

**NOTICE OF MEETING
PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH**

Public Notice

Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold a Planning Commission meeting in the City Council Chambers, 175 East 200 North, St George, Utah, on Tuesday, April 23, 2024, commencing at 5:00 p.m.

The agenda for the meeting is as follows:

Call to Order

Flag Salute

Call for disclosure of conflicts of interest

1. Consider approval of a one lot Preliminary Plat known as Lex Ence. The property is zoned RE 12.5 (Residential Estates 12,500 sq ft minimum lot size). Case No. 2024-PP-005 – Applicant – Bush & Gudgell.

BACKGROUND AND RECOMMENDATION: The property is 5.94 acres located approximately at 2800 S and River Rd. On March 18, 2021, this parcel was presented to the City Council as a zone change from A-1 to RE 12.5 for a project called Laurel Canyon. That project was never developed. Since then, the property has now been purchased by a landowner who is proposing this one lot residential estates subdivision. The staff recommend approval of this preliminary plat (Staff – Mike Hadley).

2. Consider approval of a single lot Preliminary Plat to be called Lizard Wash Community Park. This will be the property where the large community park in Desert Color will be built. Case No. 2024-PP-007 – Applicant – Craig Coats

BACKGROUND AND RECOMMENDATION: The property is 36.4 acres located generally west of the Auburn Hills development at the existing southern terminus of Painted Ridge Parkway. The newly created lot would be transferred to the city, in turn, the city would then construct a public park. Staff recommends approval of this preliminary plat with the condition that the final plat is filed with and approved by the city prior to subdividing the property (Staff – Dan Boles).

3. Minutes

Consider a request to approve the meeting minutes from the April 9, 2024, meeting.

Monica Smith – Development Office Supervisor

Reasonable Accommodation: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs.

PLANNING COMMISSION AGENDA REPORT: **04/23/2024**

Lex Ence 2800 South

Case No. 2024-PP-005

- Request:** Consider a request for a one (1) lot preliminary plat known as Lex Ence, located approximately at 2800 S and River Rd. The property is 5.94 acres and is zoned RE 12.5 (Residential Estates 12,500 sq ft minimum lot size). The applicants are Bush and Gudgell, and the representative is Ryan Lay. Case No. 2024-PP-005 (Staff – Mike Hadley)
- Location:** The site is located at approximately 2800 S River Rd.
- Property:** 5.94 acres
- Number of Lots:** 1
- Density:** N/A
- Zoning:** RE 12.5 (Residential Estates 12,500 sq ft minimum lot size).
- Adjacent zones:** This plat is surrounded by the following zones:
North – R-1-10 (Single Family Residential minimum 10,000 sq ft lots).
South – RE 12.5 (Residential Estates 12,500 sq ft minimum lot size) and A-1 (Agriculture).
East – RE 12.5 (Residential Estates 12,500 sq ft minimum lot size) and A-1 (Agriculture).
West – A-20 (Agriculture minimum 20,000 sq ft lots).
- General Plan:** LDR (Low Density Residential).
- Applicant:** Bush and Gudgell
- Representative:** Ryan Lay

BACKGROUND:

This is a large lot along River Rd at 2800 South. On March 18, 2021, this parcel was presented to the City Council as a zone change from A-1 to RE 12.5 for a project called Laurel Canyon, a 15-lot subdivision. That project was never developed. Since then, the property has now been purchased by a landowner who is proposing this one lot residential estates subdivision.

RECOMMENDATION:

This is a preliminary plat, so the Planning Commission is the approval authority for preliminary plats. Staff recommend approval of this preliminary plat.

Preliminary Plat Item 1

ALTERNATIVES:


1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Continue the proposed preliminary plat to a later date.

POSSIBLE MOTION:

"I move that we approve the Lex Ence 2800 S preliminary plat request, application number 2024-PP-005, based on the findings."

FINDINGS FOR APPROVAL:

1. The proposed Preliminary Plat meets the requirements found in Section 10-25C-3 of the Subdivision Regulations.
2. The proposed project meets the lot size requirements found in Section 10-5-3 of the St. George City Code.

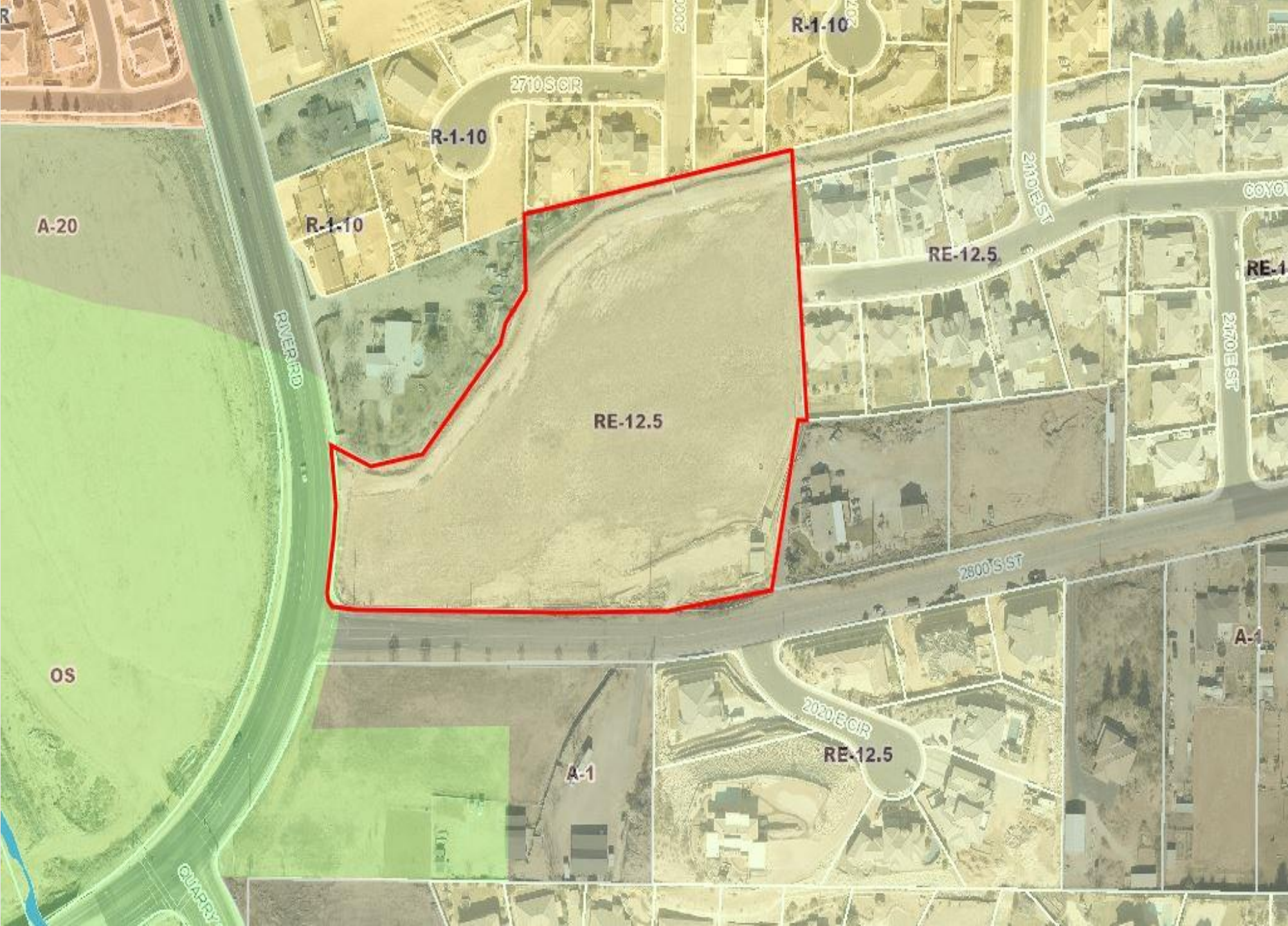
A wide-angle landscape photograph of a desert. In the foreground, there is a vast expanse of reddish-brown soil dotted with sparse, low-lying green and grey shrubs. The middle ground features several prominent, weathered rock formations in shades of red and orange, some with flat tops. In the background, a large, light blue mountain range stretches across the horizon under a clear, bright blue sky. The overall scene is brightly lit, suggesting a sunny day.

