

MINUTES APPROVED  
By: DIANE ADAMS  
Seconded: DON BUEHNER  
Date: 3/24/15

**PLANNING COMMISSION  
CITY OF ST. GEORGE  
WASHINGTON COUNTY, UTAH  
January 13, 2015 – 5:00 PM**

**PRESENT:** Commissioner Julie Hullinger  
Chair Ross Taylor  
Commissioner Ro Wilkinson  
Commissioner Nathan Fisher  
Commissioner Don Buehner  
Commissioner Diane Adams  
Commissioner Todd Staheli  
Council Member Joe Bowcutt

**CITY STAFF:** Assistant Public Works Director Wes Jenkins  
Planning & Zoning Manager John Willis  
Planner II Ray Snyder  
City Surveyor Todd Jacobsen  
Assistant City Attorney Victoria Hales  
Planning Associate Genna Singh

**EXCUSED:**

**FLAG SALUTE**

Chair Ross Taylor called the meeting to order and asked Commissioner Julie Hullinger to lead the flag salute.

1. **FINAL PLAT (FP)**

Consider approval of a nine (9) lot residential subdivision for “**Mulberry Estates Phase 8.**” The representative is Mr. Brad Petersen, Development Solutions. The property is zoned R-1-12 (Single Family Residential 12,000 square foot minimum lot size) and is located at 3150 South Street and 2980 East Street (in Little Valley). Case No. 2014-FP-011. (Staff – Todd Jacobsen).

John Willis presented the item. The subdivision will utilize lot size averaging.

**MOTION: Commissioner Ro Wilkinson made a motion to accept Item 1 final plat Mulberry Estates Phase 8, subject to legal, and authorize chairman to sign.**

**SECONDED: Commissioner Nathan Fisher seconded the motion.**

**AYES (7)**

**Commissioner Ro Wilkinson**

**Commissioner Don Buehner**

**Chair Ross Taylor**

**Commissioner Nathan Fisher**

**Commissioner Diane Adams**  
**Commissioner Julie Hullinger**  
**Commissioner Todd Staheli**  
**NAYS (0)**  
**Motion passes.**

2. **LOT SPLIT (LS)**

Consider approval of a lot split (that is not a part of a recorded subdivision) for “**Season’s Health.**” The representative is Mr. Bob Hermandson, Bush and Gudgell. The property is zoned PD-R (Planned Development Residential) and is located at 126 West 200 North. Case No. 2014-LRE-019. (Staff – Todd Jacobsen).

John Willis presented the item. The lot split is to accommodate owner financing. There are parking and cross access issues to be worked out with legal.

**MOTION: Commissioner Nathan Fisher made a motion to recommend Item 2.**  
*Assistant City Attorney Victoria Hales asked that the motion be subject to legal for cross access and parking for both lots as lot 2 cannot stand alone.*  
*Commissioner Nathan Fisher amended the motion to include: subject to legal approval.*  
**SECONDED: Commissioner Diane Adams seconded the motion.**

**AYES (7)**

**Commissioner Ro Wilkinson**  
**Commissioner Don Buehner**  
**Chair Ross Taylor**  
**Commissioner Nathan Fisher**  
**Commissioner Diane Adams**  
**Commissioner Julie Hullinger**  
**Commissioner Todd Staheli**

**NAYS (0)**

**Motion passes.**

3. **ROADWAY VACTION (LRE)**

Consider approval to vacate a portion of a public street / roadway and turnaround easement for “Marigold Way.” A small sliver of roadway and the 45 ft turn around will no longer be required with the proposed road connection for the Final Plat for ‘Hyde Berry Park.’ Located at the west end of Marigold Way (at approximately 1300 West and 3720 South in Bloomington). Case No. 2014-LRE-020. (Staff – Todd Jacobsen).

John Willis presented the item. This roadway is part of the Hyde-Berry park final plat. The roadway will be reconfigured with that subdivision. To accommodate the subdivision it was

preliminarily approved. This action will abandon the current right of way and a new right of way will record with the final plat.

Chair Ross Taylor asked what happens to the abandoned property. Does it go to the adjacent property owners?

John Willis said it was an easement so it will go back to the property owner. Once the subdivision comes through, a new right of way will be dedicated.

Commissioner Nathan Fisher asked if Marigold will continue on.

John Willis said yes, it will.

Assistant City Attorney Victoria Hales said it is legal's opinion that this item needs to go through with the final plat. We don't want to vacate until we know there is a dedication in return. You can recommend approval tonight but it won't go through until the final plat is submitted.

