

**MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD NOVEMBER 3, 2015 IN THE WEST JORDAN COUNCIL CHAMBERS**

**PRESENT:** Dan Lawes, Kelvin Green, Matt Quinney, David Pack, Zach Jacob, Bill Heiner, and Josh Suchoski.

**STAFF:** Scott Langford, Larry Gardner, Julie Davis, Robert Thorup, Nathan Nelson

**OTHERS:** Rick & Karleen Logan, Luella Thompson, Tim Williams, Mary Kusel, Joann Dover, Michael Dover, Randy McDougal, Christian DiFrancesco, Malorie Brask, Joe Long, Chris Terry, Tim Alders, Matt Robinson, Janet Erickson

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The briefing meeting was called to order by Dan Lawes. The agenda was reviewed and clarifying questions were answered on Item #4.

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The regular meeting was called to order at 6:00 p.m.

**1. Consent Calendar**  
**Approve Minutes from October 20, 2015**

**MOTION:** David Pack moved to approve the minutes from October 20, 2015. The motion was seconded by Josh Suchoski and passed 7-0 in favor.

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**2. 2016 Planning Commission Calendar**

**MOTION:** Zach Jacob moved to approve the Planning Commission calendar for 2016 as presented. The motion was seconded by David Pack and passed 7-0 in favor.

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**4. Maverik Convenience Store Rezone and Land Use Map Amendment; NE Corner of 7800 South 1300 West; Future Land Use Map Amendment for 1.955 acres from City Center/Neighborhood TSOD Center to Neighborhood Commercial and Rezone from P-C (Planned Community) (TSOD) Zone to SC-1 (Neighborhood Shopping Center) Zone; Better City/Malorie Brask (applicant) [#GPA20150005, ZC20150009; parcel 21-26-351-022]**

[This item was moved on the agenda to be heard prior to Item #3]

Malorie Brask, consultant for Better City, stated the current property owner Joe Long and his real estate agent Chris Terry were also in attendance. She stated that Maverik is under contract to purchase the land for construction of a convenience store and gas station. She described the new store design for the location, which has been upgraded and enhanced to provide a higher quality product. The property has been vacant for a number of years and is west of the planned Gardner Station apartments and mixed used project. Staff indicated that the area has seen interest in establishing uses more aligned with retail and commercial rather than transit-oriented uses because of its location. The intersection will undergo improvements and widening to provide more lanes and help with the traffic flow. The

current P-C (TSOD) zoning doesn't allow for the proposed use, but historic zoning of the property was SC-1, which is what they are requesting.

Larry Gardner said the two motions before the Commission tonight are to amend the land use map and the zoning map. He described the property size and two access points. The site plan would come to the planning commission for approval if it gets to that point.

#### Future Land Use Map Amendment

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 Future Land Use map for 1.955 acres from City Center/Neighborhood TSOD Center to Neighborhood Commercial on property generally located at 7800 South 1300 West.

#### Zoning Map Amendment

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 approximately 1.955 acres from P-C and remove the Transit Station District Overlay (TSOD) Zone to SC-1 (Neighborhood Shopping Center) Zone on property generally located at 7800 South 1300 West.

Bill Heiner asked how this would impact the plan to widen the intersection and if the landowner and the city would be working together on that project. He also asked about the timing.

Nathan Nelson said the city is working on the intersection improvements now with money from state and federal sources. There will be some property that will be given toward the widening, but it isn't a significant amount.

Malorie Brask said the city transportation staff is currently reviewing their proposed site plan so the applicant will know where the property will be widened and they can adjust the property line. The timeline is being worked through now, but hopefully the widening and the construction could occur all at once. They are looking at the end of next spring or beginning of next summer, but they also need to work with Questar on a pipeline.

Dan Lawes asked if there will be a median on 1300 West and if that would be an issue for access.

Nathan Nelson explained that there is currently a median on 7800 South that requires the right in and right out. He hadn't seen the design for the median on 1300 West, but it won't impact the left out for this project onto 1300 West.

Larry Gardner said the property for the intersection will be dedicated at the time of the subdivision plat approval. Then the site plan will follow.

Dan Lawes opened the public hearing.

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

David Pack felt the item was well presented and he didn't have any concerns with moving forward and would make a motion.

