendment would not apply to any current projects they are reviewing.

Staff recommended the Planning Commission forward a positive recommendation to the City Council for revision to Title 87, chapter 5, Section 113 Soils.

Justin Stoker asked if there were any other legitimate paths besides the Voluntary Cleanup Program that the applicant could take.

Chien Hwang said the applicant would coordinate with Doug Bacon with the Division of Environmental Response and Remediation, and they would determine a way to address the conditions.

Jeff Robinson said the concern is that the developer could hire their own company and propose a remediation plan, but the Engineering Department felt more comfortable being tied with the State program and not having to judge whether or not the independent company did an appropriate job.

Justin Stoker asked if there were a program where the developer could pay the State to clean it up.

Ellen Smith explained that generally when working with the State and Federal Government they provide oversight. The developer will hire their own consultant to do the initial studies and propose the plan. At that point the State will look at the samples and determine if more are necessary. The State does not provide the cleanup. She asked if the requirement would kick in from a Phase 1 study.

Jeff Robinson said he thought it would.

Ellen Smith asked if they could place language stating that the requirement would kick in after a Phase 1, because the proposed language seems to indicate soils testing must be done in every case.

Tom Burdett said that the statement leaves it discretionary upon City staff to determine what level of testing might be appropriate for the area and which areas need testing.

Ellen Smith suggested language to read something to the effect of, “The developer shall conduct or have conducted all environmental testing necessary to determine whether or not the project contains contaminated soils if needed as suggested by Phase 1 audit results.”

David McKinney said at the end of the sentence it could state, “which shall include at least a Phase 1 audit and further testing if indicated.”

James Dupaix said that he found that unless there is some indication that there could have been an environmental impact on the property the lending agencies do not require an environmental impact study. He said that it is hard to determine what is appropriate for any type of environmental program, and they are very costly.

Ellen Smith said her definition of a Phase 1 is a chain of title research, research of hazardous waste sites or underground storage sites, and is mainly a background study.

There was additional discussion regarding language to clarify when the requirement would take place. It was pointed out that properties should not be exempted from the requirement based solely on current use, such as agricultural.

Ellen Smith asked if this condition would also pertain to any perched groundwater that had been contaminated and migrated to other soils.

Tom Burdett said there is another part of the code that addresses water.

Ellen Smith stated that there is a certificate of completion given at the end of the cleanup that gives certain restrictions for development. She asked how those restrictions are communicated to the future buyers of the property.

James Dupaix said that there is a disclosure document that includes statements declaring whether there has been environmental remediation or issues that is presented before the closing of the property.

Jeff Robinson said the disclosure issue is not something the City would place in its ordinance, but it is a matter of real estate law. After the cleanup program has taken place the developer will apply for development, which will have to follow the conditions of approval on the certification.

Greg Mikolash said that they can also place notes on recorded plats.

MOTION: James Dupaix moved to forward a positive recommendation to the City Council to Amend Section 87-5-113 Regarding Soils; City of West Jordan (applicant) adding language to precede the paragraph, 'If background information indicates the possible existence of contaminated soils, '. The motion was seconded by Ellen Smith and passed 6-0 in favor. Nathan Hendricks was absent.

Tom Burdett noted that the first meeting in July will be on the 11th. He congratulated Michael Meldrum on his retirement from West Jordan and new position with the City of Taylorsville. He stated that the new City Planner, Nathan Crane, will begin work on May 29.

There was a brief discussion regarding vehicle signs and enforcement. Tom Burdett stated that he would make the code enforcement officers aware of a property that is filled with cars for sale on the weekends.

MOTION: James Dupaix moved to adjourn.

The meeting adjourned at 8:45 p.m.

David L. Beecher
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Community Development

Approved this _____ day of _____, 2007