

**MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING**

Wednesday, October 10, 2012

6:00 p.m.

Council Chambers

8000 South Redwood Road

West Jordan, Utah 84088

COUNCIL: Mayor Melissa K. Johnson and Council Members Judith M. Hansen, Clive M. Killpack, Christopher M. McConnehey, Ben Southworth, and Justin D. Stoker. Council Member Chad Nichols arrived at 6:25 p.m.

STAFF: Steven Glain, Assistant to the City Manager; Darien Alcorn, Deputy City Attorney; Robert Thorup, Deputy City Attorney; Melanie Briggs, City Clerk; Tom Burdett, Development Director; Janice Larsen, Finance Manager/CFO; Marc McElreath, Fire Chief; Jim Riding, CIP/Facilities Manager; Doug Diamond, Police Chief; Greg Mikolash, City Planner; Scott Langford, Senior Planner; Ray McCandless, Senior Planner, and Jennifer Jastremsky, Associate Planner.

CITY COUNCIL MEETING

I. CALLED TO ORDER

Mayor Johnson called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chief Doug Diamond.

III. COMMUNICATIONS

CITY MANAGER COMMENTS/REPORTS

There were no comments.

STAFF COMMENTS/REPORTS

Staff members from the various departments briefly commented on the following items:

Doug Diamond –

- Police Lieutenant oral interviews being conducted on Thursday, October 13, 2012
- Mike Searle, Owner of Pendleton's Towing would be holding a Fund Raiser Saturday, October 13, 2012 at 11:00 a.m. in support of the Police Department's K-9 program.

CITY COUNCIL COMMENTS/REPORTS

CHAMBER OF COMMERCE CITY INTERACTION

Councilmember McConnehey met with Craig Dearing, President of the West Jordan Chamber of Commerce to discuss and learn the history of staff interaction with the Chamber of Commerce.

He said Craig Dearing expressed his appreciation to City Planning staff for their willingness and support in assisting small businesses within the community.

EXPRESSION OF APPRECIATION

Councilmember McConnehey expressed his appreciation to Dave's Auto Body and Pendleton's Towing for their support of the Police Department's K-9 program.

REGIONAL PARK OPEN HOUSE

Councilmember Southworth asked which Councilmember's planned on attending the Open House, October 13, 2012 at West Hills Middle School, 7:00 p.m., to address the possibility of a regional park.

Councilmember Stoker and Councilmember Killpack were also planning to attend.

TRAFFIC ON NEW BINGHAM HIGHWAY AND GRIZZLY WAY

Councilmember Stoker reported that the traffic on New Bingham Highway and Grizzly Way had increased. Traffic counts had been conducted but because of varying schedules of the nearby high school students; he felt the high traffic count numbers were inaccurate. The City's Traffic Engineer and Utah's Department Traffic group were continuing to address this issue.

COUNCILMEMBER'S DISCLOSURE

Councilmember Stoker informed the Council of a matter of disclosure. He reported that his wife's name was submitted to be appointed to a City Committee.

UPCOMING EVENTS

Mayor Johnson reviewed events scheduled for the evening of October 13, 2012:

- Meet the Candidates, Oak Ridge Middle School at 6:30 p.m.
- Homecoming Activity, Copper Hills High School

POLICE DEPARTMENT 'LETTER OF COMMENDATION'

Mayor Johnson reported that she had received a 'Letter of Commendation' regarding the Police Department and their excellent service, compassion, and professional manner in dealing with an issue.

COPPER HILLS HIGH SCHOOL REQUEST REGARDING SOCCER FIELDS

Mayor Johnson said that Copper Hills High School was requesting the use of two City soccer fields for their Lacrosse Team Organization from March 1, 2013 to the end of June 2013. Currently the City's soccer fields were restricted to youth soccer play only. She asked if the Council would like to consider other uses for the soccer fields.

Councilmember McConnehey would be interested, but asked for additional input.

Councilmember Killpack felt the Soccer Task Force should make their recommendation first, prior to allowing the fields to be used for something other than soccer.

Councilmember Stoker, Southworth, and Hansen agreed with Councilmember McConnehey.

The Council agreed to have this item scheduled for the first meeting in November.

SALT LAKE VALLEY HEALTH DEPARTMENT CONFERENCE

Mayor Johnson reported that she would be unable to attend the Salt Lake Valley Health Department Conference on October 18, 2012. She asked the Council to notify her, if they would like to attend in her place.

