MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD JULY 5, 2016 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Dan Lawes, Kelvin Green, Matt Quinney, David Pack, and Judy Hansen. Bill Heiner and Josh Suchoski were excused.

STAFF: Scott Langford, Ray McCandless, Nannette Larsen, Nathan Nelson, Paul Brockbank, Paul Dodd, Duncan Murray, and Julie Davis

OTHERS: Randy Ellis, P. Pieper, Terrell Ziegler, Karolynn Ziegler, Trent & Karen Hubert, John & Veronica Brand, Dave Short, Ruthann Carter, Karen & Steve Barnes, Brian Barnes, Nicole Richards, Vicki Ashby, Mike Kelly, Jason Nageli, Ron & Laureen Seewar, John & Karen Yakovich, Jackie Horman, Kim Mascherino, Joni Jensen, Robert Jensen, Tiffany Osborne, Holly Kingston, Andrew Jensen, M. Lambson, Les Mascherino, Curtis Ball, Dianne Roberg, Christy Shaw, Gary & Shirleen Peterson, Horst Buchanan, Scott Lambson, Garth Hardy, and Rich Evans.

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The briefing meeting was called to order by Dan Lawes.

The agenda was reviewed and clarifying questions were answered. There was some discussion regarding what is required for a concept plan to be approved with the P-C Zone in item #2.

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The regular meeting was called to order at 6:01 p.m.

1. Consent Calendar
Approve Minutes from June 21, 2016

MOTION: David Pack moved to approve the minutes as contained in the staff packet. The motion was seconded by Judy Hansen and passed 5-0 in favor. Bill Heiner and Josh Suchoski were absent.

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2. Oquirrh West; 7800 South & Hwy U-111; Future Land Use Map Amendment for 138.5 acres from Low Density Residential, High Density Residential, Mixed Use, and Commercial to Low Density Residential, High Density Residential, and Commercial Designation and Rezone 138.5 acres from MU (Mixed Use), HFR (High Density Multi-family Residential), LSFR (Low Density Single-family Residential), and SC-2 (Community Shopping Center) to P-C (Planned Community) Zone; Holmes Homes/Patrick H. Holmes (applicant) [#ZC20140003; GPA20140006; parcel 20-28-400-005-4002, 4001]

Mike Kelly, land planner for Holmes Homes, said in January they had proposed a traditional subdivision and were given a recommendation to consider a P-C Zone, which they are now proposing.

The City Council also amended the Cap and Grade ordinance which allowed them to incorporate other features. The large park is still a central feature, but they have added a 3-acre park with a soccer field and picnic pavilion. In the gravel pit park there is a 1-acre park with a tot lot and a picnic shelter. There are two other neighborhood parks that each contains a swimming pool amenity. The low density area is mostly unchanged. Density is determined on the previous WSPA zoning of two units per acre. They have enlarged the low density area so it is about 1.9 units per acre. Previously 60% of the lots were 5,000 to 6,000 square feet but now it is at 30% of the total lots. They have included townhomes and single-family garden lots maintained by an HOA. The commercial area was reduced to 9.7 acres due to road and topography restrictions. The low density area was increased to 64 acres and the balance is in high density residential. He identified four intersections west of 5600 West that include nodes for commercial that are buffered with high density before reaching the low density. They feel that their request is still in line with the goals of the general plan. The general plan calls for low density at 1 to 3 units per acre and they are at 1.9. The general plan calls for 5.1 to 10 units per acre for high density and they are at 5.4, which is only 5% above the base density. The current general plan would allow for a range of 311 to 1033 units and they are asking for 452 units, which is at 44% of the maximum allowed in the current general plan when their amendment is reflected. He described the different types of lots and setbacks. They feel that the amenities and trail corridors and systems and variety provide for a diverse and well unified community.

Jason Nageli, Holmes Homes, said theirs is a 5th generation company that takes pride in the great communities and product they build. They have won many product awards for their townhomes. He gave some statistics from surrounding cities that show a demand for homes on lots of .10 acres and less. They are currently building in Terrace Hills in West Jordan, which has single-family and townhomes. West Jordan's percentage of .10 and less lots built was much less than the other cities and he hoped they will be able to bring in additional demographics with families and working adults.