Kelvin Green said it would be a good addition to the corner. He recommended that the applicant incorporate the Gardner Station and Gardner Village theme so it will be a positive to the community.

**MOTION:** Kelvin Green moved based on the findings set forth in the staff report and upon the evidence and explanations received today to forward a positive recommendation to the City Council for Maverik Convenience Store; NE Corner 7800 South 1300 West; Better City (applicant) to amend the future land use map for 1.955 acres from City Center/Neighborhood TSOD Center to Neighborhood Commercial. The motion was seconded by David Pack and passed 7-0 in favor.

**MOTION:** Kelvin Green moved based on the findings set forth in the staff report and upon the evidence and explanations received today to forward a positive recommendation to the City Council for Maverik Convenience Store; NE Corner 7800 South 1300 West; Better City (applicant) to rezone approximately 1.955 acres from P-C (Planned Community) and remove the TSOD Overlay Zone to SC-1 (Neighborhood Shopping Center) Zone. The motion was seconded by David Pack and passed 7-0 in favor.

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**3. Pinnacle Cove Rezone; 8891 South 1030 West; Rezone 3.46 acres from R-1-10E (Single-family residential 10,000 square foot lots) to PRD (3.77) (Planned Residential Development with 3.77 units per acre density); HcH Development Group, LLC (applicant) [#ZC20150008; parcel 27-02-177-005]**

[The applicant was not present when the Item was called, so it was moved on the agenda to be heard after Item #4.]

Tim Alders and Matt Robinson from Handcrafted Homes were present. Tim Alders said they are custom homebuilders with 22 years of experience. They understand there are constraints to this property, which is why they are asking for a zone change. Their product is in the mid to high \$300,000 range. The design will maximize the use of the space and protect the slope, giving a nice open space area. They plan to have amenities for the property owners.

Matt Robinson said they aren't asking for additional density. The 13 homes they are asking for is actually less than what would be allowed with current zoning. The proposed zoning will give flexibility to design something where they can leave the 30% slope untouched.

Tim Alders explained that 'untouched' meant it won't have a building structure. They are looking for some guidance on what the city wants on the slope. It will be maintained and used by the HOA. They could put grass there for a sledding hill, they could meander a walkway, etc. It comprises 44% of the project but it will be utilized. There are areas for a BBQ pit, gazebo, flowers, etc.

Matt Robinson said some of the open area is flat space as well.

Kelvin Green asked if there were a variety of structures and uses or if it were only single-family homes. He asked if there was a common architectural theme.

Tim Alders said they will be single-family homes, but they are custom homebuilders. There will be a variety of styles and techniques. They use pure masonry and no siding. A lot of people like the mountain rustic and craftsman looks.

Kelvin Green asked how this project has a distinct identity.

Tim Alders said it is a custom identity with custom homes with an HOA. If the planning commission recommends thirteen identical units they will do that. They haven't done that in the past because most people like to be unique in the design for their home and property while staying within the city's guidelines.

Josh Suchoski asked if there is lot ownership or if everything is controlled by the HOA.

Tim Alders said they have their own pad where they can have a flower garden, etc., but everything including the roads would be owned by the HOA.

Matt Robinson said they are open to where the lot lines should be.

Josh Suchoski said it should have a consistent look if it is a planned development.

Tim Alders said he lives in a planned development where it is more of a custom look. The landscaping is designated by the units and everyone has to use the same guidelines. The HOA will have control over making sure the property is maintained.

Josh Suchoski asked if the HOA has specific rules about parking inside the garage and about rental properties.

Tim said they will have parking regulations. They won't have on-street parking other than during the daylight hours. They also try to make the garages usable. He said they don't have rules about renting, because he had never seen where that can stand up in court. Their product is at a price point where rentals aren't feasible unless it is a high end renter. But even in a neighborhood where the homes are in the 500s and 700s there are still some rentals, so that is hard to mandate. Even if it were rented at a future date, the guidelines are still maintained and the owner is responsible.

Matt Robinson said they are trying to hit the mid 300 price point, which isn't usually priced for rentals.

There was a brief discussion regarding the rear yard setback, which will have to meet city code. The concept plan can be changed.

