

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD APRIL 20, 2010 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Justin Stoker, Kathy Hilton, David McKinney, Ellen Smith, John Winn, and Jesse Valenzuela. Nathan Gedge was excused.

STAFF: Tom Burdett, Robert Thorup, Greg Mikolash, Ray McCandless, Scott Langford, Julie Davis, Greg Davenport, and Rodger Broomé.

OTHERS: Darin Haskell, Alex Jones, Bridger Prince, Matthew Reimann, Rocky Schutjer, Bob Eckman, Jennifer Andelin, Elaine Bates, Fenton Bates, Guy Larson, James Derby, Marion Willey, Tom Roughton, and Michael van Opstall.

The briefing meeting was called to order by Justin Stoker.

An additional condition was recommended for Item #2 regarding a photometric site plan. There was a discussion regarding the request for utility waiver and options to amending the code to address the issue. Scott Langford made a clarification on acreage in the staff report for Item #3. Specifications for the fire access road on Item #5 were discussed. It was suggested that the location of the pole could be moved to the northwest corner of the property to be out of the view corridor. Discussion of the Trax Bangerter Station was held regarding a committee to consider the design.

The regular meeting was called to order at 6:06 p.m.

- 1. Consent Calendar**
Approve Minutes from April 6, 2010

MOTION: David McKinney moved to approve the Consent Calendar Item #1 the minutes from April 6, 2010. The motion was seconded by John Winn and passed 6-0 in favor. Nathan Gedge was absent.

- 2. St. George Russian Orthodox Church; 6790 South 1300 West; Conditional Use Permit, Preliminary and Final Site Plan, and Request for Waiver to Undergrounding Utilities Requirement; R-1-10D Zone; St. George Russian Orthodox Church/Michael van Opstall (applicant) [#SPCO20090028 & CUP20090016; parcel 21-22-429-029]**

Scott Langford reviewed the application on a site that had been historically used as a rural residential property. The existing home will remain as an office/general ancillary uses to the church. The new church is proposed to be approximately 2800 square feet located behind the existing home. One access driveway will connect to 1300 West. Forty-three parking spaces are shown, while only eight are required based on the general assembly area. As indicated in the conditions of approval, the site plan is to meet code Section 13-12-6f that requires a sidewalk to connect to the sidewalk in the public right-of-way. Street frontage improvements, including the sidewalk, will be required. All churches located in residential districts need a conditional use permit, and this type of use in the residential zone is common in West Jordan. Building height is 20' 10" tall measured at the peak of the roof. The gold dome is at the 35 foot mark, which is typical of other similar structures. The proposal is to install a new 6-foot chain link fence on the north and south property lines, which will match the existing 6-foot chain link fence with slats on the west property line. A 20-foot wide landscape buffer is shown on the south and a 10-foot wide landscape area on the north. Mr. Langford explained the request to waive the requirement to bury the overhead utility lines that run along 1300 West. Even though there are overhead lines along the frontage of the property, there are no poles within that 137 feet of frontage. He showed pictures of the pole locations. Historically, especially when properties don't have poles within the frontage, waivers have typically been granted. The commission should also consider the extent of the power corridor that runs several miles to the north into Taylorsville and to the south of this property for approximately two miles.

Preliminary/Final Site Plan

Staff recommended that the Planning Commission grant Preliminary/Final Site Plan approval for the St. George Russian Orthodox Church project located at 6790 South 1300 West in a Single Family Residential (R-1-10D) zoning district with the conditions of approval as listed below. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.

Conditions of Approval:

1. All parking lot and yard lighting shall be arranged to reflect the light away from adjoining lots in all zones and be shielded to reduce or eliminate up lighting. All light levels shall not exceed one foot-candle power at the property line, per code section 13-12-6E.
2. The on-site sidewalk shall be extended to connect with the new sidewalk constructed within the 1300 West right-of-way per code section 13-12-6F.
3. Meet all Engineering Department Redlines.

Conditional Use Permit

Staff recommended that the Planning Commission grant Conditional Use Permit approval for the St. George Russian Orthodox Church project located at 6790 South 1300 West in a Single Family Residential (R-1-10D) zoning district with the conditions of approval as listed below. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.