Kelvin Green asked for more information regarding calculation of open space and how much of it is at 30% slope or greater. He can only count 11.5 acres.

Mike Kelly said 4.4 acres in the 11-acre park is 30% slope or greater. He didn't have all of the numbers available, but there are also 3.3 acres of open space in the commercial property. They have no specific plans or development schedule currently for the commercial area.

David Pack noted that the Mixed Use land use designation on the current map had been removed on the proposal.

Mike Kelly said they don't see it as a compatible use with this property. He expected that the commercial area was previously going to be a more intensive use, so mixed use would have been a good buffer.

Kelvin Green said the code states that the Planned Community zone is characterized by mixed use.

Mike Kelly felt the intent is to get a variety of housing types for different markets of buyers, which they are providing with garden homes, townhomes, some small lots, and some large lots.

Ray McCandless said the request is for a rezoning and land use map amendment, which includes a concept development plan. Earlier this year the City Council adopted an ordinance that amended the

exemption section of the Cap and Grade code that allows for multi-family not to exceed 17% of the project in a P-C Zone as part of 75 acres of undeveloped property. The request has satisfied that density. Staff also felt that the overall density fits within the context of the area with The Maples and The Sycamores, which both have a variety of home types and lot sizes including townhomes. The applicant has made great strides fitting this development into the P-C district by providing parks and amenities.

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 138.5 acres from Low Density Residential, High Density Residential, Mixed Use, and Commercial to a Low Density Residential, High Density Residential, and Commercial Designation on property generally located at the northwest corner of 7800 South and U-111.

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 138.5 acres of property generally located at 7800 South U-111 from MU (Mixed Use), HFR (High Density Multi-Family Residential), LSFR (Low Density Single-family Residential), and SC-2 (Community Shopping Center) to a P-C (Planned Community) Zoning District.

Dan Lawes opened the public hearing.

Nicole Richards, West Jordan resident, said she was previously under contract with Holmes Homes but became aware of a class action lawsuit for quality of construction within Daybreak. She thought maybe that should be considered when looking at new builders in West Jordan.

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

Kelvin Green was opposed to the project. He cited 13-5C-2 regarding the conceptual development plan that is concurrently approved with the zoning, which is missing the required design of the commercial area including the open space and a phasing plan. He was also concerned that it doesn't meet open space requirement by being 5 acres short. He said there are 213 lots that are 8,000 square feet or less. The applicant said that West Jordan only had 110 houses built last year that had .10 acres or less, and he felt that is because we are overly bloated with those types of units. Finally, the P-C zone requires mixed uses, but he thought that this is just a residential neighborhood with three parks and a commercial piece on the outside corner. He didn't think it met the vision of the code.

Judy Hansen realized this is a difficult piece of property to develop and she liked the addition of townhomes as long as they are owner-occupied. She agreed with Commissioner Green, and she felt that keeping 5,000 square foot lots in the plan is very detrimental to the area and doesn’t look to the future of becoming a better community. Those kinds of lots have short driveways so the sidewalks are blocked to pedestrians. She liked the low density area, but the small lots become rentals like 30% of the homes in the Sycamores have become. She didn’t think it meets Criteria 2 or Criteria 3 due to the fact that it sets precedent. She wasn’t impressed with providing swimming pools because they are only usable five months out of the year.

Dan Lawes said the overall intent of the Planned Community Zone encourages a broad range of housing types. He asked if 5,000 to 10,000 square foot lots aren't included in that.

Kelvin Green felt there needs to be more of a balance. There are 333 total lots in the high density and 119 in low density it is almost 2:1. The code requires a mix, but he didn't think it met the overall intent and requirement.

Judy Hansen read off the lot sizes and quantities for the 119 low density lots where people will want to build, maintain, and stay. She said that the 135 lots within the 5,000 to 6,000 square foot range overpower the subdivision, and she thought that would be detrimental to the city.

David Pack appreciated the opportunity to consider all points of view, and he concurred that the high density ratio is off balance. A variety of housing options can still be provided without having so many small lots. He didn't feel that the plan fits the vision that people who worked to develop the general plan had for the city to move forward. He thought that mixed use should be included.