Larry Gardner gave an overview of the project. Main access is from 8925 South. He doesn't want to get too far into the design, because the concept plan is to show how the land will be developed as a single-family product. This site was rezoned two years ago from agriculture to R-1-10. The developer at that time started working through different subdivision design layouts and ignored the 30% slope limit in

the city ordinance, so he abandoned the development. This applicant wants to develop the site, but the 30% slope is undevelopable according to the city's ordinances. The PRD zone allows for a clustering of units, in this case, to preserve an area of steep slope. It is important to remember that it is within the medium density land use designation. Gross density with this concept plan is 3.76 units per acre and a traditional R-1-10 zoning would be about 3.5 units per acre. These won't have large yards, but from what the concept plan shows and what the testimony has been from the developer it might be a product that is attractive to a group of people who are looking to get away from a large yard to a single-family home with a great view. He felt that the proposal meets all of the criteria. He noted that the subdivision approval would come back to the planning commission.

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 the property located at 8891 South 1030 West from R-1-10E (Single-family residential, 10,000 square foot minimum lots) to PRD (Planned Residential Development).

Dan Lawes asked about mitigation steps to prevent erosion on the 30% grade.

Larry Gardner said there will be a full geotech study to make sure it won't slide down. Irrigation is a big concern as they saw in Riverton last summer where it was over-irrigated. The one advantage of this site is that the other sites had been mined, but this property is natural so there will be more stability. The HOA restrictions will help to preserve the hillside.

Kelvin Green asked if the street to the north meets the code for fire department turnaround. He said that the ordinance states that the concept plan gets approved concurrently with the rezoning. So if the concept plan isn't good then it is a concern.

Larry Gardner said it doesn't require a hammerhead if the street is less than 150'.

Robert Thorup didn't think it was the purpose of the code regarding the concept plan.

Larry Gardner explained that when it gets to the preliminary approval it will have to meet all of the city standards and fire codes regardless of what was submitted conceptually. They see concept plans all the time that show 'general' placement of roads and buildings. In his mind, this concept plan is more to establish the proposed use.

Dan Lawes opened the public hearing.

Karleen Logan, West Jordan resident, said her main concern was the private lane that is only 14 feet wide. She has seen over and over again people who park in the lane and block her property. This plan will expand the road only three feet and three inches and there won't be enough parking for guests, so they will drive down her lane and park in her driveway. They could easily expand the road a little more by removing house #3 and relocating some others so there is more guest parking.

Tim Williams, West Jordan resident also speaking for Mary Kusel, gave a history of the codes he had to meet when he built his home in 2003, including setback requirements. He didn't think these homes would meet the same setbacks he was subjected to. The proposed homes would be taller than the existing homes and would be on less than 2 acres with only approximately 6500 square feet per lot. He

was opposed to that size of lot. The HOA doesn't address existing concerns of the current residents such as garbage pickup and fire. They currently have to wheel their cans down the street to 8925 South, and no garbage or fire truck can fit down 1030 West, which is a private dead-end street. The homes will only have six feet between them, which doesn't meet minimum spacing for buildings this tall. West Jordan won't approve townhomes, so why would they approve 'townhomes' separated by 6 feet. That area will just become an area for trash collection. This proposal is inconsistent with the existing subdivisions and their property values will plummet. Two additional large pieces of property should be considered as part of the plan. The utilities are from the 1940's and haven't been addressed. The existing property owners will have to deal with the HOA, but they will be excluded from it.

Joann Dover, West Jordan resident, said on garbage day she has at least 10 cans lined up on her north property. The garbage truck comes at 7 a.m. and can't make the curve on 1030 West because it is a private lane. If they add a potential 26 cars that have to leave for work in the morning they can't get past the cans and the truck. She was also concerned with the safety of 1075 West and 9000 South and has lobbied with the state in the past to get a traffic signal. Adding 26 cars will increase the problem.

Commissioners Jacob and Quinney were excused at 6:45 p.m.

Michael Dover, West Jordan resident, said the last time they talked about rezoning the property they discussed 8925 South, which isn't a standard width street so the garbage collection is a serious problem. They may meet the letter of the law with fire and ambulance service, but 13 homes is a significant number. He was also concerned with the intersection at 9000 South and has repeatedly asked for the traffic signal and thought that there was going to be an audit. He pointed out the only other two access points to the area. He was concerned with the slope and hopes it has been addressed adequately. The University of Utah has remodeled some of their lines for impact from earthquake and that should be considered, because the line runs at the top of that ridge.