Lex Ence 2800 S
2024-PP-005

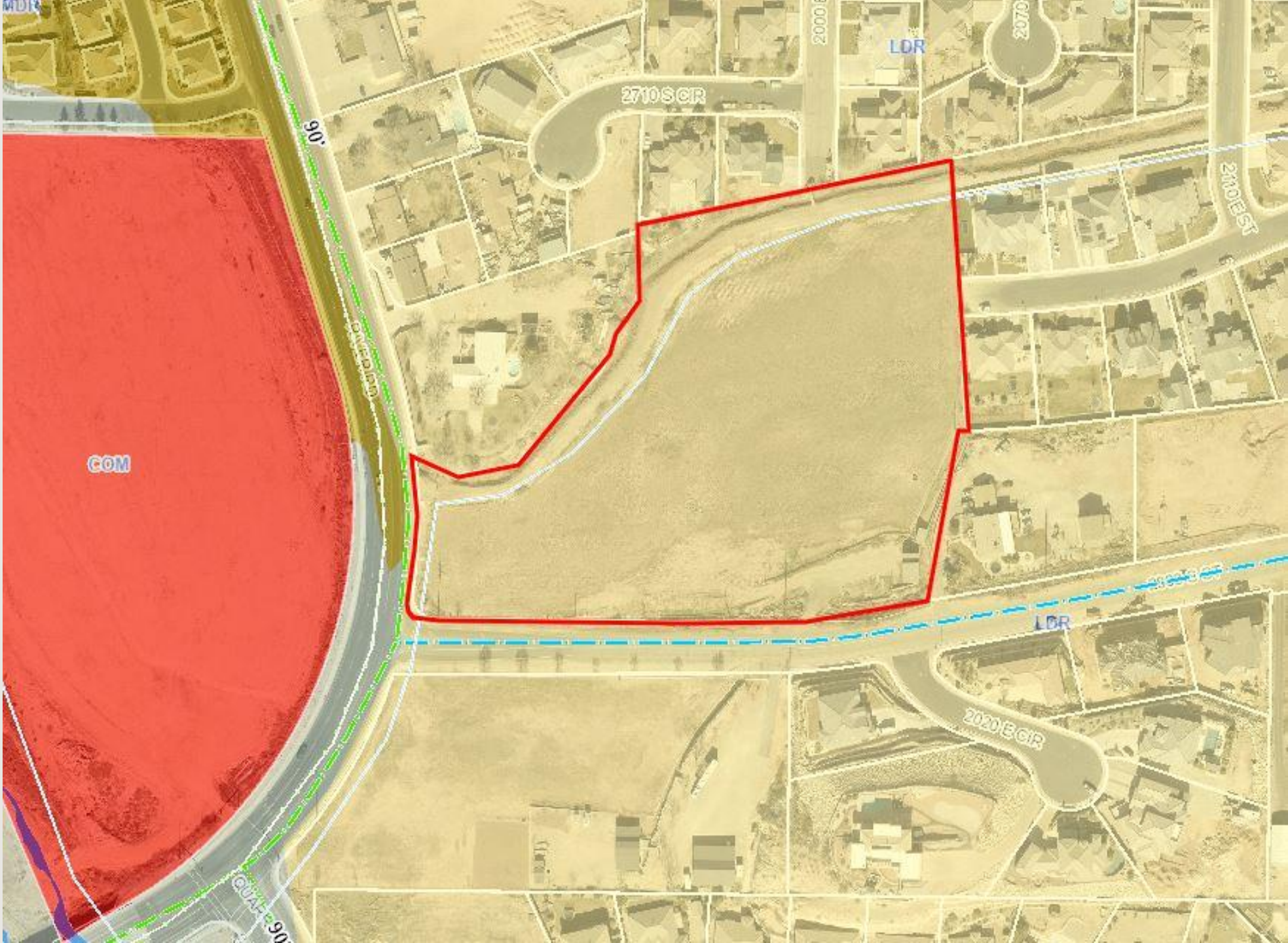
Vicinity Map



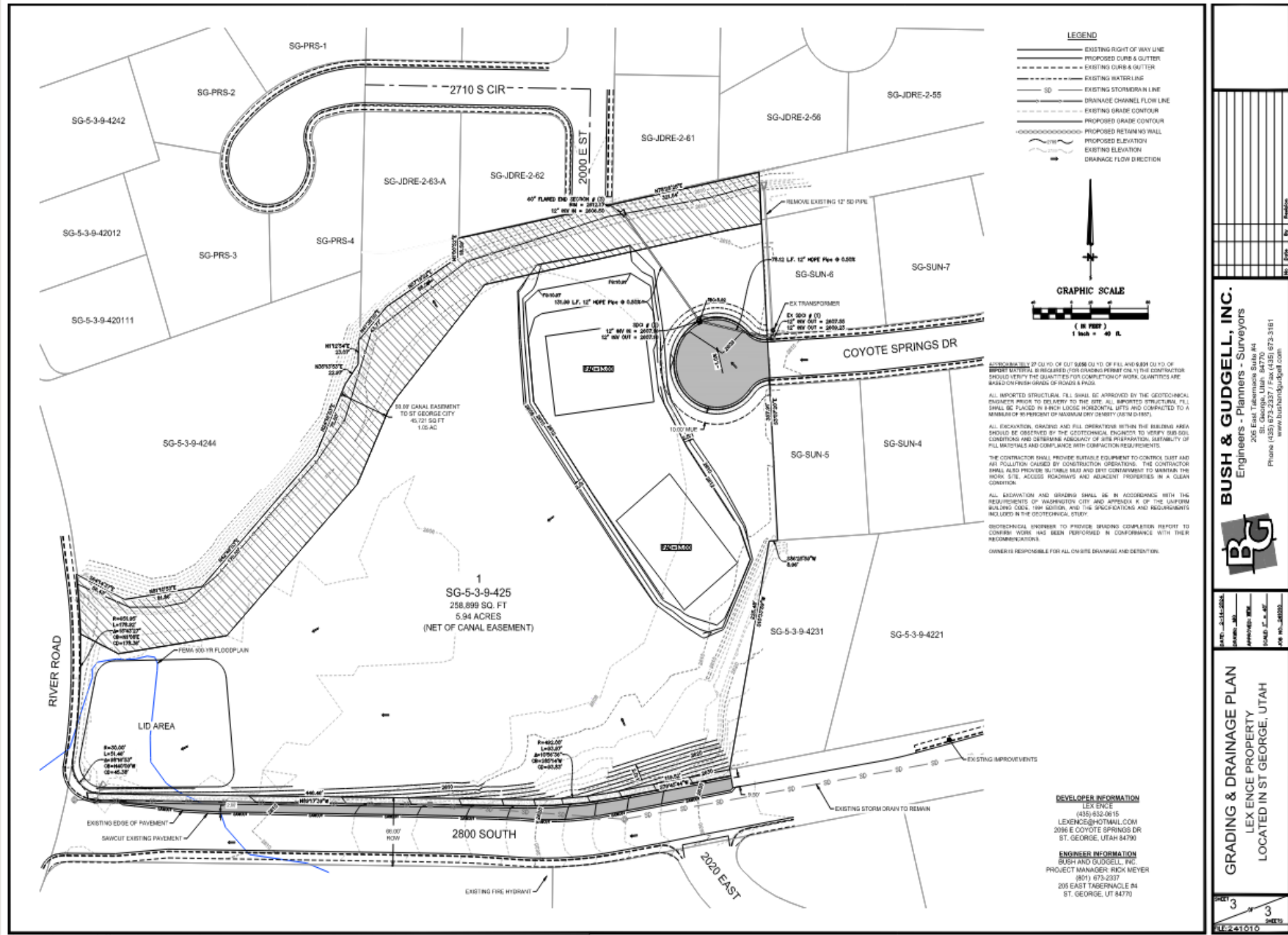
Zoning Map



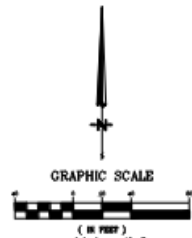
General Plan Map



Preliminary Plat



- LEGEND**
- EXISTING RIGHT OF WAY LINE
 - - - PROPOSED CURB & GUTTER
 - - - EXISTING CURB & GUTTER
 - - - EXISTING WATER LINE
 - SD EXISTING STORM DRAIN LINE
 - - - DRAINAGE CHANNEL FLOW LINE
 - - - EXISTING GRADE CONTOUR
 - - - PROPOSED GRADE CONTOUR
 - ▨ PROPOSED RETAINING WALL
 - PROPOSED ELEVATION
 - EXISTING ELEVATION
 - DRAINAGE FLOW DIRECTION



APPROXIMATELY 27 CU YD OF CUT/688 CU YD OF FILL AND 6821 CU YD OF IMPORT MATERIAL IS REQUIRED (FOR GRADING PERMIT ONE) THE CONTRACTOR SHOULD VERIFY THE QUANTITIES FOR COMPLETION OF WORK. QUANTITIES ARE BASED ON FINISH GRADES OF ROADS & PADS.

ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8" HIGH LOGIC HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 90 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).

ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SOIL CONDITIONS AND DETERMINE ADEQUACY OF SOIL PENETRATION, SATURATION OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.

THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE SIGNS AND BARRIERS TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.

ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF WASHINGTON COUNTY AND APPENDIX K OF THE UNIFORM BUILDING CODE, 1998 EDITION, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.

OWNER IS RESPONSIBLE FOR ALL ON-SITE DRAINAGE AND DETENTION.