Commissioner Nathan Fisher asked if the recommendation would be to recommend to City Council and then Council would receive the vacation and final plat at the same meeting.

Assistant City Attorney Victoria Hales said that is right.

John Willis said you can recommend approval with the condition that it goes forward to City Council with the Final Plat.

*\*\*muted overlapping discussion\*\**

Public Comment:

Hayden Schmidt – I got the notice and I have a problem understanding the lingo. I don't understand what vacation and abandonment means. Please explain that.

Assistant City Attorney Victoria Hales explained that there is a City easement. Vacating the easement means you're giving it up. The easement was for the turnaround. We're going to get rid of that easement. We don't want to vacate the easement until we have the roadway coming through with the Final Plat. We'll do that all at once at the City Council stage.

Hayden Schmidt asked that notices be written in terms citizens can understand because the terminology is difficult.

**MOTION: Commissioner Don Buehner made a motion recommend to vacate and abandon the public street roadway easement on Marigold Way and condition approval that when City Council approves this item the roadway is also approved as part of the final plat.**

**SECONDED: Commissioner Nathan Fisher seconded the motion.**

**AYES (7)**

**Commissioner Ro Wilkinson**

**Commissioner Don Buehner**

**Chair Ross Taylor**

**Commissioner Nathan Fisher**

**Commissioner Diane Adams**

**Commissioner Julie Hullinger**

**Commissioner Todd Staheli**

**NAYS (0)**

**Motion passes.**

4. GENERAL PLAN AMENDMENTS (GPA)

- A. Consider a General Plan Amendment from LDR (Low Density Residential), MDR (Medium Density Residential), OS (Open Space), and COM (Commercial) to MDR (Medium Density Residential), PO (Professional Office), OS (Open Space), and COM (Commercial) on 105.9 acres. The property is generally located between **3000 East Street and the Virgin River and fronts on Mall Drive**. The proposal is to support the future development of commercial, retail, professional offices, and to increase residential density. The applicant is Suburban Land Reserve, Inc. and the representative is Mr. Dan McCay. Case No. 2014-GPA-006-B. (Staff – John Willis).

John Willis presented the following:

Dan McCay was traveling from Salt Lake so I'm not sure if he made it but Rick Rosenberg is here to represent if there are questions.

This item came forward previously but only a portion of the request was recommended; this is the tabled portion. The proposal has been revised. The commercial portion on 3000 East and Mall was approved at City Council earlier this month.

On the north side is professional office. The professional office (PO) per the general plan is a buffer between residential and commercial. The general plan supports this designation of professional office in this area. The approved commercial is surrounded by medium density residential (MDR) and is consistent with the general plan and the Little Valley sub area plan. The open space (OS) south of Mall Drive includes areas that are not in flood plain and have been requested as MDR. There is flood plain north of mall drive so that area has been requested as OS. On the northwest corner there is a small node of commercial. That will be an amendment to the general plan. A high traffic intersection such as this lends to commercial nodes.

Chair Ross Taylor noted that in the previous presentation, the western portion was high density residential (HDR). Has that been withdrawn?

John Willis responded that the original northwest portion was HDR and PO. They have removed the HDR on the north and expanded the professional office. Impact from the PO is one of the lesser uses to impact residential. On the south side of Mall there was also HDR and that has been removed and replaced with MDR.

Commissioner Nathan Fisher asked if the to the area west of 3000 E was presented last time.

John Willis responded that it was.

Commissioner Don Buehner noted that the change was the area backing the residential in Washington from Commercial to PO.

John Willis clarified that it was HDR before.

Commissioner Don Buehner said that right in the middle was commercial and that has been changed to PO and then the HDR has gone away on the north side. The south side would be the previous HDR has been changed to MDR

Commissioner Diane Adams asked if the OS reflects the 100 year flood plain.

John Willis replied that the blue line represents the flood plain.

Commissioner Nathan Fisher asked if in the flood plain they can raise the lots and then build. John Willis said there is a process but they're choosing to dedicate it as OS. The other line is the erosion hazard line which they will have to mitigate.

Commissioner Todd Staheli asked if the line is flood plain or flood way.

Rick Rosenberg explained that the blue is 100 year flood plain. The floodway is on the river side of that. They have removed all the LDR there to OS so there is no development in the flood plain. The erosion hazard is more of red flag for soils and geomorphic. Properties there have to have greater engineering and rock walls before developing. Dan was on his way down but there was an accident on the freeway that has delayed him so I'm happy to represent the proposal and answer questions.