Janet Erickson, West Jordan resident, thought it looked like a bad idea on such a narrow road with too many houses in such a little place.

Randy McDougal, West Jordan resident, supported development of the land, but it needs to be done wisely and not at this intensity. The private lane is very narrow and has a thin road base that sits on top of a ditch with just concrete tiles that hold the road up. The developer was unaware that garbage trucks couldn't go in there. Even if the road is widened it wouldn't support the weight of the garbage truck. He didn't think that the land could handle the intensity of the proposal even if it were widened a couple of feet. People will park on the road and fire trucks can't get in and out even with a turnaround. The common area in the project will be a steep slope and isn't accessible even with a sidewalk. With only six feet between homes the kids will be playing in the middle of the private lane.

Luella Thompson, West Jordan resident, said it is a private lane, which is why she and her brother don't allow the garbage trucks on it, but they are physically able to fit on it and turn around to the south. The slope is only really the steepest on the north side. She said she lived there her whole life and her family farmed the property. Cows and horses have used it and it has been irrigated, and the property is solid. It levels out to the south where it meets up with her property. She isn't against this development, because there are skunks, rats, thistles, and goat heads on the property and it has been an eyesore for years. It has a beautiful view and she would like to see something nice on the property. She

thought that the development could go further down on the slope on the south side, because it is so solid.

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

Kelvin Green felt they are trying to put a square peg in a round hole. He read from Section 13-5C-1 regarding a common architectural design theme that provides variety and architectural compatibility rather than individual, unrelated buildings on separate unrelated lots. This proposal is for 13 houses on separate unrelated lots. There are 14 criteria that the code looks at to see if it meets the intent of a PRD, and he said that it fails eight of them. A PRD on 3.46 acres doesn't fit.

Josh Suchoski agreed that it doesn't fit the area. One of their responsibilities is to represent the public who have spoken tonight. He had large concerns about the private lane and the number of garbage cans that will be added to it. There won't be enough room and it would impose a safety and health hazard.

Kelvin Green said specifically Criteria #2 says it will result in compatible land use relationships and won't adversely affect the adjacent properties, which he disagreed with. Most of the properties along the private lane are 1/2 to 1/4 acre lots except three homes leading to the lane that are .15 acres. The developer's plan was disingenuous when it said that there would be "11,080 square feet per lot". The lots will be 6500 square feet, which doesn't fit the character of the neighborhood. It will be 3.77 du/ac, but there will be 13 houses stacked on top of each other with the open space in the back that the public can't access. Also, since there are specific design requirements for garages in PRDs, most of the designs shown in the package will exceed 50% of the garage front and won't work. They might build a great product, but given the context of the PRD and compatible land uses it fails Criteria #2 and #3. Criteria #4 fails with the garbage issue.

Bill Heiner said since this will have an HOA the garbage is collected on-site, which would alleviate that concern.

Josh Suchoski said even if it is picked up, Criteria #3 says the development furthers the public health, safety, and general welfare of the citizens of the city. It fails in health where there are that many people packed in on that kind of a slope. They talked about the fact that it could be mitigated, but we are probably just meeting minimum standards to build on the property.

Larry Gardner said there would be a geotech study to make sure it isn't moving and there isn't any water moving underneath, etc. He had worked in communities that had a lot of these slopes, and what really degrades them is when you cut the toe of them. This property hasn't had a lot of cutting at the toe, so it can hold a lot of weight. The development would have to meet the design criteria of the geotech study.

Josh Suchoski said even if a fire truck could get down the lane, there will probably be cars blocking the road.

Larry Gardner said there had been a lot of focus on the narrow lane. The last two applicants have been told that the street will have to be widened to a minimum of 29 feet and could be up to a 50-foot public road. That design will come as the subdivision is developed. As far as going to 8925 South, they will have to work with the south property owner to make sure the turn meets city standards. The city won't

just allow someone to build as the road exists, but it will have to be completely reconstructed to meet city standards, which the applicant knows. The only private roads would probably be the ones that serve as driveways for the homes. That may or may not alleviate the garbage issue, and they still may require privately contracted service. There is no intent to force a taking on the properties to the west, but it will all have to come from the east.

