



6. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

7. The site has traditionally been utilized as a drive through fast food restaurant and the proposed drive through bank will be less impactful.

**Conditions**

1. If, in the determination of City staff, the intensity of the drive-through changes or increases, in terms of traffic, queuing, noise, hours, lighting, odor, or other aspects that may cause adverse off-site impact, City staff may require and order the conditional use approval to be remanded to the Planning Commission and City Council as necessary for re-examination of the conditional use approval and conditions for possible revocation, modification or supplementation.