Chair Ross Taylor opened the item for public comment.

No comments were made.

Chair Ross Taylor closed the public hearing.

Commissioner Don Buehner noted that there was one letter submitted in opposition.

Commissioner Nathan Fisher asked what Washington doing on their corner.

John Willis replied that their zoning and general plan is Civic. My understanding is that they are reassessing that area now.

Commissioner Don Buehner asked Rick if a walk way for students was still in the plan.

Rick Rosenberg answered yes. There is a project ready for construction that will bring a trail along the ditch. There is a 70-90' landscape strip with drainage and a trail. There will be crossing at the intersection. The MDR area we anticipate as a PD for 55+ community. There will also be a utility corridor that may be a trail. There are plans for a riverside trail so they may tie in. The opportunity is there.

Commissioner Nathan Fisher inserted a word of caution putting a trail next to a canal.

Commissioner Julie Hullinger asked if the changes made meet the previous concerns.

Commissioner Don Buehner responded that they have.

Assistant City Attorney Victoria Hales inserted that this is a general plan amendment. It is legislative not for a specific project or owner. It is in your discretion.

John Willis added that site issues will be ironed out with the zone change or conceptual site plan. This won't be the last time you see this project.

**MOTION: Commissioner Julie Hullinger made a motion to approve item 4A.**

**SECONDED: Commissioner Todd Staheli seconded the motion.**

**AYES (7)**

**Commissioner Ro Wilkinson**

**Commissioner Don Buehner**

**Chair Ross Taylor**

**Commissioner Nathan Fisher**  
**Commissioner Diane Adams**  
**Commissioner Julie Hullinger**  
**Commissioner Todd Staheli**  
**NAYS (0)**  
**Motion passes.**

- B. Consider a General Plan Amendment from GC (Golf Course) and OS (Open Space) to LDR (Low Density Residential) for three (3) separate parcels in close proximity to each other, located off of Bloomington Drive (approx. 3100 S Bloomington Drive), near the driving range, and which total 3.966 acres. The applicant is the '**Bloomington Country Club.**' Case No. 2014-GPA-008. (Staff – Ray Snyder)

Ray Snyder presented the following:

If recommended for approval they will return with a zone change application. If that is approved then they will have to go through the platting process both preliminary and final.

The country club board has identified portions of the golf course no longer necessary for operation. This seems to be in harmony with the surrounding area. LDR is the lowest density with 2.1 – 4 dwelling units per acre. They would have to show setbacks and driveways and parking to see how many units would really work. The properties are not in the floodway. Traffic has not been looked at yet but would have to be considered later on in the process.

Scott Brandt (GM for country club) noted that they haven't finalized plans yet but wanted to get the ball rolling. The areas we've selected do not impact the golf course.

Commissioner Nathan Fisher stated that when approaching the green it looks like I'll be in someone's backyard.

Scott Brandt replied that 90% of people lose the ball to the right so it should be fine. Area 1 will cut off some of the dog leg.

Chair Ross Taylor opened the item for public comment.

Wendy Johnston stated that section 2 seems to overlap the driving range; will that be built up to have homes? On LDR you can have up to 4 homes, is that single family?

Chair Ross Taylor stated it would be single family homes.

Wendy Johnston noted that theoretically they could have 16 homes.

Councilman Joe Bowcutt said theoretically yes they could.

Commissioner Nathan Fisher noted that 16 homes are unlikely due to the layout of the land and the lot sizes in the area.

Wendy Johnston stated she would hate to see it changed and then 16 homes go in. How do we protect our interest?

Chair Ross Taylor explained tonight is just the general plan to allow residential. Afterwards they have to come forward with a zone change that should be compatible with the homes around there. After that they have to have a plat showing how it will work.

Commissioner Nathan Fisher added that the area is 3.9 acres so 16 would not occur.

John Willis said that with LDR and then R-1-10 they could potentially have 15.

Chair Ross Taylor added that the areas are separated in a way that would make 8-9 more likely. John Willis agreed. We won't know until the zone change.

Commissioner Ro Wilkinson stated there is a lot out there that can improve the looks of the area. Some of that area looks run down. Bloomington road is a hazardous place when you're coming out. We should look at it and see if it can improve.

Commissioner Todd Staheli added that if there are homes going there and you're backing out there will be too many near misses.