Dan Lawes asked if there is anything that can't be mitigated or addressed through the remaining processes.

Larry Gardner thought they could be addressed, however, he didn't know if it will flush out at 13 units and it probably wouldn't go higher than that. Setbacks in a PRD are up to the approval of the planning commission at the time of the subdivision, but they would want it to be consistent with the neighborhood.

David Pack said they are looking at a zoning amendment today, but a lot of the concerns could be addressed at a future date as the application goes further down the line. He agreed with what Commissioner Green and the citizens were saying, but as it goes forward step by step it would have to meet the criteria.

Larry Gardner said the development failed previously because the developer wasn't willing to meet the city standards.

Josh Suchoski asked what restrictions on height and number of units would be placed on the property if the zoning were approved.

Larry Gardner said the height restriction and unit count would be up to the planning commission at the time of the subdivision approval. Right now they are just establishing the area for a PRD. The planning commission has more control at the subdivision level with a PRD than with a standard subdivision. A PRD is also more flexible for a very difficult site.

Kelvin Green said the last time they did a PRD it was a PRC and they ended up with a major lawsuit with Gardner Village with some of the same issues, so he wanted to try to avoid those. The code says they concurrently approve the concept plan and based on 15-5C-2C this concept plan does not meet the requirements of the code. Specifically there are no locations of parks, common open spaces, public or private recreation facilities and improvements proposed and there is no preliminary development schedule. He will vote against this proposal.

Bill Heiner said there had been public testimony that they would like to see the property develop in a way that will be acceptable to the applicant and the neighbors. They seem to go back and forth with references to Gardner Village and with the input from staff, the developer, and neighbors they came to an acceptable end product and they were able to move forward. He felt they could do the same thing here.

David Pack appreciated all of the comments on both ends. It is a quasi-judicial decision and there are findings that don't fit. But he could also see how the square shape could get rounded off as it keeps hitting against everything that needs to be done with the other processes. He tends to lean toward

Commissioner Heiner that they can come to an amicable solution. If they do move forward it doesn't mean that things need to be as they currently are.

Dan Lawes agreed with both, but was hung up on the code and the concept plan.

Josh Suchoski said both parties have heard a lot tonight and he wondered if they should readdress it with another concept plan rather than voting on it tonight. Because of the problems with the code and quasi-judicial decision perhaps both parties could get together and bring back a better concept plan.

Kelvin Green agreed somewhat. In his experience with Gardner Village, the developer later told him that he got too focused on his project and he wished the neighbors would have been involved a lot sooner. Some of the neighbors are not adverse to development, so maybe they could come back with a better plan that the neighbors could agree with.

Dan Lawes asked if staff was opposed to a continuation.

Larry Gardner said staff isn't opposed but it is the developer's application and they may just want a vote.

Tim Alders respected the neighbors and they did reach out in the first place. Unfortunately developers are normally looked at as the bad guy. They are trying to make a profit, but they are trying to protect the landowner and property values, etc. They have to go back through the process and make sure the road is safe, they have to do geotech studies and they have to invest a lot of money to even make sure it is safe, and if it is not safe then they have to walk away. They know they have to make the road better. They know the HOA does the garbage pickup and they have to address the process. However, if they run the numbers with the property value, three or four lots isn't profitable for a developer. They want to have a nice quality project that will turn a profit. They still have a process to follow with the size and shape of the homes. They usually like to give people flexibility, but if the city wants them all to match then they will. If they have to walk away from the project it will not only hurt the property owner, but it will hurt his sister as well. They believe it can be a feasible product even though they might lose a unit. They will widen the road. They try to keep the long driveways in the conceptual so people will park down the driveway and not on the private lane. The people complaining about parking on the private lane *are* parking on the private lane. They can set codes for the HOA that they can't go on the lane, but he can't guarantee it will go perfectly. It will be another \$50-75K to test the property and if it doesn't work they will have to walk away. It is always nice to get the public involved but it isn't the public's money at risk. They are not huge developers, so they look for properties where they can add value to the neighborhood. Having homes that sell for more than the existing homes won't deter the existing properties. They know they have to mitigate certain things through the process, but if they don't get some kind of a green light then the money have to invest every month to hold on to the property isn't worth it. Then it will be a field for another 2-5 years until the city will allow a nice development to come in. They are willing to take the advice of the commission and work with them, but they would like a vote tonight.

