

**MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD MAY 24, 2011 IN THE WEST JORDAN COUNCIL CHAMBERS**

**PRESENT:** Justin Stoker, Kathy Hilton, Nathan Gedge, John Winn, Jesse Valenzuela, and Dan Lawes. David McKinney was excused.

**STAFF:** Tom Burdett, Robert Thorup, Greg Mikolash, Scott Langford, Ray McCandless, Nathan Nelson, Paul Brockbank, and Julie Davis.

**OTHERS:** Victor Barnes, Juan A. Puente, Michael Puente, Cathy Clift, Rita Sutton, Bill Sutton, George Richards, Gwen Simpson, Jack Simpson, Raymond Truxal, Belinda Marek, Veldon & Colleen McBride, Luz Panchi, Ron Holland, Dwight Dixon, Robert Poirier, and Steve Davies.

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The briefing meeting was called to order by Justin Stoker.

The agenda was reviewed. It was clarified that the request for Item #2 only relates to ownership of the existing building and does not contemplate site issues. Clarification was given on Item #7 regarding proximity to existing industrial uses and possible hazards. History of the property zoning was reviewed. An informational chart was distributed that showed the number of vacant residential lots that are currently available in West Jordan.

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The regular meeting was called to order at 6:02 p.m.

**1. Consent Calendar**

**A. Approve Minutes from May 3, 2011**

**B. Hawaiian Shave Ice Hut; 6119 South 4800 West; Temporary Use Permit (150 days); SC-2 Zone; Hawaiian Shaved Ice Hut, LLC./Malu Haapai (applicant) [#TUP20110012; parcel 21-18-351-003]**

Based on the findings set forth in the staff report, staff recommended that the Planning Commission grant Temporary Use Permit approval for Hawaiian Shave Ice Hut located at 6119 South 4800 West in a SC-2 zoning district with the conditions of approval as listed.

Conditions of Approval:

1. The drive aisles adjacent to the stand must remain clear for through traffic, as depicted in Exhibit D. The applicant shall provide "No Parking" signs along these drive aisles.
2. On-site customer parking will be limited to designated parking spaces.
3. Provide for a safe pedestrian standing area in the area next to the temporary stand. This area must be blocked off to prevent vehicular traffic from entering by either traffic cones or by other appropriate device, as approved by staff.
4. Dates of operation shall be from May 25, 2011 to October 21, 2011, or shall not exceed 150 consecutive days.
5. A \$300 site restoration bond shall be placed with the City. The bond will be released after the use has ceased operation and the site has been cleaned and restored to previous conditions.
6. Maintain the temporary stand in good order and keep the parking lot free of trash and debris during the extent of the temporary use.
7. The stand and all associated equipment/materials shall be removed from the site within five days of permit expiration.
8. Obtain and maintain a valid West Jordan City Business License.
9. Obtain approval from the Salt Lake County Health Department.
10. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.

**C. La Costenita Catering; 6271 South 3655 West; Temporary Use Permit (150 days); C-G Zone; Luz Panchi (applicant) [#TUP20110013; parcel 21-20-129-002]**

Based on the findings set forth in the staff report, staff recommended that the Planning Commission grant Temporary Use Permit approval for La Costenita Catering located at 6271 South 3655 West in a C-G zoning district with the conditions of approval as listed.

Conditions of Approval:

1. Dates of operation shall be from May 25, 2011 to October 21, 2011, or shall not exceed 150 consecutive days.
2. A \$300 site restoration bond shall be placed with the City. The bond will be released after the use has ceased operation and the site has been cleaned and restored to previous conditions.
3. Maintain the temporary stand in good order and keep the parking lot free of trash and debris during the extent of the temporary use.
4. The stand and all associated equipment/materials shall be removed from the site within five days of permit expiration.
5. Obtain and maintain a valid West Jordan City Business License.
6. Obtain approval from the Salt Lake County Health Department.
7. Provide for a safe pedestrian standing area in the area next to the temporary stand. This area must be blocked off to prevent vehicular traffic from entering by either traffic cones or by other appropriate device, as approved by staff.
8. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.

