

- 6.2 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC17-00052 (Meridian 120 Zone Change) - A request has been made for a zoning map amendment to change the zoning designation from Industrial Commercial (IC) to Arterial Commercial (AC) on ±15.9 acres; Hotel Casino (HC) to Arterial Commercial (AC) on ±18.1 acres; and Hotel Casino (HC) to Single Family Residential – 9,000 square feet (SF9) on ±3.3 acres. The subject site includes a ±37.3 acre portion of four parcels totaling ±273.2 acres and is generally located immediately south of Interstate 80 southeast of the intersection of Boomtown Garson Road and Blue Heron Circle. Site Master Plan land use designations are Special Planning Area/Mortensen-Garson Neighborhood Plan and Western Gateway Regional Center and all properties are within the Mortensen-Garson Overlay District zone. njg This item was continued from the August 16, 2017 and September 6, 2017 Planning Commission meetings. [**Ward 5**] 9:28 PM

Vice-Chair Johnson opened Item 6.2 and 6.3 together.

Andy Durling, Wood Rodgers, gave an overview of the project.

Nathan Gilbert, Associate Planner, presented an overview of the staff report.

The commissioners present disclosed whether they visited the site, visited with neighbors, applicant's representative and applicant, and/or received correspondence.

At this time Vice-Chair Johnson opened public comment for this item.

Gideon Caplovitz submitted a comment card in opposition but was not present when called to speak.

Bruce Comer stated he is in favor.

DeeAnn Radcliffe spoke in favor of TMWA providing water to the site.

Hearing and seeing no further public comment requests, Vice-Chair Johnson closed public comment.

Commissioner Hawkins agreed with the staff report and stated the zone change will be good.

Mr. Durling confirmed for Commissioner Weiske that changing from Hotel Commercial to Arterial Commercial has the potential to reduce the overall daily trips on local streets.

Mr. Durling also explained for Commissioner Weiske that finding L regarding an adequate supply of housing for the community becomes easier to make with the zone change. Under the current zoning designations there is no housing of any sort allowed. With the zone change requested there would be an opportunity for different types of housing.

It was moved by Commissioner Weiske, seconded by Commissioner Hawkins, in the case of LDC17-00052 (Meridian 120 Zone Change) based upon compliance with the applicable findings, to recommend that City Council approve the zoning map amendment by ordinance. The motion carried unanimously with four (4) commissioners present.

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| RESULT: | APPROVED [4 TO 0] |
| MOVER: | Kevin Weiske, Commissioner |
| SECONDER: | Ed Hawkins, Commissioner |
| AYES: | Kevin Weiske, Mark Johnson, Ed Hawkins, Paul Olivas |
| ABSENT: | Peter Gower, John Marshall |
| RECUSED: | Britton Griffith-Douglass |