Conditions of Approval:

1. Meet all conditions of approval for the final site plan.

Waiver for Undergrounding Utilities

Staff recommended that the Planning Commission grant the waiver from undergrounding utilities for the St. George Russian Orthodox Church project located at 6790 South 1300 West in a Single Family Residential (R-1-10D) zoning district with the conditions of approval as listed below. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.

Conditions of Approval:

1. Meet all conditions of approval for the final site plan.

Upon request, Scott Langford showed where the property is served by existing overhead electric wires located on poles that are west of 1300 West.

There was clarification regarding the landscape plan and requirements. Just over 47% of the lot will be landscaped. The required buffer to the south is larger because it is adjacent to a different zoning district and it will be 20 feet wide with 1 tree per 400 square feet of buffer area. The landscape plan meets the criteria.

Kathy Hilton asked if the existing home will have to meet current masonry requirements since it will still be used.

Scott Langford said because there are no modifications or enlargements to the structure there would not be a requirement to retrofit the building to meet current codes.

James Derby, representing the applicant, 1006 East Indian Springs Road, Bountiful, said the applicant would be happy to upgrade the exterior of the home to match the church if it were financially possible. Regarding the use of the existing home, the intent is to possibly use it for one office, but probably just for storage.

Kathy Hilton said if the use of the building is changing from a residence she thought that there was a requirement to bring that building up to code.

Scott Langford said the only section of code that has the masonry requirement on the exterior is for residential structures. Otherwise, they are just required to have durable materials.

David McKinney said the site plan shows six light fixtures as well as lighted bollards. He wondered if six lights would be excessive for this site and asked if the applicant would agree to prepare a photometric site plan as that may show they don't need as many lights.

James Derby said they would be happy to provide one.

David McKinney asked if regardless of the waiver request for the frontage of the property, would they be willing to underground lines that are actually on the site that feed the church.

James Derby understood that they are showing the power service going underground to the church and the existing building.

Jesse Valenzuela asked if the existing building will be used as an assembly use such as a chapel or classroom.

James Derby said the church has upgraded the interior of the home as it is; it will not be assembly occupancy.

Jennifer Andelin, chair of the West Jordan Sister City Committee, stated that the sister city is located in Russia, and they are excited to have the new church building in the city. She felt that staff had addressed the site plan very well. She didn't think that this was the place to put the burden of underground utilities when there are miles of overhead utilities going in both directions. She felt that this is a great way to create opportunities for West Jordan citizens to become involved with the Russian culture and will be the only one in the Salt Lake Valley.

Tom Roughton, Roughton Construction, 2596 East Quail Hollow Drive, general contractor, clarified that the documents had been drawn up with UP&L to run the service power lines to the existing home and the proposed church underground from the pole in the subdivision to the south and upgrade the service at the panel.

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

David McKinney felt that the site plan was good, but the biggest issue is the waiver to undergrounding utilities. He is also pleased to see the project come into the city. He suggested that they include a requirement for a photometric site plan and to underground the service lines to the structures. He said as a general rule, because there are so many long stretches of overhead power lines, until the city adopts a uniform plan for the undergrounding utilities instead of doing it in a piecemeal fashion that the current code requires, it is impractical. In this case the undergrounding would add poles to the property, and having this small section of property undergrounded wouldn't improve the appearance of the city. He was in favor of the waiver.

Kathy Hilton asked for clarification on the placement of the required sidewalk on site that connects to the sidewalk in the public right-of-way.

Scott Langford verified that it just has to connect, and the applicant has the option as to the location and layout.

Jesse Valenzuela was in favor of the waiver, but he also wanted to recommend that the city could possibly look at a solution by setting aside a small portion of building permit fees so that once everything is in place on a certain stretch of road that the city use that money to bury the utilities all at one time so it isn't done in a piecemeal fashion. In that way the city would achieve what they originally intended with the ordinance.

Ellen Smith referred to the approval of a church on 3200 West 7000 South where it was determined that the lines didn't need a waiver because the site wasn't drawing power from the lines. She asked if this is the same situation.

Greg Mikolash said this property is actually being served by the lines only indirectly from the poles to the west.