Matt Quinney thought this was a neat project and good plan. He didn't think that a mixed use product in that area made sense because of the location. He felt that the number of 5,000 to 6,000 square foot lots needed to be reduced and to add more 7,000 and 8,000 square foot size. This Commission has been on recorded a number of times with that opinion.

Scott Langford appreciated the comments and offered some clarification. A mixed use general plan land use designation is not required as a component of a P-C Zone. If the applicant were to exclude the commercial corner and only have residential, then it would be a PRD product instead of P-C. Having mixed use on the property where it is indicated on the current land use map wouldn't make sense either, because there is a significant grade difference with a natural break on the commercial corner. It is important to go through the checklist and to provide at least a level of detail with building layout and landscaping in order to prove that the component will pencil out as far as percentages go. There can be problems with parking on 5,000 square foot lots; however, driveway lengths don't have to be shortened. In the future if 5,000 square foot lots are approved then they can require setbacks deep enough to allow for parking without obstructing the sidewalk. He stated that this is a recommendation to the City Council. There are probably some missing components that should be provided so the City Council can make an informed decision.

Access to the property was pointed out.

Kelvin Green agreed with the comment about the mixed use because there is a commercial component, but he didn't think it looks like a planned part of the community and it needs to be integrated into the residential. If the applicant were to show that on a concept plan it will help. He was against the plan as it stands today. He didn't see the six points of the development plan being met. Holmes Homes went to great lengths to show their home designs, but none of them comply with the P-C ordinance requiring garages to be set back from the front façade a minimum distance. This plan is overly premature based on the ordinance.

Scott Langford said the overall density and specific lot layout and sizes will be coming back to the Commission at a future date. The Commission could consider as part of the recommendation, positive or negative, a recommendation to limit the minimum lot size, and/or other suggestions to mitigate

concerns. The concept should be malleable enough to give direction to the applicant and the Council for some middle ground if the Commission is not comfortable with the proposal as shown.

Dan Lawes said they are concurrently approving the concept plan. He asked how malleable does the approved conceptual plan become.

Scott Langford said their recommendation is part of the public record and they can recommend approval of a concept plan based on whatever changes they think are appropriate. Then when the preliminary plan is reviewed they can check that against what was approved on the concept. There is a lot of discretion on legislative decisions based on the criteria they can tie those to the recommendation.

David Pack said the applicant had done a lot of work but they need more information for definite direction. Since there are so many missing pieces he would rather have it come back to the Commission rather than making the recommendation pending certain conditions.

Kelvin Green agreed. He would also like to see options for what happens to the densities if a school or church were to be built within the project.

Dan Lawes said there is a future land use map amendment but most of the discussion has been with the rezoning request.

MOTION: Kelvin Green moved based on the findings in the staff report and the evidence and explanations to forward a positive recommendation to the City Council to amend the future land use map for Oquirrh West; 7800 South & Hwy U-111; Holmes Homes/Patrick H. Holmes (applicant) amending 138.5 acres from Low Density, High Density, Mixed Use, and Commercial to Low Density Residential, High Density Residential, and Commercial designation. The motion was seconded by Dan Lawes for discussion.

David Pack had a hard time eliminating the mixed use altogether. It might not seem viable now, but there will soon be more communities like this in the area. The general plan committee felt that it should also be there.

Judy Hansen felt that when they are ready to send the recommendation forward that it should be for both applications.

There was a discussion regarding splitting the two applications. Staff suggested that they remain together.

VOTE: The motion failed 0-5. Bill Heiner and Josh Suchoski were absent.

MOTION: Kelvin Green moved based on the findings set forth in the staff report to forward a negative recommendation to the City Council to rezone for Oquirrh West; 7800 South & Hwy U-111; Holmes Homes/Patrick H. Holmes (applicant) to rezone 138.5 acres from LSFR, HFR, MU, and SC-2 to P-C Zone specifically for the reasons that the concept development plan did not meet Section 13-5C-2C. The motion was seconded by David Pack.

There was a discussion on how to include minimum lot sizes and/or ratios of lots sizes. Suggested language for an amended motion included that Criteria 2 has not been met because the excessive number of 5,000 – 6,000 square foot properties is not compatible.

Duncan Murray recommended that they use more general language stating their concerns rather than stating the numerical amounts.