**MOTION: Nathan Gedge moved to approve Consent Calendar Items #1A, 1B, and 1C as listed in the planning commission agenda. The motion was seconded by Kathy Hilton and passed 6-0 in favor. David McKinney was absent.**

**MOTION: Nathan Gedge moved to continue Items #5 and #6 to the next meeting to be held on June 7, 2011. The motion was seconded by Dan Lawes and passed 6-0 in favor. David McKinney was absent.**

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**2. 7800 South Plaza Condominium Conversion; 3895 West 7800 South; Preliminary and Final Commercial Condominium Conversion; P-O (ZC) Zone; Davies Development, Inc./Steve Davies (applicant) [#SDMI20110008; parcel 21-32-105-005]**

Ray McCandless gave an overview of the request to create a condominium from an existing building that had always been intended as an office building. Parking was considered at the time of the initial approval and construction. There are no site issues associated with this request, only the ownership of the area within the walls. A call from a neighbor was received regarding the existing block wall, which was built according to requirements. Another neighbor called with complaints of rodents that moved from the subject property to his own. There were concerns with building height and the parking generated by the day care, but all of these things were considered at the time of the site plan approval.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission approve the Preliminary and Final 7800 South Plaza Condominium Conversion generally located at 3895 West 7800 South in a P-O (ZC) zone with the following conditions:

1. Address applicable Engineering Department Redlines.

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2. The Condominium Conversion Plat, Condominium Declaration, Report of Existing condition, and By-Laws to be recorded with Salt Lake County upon final approval by the City of West Jordan.
3. Obtain a Building Official's Inspection Report
4. All common areas shall be shown on the plat drawing and be consistent with the Condominium Declaration
5. The preliminary plat shall expire on May 24, 2012 unless the final plat is recorded.

Steve Davies, applicant, 1909 State Road #215, Pleasant Grove, stated that the Jordan Landing Family Clinic is interested in purchasing the main floor of the building, which is why they need the condominium plat.

Justin Stoker opened the meeting to the public and reminded them that the application is for a condominium plat and they should not address any site or building issues.

Michael Puente, West Jordan resident, asked who could address his issue. Commissioner Stoker directed him to a member of the planning staff.

Belinda Marek, West Jordan resident, stated that she and her husband live next to the subject building. She stated that the site plan in exhibit C of the packet shows 20.7' from the building to the fence, but she had measured it and it is actually 18 feet. She wanted to know who is taking her 2.7 feet. She proposed that the 'final' document not be approved until it is correct.

Justin Stoker explained that the measurement would be to the property line and not necessarily to the fence line. He suggested that she speak to the city planner about that issue, because the commission is only considering ownership issues for this item.

Ron Holland, West Jordan resident, said the people who built the wall knocked down his fence and killed his apple tree. The fence is still there and he can't get anyone to help him with it.

Justin Stoker recommended that Mr. Holland speak to staff about that.

Ray McCandless said in that type of situation with an existing fence, it is an issue between the property owners. He stated that staff could help him with the property owner name.

Ron Holland asked if anyone was planning to buy any of the homes in the area for commercial use.

Justin Stoker said this item has nothing to do with the purchase of land, but it is only concerning the purchase of the first floor of the building.

Steve Davies addressed the property line issue. He said the wall is on their own property, and sometimes the footings of the fence are placed inside the property line, which could cause the wall to be a foot or two inside the property line. The building was surveyed and built where it is indicated on the site plan. He said all of those issues were addressed at the time of approval and occupancy.

Justin Stoker explained to Ms. Marek that because the wall footings aren't on your property the wall itself is moved more onto the subject property. That might make it appear that the setback is two feet short, but that is because the footings are not on her property.

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

**MOTION: Dan Lawes moved based on the findings set forth in the staff report and upon the evidence and explanation received today to approve the Preliminary and Final 7800 South Plaza**

**Condominium Conversion; 3895 West 7800 South; Davies Development, Inc./Steve Davies (applicant). The motion was seconded by John Winn.**

**AMENDED**

**MOTION: Nathan Gedge moved to amend the motion to include the five conditions of approval. The motion was accepted by Commissioners Lawes and Winn and passed 6-0 in favor. David McKinney was absent.**

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**3. Peterson Commons Commercial Subdivision Phase 2; 8155 South 4800 West; Amended Subdivision Plat Lot A of Copper Hills Phase 3 Subdivision; Peterson Development Co., LLC/Victor Barnes (applicant) [#SDMI20110006; parcel 21-31-157-007]**