Commissioner Ro Wilkinson said they would have to look at that in the future.

Chair Ross Taylor noted that the preliminary plat will address that.

Chair Ross Taylor closed the public hearing.

Commissioner Diane Adams asked if the blue lines in the graphic are relevant.

Commissioner Nathan Fisher said it looks like they started to lay it out but not relevant right now.

Commissioner Todd Staheli asked if the driving range at section 2 will be moved.

Scott Brandt responded that the lower T will still be in place.

Commissioner Ro Wilkinson said they'll have to look at the floodplain because when Quail broke in 1985 that water saturated the driving range.

**MOTION: Commissioner Ro Wilkinson made a motion to accept Item 4B, a general plan amendment, for the Bloomington Country Club Golf Course.**

**SECONDED: Commissioner Nathan Fisher seconded the motion.**

**AYES (7)**

**Commissioner Ro Wilkinson**

**Commissioner Don Buehner**

**Chair Ross Taylor**

**Commissioner Nathan Fisher**

**Commissioner Diane Adams**

**Commissioner Julie Hullinger**

**Commissioner Todd Staheli**

**NAYS (0)**

**Motion passes.**

5. **ZONE CHANGES (ZC)**

- A. Consider a zone change from OS (Open Space) and A-1 (Agricultural) to RE-20 (Residential Estate 20,000 sq. ft. minimum lot size) on 14.01 acres. The property is located at approximately 3900 South and Bentley Road. The project site will be referred to as "**Meadow Valley Farms Phase 9**". The applicant is Development Solutions Group, Inc. and the representative is Mr. Logan Blake, Development Solutions. Case No. 2014-ZC-017. (Staff – Ray Snyder).

Ray Snyder presented the item and stated the request fits the area.

Commissioner Don Buehner noted there is a letter regarding this proposal asking about equestrian friendly parks in the area.

Ray Snyder said the Parks Department responded saying there is not a plan for the area.

Chair Ross Taylor said that's a reasonable request so I hope Parks will consider it.

Chair Ross Taylor opened the item for public comment.

James Oliphant – owner adjacent to the south – I came forward 5 years ago asking to board horses there. According to the floodplain it is flood zone and that's why it is open space. Rick Rosenberg did that study in the early 2000s. If I can't change for flood zone back then they why can they now request when nothing has changed since then.

Assistant City Attorney Victoria Hales said staff will address if it is flood zone.

Rick Rosenberg responded that back in 2000 the City had a project around the Ft Pierce Wash. The sediment was collecting and the City contracted with the gravel suppliers to excavate the sediment from the wash. When they did that we developed a stable cross section of what the wash should look like. FEMA came in after the 2005 flood the City was able to use funds to restudy the area. These lines are from that study in 2009 that maps the FEMA plains and floodway. I don't know what happened when Mr. Oliphant requested it. The floodway and floodplain are pretty close together in this area. Going through this wash they are really close together. The erosion hazard zone would be my concern as I don't see that graphic. Erosion hazard has more property damage. It may have been prior to the maps.

Dan Smith - RE-20 is 20,000 square foot single dwellings, correct? My concern is that we don't want to be near apartments or high density.

Chair Ross Taylor said that is correct, near half acre lot or larger.

James Oliphant added that you need to look at the situation there. Quality and Western Rock raised the channel so they haven't done a study since the channel has been reviewed. I've seen a lot of floods over the years. If it's not safe for me it's not for others.

Commissioner Don Buehner said it sounds like there are two issues. The first is before you couldn't so why can they? Then if they can, then can you? The second issue is even though you were denied in the past, are you concerned it is a hazard?

James Oliphant said yes, I would never put a house there. I wanted to put corrals.

*\*\*Ray Snyder brought up the city website to help clarify\*\**

Commissioner Nathan Fisher noted that it appears the proposal avoids the floodplain and floodway. If it doesn't I believe we can still amend and if it is in the floodplain then they can't build. If they want to build they'll have to satisfy the regulations anyway.

Ray Snyder said staff will definitely look at that.

Assistant City Attorney Victoria Hales said there is a graphic that looks like the property south is under water on that map.

Commissioner Nathan Fisher said if the zone provides for R-1-10 and it's in floodway then they can't build.

Assistant City Attorney Victoria Hales said that is right, they would have to pull it out.

Wes Jenkins added that they can't build in the floodway; the erosion hazard kicks out wide. The development to the north is in the erosion hazard and they have done the studies to mitigate. Commissioner Todd Staheli added that normally you have the fringe but this area doesn't have a fringe.