5600 WEST ALIGNMENT

Mayor Johnson asked City staff to make West Jordan businesses in the Industrial Park out west, aware of how the 5600 West alignment might affect their business.

ROADWAY PROBLEMS 5600 WEST

Mayor Johnson informed City staff of complaints she received regarding dips in the road on 5600 West.

She asked staff to look into this situation.

IV. CITIZEN COMMENTS

Mike Searle, owner of Pendleton's Towing, said he along with the owner of Dave's Body Shop would be holding a fundraiser this weekend to support the Police Department's K-9 program. He expressed his appreciation to Chief Doug Diamond for agreeing to participate in the festivities. He invited the Council and City staff to participate. He felt the event could possibly turn into an annual event. He said residents should be made aware of how beneficial it was to have a K-9 program in the City.

Councilmember Southworth expressed his appreciation to these businesses for their time and effort in holding this type of event.

Ron Day, West Jordan resident, voiced his concerns regarding the decrease in lot sizes in the City. He was also concerned with the leasing of City vehicles. He said between the General Fund and Fleet Fund balance there should be sufficient funds to buy the vehicles. He was against leasing the vehicles.

Councilmember Nichols arrived at 6:25 p.m.

There was no one else in attendance who desired to speak.

V. CONSENT ITEMS

- a. Approve the minutes of September 12, 2012 as presented**
- b. Approve Resolution 12-119, confirming the appointment of members to various City Committees**
- c. Approve Resolution 12-120, authorizing the Mayor to execute an agreement with the State of Utah regarding the Utah Arts Council Grant**
- d. Approve Resolution 12-121, authorizing the Mayor to execute agreement with Bowen, Collins & Associates, Inc. for engineering services for the Jordan Hills Villages Pump Station Upgrade in an amount not-to-exceed \$13,300.00**
- e. Approve Resolution 12-122, authorizing the Mayor to execute an Interlocal Cooperation Agreement with Jordan River Commission**

MOTION: Mayor Johnson moved to approve Consent Items 5.a through 5.e. The motion was seconded by Councilmember Nichols.

Councilmember Southworth expressed his concerns with the dues for joining the Jordan River Commission and their goals.

A roll call vote was taken

Councilmember Hansen	Yes
Councilmember Killpack	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Southworth	Yes
Councilmember Stoker	Yes
Mayor Johnson	Yes

The motion passed 7-0.

VI. BUSINESS ITEMS

RECONSIDER THE ACTION TAKEN WEDNESDAY, SEPTEMBER 12, 2012, TO CONSIDER FOR APPROVAL ORDINANCE 12-23, A REZONE OF 10.32 ACRES FROM R-1-10E TO R-1-8C, LOCATED AT APPROXIMATELY 6547 WEST NEW BINGHAM HIGHWAY, ECHO RIDGE NORTH, CADYN LC, APPLICANT

MOTION: Councilmember McConnehey moved to reconsider Ordinance 12-23, a Rezone of 10.32 acres from R-1-10E to R-1-8C, located at

approximately 6547 West New Bingham Highway, Echo Ridge North, Cadyn LC, applicant. The motion was seconded by Councilmember Killpack.

A roll call vote was taken

Councilmember Hansen	Yes
Councilmember Killpack	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Southworth	Yes
Councilmember Stoker	Yes
Mayor Johnson	Yes

The motion passed 7-0.

Tom Burdett said the applicant Ken Olsen with Cadyn LC, was requesting a rezone of 10.32 acres from R-1-10E to R-1-8C, located at approximately 6547 West New Bingham Highway.

Previously Ray McCandless had reported that the property was currently vacant and that the existing Future Land Use Map designated the property as Medium Density Residential. The property was located just west of the Wilshire Apartments which were also developed by the applicant, Ken Olson.

General Information and Analysis

The subject property's surrounding zoning and land uses were as follows:

	Future Land Use	Zoning	Existing Land Use
North	Low Density Residential	A-20	Vacant
South	Medium Density Residential	R-1-8D (Echo Ridge Development)	Single-family Residential (Future)
East	Very High Density Residential	HFR	Wilshire Apartments
West	Low Density Residential	A-20	Vacant

The applicant was requesting to rezone the property from R-1-10E to R-1-8C which would accommodate approximately 38 lots as shown on the concept development plan included in the Council's agenda packet, which were approximately 3.8 dwelling units per acre. Approximately 33 lots would be possible under the R-1-10 zone.