Ellen Smith said it makes no sense for them to underground in this situation, but the problem is the mechanism for ensuring that the lines are undergrounded isn't working. If they grant the waiver now and a mechanism is put in place in the future, then they won't have the ability to go back and fix it.

David McKinney didn't think that granting this waiver would have any effect. It will prevent the property owner in the future from undergrounding based on the code sections that are applicable now, but if the city develops a mechanism in the future, the fact that a waiver was granted in the past doesn't mean the lines cannot be undergrounded.

Ellen Smith agreed that the funding mechanism needs to be different, but if they grant the waiver on this property, wouldn't that preclude them from participating in future funding.

David McKinney said that would depend upon how the code is changed. Justin Stoker said it also could depend on if changes are made to the site in the future

MOTION: David McKinney moved based on the staff report, findings of fact, discussion, and information provided tonight to approve Preliminary and Final Site Plan for the St. George Russian Orthodox Church; 6790 South 1300 West; St. George Russian Orthodox Church/Michael van Opstall (applicant) the with the conditions of approval 1 through 3 in the staff report, modifying:

- 1. All parking lot and yard lighting shall be arranged to reflect the light away from adjoining lots in all zones and be shielded to reduce or eliminate up lighting. All light levels shall not exceed one foot-candle power at the property line, per code section 13-12-6E. The applicant shall prepare and submit a photometric site plan.**

And adding:

- 4. The power service lines on the site shall be undergrounded.**

The motion was seconded by Kathy Hilton and passed 6-0 in favor. Nathan Gedge was absent.

MOTION: David McKinney moved based on the staff report recommendations and facts presented, to approve the Conditional Use Permit for the St. George Russian Orthodox Church; 6790 South 1300 West; St. George Russian Orthodox Church/Michael van Opstall (applicant) with the condition of approval #1 as presented in the staff report. The motion was seconded by Ellen Smith and passed 6-0 in favor. Nathan Gedge was absent.

MOTION: David McKinney moved based on the staff recommendations and the facts and information presented this evening and the discussion by the commission to grant the waiver from undergrounding utilities for the St. George Russian Orthodox Church; 6790 South 1300 West; St. George Russian Orthodox Church/Michael van Opstall (applicant) with condition of approval #1 as presented in the staff report. The motion was seconded by John Winn and passed 5-1 in favor with Ellen Smith casting the negative vote. Nathan Gedge was absent.

Kathy Hilton stated that she is getting more and more concerned about the number of waiver requests coming before the commission when they don't really have a basis for granting or not granting them. Sometimes it is

just their opinion and arbitrary and may not be exactly what should be done. She would like to recommend that through staff they find a workable solution with guidelines to follow on these matters. [At the conclusion of the meeting Commissioner Hilton stated for the record that she misspoke when using the word arbitrary, because the planning commission does not make arbitrary decisions.]

Tom Burdett said they will try to schedule a workshop with city council for policy development and explore the issue more thoroughly.

David McKinney didn't think their basis at this point was arbitrary, but he felt there were structural difficulties with the code in the way the ordinance is applied and because of those difficulties that gives the reasons for the actions of the planning commission today and in previous meetings.

Justin Stoker suggested that they might just need an opinion or additional guidance from the attorney regarding the structure for their rulings.

3. West Jordan Senior Housing II; 7832 South 3200 West; General Plan Land Use Amendment for approximately 2.84 acres from Community Commercial to Very High Density Residential; P-C Zone; Solgarden, LLC/Darin Haskell (applicant) [#GPA20100001; parcel 21-32-227-022]

Scott Langford gave the history of the area and the original master plan for the West Jordan Ventures development that was adopted in 1985. There are 763 dwelling units approved for the master plan and there are 90 units still not built within the approved master plan. There is a mixture of commercial and residential types within the plan. The densities range from under 3.5 dwelling units per acre up to 22 units per acre. The request is to amend the future land use map to create an expanded area of very high density residential to build 72 additional units on 2.84 acres of land. This amendment would make a transitional buffer from the commercial to the north and the medium density residential to the south. He showed the conceptual site plan. If this is approved by the city council the site plan review would come to the commission at a future date. The proposal is for a 72-unit (36 units per floor) senior type of development. The general plan states that while low density single-family residences are most preferred, the city should also address a range of residential densities and housing types in order to provide housing opportunities for all age groups and income levels. This product will provide additional housing for the city's aging population, which is currently an underserved demographic. The property has been vacant for some time, and this proposal would meet the goal to reuse or infill land that is under-utilized or which has become neglected. The proposal appears to be a natural extension of the existing very high density residential area in the master plan and it will provide a natural transition of uses.