Assistant City Attorney Victoria Hales noted that on the other side of the floodway it is R-1-10 in the floodway. That doesn't mean they can build there it just means it's zoned that way.

Councilman Joe Bowcutt asked if the flood area will be addressed with the plat.

Ray Snyder said that is correct.

Councilman Joe Bowcutt continued, the final use is decided by plat not the general plan or zone.

Ray Snyder explained that the zoning right now is OS and A-1 and they want RE-20 but yes.

Wes Jenkins said if it's floodway we won't change from OS because you can't do anything. Floodplain is on the fringe but here they're one in the same.

Chair Ross Taylor asked if the applicant can move that western boundary from the erosion area.

Commissioner Nathan Fisher noted that when we did Mall Drive they had it zoned a certain way and changed the floodway to OS but their erosion cut through the development.

Wes Jenkins added that the erosion hazard line can be developed but you have to do an extensive study outlining what needs to be done to mitigate. The erosion hazard line is much greater. Part of that is due to the mining from the past. When previous phases came in they did erosion hazards studies. The same would be required here.

Chair Ross Taylor asked if the erosion hazard is halfway through the development.

Wes Jenkins stated it is over most of the property.

Commissioner Nathan Fisher inserted there are areas all over the river that are developed in the erosion hazard area. They do a study and then mitigate in order to build. If we prevented development in the erosion hazard we wouldn't have a lot of our subdivisions.

Wes Jenkins said there will be a base flood elevation and we would require the lots to be raised 2' minimum above so if it does flood there it would stay in the street and go back to the river. Hyde-Berry Park would be the same thing.

James Oliphant added that it has flooded us out here before and that wasn't a 100 year flood that was the reservoir that broke. The golf course always gets flooded and that's why the golf course is there. That's the same wash here. I've seen flooding. I care about someone putting a home here thinking it is safe and it's not.

Ray Snyder said we all want safety and don't want issues. We have the FEMA information available to us. The zone change is really in the open space area not the floodway. We'll treat it like any other area in this circumstance. I don't see a reason to change the request considering the floodway and floodplain.

Chair Ross Taylor closed the public hearing.

Commissioner Nathan Fisher I think we have to rely on the experts that put together their plans. I think it was Rick who did the study. I think we have to trust what they know concerning the floodplain, floodway, and erosion hazard. I don't doubt we'll learn more in the years to come but we have to work with what we have in front of us now.

**MOTION: Commissioner Nathan Fisher made a motion to recommend approval for item**

**5A, zone change.**

**SECONDED: Commissioner Julie Hullinger seconded the motion.**

*Commissioner Todd Staheli asked if we need to put anything about the flood areas.*

*Commissioner Nathan Fisher said the construction drawings will handle that.*

**AYES (7)**

**Commissioner Ro Wilkinson**

**Commissioner Don Buehner**

**Chair Ross Taylor**

**Commissioner Nathan Fisher**

**Commissioner Diane Adams**

**Commissioner Julie Hullinger**

**Commissioner Todd Staheli**

**NAYS (0)**

**Motion passes.**

- B. Consider a zone change from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to PD-R (Planned Development Residential) on 0.50 acres to accommodate a four-plex referred to as “**Ancestor Village.**” The property is generally located at 1650 North Dixie Downs Road. The applicant is VCL Investments, LLC and the representative is Mr. Chad Van Cleve. Case No. 2014-ZC-016. (Staff – John Willis).

John Willis presented the following:

This request is from R-1-10 to a PD-R. When looking at a PD-R we'll also look at the elevations, site plan, and materials board. They are proposing a 4-plex with garages on the ends and individual backyards. They did provide a materials board with stone and stucco. The request is for the vacant lot on Dixie Downs Road. To the south is an LDS church and to the east is their parking lot, to the north is the Emerald Ridge subdivision. The general plan has a designation of MDR which is up to 9 dwelling units per acre. The proposal is at 8 units per acre so they are within the general plan designation.

Commissioner Nathan Fisher asked if there is a park north of this.

John Willis replied Firehouse Park is further north. The columns will be stone and the rest of the building will be stucco.

Commissioner Ro Wilkinson said the letter submitted regarding how he thinks it would tear down what they are trying to build up; to me it doesn't look like that is what is happening.

John Willis said this will be platted for individual ownership. I don't believe there is a target market.

Commissioner Nathan Fisher asked if driveways are allowed on that road.