DEVELOPER INFORMATION
 LEX ENCE
 (435) 832-0615
 LEXENCE@HOTMAIL.COM
 2096 E COYOTE SPRINGS DR
 ST. GEORGE, UTAH 84790

ENGINEER INFORMATION
 BUSH AND GUDGELL, INC.
 PROJECT MANAGER: RICK MEYER
 (801) 673-2337
 205 EAST TABERNACLE #4
 ST. GEORGE, UT 84770

BUSH & GUDGELL, INC.
 Engineers - Planners - Surveyors
 205 East Tabernacle, Suite #4
 St. George, Utah 84770
 Phone (801) 673-2337 / Fax (435) 673-3161
 www.bushandgudgell.com

PG

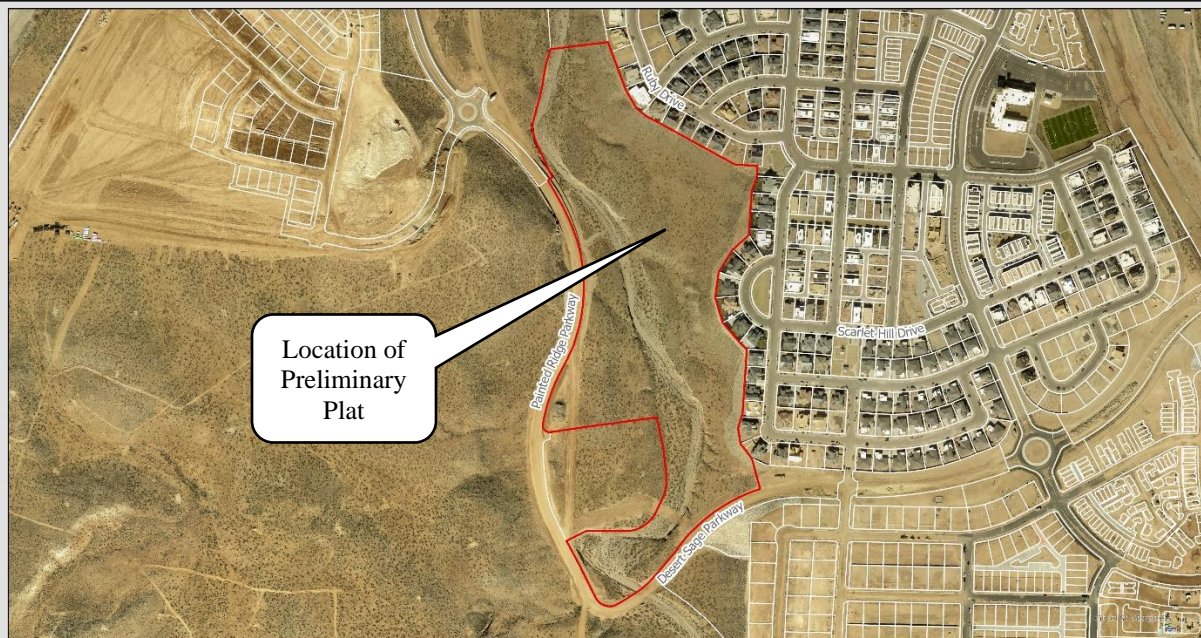
DATE: 11/16/2011
 DRAWN: JAM
 APPROVED: RML
 SCALE: 1" = 40'
 JOB NO.: 148030

GRADING & DRAINAGE PLAN
 LEX ENCE PROPERTY
 LOCATED IN ST. GEORGE, UTAH

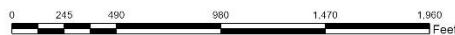
SHEET 3 OF 3

PLANNING COMMISSION AGENDA REPORT: 04/23/2024

Lizard Wash Community Park Preliminary Plat (Case No. 2024-PP-007)	
Request:	The applicant is requesting approval of a single lot preliminary plat to be called Lizard Wash Community Park. This will be the property that the large community park in Desert Color will be built.
Applicant:	Desert Color
Representative:	Craig Coats
Location:	Located generally west of the Auburn Hills development at the existing southern terminus of Painted Ridge Parkway
General Plan:	LDR (Low Density Residential), OS (Open Space)
Existing Zoning:	PD-R (Planned Development Residential)
Land Area:	Approximately 36.4 acres



Lizard Wash Community Park Plat



BACKGROUND & REQUEST:

The request at hand, if approved, would create a single lot in the Desert Color development. Since Desert Color's inception, it has been anticipated that a city park would be located in the general vicinity and was even included on initial parks and trails plans in the Desert Color zone plan.

The intention is that the newly created lot would be transferred to the city. The city would then construct the public park. The plans shown on the exhibits attached to this staff report are very conceptual and are not finalized plans. The park will serve primarily the residents and guests of Desert Color though it will be open to the public.

RECOMMENDATION:

As a reminder, given recent code changes, the Planning Commission will be the approval body for preliminary plats including this proposed plat. Staff recommends approval of this preliminary plat with the following condition:

1. That a final plat is filed with and approved by the city prior to subdividing the property.

ALTERNATIVES:

1. Approve as presented.
2. Approve with conditions.
3. Deny the application.
4. Continue the proposed preliminary plat to a later date.

POSSIBLE MOTION:

I move that we approve the Lizard Wash Community Park preliminary plat as recommended by staff subject to the condition and based on the findings listed in the staff report.

FINDINGS FOR APPROVAL:

1. The proposed Preliminary Plat meets the requirements found in Section 10-25C-3 of the Subdivision Regulations.
2. The proposed project meets the lot size and frontage requirements found in Section 10-8B-2.
3. Approval of the preliminary plat is in the best interest of the health, safety, and welfare of the community.

EXHIBIT A

PowerPoint Presentation

A detailed illustration of a lizard, possibly a spiny-tailed lizard, in a light brown and tan color palette. The lizard is shown in profile, facing right, with its body and limbs rendered in a semi-transparent style. The background is a light blue gradient with a faint grid pattern.