On August 7, 2012, the Planning Commission reviewed this request and in a 6-0 vote, favorably recommended approval of rezone request to the Council.

FINDINGS OF FACT

Section 13-7D-7(A): Amendments to the Zoning Map

Criteria 1: *The proposed amendment was consistent with the purposes, goals, objectives, and policies of the City's General Plan.*

Discussion: The subject property was located within the Medium Density Residential land use designation. This designation was created for those residential uses which fell between 3.1 and 5.1 dwelling units per acre. The proposed density of this property was approximately 3.8 dwelling units per acre making the proposed zoning consistent with the land use designation.

The General Plan also supported a mix of housing types, encouraging the development of residential neighborhoods with a range of lot sizes to offer variety for home buyers. Exhibit H in the Council's agenda packet showed that over half (57.67 %) of the parcels that were zoned one and two family were zoned R-1-10 (34.91%) and R-1-8 (22.76%). These numbers illustrate that there were more lots zoned R-1-10 than are zoned R-1-8.

If the Planning Commission believed that the balance and mix of housing as recommended by the General Plan was an important consideration, then rezoning the property to R-1-8C may be appropriate. It should also be noted that the average lot size in the City (excluding two-family residential, duplexes and single-family attached dwellings) was 9,184 square feet.

Finding: The proposed rezone and Future Land Use Map amendments were consistent with the purposes, goals, objectives and policies of the City's General Plan.

Criteria 2: *The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.*

Discussion: The property to the east was developed as apartments. The property to the south which was currently vacant would be developed as single-family residential with 8,000 square foot minimum lots. Properties to the north were undeveloped but would likely be developed as single-family residential. Staff believed development under the proposed zoning would be compatible.

When considering this rezone, it was important that the City Council understand that the subject property was located within the boundaries of

the West Side Planning Area, but the subject property's existing and proposed zoning is a standard (traditional) zoning district rather than a performance district. Because of this, the elements and standards of the WSPA would not come into consideration, primarily due to the land already being zoned (as R-1-10E) prior to the adoption of the WSPA, and the fact that the applicant does not wish to rezone to a *Low Density, Single-Family Residential* (LSFR) zone.

Finding: The proposed amendment would result in compatible land use relationships and does not adversely affect adjacent properties.

Criteria 3: *The proposed amendment furthered the public health, safety and general welfare of the citizens of the City.*

Discussion: The R-1-8C zoning district had specific standards which would be met when the property was subdivided and developed. The R-1-8C zoning was compatible with the zoning densities approved on the adjoining property and would not harm the public health, safety or welfare of the City as a whole.

Finding: The proposed amendment furthered the public health, safety and general welfare of the citizens of the City.

Criteria 4: *The proposed amendment would not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.*

Discussion: The Engineering Department had determined that the City would have the ability to service the property with water, sewer, streets and storm drainage. The Police and Fire Departments will review any proposed developments at the time of subdivision application to ensure full serviceability. The memo from the Engineering Department can be found as Exhibit F included in the Council's agenda packet.

Finding: The proposed amendment would not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.

Criteria 5: *The proposed amendment was consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.*

Discussion: The property was located in a Drinking Water Source Protection Overlay Zone. Any future development would need to comply with the provisions of City Code, Section 13-6. Standards and requirements might be better addressed during a future *subdivision* review.

Finding: Any future development would need to comply with the provisions of City Code, Section 13-6.

Criteria 6: *A finding was made that there were adequate school facilities, if the amendment was to the zoning map, and if section 13-7A-4 of this chapter (adequate school facilities) was applicable.*

Discussion: Section 13-7A-4 required a finding for adequate school facilities when a rezone application was for a change in zoning classifications from nonresidential to residential, or a rezone which would maintain a residential use but will increase the density. Jordan School District has reviewed the requested change in zoning and had determined that they can provide services to elementary, middle and high school students. The School District's comments can be found as Exhibit E in Council's agenda packet.

Finding: The school district had determined that there were adequate school facilities for the proposed zoning district.

In conclusion, he said the proposed R-1-8C zoning was compatible with adjoining land uses and with the neighborhood.

Staff recommended that based on the findings set forth in the staff report included in the Council's agenda packet, that the City Council rezone the property located at approximately 6547 West New Bingham Highway from an R-1-10E (Single-family Residential 10,000 square foot minimum lots) to an R-1-8C zoning district (Single-family Residential, 8,000 square foot minimum lots).