Staff recommended that the Planning Commission forward a positive recommendation to the City Council to amend the General Plan Future Land Use Map of property generally located at 7832 South 3200 West from Community Commercial to High Density Residential land use designation, effectively amending the West Jordan Ventures Master Plan to allow for 72 dwelling units on 2.84 acres, based on the findings of fact as mentioned in this staff report.

Jesse Valenzuela asked if there is anything in place that would guarantee that it is a senior housing development.

Scott Langford said the letter of intent from the applicant states that is the case. One of the findings of fact is how is this going to impact the schools, and a senior development has very little impact. The site plan for the project will have to come back to the commission for review, but they should ask the applicant to state that for the record.

Jesse Valenzuela said he was in favor of the project if the senior housing product is provided.

Scott Langford said staff has been directed by the city attorney not to place conditions on zoning and land use amendments.

Robert Thorup said the better practice is not to put conditions on zoning. The application either qualifies for the zoning or not. The commission must decide if they are willing to extend very high density zoning.

David McKinney asked if one of the findings for approval was that there would not be impacts on the schools, and if the application were to come back as something different that did impact schools, how would that change things with regards to their decision.

Tom Burdett said the applicant could volunteer to place a development agreement in action that would restrict it to senior housing, and that agreement would be approved by the city council and would have to be amended by the city council if they chose to change it in the future. That would also address the school issue.

David McKinney said the engineering department indicated that there may be problems with capacity of sewer and other infrastructure in the area. He asked what would happen if the application is granted and then later it was discovered that the infrastructure is inadequate.

Greg Davenport said the report states that it would be the applicant's responsibility to build any necessary infrastructure to provide adequate public facilities for their site.

Justin Stoker pointed out that this parcel doesn't have any direct access through other developments, so besides impacts to the schools, what differences are there between senior housing and non-senior housing.

Kathy Hilton felt that traffic would definitely be affected if it weren't senior housing. She would recommend that a traffic study be conducted if it isn't going to be senior housing.

Scott Langford said that typically it is a development of 100 units or more that would trigger a traffic impact study.

Kathy Hilton summarized the surrounding land uses and felt that there was a lot of traffic in the area.

Justin Stoker didn't think the traffic was a problem in that area, because a lot of the commercial properties also had access onto roads other than 3200 West.

Ellen Smith felt that it depends on the time of day, and she noted that the road narrowed in that location as well.

Kathy Hilton asked for the difference in the number of dwelling units for high density and very high density.

Scott Langford stated that the high density range is 5.6 to 10 units per acre and very high density is 10.1 to 24 units per acre. The general plan is meant as a guide, and a P-C zone has the ability to ask for a higher density, in this case, 25 units per acre.

Kathy Hilton said that part of the reason for the wide density range was that more open space was required to get the higher density, and she felt that starting at 25 units per acres was extremely high.

Darin Haskell, Solgarden, LLC, 978 Woodoak Lane, property owner, thanked staff for their preparation on the project. They agree with the findings in the staff report. He referred to certain positive findings that highlight the positive aspects of the project. There is a huge need for aging housing in the city. It is a great use of an infill area that has become neglected. Even though the site plan is conceptual, their approved funding is based upon a senior housing project, so they should be back very quickly with a site plan. The project will be two stories, which will mitigate the impacts to the homes to the south. There is a landscape buffer to the residential. It is a good transition from the commercial to the residential to the south. They are aware of the engineering comments

in Exhibit F, and they have ideas of how to extend the utilities, if needed. They don't think the sewer will be an obstacle as far as the project moving forward.

Jesse Valenzuela asked if there is a numerical indicator for the term 'aging'.

Darin Haskell understood that it is 55 and above.