2024-PP-007

**Lizard Wash Community
Park
Preliminary Plat**

Aerial Map



Lizard Wash Community Park Plat



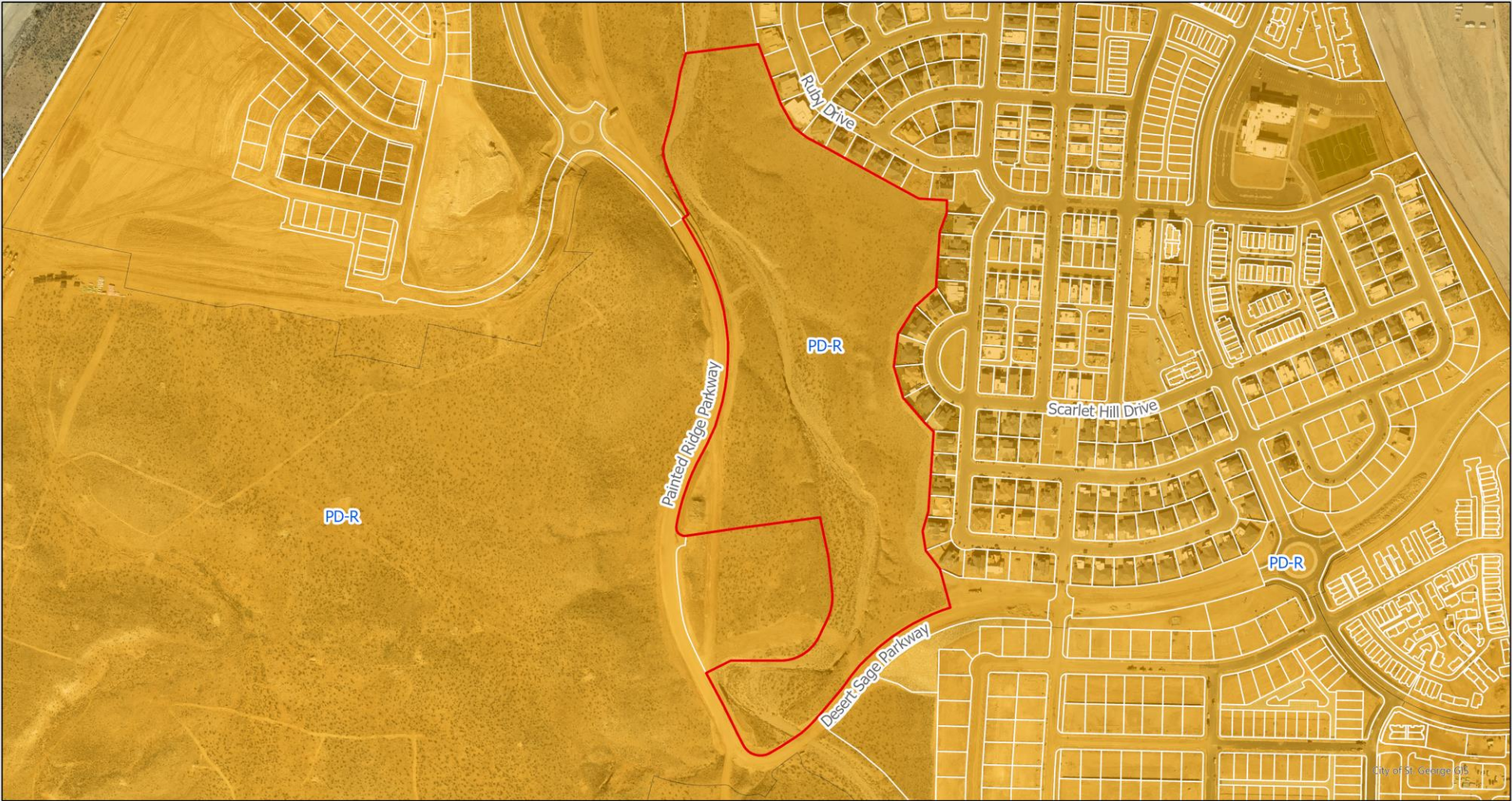
Land Use Map



Lizard Wash Community Park Plat



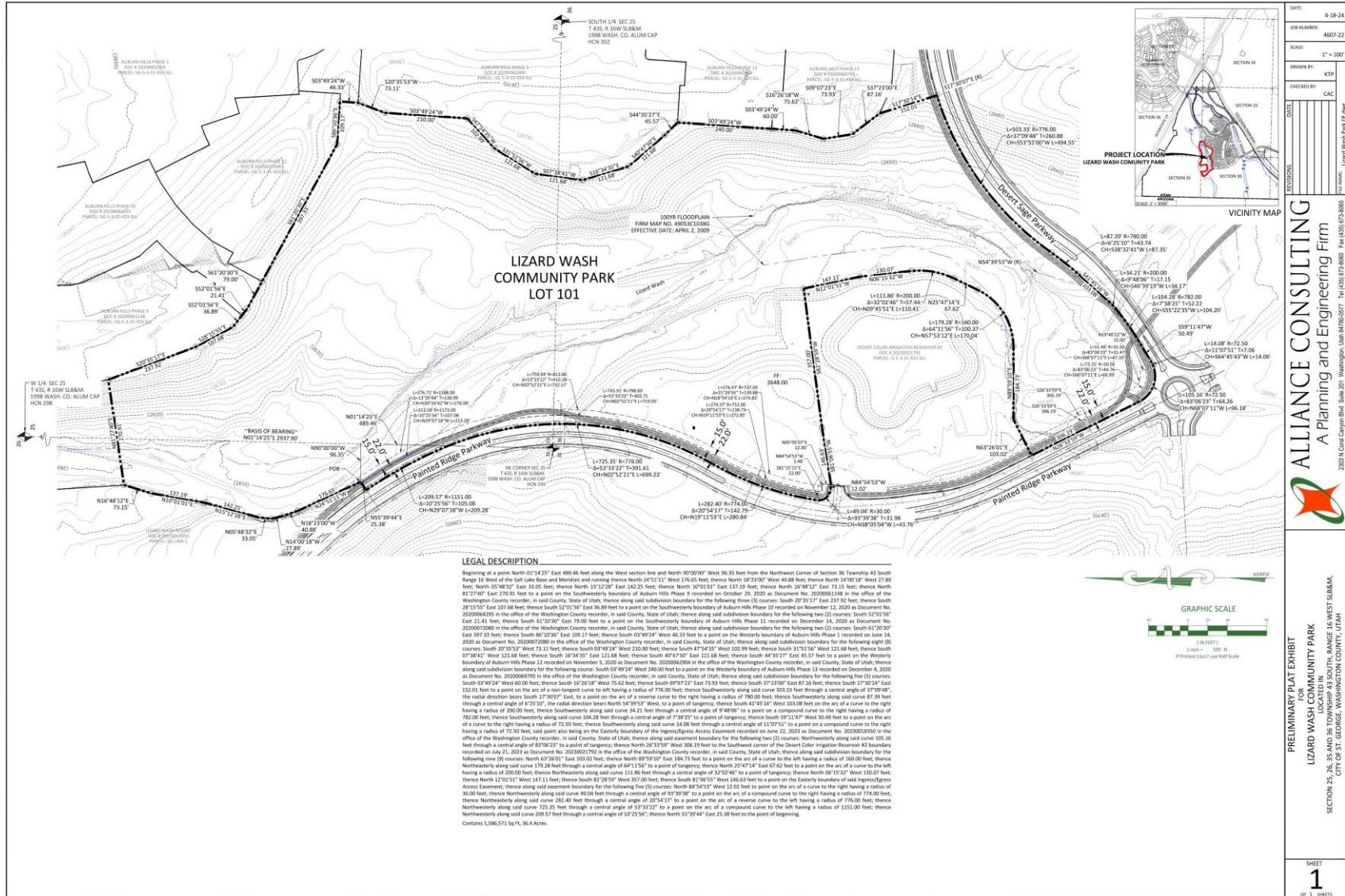
Zoning Map



Lizard Wash Community Park Plat



Preliminary Plat



DATE:	6-18-24
JOB NUMBER:	4607-22
SCALE:	1" = 300'
DRAWN BY:	KJP
CHECKED BY:	CAC
DATE:	