Councilmember McConnehey commented on his concerns regarding this proposed rezone and the reason for the reconsideration:

- Placing 10,000 square foot lots next to apartments
- Number of entrances and exits to the subdivision
- Traffic / Emergency access

Marc McElreath indicated that having only one ingress/egress would be of concern to the Fire Department.

The Council and staff commented on the circulation flow.

Tom Burdett said if the subdivision to the south were to be developed first, this would provide access to Echo Ridge North, therefore allowing the opportunity to exit either through 6400 West or Wells Park Road.

Councilmember Killpack asked the difference between a 'D' and 'C' size home.

Tom Burdett explained that a 'D' size home would be 2,600 square feet (rambler), 2,700 square feet (two-story); and a 'C' size home would be 2,400 square feet (rambler) or (multi-story).

Justin Stoker felt placing the R-1-8 zoning between the low-density and very high-density made sense.

Councilmember Hansen addressed the surrounding property being Agricultural and felt this property should remain R-1-10E.

Councilmember Southworth felt the transitioning was inconsistent. He reported that the Land Use Section of the General Plan stated that ordinances should incorporate 'the best known land use practices.' He voiced his concerns regarding adequate school facilities (elementary schools), and reducing vehicle travel miles. He opposed this proposed rezone.

MOTION: Councilmember Killpack moved to deny the rezone of 10.32 acres located at approximately 6547 West New Bingham Highway, Echo Ridge North, from R-1-10E (Single-family Residential 10,000 square foot minimum lots) to an R-1-8C zoning district (Single-family Residential, 8,000 square foot minimum lots), based on the criteria that the General Plan has it set as an R-1-10; concerns regarding traffic, and schools, and the current zoning was already considered medium density as well. The motion was seconded by Councilmember Southworth.

Councilmember Stoker commented on the following points of criteria:

- Schools – adding portables if necessary would not be of great concern
- Medium Density – R-1-8 and R-1-10 (both medium density)
- General Plan referred to the density not zoning

Councilmember Southworth called the previous question.

A roll call vote was taken

Councilmember Hansen	Yes
Councilmember Killpack	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	No
Councilmember Southworth	Yes
Councilmember Stoker	No
Mayor Johnson	No

The motion passed 4-3.

DISCUSS THE PURCHASE OF THE ADDITIONAL VEHICLES FOR POLICE AND PARKS DEPARTMENTS AS PRESENTED IN THE 2013 COUNCIL GOALS, AUTHORIZING STAFF TO PROCEED WITH A LEASE AGREEMENT FOR VEHICLES

Jim Riding said that the City Council approved two goals which included the increase of Police personnel and Parks personnel. These vehicles were needed to accommodate the increased personnel requirements. The Police manpower increase would require the purchase of one (1) Ford Explorer, four (4) Ford Interceptor Sedans, two (2) Ford Taurus sedans, and one (1) Ford F150 Pickup truck. The Parks Division would need a 12-passenger van to transport personnel for weed abatement to various locations around the City. Due to a cash flow issue, staff recommended that the fleet fund purchase the vehicles with a low interest lease (approximately 2.3%) rather than purchasing the vehicles with cash. The vehicles would be purchased from the fleet fund, and then 1/5 of the cost would be charged to the appropriate programs in the General Fund. The 1/5 chargeback cost was included in the existing General Fund Budget. The unrestricted cash balance in the fleet had decreased significantly since Fiscal Year 2007.

Jim Riding explained that this discussion was preliminary and would have no fiscal impact. Staff would be presenting a budget adjustment for the fleet fund and a lease agreement at a later date.

Staff recommended purchasing eight (8) new police vehicles and one (1) new park vehicle with a low interest lease, rather than cash.

Councilmember Killpack asked for the current balance of the Fleet Fund.

Janice Larsen reported that the cash balance was \$3,045,000. She said that currently there was \$15 million worth of fleet inventory. Due to cash flow issues, the City would be looking at leasing any vehicle over \$100,000. However, staff was proposing the lease of the new police vehicles, also due to cash flow.

Councilmember McConnehey asked what the projected year-end balance would be, and how much would be spent on fleet vehicles this year.

Janice Larsen said the approximate cost of replacement vehicles in the General Fund would be \$1.4 million. New vehicles were estimated at \$400,000, and several purchases would be made from the Enterprise Fund. The estimated fleet fund year-end balance would be less than a million dollars, probably closer to \$500,000. She said that the cash flow was necessary for the Operation budget (gas, maintenance, etc.)