Josh Suchoski understood the perspective that there is money involved, but since the code is tied to the requirement, without the additional drawings he will have to vote no. Speaking of value, it doesn't always mean money. There is value in someone's right to enjoy where they live. He understood that

sometimes people don't want to see change. There could be some room to compromise in this instance, but it seemed that the developer wasn't willing to give them another drawing to show that intent.

Scott Langford appreciated the discussion and attention to detail and to the code. Referring to the code, this is a PRD and unlike a standard R-1-10 Zone the commission does have the ability and authority to recommend specific conditions of approval to the city council to mitigate certain aspects for development. As they consider their motion tonight they can go through their concerns and request council to consider certain conditions of approval, including cap on density, etc.

David Pack said the developer wants a vote tonight no matter what. The citizens want it developed and they will have to compromise. It would be in the best interest of everyone and the time invested so far to see something different that is more amenable to all parties.

**MOTION:** Josh Suchoski moved to table the item and give the developer and homeowners time to discuss and compromise and bring back a plan that doesn't have to be drawn and drafted but something that shows intent on the part of the developer and compromise on the part of the citizens before they make a decision on this item. The motion was seconded by David Pack.

There was additional discussion regarding what specifically they want the developer to show on the plan. A drawing to show intent and compromise between the citizenry and the developer. A general concept with basic dimensions, widths of driveways, roadways, design of open areas. Questions should be answered regarding use of the street, parking, traffic flow, garbage collection, public and private recreation facilities and improvements, and how the public will access the open space.. The submittal needs to meet what is required by the code.

Larry Gardner asked if he understood the commission with action that if the applicant is willing to bring something back then the commission will be leaning toward the positive direction. He didn't want to make the developer go to this work if they are just going to deny it anyway stating that the PRD doesn't fit in the area. He said that the intent is that the facilities would be private; they don't have to be public.

Kelvin Green said Criteria 9 speaks about open lands for the general benefit of the community and the public at large...". They are supposed to encourage and provide open land. If they can't meet some of the basic intent of the development then it can't fit.

Larry Gardner said the code also states that the control exercise be a minimum necessary to achieve the purpose of the chapter and doesn't necessarily have to meet all 14 criteria. They weren't ever intending to open up three acres of property to the public; maybe if it were 100 acres.

Kelvin Green said 100 acres would meet the definition of PRD.

Josh Suchoski said the developer just needs to give them information on the concept plan on how he plans to finish the open space.

**VOTE:** The motion failed 2-3 with Dan Lawes, Kelvin Green, and Bill Heiner casting the negative votes. Matt Quinney and Zach Jacob were absent.

**MOTION:** Kelvin Green moved based on the findings in the staff report and upon the evidence and explanations received today to forward a negative recommendation to the City Council for Pinnacle Cove; 8891 South 1030 West; HcH Development Group, LLC (applicant) to rezone 3.46 acres from R-1-10E (Single-family residential 10,000 square foot lots minimum) to PRD (Planned Residential Development) Zone specifically he disagreed with the staff and finds that the following criteria for the zoning map amendment have not been made:  
**Criteria 2:** The proposed amendment will not result in a compatible land use relationship and does adversely affect the adjacent properties.  
**Criteria 3:** The proposed amendment does not further the public health.  
**Criteria 4:** The proposed amendment will unduly impact the adequacy of public services and facilities intended to serve the zoning area.  
The motion was seconded by Josh Suchoski and passed 3-2 in favor of a negative recommendation with Dan Lawes and Bill Heiner casting the negative votes. Matt Quinney and Zach Jacob were absent.

Dan Lawes reminded the Commissioners that the next meeting will be held on Wednesday, November 18th.

**MOTION:** Kelvin Green moved to adjourn.

The meeting adjourned at 7:40 p.m.

DAN LAWES  
Chair

ATTEST:

JULIE DAVIS  
Executive Assistant  
Development Department

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015