AMENDED
MOTION: David Pack moved to amend the motion to add that Criteria 2 has not been met because it does result in compatible land use relationships and adversely affects adjacent properties due to lot size. Kelvin Green agreed with the amendment.

Dan Lawes asked why they are sending a negative recommendation instead of continuing the item with direction for the applicant to come back with another concept based on the discussion.

David Pack said he would be in favor of that.

Judy Hansen said it seems unfair to the developer that the Commission isn't satisfied with the plan even though a lot of work had been done, but she would rather have their questions answered prior to making a complete recommendation to the City Council.

The motion was withdrawn by Kelvin Green.

MOTION: Judy Hansen moved to table Oquirrh West; 7800 South & Hwy U-111; Holmes Homes/Patrick H. Holmes (applicant) Future Land Use Map Amendment and Rezoning to a date to be determined by city staff and the applicant so the applicant can answer the questions raised tonight so the Commission can send a clearer recommendation to the City Council. The motion was seconded by Kelvin Green. The motion passed 5-0 in favor of continuation. Bill Heiner and Josh Suchoski were absent.

Some of the issues the Commission would specifically like to be identified are more variety of lot sizes, completed conceptual plan, open space acreage should be documented particularly in the commercial section, scenarios on how densities could be affected if a school or church were to be added in the development, and showing how the commercial property is integrated into the neighborhood (such as a trail running around it) along with a phase plan and time frames.

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3. Jordan Hollow Rezone; 8415 South Susan Way and 8157 South Maple Leaf Way; Rezone 1.74 acres from RR1-C (Rural Residential 1-acre lots) and 21.04 acres from RR-.5E (Rural Residential half-acre lots) to R-1-10E (Single-family residential 10,000 square foot lots minimum); Jordan Meadows LLC/Kimberly Mascherino (applicant) [#ZC20160010; parcels 21-32-326-009; 21-32-327-006]

Curtis Ball, Stantec Consulting, representing Jordan Meadows LLC, described the location and zoning of the two subject parcels. The request for R-1-10E is consistent to the undeveloped portion to the north and it meets the future land use map designation for medium density residential. The proposed homes sizes are larger than the homes to the west. They feel they meet the criteria for consistency with the objectives of the general plan, being a compatible land use with the surrounding properties, furthering the public health and safety and general welfare of the citizens, and not unduly impacting the public services of the surrounding communities.

Nannette Larsen said after review of the application staff felt that the request fits within the area. The proposal meets the intent of future land use map designation of medium density residential. A concept plan showing 84 lots and four access points was included with the submittal, but it is subject to change if a subdivision plat is submitted.

Staff recommended that the Planning Commission accept the findings contained in the staff report and forward a positive recommendation to the City Council for Jordan Hollow Rezone to rezone the property located at 8157 South Mapleleaf Way and 8415 South Susan Way from RR-1C (Rural Residential 1-acre lots with C size homes) Zone and RR-.5E (Rural Residential .5 acre lots with E sized homes) Zone to the R-1-10E (Single-Family Residential 10,000 square foot lots with E size homes) Zoning District.

Dan Lawes said the four streets that are proposed to connect to this property were all intended to connect to the existing stub road streets.

Dan Lawes opened the public hearing.

John Brand, West Jordan resident, said if the zoning is changed then it is likely that the egress and entries shown on the concept plan will not change, and the residents in Huntington Estates are concerned that this will forever adversely affect their lifestyle. He will not support the rezoning if the access points aren't going to change.

Dave Short, West Jordan resident, said he was opposed to rezoning the RR-1C property to allow for four lots where there is now only one. He didn’t know where the irrigation water would flow through if that goes away. It is a challenge to load farm animals with heavy traffic on the street. He was opposed to the amount of traffic it would cause and he would like to see a crash gate installed to divide the neighborhoods.

Nicole Richards, West Jordan resident, spoke against the proposal citing issues with the housing market, increased road traffic and maintenance, soil type and erosion hazards, flooding, loss of wetland and wildlife, increased demand for culinary water, negative affects to underground wells, and questions regarding the current property owners and developer.

Dan Lawes asked for a show of hands for who is against and in favor of the rezoning.

Laureen Seewar, West Jordan resident, lives directly north of the field. She and her neighbors have questions about sound walls and fencing. The sound wall ends six before her property ends and the noise is atrocious. Traffic during and after construction as well as the road layout is a concern. She wasn't necessarily against the development.