Mayor Johnson reported that the City Manager and staff recommended leasing vehicles while the interest rates were low, so cash flow does not become a problem this year or next year.

Janice Larsen said she would provide the cash flow projections to the Council.

The Council and staff discussed what expenses the Fleet Fund covered, and the different kinds of leases.

Councilmember McConnehey voiced his concerns regarding leasing vehicles.

Jim Riding explained that the fleet fund needed to be watched closely. He said that with the number of police officers being hired each year, there would be an increase in the number of new vehicles.

Councilmember McConnehey questioned whether the expenditure of vehicles was included in the budget, when the police officer positions were approved.

Janice Larsen said built into the budget was the one-fifth replacement price, but there were no upfront costs.

Councilmember McConnehey believed that the fully equipped vehicle was included with the new police officers positions in the budget.

Janice Larsen said no.

Councilmember's Southworth and Killpack agreed with Councilmember McConnehey.

VII. REMARKS

There were no remarks.

MOTION: Councilmember Southworth moved to recess the City Council meeting, and convene the Workshop with the Planning Commission, and then adjourn from there. The motion was seconded by Councilmember McConnehey and passed 7-0 in favor.

The Council recessed at 7:00 p.m.

VIII. WORKSHOP WITH THE PLANNING COMMISSION

COUNCIL: Mayor Melissa K. Johnson and Council Members Judith M. Hansen, Clive M. Killpack, Christopher M. McConnehey, Chad Nichols, Ben Southworth, and Justin D. Stoker.

PLANNING COMMISSIONERS:

Interim Chair Nathan Gedge and Planning Commissioners Lesa Bridge, Dan Lawes, Ellen Smith, Jesse Valenzuela and John Winn.

STAFF: Steven Glain, Assistant to the City Manager; Robert Thorup, Deputy City Attorney; Melanie Briggs, City Clerk; Tom Burdett, Development Director; Greg Mikolash, City Planner; Scott Langford, Senior Planner; Ray McCandless, Senior Planner, and Jennifer Jastremsky, Associate Planner.

Mayor Johnson reconvened into the Workshop meeting at 7:05 p.m.

a. DISCUSSION REGARDING BILLBOARDS

Greg Mikolash reviewed the draft ordinance and information pertaining to Billboard Signs for the City of West Jordan.

The following items were reviewed:

- Municipal Code - Title 12-3-3(D), Exceptions and Qualifications for Specific Sign Types D. Billboard Sign
- Inventory map showing the location of each of the City's thirteen (13) existing billboards
- A current visual inventory (updated) April of 2012) of the City's existing billboards

Billboards – Permitted and Installed:

1206 West 7800 South
1317 West 7800 South
1370 West 7800 South
1650 West 9000 South
3009 West 7800 South
4375 W New Bingham Highway
4502 West New Bingham Highway
7382 West New Bingham Highway
7867 South Airport Rd
8145 South Redwood Rd
9550 South SR-111
1665 West 7800 South

Billboards - Permitted But Not Installed:

Permit Expired Before Sign Installation - 6404 South Airport Road

Permit Expired Before Sign Installation - 4343 W New Bingham Highway

Permit Expired Before Sign Installation - 9625 South Bagley Park Road

Robert Thorup addressed the 2012 proposed legislation which failed. The purpose was to require municipalities to convert all billboards to digital. The main complaint from the billboard companies was that municipalities would not work with them to have their billboards placed. The Utah League of Cities and Towns representatives has suggested that cities work with the companies on this issue. He addressed the proposed draft ordinance and the implications to the City. The ordinance would exclude the conversion of paper to digital, however, would open the door to possible relocation.

Those in attendance agreed to consider the following issues for staff to pursue:

- Close the backdoor for digital billboards
- Revisit the restrictions currently placed, and distribute the placement of billboards
- Sensitivity to residential neighborhoods
- Set a decency standard
- Animation allowed on digital billboards
- Should there be a cap on the number of billboards

b. DISCUSSION REGARDING UNDERGROUNDING OF UTILITIES

Scott Langford said the Planning Commission had reviewed alternative text amendments regarding undergrounding utilities previously this year, but had not reviewed the new language in the legislative draft of the Undergrounding Utilities Text Amendment including in the City Council's agenda packet.