PROJECT LOCATION
LIZARD WASH COMMUNITY PARK
SCALE: 1" = 300'

VICINITY MAP

ALLIANCE CONSULTING
A Planning and Engineering Firm

2031 N. Chest Canyon Blvd., Suite 201, Washington, Utah 84399-0271
2031 N. Chest Canyon Blvd., Suite 201, Washington, Utah 84399-0271
Tel: (435) 675-8686
Fax: (435) 675-8686
E-mail: info@allianceconsulting.com

PRELIMINARY PLAT EXHIBIT

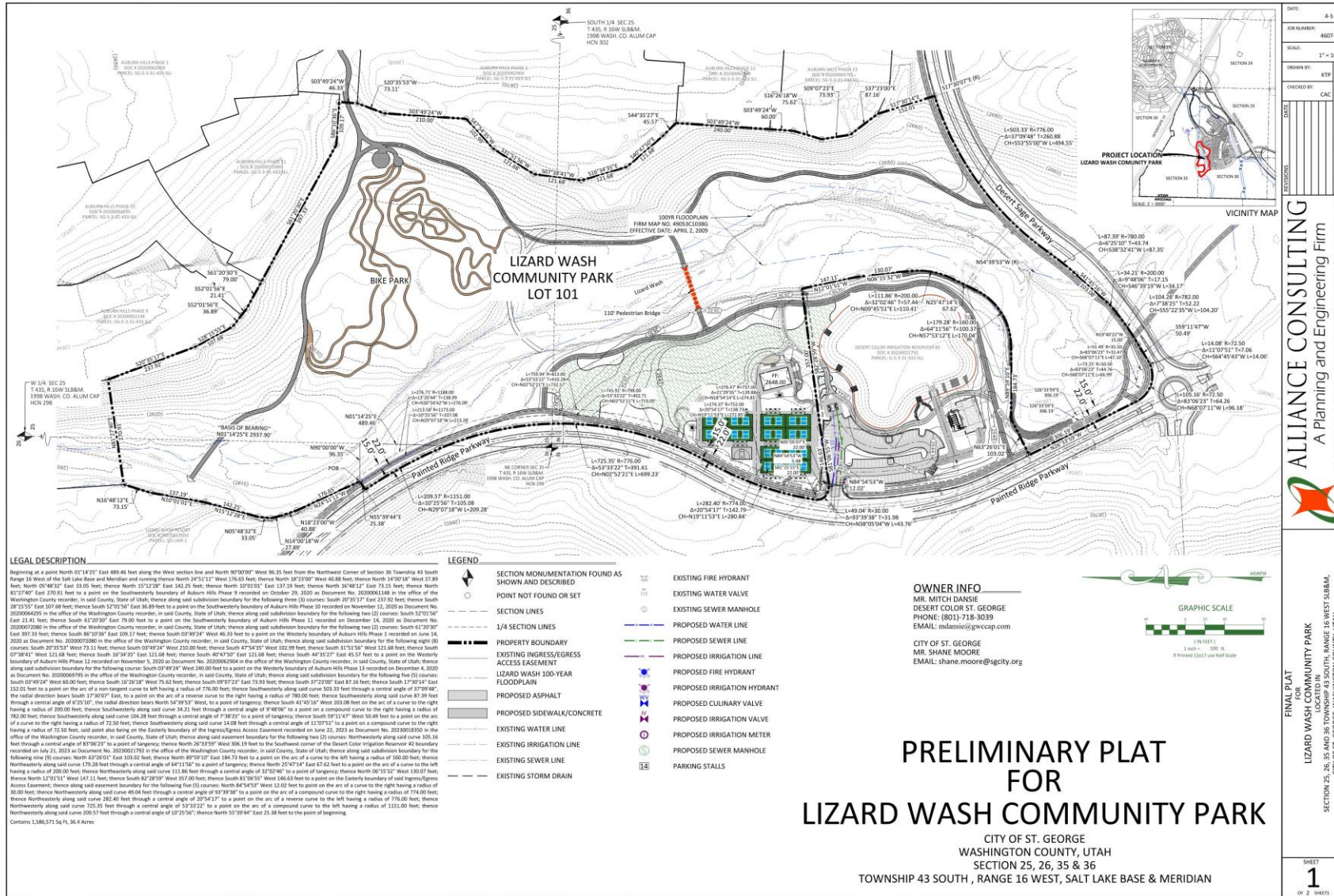
LIZARD WASH COMMUNITY PARK

LOCATED IN

SECTION 25, 26, 35 AND 36 TOWNSHIP 34 SOUTH, RANGE 16 WEST S8.B.M., CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH

SHEET
1
OF 1 SHEETS

Preliminary Plat (w/ park concept)



1 **ST. GEORGE PLANNING COMMISSION MINUTES**
2 **April 9, 2024, 5:00 P.M.**
3 **CITY COUNCIL CHAMBERS**
4

5 **PRESENT:**

6 **Planning Commission Chair Austin Anderson**
7 **Planning Commission Member Terri Draper**
8 **Planning Commission Member Kelly Casey**
9 **Planning Commission Member Ben Rogers**
10 **Planning Commission Member Lori Chapman**
11 **Planning Commission Member Brandon Anderson**
12

13 **EXCUSED:**

14 **Planning Commission Member Nathan Fisher**
15

16 **STAFF MEMBERS PRESENT:**

17 **Deputy City Attorney, Jami Brackin**
18 **Assistant Public Works Director, Wes Jenkins**
19 **Planner III, Dan Boles**
20 **Planner III, Mike Hadley**
21 **Development Office Supervisor, Monica Smith**
22