Scott Langford gave an overview of the request to amend Copper Hills Phase 3 subdivision. Because of the odd angles of the roads this lot wasn't included in the development of the subdivision. At that time, the planning commission was concerned with site visibility and determined that the best thing to do with the property was to put a notation on the plat for open space to retain the view corridor. The Peterson Commons Commercial #2 is a one-lot subdivision that will remove the designation of open space.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission approve the Peterson Commons Commercial Phase 2 Subdivision Plat; amending Lot A of Copper Hills Phase 3 Subdivision Plat located at 8155 South 4800 West in a P-O, P-C, and R-1-12E zoning districts with the conditions of approval as listed below:

Conditions of Approval:

1. Address all redlines comments from the Planning, Engineering, and Fire Departments.
2. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.
3. Per Subdivision Code Section 14-3-8B, unrecorded Final Subdivision Plats shall remain valid for two years. One 6-month extension may be granted by the zoning administrator upon written request and application.

Victor Barnes, applicant, Peterson Development, 225 South 200 East, said it had been 15 years since the lot was created and has remained vacant. He felt that the term 'open space' at that time had a little different meaning and was a way of saying that it would be left vacant. They now have an interested party to build a veterinary clinic on the parcel.

Dwight Dixon, architect, Bountiful, Utah, was available to answer questions regarding the proposed clinic.

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

**MOTION: Nathan Gedge moved based on the findings set forth in the staff report and upon the evidence and explanations received today to approve the Peterson Commons Commercial Phase 2 Subdivision Plat amending Lot A of Copper Hills Subdivision Phase 3; 8155 South 4800 West; Peterson Development Co., LLC/Victor Barnes (applicant) with the conditions 1 through 3 as listed in the planning commission packet. The motion was seconded by Kathy Hilton and passed 6-0 in favor. David McKinney was absent.**

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**4. Peterson Commons Commercial Phase 2 Land Use Amendment and Rezoning; 8155 South 4800 West; General Plan Land Use Amendment for approximately .91 acres from Low Density**

**Residential to Professional Office Land Use and Rezone from P-O (ZC) (Professional Office), P-C (Planned Community), and R-1-12E (Single-family residential 12,000 square foot lots) to P-C (Planned Community) Zone; Peterson Development Co., LLC/Victor Barnes (applicant) [#GPA20110003, ZC20110004; parcel 21-31-157-007]**

Scott Langford showed the current future land use map where professional office land use borders the proposed site on the west. The parcel currently has a split zoning that follows the section line. Also, years ago there was another rezoning that placed a P-O designation on the property, but due to inaccurate legal descriptions the boundary is inadequate. The request would clarify the zoning and place the entire piece within the P-C zone and with the Stone Creek Master Plan. A concept site plan is necessary for rezoning to the P-C zone, and the preliminary and final site plan will come back to the planning commission for approval.

Based on the findings set forth in the staff report, 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 8155 South 4800 West from Low Density Residential to Professional Office.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council to rezone property generally located at 8155 South 4800 West from P-O (ZC), P-C, and R-1-12E to the P-C (Planned Community) zone.

Victor Barnes, 225 South 200 East, Peterson Development, applicant, had nothing to add. He appreciated working with staff to come to the best solution for the property and to move forward with the project.

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

**MOTION: John Winn moved based on the findings of fact set forth in the staff report and the testimony given by those present to forward a positive recommendation to the City Council to amend the General Plan Future Land Use Map for Peterson Commons Commercial Phase 2; 8155 South 4800 West; Peterson Development Co., LLC/Victor Barnes (applicant) from Low Density Residential to Professional Office. The motion was seconded by Dan Lawes and passed 6-0 in favor. David McKinney was absent.**

**MOTION: Nathan Gedge moved based on the findings of fact set forth in the staff report and upon the evidence and explanations received today to forward a positive recommendation to the City Council for Peterson Commons Commercial Phase 2 Rezone; 8155 South 4800 West; Peterson Development Co., LLC/Victor Barnes (applicant) to rezone .91 acres from P-O (ZC), P-C, and R-1-12E to the P-C (Planned Community) zone. The motion was seconded by John Winn and passed 6-0 in favor. David McKinney was absent.**

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- 5. Text Amendment – Amend the West Jordan Municipal Code Section 13-5D-2 to allow Office Building Style/Component Self-Storage Facilities as a conditional use in the P-O Zone, Section 13-2-2 adding new definition for “Office Building Style/Component Self-Storage Facility” and Section 13-5D-4F General Provisions; City-Wide; ASWN+/James F. Allred (applicant) [#TA20110002]**

Staff recommended that the Planning Commission continue this item to the June 7, 2011 Planning Commission meeting.