- *1974*; the subdivision ordinance required all new subdivisions to have underground utilities. Existing lines were exempt from the undergrounding requirement.
- *1980*; the zoning ordinance required undergrounding of new utilities in residential zones except for areas where 51% of the lots in the block are served by overhead utilities and all structures in commercial zones. Existing lines were exempt from the undergrounding requirement.
- *2000*; the zoning ordinance was amended to require all development to underground new distribution and service utility lines. Existing lines were exempt from the undergrounding requirement.
- *2004*; the zoning ordinance was amended to remove the exemption for existing utility lines.
- *2010*; as part of the Recodification of the City's Municipal Code, the requirements for undergrounding utilities were moved from the subdivision and zoning ordinances to Section 8-2-4 of the Municipal Code.

- Why do cities underground utilities?
 - Public safety
 - Reliability of service
 - Aesthetics
- Why do so many cities struggle with this requirement?
 - Cost
 - Administrative/Legal challenges
 - Politically unpopular
- Why are we here this evening?
 - Waiver requests – 30 since 2003

Scott addressed the history of discussion regarding the undergrounding of utilities.

- 4th Meeting this year on this item.
- Nearly 20 alternative codes considered
- Planning/Engineering/Attorney Staff = New Draft Language
- Draft Language
 - All utilities shall be undergrounded (with a few exceptions)
 - Exceptions: site plan < 500' of frontage, transmission lines > 69kv, long distance trunk & feeder lines
 - Variances available

Those in attendance reviewed the proposed Code changes, and agreed to consider the following issues for staff to pursue:

- Agreed to consider changes to the Code
- Be realistic regarding the cost of undergrounding
- Do not impede economic development
- Discuss this issue with the Chamber of Commerce, businesses, and developers regarding their concerns
- Very clear that the utility lines in the western area of the City, should be underground
- Look closer regarding redevelopment and infill

c. DISCUSSION REGARDING WIND AND SOLAR ENERGY CODE CHANGES

Scott Langford said including in the City Council agenda packet was the legislative draft of the Alternative Energy Ordinance which was reviewed by the City Council on August 22, 2012 and by the Planning Commission on June 5, 2012 and July 17, 2012. He said previously proposed changes made by the Council and Planning Commission were highlighted in the document. In addition, included in the document were proposed changes made by Councilmember McConnehey and staff.

He reviewed the history of the City's undergrounding of utilities requirements. He stated the waiver application process was the catalyst that brought this issue forward. He addressed the proposed changes

1. Allows all system types to serve the entire site rather than a single structure, including the micro-model wind energy systems.
2. Treats ground mounted solar energy systems the same as an accessory structure allowing them in the rear, side and corner side yards with certain setback restrictions based on height.
3. Eliminates small wind energy systems from the residential and agricultural zones.

Those in attendance discussed at length the following areas of concern: 1) Safety; 2) Aesthetics; 3) Zoning areas Agricultural, Residential, and Commercial, etc.

Those in attendance agreed to consider the following issues for staff to pursue:

- Solar would be allowed in any area or zone, without a concern for aesthetics
- Question of where wind turbines could be located and what the maximum height could be
- Safety and quality of life issues
- Provide options of what it would mean to allow or disallow in Agricultural Zone
- Amend the timeframe for abandonment requirements from 24 months to 12 months

d. DISCUSSION REGARDING GENERAL PLAN FUTURE LAND USE MAP CHANGES

The Council and Planning Commission discussed possible changes to the General Plan Future Land Use Map, specifically areas of very high density, high density, and multi-family should be located, and possibly maximize along the corridors of light rail.

Councilmember Southworth agreed that the City had changed immensely since the last Future Land Use Map Amendment, and the density should be explored.

The City Council and Planning Commission members were in agreement this was an issue that should be addressed, specifically the following areas:

- Create balance with the density throughout the City
- Possible reallocation of high density zoning and/or scaling back
- Traffic patterns or alternate transportation impacts
- Focus on high density areas located near TOD's
- Look at Performance Based zoning in the eastside of the City
- Look at 'Intensity' rather than 'Density'

Planning Commissioner Valenzuela expressed his appreciation to the Planning staff for their efforts regarding planning items.

Those in attendance reviewed a modified chart that addressed the size of home that could be constructed on specific lots.

It was determined that the City Council and Planning Commission would be on an 'As needed' basis for workshops, rather than every six months.

X. ADJOURN

MOTION: Councilmember Nichols moved to adjourn. The motion was seconded by Councilmember McConnehey and passed 7-0 in favor.

The meeting adjourned at 8:59 p.m.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

MELISSA K. JOHNSON
Mayor

ATTEST:

MELANIE BRIGGS, MMC
City Clerk

Approved this 24th day of October, 2012