Vicki Ashby, West Jordan resident, said their concern right now is the traffic flow. Currently they have cars that go 160 mph up the street. There are a lot of children in the area and there are no traffic signs. The children are more important than the rezoning or anything else.

Holly Kingston, West Jordan resident, said she lives to the west. Criteria 2 states there needs to be a buffer between zoning, but there isn’t one provided between the one-acre lots and the 10,000 square foot lots. The concept access creates an ad hoc thoroughfare from Old Bingham to 4000 West that would create a new traffic pattern and she wondered if traffic calming measures are proposed for times of high traffic.

Trent Hubert, West Jordan resident, said 4000 West is getting busier all the time. With 82 homes there will be at least 160 cars going up and back to 4000 West. His neighborhood doesn’t have curb and gutter.

Karen Yakovich, West Jordan resident, said none of the one-acre lots have sidewalks, which gives concerns for their children and added traffic. Columbia Elementary is already crowded and changing from half-acre to quarter acre will make a difference. The city is requiring development of the RR-1C parcel, so will sidewalk be installed in the existing subdivision. They don’t want the triangle piece (RR-1C parcel) developed.

Scott Lambson, West Jordan resident, said this would have a huge impact. He said there wouldn’t be room to install curb, gutter, and sidewalk. He said they have a lifestyle that accommodates animals and RV’s and this would crush it. The properties on the corner will be flooded when they irrigate due to the overflow ditch location, and the water can’t be taken away from irrigation users. Sooner or later the field will be developed, but the corner RR-1C piece needs to stay agricultural with reasonable size lots to match the 1-acre neighborhood.

Christy Shaw, West Jordan resident, lives to the north and agreed with the other comments. Traffic is a big concern with a lot of residents in her neighborhood. She said that the traffic on 4000 West is very bad, especially during rush hour. There is really only one access to the north through Maple Leaf Drive, which isn't well maintained. If the triangular property is eliminated then there would only be one access through her neighborhood. She was opposed to the request unless there is a lot of good planning that takes place along with the other issues raised.

Garth Hardy, West Jordan resident, said he lives on 4000 West and he has seen a lot of changes over the years. He used to only have 50 cars on a Sunday and now he has 3,000 or 4,000. Traffic at 4:00 on any day is stacked up from 9000 South to 8350 South. 80% of the 160 cars will go down 8200 South and 8350 South to get to 4000 West. The stub road that comes from Huntington Estates was supposed to connect to half acre lots.

Horst Buchanan, West Jordan resident, said there is really only one street going in and out to the north. It is a challenge now to get in and out of the subdivision and there is no direct way out. He thought it was too much for this area.

Gary Peterson, West Jordan resident, said that 4000 West cannot not handle the existing traffic and he is concerned with the amount of traffic that will come in on Maple Leaf Way. There are four handicapped children on that block so they installed five speed bumps, but it is still a challenge. There is only one road coming into the neighborhood from the north. If there is any high density or tall homes it will be incompatible with what they have now.

Robert Jensen, West Jordan resident, felt that rural residential zoning was valuable to West Jordan by lowing density and giving opportunities for large gardens. Rural residential should have irrigation water, and there aren't many places left where you can have it. There is limited access to the property due to Bangerter Highway so having larger lots would be a good thing. He felt there was plenty of land out west for the smaller lots and they should keep these lots larger with the irrigation water. The curb and gutter issue has to be dealt with.

Dianne Roberg, West Jordan resident, was representing the people on Meadowlark Lane. There will be a lot of traffic coming off of Old Bingham Highway as well. Their road is wider than most subdivision streets so people tend to go faster, so she asked about speed bumps. She asked about the sound wall. The noise is so severe you can't talk, so she hoped there would be help with that if this should go through.

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

Curtis Ball said he appreciated the comments and they will be taken into consideration when they bring forward a concept plan. He said it is almost impossible for a parcel like this to stay as it is forever, and the property owners have a right to do something with it other than rent it to a farmer. He hoped that those in attendance will also consider that.

There was a brief discussion regarding the right-of-way width for the horseshoe road, which is a standard 50 feet with 25 feet of pavement. It is an older subdivision developed in a rural manner where those improvements weren’t provided.