**MOTION:** Nathan Gedge moved to continue the proposed Text Amendment to the next meeting to be held on June 7, 2011. The motion was seconded by Dan Lawes and passed 6-0 in favor. David McKinney was absent.

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6. **Work-Store-Send Land Use and Rezone; approximately 6933 South 1300 West; General Plan Land Use Amendment for approximately 1.43 acres from Community Commercial Land Use to Professional Office Land Use and Rezone approximately .79 acres from SC-2 (Community Shopping Center), R-1-10D (Single-family Residential, 10,000 square foot lot minimum), and C-G (General Commercial) to P-O (Professional Office) Zone; ASWN+ Architecture and Engineering (applicant) [#ZC20110002; parcels 21-23-353-002, 21-23-352-095]**

Staff recommended that the Planning Commission continue this item to the June 7, 2011 Planning Commission meeting.

**MOTION:** Nathan Gedge moved to continue the Work-Store-Send Land Use Amendment and Rezone; 6933 South 1300 West; ASWN+ Architecture (applicant) to the next meeting to be held on June 7, 2011. The motion was seconded by Dan Lawes and passed 6-0 in favor. David McKinney was absent.

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7. **Echo Ridge Land Use Amendment and Rezone; 6464 West Wells Park Road; General Plan Land Use Amendment for 23.53 acres from Low Density residential to Medium Density Residential and Rezone 23.53 acres from R-1-10E (Single-family Residential, 10,000 square foot lot minimum) to R-1-8D (Single-family Residential, 8,000 square foot lot minimum); McNeil Engineering/Robert Poirier (applicant) [#ZC20110003 and GPA20110002; parcel 26-10-226-005; 26-03-476-001]**

Scott Langford said the area received changes to the land use in 2005. In 2008 there was a request to expand the high density residential in this area that was denied by city council. In 2009 the developer asked again to expand the high density. The city council granted the request with the condition that it be rezoned to the HFR zone to get a higher quality product for a better development. This area has the largest industrial area in West Jordan and the potential impacts to future residential uses are high. Staff recognizes that the property is currently zoned residentially, but they want to proceed in a manner that will provide the best type of residential development possible. The applicant submitted a concept layout for a potential subdivision, which he showed. Sysco is located to the east of the residential area. They submitted a response to the application stating concerns that increased density would increase the potential for complaints of their operations. He stated that with the R-1-8 concept subdivision the 162 lots do not include a buffer to the industrial area. The next best tool in this case would be to use the ordinance for the buffer. This property is within the West Side Planning Area (WSPA), which was adopted to implement the goals and policies of the general plan to provide for a livable community. Staff recommended that if changes are to be made to the zoning that it be supported by the WSPA by implementing the LSFR zone, including the existing R-1-8 property. The design tools in LSFR are good for buffering and transitioning between uses. He explained the density range of the LSFR zone based on the quality of the subdivision design. The LSFR zone supports the proposed density while hopefully providing a better design that includes buffering from the potential nuisances of the industrial district.

Based on the findings set forth in the staff report, 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 6464 West Wells Park Road from Low Density Residential to Medium Density Residential.

Based on the findings set forth in the staff report, staff strongly recommended that the Planning Commission forward a positive recommendation to the City Council directing the applicant to submit a Preliminary

Development Plan in conjunction with rezoning the subject site and adjoining property currently zoned R-1-8D to the LSFR (Low Density, Single-family Residential) zone for property generally located at 6464 West Wells Park Road.

Dan Lawes asked what amenities could be used to lessen impacts and increase density possibilities.

Scott Langford said one of the main things is a landscape buffer that runs along the east and south sides of the subdivision so there isn't a direct residential to industrial lot. Today's code would require a 6-foot masonry wall, but staff didn't feel that was good planning. There should be landscaping with possible berms and a wall, which would facilitate more of a frontage road. A density buy-up could be a clustered development to take the number of units with an attached product and move them away from the potential nuisances. Regarding the response from the Jordan School District, Scott Langford spoke to Sherry Devenberg who provided the numbers listed in the staff report. Their main concern isn't necessarily housing of the students, but it is getting the students to the schools since this is an isolated area and they would have to change their bus routes.