Marion Willey, Executive Director for Utah Non-Profit Housing Corporation, 3511 Watson Creek Lane, stated that along with the city, they currently own the West Jordan Senior Housing project on Sugar Factory Road, and they currently have 80 people on the waiting list. They have been approved through the tax credit program for 55 and older population for this site. They met with the Home Front program in Salt Lake County, and they funded the project based on 55 and older. The Olene Walker housing trust fund is funded based on 55 and older for this site. They have been approved through Utah Housing Finance Agency for 55 and older for this site. There is a deed restriction at 99 years for senior housing if they build on this site.

John Winn asked how closely the conceptual site plan reflects the final site plan.

Marion Willey said they met with some architects and some seniors at the West Jordan Senior Housing who preferred to change some things, so they are gathering that information. The site plan might not change a lot, but they want washer and dryers in certain locations, lighter weight doors, lighting changes, etc. They were just notified about the tax credit funding 2 weeks ago, so as a non-profit they didn't want to spend too much money prior to those approvals.

Kathy Hilton asked what the density classification is for the housing on Sugar Factory Road.

Tom Burdett said if they took the park property out of the calculations it would be very high density.

There was an explanation regarding the deed restrictions that would be required by the funding mechanism.

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

John Winn referred to a previous project review and was concerned that he didn't want to lose his chance to comment on the site plan now if they aren't allowed to ask for changes at the subsequent submittal.

Robert Thorup said the commission isn't making any decision on zoning that will impact anything they will review on the site plan. [At the end of the meeting Robert Thorup explained that the situation Commissioner Winn spoke of was the review from preliminary site plan to final site plan and not necessarily any action prior to that.]

David McKinney didn't see the very high density as a problem for this property. He felt that this project is a decent buffer between the residential and commercial property and as a high density senior development it is fine.

Scott Langford said because this is a master planned property in a P-C zone they look at the entire area as a whole. The current overall density of the Venture master plan is 10 units per acre.

Justin Stoker noted that with this development, which should complete the whole master plan, they are still leaving 18 units off the table.

Kathy Hilton said the financing restrictions and guarantees relieve her somewhat, because she didn't want this project to turn into something that it should not be by allowing this density. She felt there is a big difference

between a senior development and an apartment development. Also, working with Marion previously she felt much better about it.

MOTION: David McKinney moved to forward a positive recommendation to the City Council for West Jordan Senior Housing II; 7832 South 3200 West; Solgarden, LLC/Darin Haskell (applicant) to amend the general plan future land use map for 2.84 acres from community commercial to very high density residential land use designation effectively amending the West Jordan Ventures master plan to allow 72 dwelling units on 2.84 acres based on the recommendations of staff and the information and testimony that had been provided. The motion was seconded by Kathy Hilton and passed 6-0 in favor. Nathan Gedge was absent.

4. Reagan Billboard Sign; 9625 South Bagley Park Road; Conditional Use Permit; M-1 Zone; Reagan Outdoor Advertising/Guy Larson (applicant) [#CUP20080023; parcel 26-12-127-007]

Ray McCandless gave the overview of the application. Currently there are 8 billboards on the east and 5 on the west side of Bangerter Highway. In 2008 the planning commission approved a billboard sign on the 84 Lumber property, but that was never constructed, which left a vacancy for a billboard on the west side. The 2-foot wide metal pole will be located in the storage area, and the overall height is 35 feet. Since this is in a large utility corridor along Old Bingham Highway staff felt it was an appropriate location for the billboard. It was his understanding that the sign will be illuminated at night until midnight.

Staff recommended that the Planning Commission grant Conditional Use Permit approval for the Regan Outdoor Advertizing billboard sign located at 9625 South Bagley Park Road in a Light Industrial M-1 zoning district with the conditions of approval as listed below. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.

Conditions of Approval:

1. The support pole and exterior frame shall be painted a dark earth-tone color or painted black.
2. All lighting shall be shielded from residential properties and no flashing lighting shall be used.
3. Maximum billboard sign height is 35 feet from natural ground grade.
4. No part of the sign shall be within a 250 feet radius of a residential-zoned district.
5. Billboard shall maintain a minimum 10-foot setback from any property line to any portion of the sign.
6. No portion of the proposed sign shall be erected in or over the public right of way or within any recorded easements.
7. Submit revised site plan for final approval that addresses all applicable Conditions of Approval contained in this report.
8. Meet all requirements of the Building & Safety, Fire, and Engineering Departments as is necessary.