Kelvin Green agreed with the applicant that the land is going to be developed one way or another, but what is appropriate? It isn't an option to leave it as green space unless someone wants to buy it and put a conservation easement on it. Stub roads are sometimes considered dead ends and the residents forget that they will someday connect. He said even if the property stays as it is zoned there will be 41 additional homes in the area.

David Pack appreciated the comments and additional information, and he would have liked to hear from those in favor. He counted about 35 people against and 4 in favor. Commissioners can't give in to public clamor, but a lot of good information was given regarding noise, traffic, safety, and geology. There is the issue of property rights of existing residents versus landowners’ rights to develop within the code. He felt that Criteria 2 and 3 can be debated whether or not it will adversely affect adjacent properties and if it will further the public health, safety, and general welfare of the citizens. He asked if the road is a standard width for the larger vehicles to maneuver.

Nathan Nelson said all of the new lots would be developed to the current standards with sidewalk, curb, and gutter. They can keep RV's, etc. according to city standards. The homes on the existing 1-acre lots have no sidewalk, curb, or gutter and they can't require the developer to install them.

Judy Hansen said she and her husband built her home 50 years ago on a 1-acre lot, which was the smallest allowed in West Jordan at that time, and they had horses. When the property around them was being developed she wasn't happy about it, but they didn't have the money to buy the property. A person has the right to develop their own property. She is now a widow with an acre of ground, which she doesn't need. The landowner has a right to develop the property, and before those existing homes were built it was vacant land and was developed into property where they chose to live. As much as she doesn't like to see smaller properties around 1-acre properties the owner has a right to develop it.

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 negative recommendation to the City Council for Jordan Hollow Rezone; 8415 South Susan Way and 8157 South Mapleleaf Way; Jordan Meadows LLC (applicant) specifically disagreeing with staff and find that Criteria 2C the proposed amendment *will* result in incompatible land use relationships and *does* adversely affect adjacent properties. The motion was seconded by Matt Quinney and passed 3-2 in favor of a negative recommendation with Dan Lawes and Judy Hansen casting the negative votes. Bill Heiner and Josh Suchoski were absent.

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4. Goldenwest Credit Union; 5639 West Highlands Loop Road; Preliminary Site Plan; SC-2 Zone; Goldenwest Credit Union/Rich Evans (applicant) [#SPCO20160013 (10112); parcel 20-26-477-002]

Rich Evans, representing Goldenwest Credit Union, said they are proposing a 2900-square foot branch as part of the Smith's commercial development. They felt that all criteria for the site had been met.

Nannette Larsen briefed the Commission on the location and use of the proposal.

Based on the positive findings of fact in the staff report, staff recommended that the Planning Commission approve the Preliminary Site Plan for Goldenwest Credit Union located at 5639 West Highlands Loop Road in a SC-2 zoning district, with the conditions of approval as listed below.

Conditions of Approval:

1. The proposed development shall meet all applicable Subdivision and Zoning Ordinance requirements.
2. All changes to the site shall be consistent with the Preliminary/Final Site Plan application and site plan.
3. All redline corrections need to be addressed prior to Final Site Plan approval.
4. The final site plan must meet all requirements of the Engineering and Fire Departments.
5. Approval of a Preliminary Site Plan shall become null and void if Final Site Plan submittal is not made within one (1) year of Preliminary Site Plan approval.

Dan Lawes opened the public hearing.

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

MOTION: Kelvin Green moved based on the findings set forth in the staff report and the information heard in the meeting tonight to approve the Preliminary Site Plan for Goldenwest Credit Union; 5639 West Highlands Loop Road; Goldenwest Credit Union/Rich Evans (applicant) with the conditions 1 through 5 as listed in the staff report. The motion was seconded by Judy Hansen.

David Pack said he enjoyed Criteria 4 in the staff packet that states the height is typical of most financial institutions and will fit well within the commercial area. He always takes to heart what the Design Review Committee has to say as well, and he agreed with the motion.

VOTE: The motion passed 5-0 in favor. Bill Heiner and Josh Suchoski were absent.

MOTION: Kelvin Green moved to adjourn.

The meeting adjourned at 8:13 p.m.

DAN LAWES
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2016