Kathy Hilton noted if that is hazard bussing, it would be a city expense since the school district has eliminated it.

Clarification was given that the subject area is within  $\frac{3}{4}$  mile of Sysco as it relates to their storage of ammonia tanks.

Robert Poirier, applicant's representative, McNeil Engineering, stated that the letter from Sysco was originally sent in 2005 when the property directly adjacent was being rezoned. The closest lot on the subject property is more than 1,000 feet away from Sysco's building, so he didn't know if it pertained to the rezoning of this property. There is another level of buffering with the light industrial zone west of Sysco. They plan to have tight CC&R's to control what goes into that area and will help to buffer the residential area from Sysco. He stated that the goals and objectives in the general plan state that low density should be located away from high density, commercial, and industrial uses. However, the medium density designation is a more appropriate buffer between the lower density and more intense uses, and would meet the goals of the general plan. They are requesting 3.7 units per acre, which is nowhere near the maximum of that land use. He stated that the remaining R-1-8 area has the WSPA overlay that allows up to 9 units per acre, but they are not seeking that maximum density. Through their research they discovered that the LSRF zone requires 20% open space, which would mostly be placed as a buffer zone between the residential and the industrial areas. That strip of land would serve no beneficial usage to the people in the rezone area, because they are still over 1,000 feet from Sysco. However, in order to provide that open space with the same number of lots, the lots size would be reduced to 5300 square feet. Also, the R-1-8 zone has a larger setback than the minimum in the LSFR, which is 10 feet between buildings. There are also concerns with the minimum front yard setback in the LSFR zone, which is only 20 feet from the sidewalk. The smaller setback will often not work well with people who have larger vehicles, because they can't be parked in the driveway without overhanging the sidewalks. The R-1-8 zone will be more user-friendly, with larger setbacks and more yard area for the same price they would pay for 5300 square foot lot. They want to meet the objectives of the city while making a product that is more desirable than smaller lots, but not too large. In his analysis of the available lots in the city he found that the highest percentage of lots not selling is lots over 10,000 square feet.

There was a discussion regarding the WSPA area, which is not an overlay, but is an ordinance. Although the applicant is not required to use a WSPA compatible zone, it is highly encouraged and favored by staff. If the proposal was approved it would be the first to receive a traditional zoning in the WSPA area since that ordinance was adopted. Clarification was also given regarding a previous comment; in the current R-1-8 area the future land use designation would allow for 9 units per acre, but the zoning itself limits the density with R-1-8 restrictions.

There was a discussion regarding who owns the property and what the disposition will be if the rezoning takes place. The applicant is in discussions with a national builder as well as the LDS Church to partner with the development.

Kathy Hilton asked for an explanation of the proposed CC&R's for the industrial property.

Robert Poirier said it is a set of rules that will be more restrictive than the city's rules in order to better control what would be built and will work toward a better buffer zone than a standard industrial area. There have already been certain types of uses that have been rejected by the property owners. Once the development is sold out the enforcement of the CC&R's will be upon the owners' association.

Kathy Hilton said she didn't have a lot of faith in CC&R's, because they are not enforceable by the city. Regarding the comment that if this were zoned LSFR the lots would be even smaller, she would rather keep the zoning as it stands now. She is not in favor of smaller lots and smaller homes. Staff has presented information that shows there are a lot of vacant lots and homes at this time.

Robert Poirier agreed that with the LSFR they would have smaller lots, and that is why they are steering clear of it. He knows a lot of people who live in the smaller lots who feel they have a lot of drawbacks.

Kathy Hilton didn't feel there is a safe way to guarantee the kind of development they want. Even with 8,000 square foot lots they would need more open space, because they are not big enough for families.

Robert Poirier said 8,000 square foot lots would have almost double the property that they would have in the LSFR. He understood that there is a very large park within  $\frac{3}{4}$  mile of the subdivision that even has plans for expansion. However, the open space in the LSFR will be primarily a 36-foot buffer strip that wouldn't benefit those people who will live in the area to be rezoned. It won't have amenities and will have a small focused use. He felt to force a zone to create open space that isn't to the public benefit other than creating extra space to the first house next to the industrial zone, doesn't provide enough benefit.