23 **OTHERS PRESENT:**

24 **Rosenberg Associates Representative, Jack deRyk**
25 **Applicant, Dean Terry**
26 **Resident, Robert Moore**
27 **Applicant, Brett Burgess**
28 **Desert Canyons Representative, Curt Gordon**
29 **Applicant, Tim Stewart**
30 **Rosenberg Associates Representative, Jared Bates**
31

32 **CALL TO ORDER:**

33 Planning Commission Chair Anderson called the meeting to order and welcomed all in
34 attendance. The Pledge of Allegiance to the Flag was led by Commissioner Anderson.
35

36 Link to call to order and flag salute: [00:00:05](#)
37

38 Link to discussion regarding conflicts of interest and recusals of Commission
39 Members, including Commission Members Anderson and Rogers recusing
40 themselves: [00:00:39](#)
41

42 **REQUEST FOR GENERAL PLAN AMENDMENT – PUBLIC HEARING:**

43 **Consider approval of a general plan amendment to change the land-use map**
44 **from LDR (Low Density Residential) and OS (Open Space) to COM**
45 **(Commercial). Case No. 2024-GPA-005 – Applicant Dean Terry.**
46

47 **BACKGROUND AND RECOMMENDATION:** This General Plan Amendment is for land
48 generally located approximately 2121 W Sunset Blvd. The property is zoned R-1-8
49 (Single Family Residential, minimum lot size 8,000 sf), RE 37.5 (Residential Estates
50 37,500 as ft minimum lot size), C-2 (Commercial), and OS (Open Space). This
51 application is to change the general plan from LDR (Low Density Residential) and OS
52 (Open Space) to COM (Commercial) for development in the future with Commercial
53

5 designation. The proposal is consistent with the area and staff recommends approval
6 with no conditions. Case No. **2024-GPA-005** (Staff – Mike Hadley)
7

8 Link to presentation from Planner Mike Hadley, including discussion between the
9 Planning Commission Members and Mr. Hadley: [00:01:42](#)

10
11 [Agenda packet \[Page 3\]](#)
12

13 Link to open public comment: [00:04:20](#)
14

15 Link to comment by resident Robert Moore: [00:04:40](#)
16

17 Link to close public comment: [00:06:01](#)
18

19 Link to comment by Applicant Dean Terry, including discussion between Mr. Terry and
20 Commission Members: [00:06:26](#)
21

22 Link to question by Chair Anderson, including discussion between Commission
23 Members, Deputy City Attorney, Assistant Public Works Director, and Mr. Hadley:
24 [00:09:23](#)
25

26 Link to question by Commissioner Chapman, including discussion between Deputy City
27 Attorney and Commission Members: [00:13:16](#)
28

29 Link to comment by Applicant Dean Terry, including discussion between Commission
30 Members and Mr. Terry: [00:14:54](#)
31

32 Link to question by Commissioner Rogers, including discussion between Commission
33 Members and Mr. Hadley: [00:18:17](#)
34

35 Link to comment by Commissioner Chapman, including discussion between
36 Commission Members: [00:18:48](#)
37

38 Link to comment by Commissioner Rogers, including discussion between Commission
39 Members: [00:19:27](#)
40

41 Link to question by Commissioner Chapman, including discussion between Commission
42 Members and Deputy City Attorney: [00:19:38](#)
43

44 Link to question by Commissioner Casey, including discussion between Commission
45 Members and Deputy City Attorney: [00:19:57](#)
46

47 Link to comment by Applicant, Dean Terry, including discussion between Commission
48 Members: [00:21:30](#)
49

50 Link to question by Commissioner Chapman, including discussion between Commission
51 Members, and Mr. Hadley: [00:21:54](#)
52
53

5 Link to comment by Commissioner Draper, including discussion between Commission
6 Members: [00:23:05](#)
7

8 Link to comment by Applicant, Dean Terry: [00:24:56](#)
9

10 Link to motion: [00:25:30](#)
11

12 **MOTION:**

13 A motion was made by Planning Commission Member Rogers, I would like to
14 make a recommendation that we forward a positive recommendation for
15 approval of the change of land use from open space and low density to
16 commercial, adding in there that the City Council can accept my
17 recommendation or not, I would recommend that the portion of the Hillside
18 and partial 1411 be left open space.

19 **SECOND:**

20 The motion was seconded by Planning Commission Member Draper.
21

22 **VOTE:**

23 Chair Anderson called for a vote, as follows:
24

25
26 Planning Commission Chair Anderson - aye
27 Planning Commission Member Draper - aye
28 Planning Commission Member Casey - aye
29 Planning Commission Member Rogers - aye
30 Planning Commission Member Chapman - aye
31

32 The vote was unanimous and the motion carried.
33

34 Commissioner Anderson returns to meeting at 5:32 pm
35

36 **REQUEST FOR GENERAL PLAN AMENDMENT – PUBLIC HEARING:**

37 **Consider approval of a general plan amendment to change the land-use map**
38 **from RES (Residential), OS (Open Space), FP (Flood Plain) and PK (Park) to**
39 **COM (Commercial) and OS (Open Space) Case No. 2024-GPA-007 – Applicant**
40 **Brett Burgess.**
41

42 BACKGROUND AND RECOMMENDATION: This General Plan Amendment is for land
43 generally located southeast off exit 7 along Southern Parkway and northeast of Airport
44 Road. The property is zoned CRM (Commercial Residential Mixed Use) and PD-R
45 (Planned Development Residential). This application is to change the General Plan from
46 RES (Residential), OS (Open Space), FP (Flood Plain) and PK (Park) to COM
47 (Commercial) and OS (Open Space) in expectation of a proposed move studio facility
48 developed on a portion of the property. Staff recommends approval of the Territory
49 Studios general plan amendment with no conditions. Case No. **2024-GPA-007** (Staff
50 – Mike Hadley).
51
52

5 Link to presentation from Planner Mike Hadley, including discussion between the
6 Planning Commission Members and Mr. Hadley: [00:26:56](#)

7
8 [Agenda packet \[Page 12\]](#)
9

10 Link to question by Commission Member Draper, including discussion between
11 Commission Members and Mr. Hadley: [00:28:00](#)
12