Clarification was given regarding the number and placement of the existing billboards, some of which predate the current code.

Guy Larson, Reagan Outdoor Advertising, 1775 North Warm Springs Road, had nothing to add to the staff report. In response to Commissioner Stoker, he noted that they are required to meet OSHA standards of 12 feet for the minimum setback from power lines, and this sign would have a 13-foot setback.

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

MOTION: John Winn moved to approve the Conditional Use Permit for Reagan Billboard Sign; 9625 South Bagley Park Road; Reagan Outdoor Advertising/Guy Larson (applicant) with the conditions of approval as listed in the planning commission packet 1 through 8. The motion was seconded by Ellen Smith and passed 6-0 in favor. Nathan Gedge was absent.

5. T-Mobile Wireless Communications SL01109F; 4628 Skyhawk Drive; Conditional Use Permit for a 80' Monopole in the Airport Overlay Zone; T-Mobile/Rocky Schutjer (applicant) [#CUP20100001; parcel 21-19-302-003]

Ray McCandless said the request is for an 80-foot high monopole in a 30 x 30-foot fenced area. A fire access road is required. The closest dwelling is just more than 200 feet from the pole site. A photo simulation was provided as seen looking from the residential area. Staff felt that because of the distance from the pole, that the application could be approved.

If the Planning Commission finds that all the criteria for approval of a Conditional Use Permit as discussed in this staff report are met, staff recommends that the Planning Commission grant Conditional Use Permit approval for a new cellular communication facility to be located at 4628 Skyhawk Drive, with the conditions of approval as listed below. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.

Conditions of Approval:

1. The applicant shall obtain a building permit for the tower and comply with all Building and Safety Department Regulations concerning design and construction of the tower and ground equipment enclosure.
2. The Conditional Use Permit is subject to review and/or revocation as per City Code Section 13-7E-10.
3. The site shall conform to the site plan as submitted for review and as contained in this report unless modified by the Planning Commission.
4. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval:
5. All cabling and wiring for the communications tower shall be undergrounded.
6. Obtain a Determination of No Hazard to Air Navigation letter from the Federal Aviation Administration.
7. The antennas shall be painted a flat gray color.

There was a discussion regarding the access road. The requirement is covered by condition #4 to meet the fire department requirement. The road must be a 20-foot wide paved surface. If the road is longer than 150 feet it will need a turnaround. A different option would be to make an access from the south.

Rocky Schutjer, T-Mobile representative, 2181 East Hugo Avenue, had no further comments.

David McKinney said Criteria A relating to the location of the pole with respect to view corridors and vistas may be in conflict with the general plan because of the proposed location. He asked the applicant if he would consider moving the location to the northwest corner of the property.

Rocky Schutjer said they hadn't considered that. He said that could be workable, but there may be an issue with the fire access road, and he doesn't have the master plan of how the owner wants to develop the rest of the property. However, he could inquire of the property owner.

David McKinney would be inclined to go against the approval with it in the current location.

Justin Stoker said there are a number of different placement options with 20 acres of property to work with.

There was a discussion regarding tabling the item until the applicant could speak to the property owner. The applicant felt that he could have the information for the May 4th meeting.

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

MOTION: David McKinney moved to continue the Conditional Use Permit for T-Mobile Wireless Communications; 4628 Skyhawk Drive; T-Mobile/Rocky Schutjer (applicant) to the May 4, 2010, planning commission meeting. The motion was seconded by Kathy Hilton and passed 6-0 in favor. Nathan Gedge was absent.

Tom Burdett suggested that staff can present some joint training with the Design Review Committee on how to conduct legally defensible design review and options to include as they go through a design review application.

Staff asked for two representatives from the commission to serve on the Bangerter Station planned community committee. A typical meeting schedule was discussed. Jesse Valenzuela and Kathy Hilton volunteered. David McKinney also showed interest and would serve as an alternate.

MOTION: David McKinney moved to adjourn.

The meeting adjourned at 7:45 p.m.

Justin Stoker
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2010