Kathy Hilton felt that the buffer zone is important.

Justin Stoker said this change might be appropriate to buffer the low density residential from high density residential, but there should be something to buffer the medium density from the manufacturing areas. The LSFR can do that, but the R-1-8 cannot.

Robert Poirier realized the impact on the adjacent lot. He didn't feel that an extra 30 feet provides a tremendous public benefit to the person who lives 800 feet away from the Sysco property line.

Justin Stoker asked if he proposed that some of the lots would be 'sacrificial' and potential blight. He asked if there was a plan to buffer those adjacent lots.

Robert Poirier said the code calls for a wall, which staff is against. He would appreciate any input from staff that can be incorporated, but they want to stay away from something that requires a full HOA, which would be required with the LSFR and the smaller lots. They don't want the smaller lots, because the product of the lots that are spoken for won't fit on 55-foot wide lots. They want to create a product that is more desirable, and 8,000 square feet is more desirable than 5300 square feet.

Greg Mikolash said staff is not requiring 5300 square foot lots.

Robert Poirier said in order to keep the same density they would have to do that. He would be willing to work with the city to provide a buffer without changing the rest of the zone. He said there was talk about providing

extra space between the back of the sidewalk and the wall, which he would be willing to entertain. That extra space would provide for larger plantings such as two rows of trees, which would provide sight and sound buffering and could accomplish that without changing the whole zone.

Justin Stoker asked if it came down to no change or changing to LSFR for the whole project, which would they want.

Robert Poirier said not being the owner he wasn't sure he could speak to that. However, if they had to switch to the WSPA they would probably rather have the currently proposed MFR that is shown on the map.

Greg Mikolash corrected him that the land use is medium density land use, which is not the MFR zone. The current zoning is R-1-10.

John Winn mentioned that the park that is nearby is a ball park and a dog park and not the kind Mr. Poirier spoke of. He didn't feel good about the change, because some of the provided information didn't jive.

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

Justin Stoker said he understood the need for a transition from high to low density, but the buffer wasn't there between the medium density and the industrial zone.

John Winn asked what type of open space is recommended for the LSFR zone, such as detention areas.

Greg Mikolash said detention ponds could be part of it if it were integrated with usable open space. A weighted optional value is the installation of enhanced open space or recreational amenities in excess of the 22% that would normally be required. The buffer zone could be included in the 22%.

There was a discussion regarding the process for recommending a zone change to something that wasn't applied for and on property that wasn't part of the application. If they include any property that wasn't noticed, the new portion would have to be calendared for another date. They could recommend a different zoning district for the property that was in the application. There was an additional discussion regarding how the density bonuses work in the WSPA.

Kathy Hilton was concerned with the R-1-8 zoning with small lots and small homes that could end up as a blighted area.

Justin Stoker said the LSFR will provide for the buffering issues, but the applicant couldn't get the same density and lot sizes.

Kathy Hilton preferred to leave the zoning as it is.

**MOTION: Dan Lawes moved based on the information presented tonight and the additional testimony to forward a negative recommendation to the City Council for Echo Ridge; 6464 West Wells Park Road; McNeil Engineering/Robert Poirier (applicant) to rezone 23.53 acres from R-1-10E to R-1-8D. The motion was seconded by Nathan Gedge and passed 6-0 in favor of a negative recommendation. David McKinney was absent.**

**MOTION: Nathan Gedge moved based on the discussion today to forward a negative recommendation to the City Council for Echo Ridge; 6464 West Wells Park Road; McNeil Engineering/Robert Poirier (applicant) to amend the general plan future land use map from low density residential to medium density residential. He specifically disagreed with**

**staff and found that criteria #4, that the proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity, has not been met. The motion was seconded by John Winn and passed 6-0 in favor of a negative recommendation. David McKinney was absent.**

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Tom Burdett discussed the implementation to the format of the staff report. The commissioners approved of the new format.

Greg Mikolash gave an update on the general plan adoption schedule.

**MOTION: Nathan Gedge moved to adjourn.**

The meeting adjourned at 7:30 p.m.

Justin Stoker  
Chair

ATTEST:

JULIE DAVIS  
Executive Assistant  
Development Department

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2011