13 Link to question by Commission Member Chapman, including discussion between
14 Commission Members and Mr. Hadley: [00:28:45](#)
15

16 Link to question by Commission Member Chapman, including discussion between
17 Commission Members and Mr. Hadley: [00:29:28](#)
18

19 Link to open and close of public comment: [00:30:28](#)
20

21 Link to question by Commission Member Rogers, including discussion between
22 Applicant, Brett Burgess, Desert Canyons Representative, Kurt Gordon, and
23 Commission Members: [00:30:59](#)
24

25
26 Link to motion: [00:34:52](#)
27

28 **MOTION:**

29 A motion was made by Planning Commission Member Chapman to recommend
30 approval to St. George City Council of item 2.
31

32 **SECOND:**

33 The motion was seconded by Planning Commission Member Anderson.
34

35 **VOTE:**

36
37 Chair Anderson called for a vote, as follows:
38

39 Planning Commission Chair Anderson – aye
40 Planning Commission Member Anderson – aye
41 Planning Commission Member Draper – aye
42 Planning Commission Member Casey – aye
43 Planning Commission Member Rogers – aye
44 Planning Commission Member Chapman – aye
45

46 The vote was unanimous and the motion carried
47
48
49
50
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52
53

5 **REQUEST FOR HILLSIDE DEVELOPMENT PERMIT:**

6 **Consider approval of a Hillside Development Permit. Case No. 2023-HS-009 –**
7 **Applicant Tim Stewart.**
8

9 BACKGROUND AND RECOMMENDATION: On August 23,2023, the Hillside committee
10 met on site for the hillside review. The applicant is proposing to move about 120,000
11 yards of dirt from the approved Rosewood Townhomes which is just south of the
12 proposed location. The Hillside committee recommended approval of the transfer of
13 the dirt. Case No. **2024-ZRA-007**.
14

15 Link to Commissioner Rogers and Commissioner Anderson recusing themselves:
16 [00:34:40](#)
17

18 Link to presentation from Mike Hadley, including discussion between the Planning
19 Commission Members and Mr. Hadley: [00:36:00](#)
20

21 [Agenda packet \[Page 20\]](#)
22

23 Link to questions by Commissioner Chapman, including discussion between
24 Commission Members and Mr. Hadley: [00:38:02](#)
25

26 Link to question by Chair Anderson, including discussion between Commission
27 Members and Mr. Hadley: [00:39:16](#)
28

29 Link to comment by Applicant, Tim Stewart, including discussion between Commission
30 Members and Mr. Stewart: [00:40:32](#)
31

32 Link to comment by Jared Bates, including discussion between Commission Members,
33 Applicant, Tim Stewart, and Mr. Bates: [00:43:34](#)
34

35 Link to question by Commissioner Chapman, including discussion between Commission
36 Members: [00:48:12](#)
37

38 Link to comment by Applicant, Tim Stewart, including discussion between Commission
39 Members and Mr. Stewart: [00:48:50](#)
40

41 Link to comment by Commissioner Chapman, including discussion between
42 Commission Members, and Assistant Public Works Director: [00:50:00](#)
43

44 Link to comment by Commissioner Draper, including discussion between Commission
45 Members, and Assistant Public Works Director: [00:52:43](#)
46
47
48
49
50
51
52

5 Link to motion: [00:54:02](#)
6

7 **MOTION:**

8 A motion was made by Planning Commission Member Chapman that we do
9 approval of item 3, also part of that recommendation would be that they work
10 with staff for the completion and long-term maintenance and the aesthetic
11 appearance of that long-term, work with the city staff that they end up looking
12 like the city would like it to, there's not a big scar on there, that there's dust
13 control.
14

15 **SECOND:**

16 The motion was seconded by Planning Commission Member Casey.
17

18 **VOTE:**

19 Chair Anderson called for a vote, as follows:
20

21
22
23 Planning Commission Chair Anderson – aye
24 Planning Commission Member Draper – aye
25 Planning Commission Member Casey – aye
26 Planning Commission Member Chapman - aye
27

28 The vote was unanimous and the motion carried
29

30 Link to Chair Anderson welcoming Commissioners Rogers and Anderson back to the
31 meeting: [00:55:02](#)
32

33 **APPROVAL OF MINUTES:**

34 **Minutes**

35
36 Consider a request to approve the meeting minutes from the March 26, 2024, meeting.
37

38 Link to motion: [00:55:11](#)
39
40

41 **MOTION:**

42 A motion was made by Planning Commission Member Draper to approve the
43 minutes.
44

45 **SECOND:**

46 The motion was seconded by Planning Commission Member Rogers.
47
48
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5 **VOTE:**

6 Chair Anderson called for a vote, as follows:
7

8 Planning Commission Chair Anderson - aye
9 Planning Commission Member Anderson - aye
10 Planning Commission Member Draper - aye
11 Planning Commission Member Casey - aye
12 Planning Commission Member Rogers - aye
13 Planning Commission Member Chapman - aye
14

15 The vote was unanimous and the motion carried.
16

17 **REVIEW OF CITY COUNCIL ITEMS:**

18 **City Council Items**
19

20 *Dan Boles the Community Development Director will report on items heard at the*
21 *April 4, 2024, City Council meeting*

- 22 1. 2024-PDA-004 Cyprus Credit Union
- 23 2. 2024-ZRA-007 Development in the Flood and Erosion Hazard Overlay Zone
24

25 Link to Community Development Director Dan Boles reviewing items from the April
26 4, 2024, City Council meeting, including discussion between the Planning
27 Commission Members and Mr. Boles: [00:55:31](#)
28

29 **ADJOURN:**
30

31 Link to motion: [00:56:50](#)
32

33 **MOTION:**

34 A motion was made by Planning Commission Member Rogers to adjourn.

35 **SECOND:**

36 The motion was seconded by Planning Commission Member Chapman.
37

38 **VOTE:**

39 Chair Anderson called for a vote, as follows:
40

41 Planning Commission Chair Anderson - aye
42 Planning Commission Member Draper - aye
43 Planning Commission Member Anderson - aye
44 Planning Commission Member Casey - aye
45 Planning Commission Member Rogers - aye
46 Planning Commission Member Chapman - aye
47

48 The vote was unanimous and the motion carried.
49

50 /s/Monica Smith

51 _____
Monica Smith, Secretary