John Willis said we would have to look at that, but when we looked at single family there it didn't layout well.

Commissioner Nathan Fisher asked if a deceleration lane would be required.

Wes Jenkins said no.

Chad Van Cleave said these will be platted for individual ownership  
Commissioner Diane Adams asked if the garages go with the end units.  
Chad Van Cleave said yes they do.

Commissioner Ro Wilkinson asked how big the units are.

Chad Van Cleave responded they are 1400 square feet, 3 bed 2 bath. There is covered parking for the center units.

Commissioner Nathan Fisher asked if the division has to be now, with the zone, or with the plat.  
John Willis replied it is with the plat.

Commissioner Diane Adams asked if the parking in front will be covered.

John Willis said that they are required 2 spaces per unit and 1 covered. So the end units are covered by the garages and then they will need to put something up for the middle units.

Commissioner Nathan Fisher asked what is across the street.

John Willis replied a mobile home park.

Commissioner Nathan Fisher inserted that those are narrow lots.

Commissioner Ro Wilkinson noted that it looks like the parking is a distraction to the building.

Commissioner Nathan Fisher said if you go behind Pine View theatres you see these.

John Willis added the benefit of this, even with the parking, is that they have backyards.

Commissioner Nathan Fisher asked if the landscaping is being approved tonight.

John Willis said right, we are reviewing the site and architecture. Anything that changes would have to come back through.

Commissioner Julie Hullinger said it looks like a good addition to the area.

Commissioner Nathan Fisher asked if there is a wall there now.

John Willis replied it's walled on 3 sides.

Commissioner Todd Staheli asked if the landscaping is per the site plan or elevations.

John Willis said you can specify that the landscaping is per the site plan not the elevation.

Commissioner Nathan Fisher asked if we should review the covered parking.

Commissioner Diane Adams added that the covered parking will change how it looks.

John Willis said you can request they provide an elevation with covered parking for City Council.

Commissioner Diane Adams Diane asked if the backyards are individually fenced.

John Willis said they are.

Chair Ross Taylor asked if they are separated by fences or vegetation.

Chad Van Cleave said fences. We're looking at limited and private common area when we plat. Right now we're thinking block walls at 6' tall for each.

Commissioner Todd Staheli asked if an HOA will take care of landscaping.

Chad Van Cleave said that has yet to be decided.

Commissioner Julie Hullinger asked how they access the backyard.

Chad Van Cleave said the side units will be easy to maintain but the center units will be a bit more difficult.

Chair Ross Taylor said he is uneasy with the things we don't see yet. Can you bring those things forward?

Chad Van Cleave asked if more detailed landscaping and the covered parking is what is being requested.

Chair Ross Taylor said yes, so we can see exactly what it will look like.

Commissioner Don Buehner said access to the backyards would also be nice.

Commissioner Nathan Fisher noted that if you do desert in the middle then your plan needs to reflect that. I suggest that you look at more rock accent as well.

Chad Van Cleave noted that there is extra parking so I may be able to work something out.

Chair Ross Taylor asked if the applicant would table the item to rework the issues.

Chad Van Cleave said absolutely, I can have it before council but I can come back if needed.

Assistant City Attorney Victoria Hales said the applicant can table it now or after the public hearing.

Chair Ross Taylor opened the public hearing.

No comments were made.

Chair Ross Taylor closed the public hearing.

**MOTION: Commissioner Julie Hullinger made a motion to table at the applicant's request until the next meeting.**

**SECOND: Commission Todd Staheli seconded the motion.**

**AYES (7)**

**Commissioner Ro Wilkinson**

**Commissioner Don Buehner**

**Chair Ross Taylor**

**Commissioner Nathan Fisher**

**Commissioner Diane Adams**

**Commissioner Julie Hullinger**

**Commissioner Todd Staheli**

**NAYS (0)**

**Motion passes.**

6. TRAINING

Training and discussion to cover: Title 10 Chapter 8 “Planned Development Zone” – Residential Section.

*\*\*Councilman Joe Bowcutt left the meeting at 6:40 pm\*\**

No training was held at this meeting.

7. **MINUTES**

Consider approval of the minutes from the July 08, 2014, July 29, 2014, and August 12, 2014 meetings.

**MOTION: Commissioner Diane Adams made a motion to approve the minutes.**

**SECONDED: Commissioner Todd Staheli seconded the motion.**

**AYES (7)**

**Commissioner Ro Wilkinson**

**Commissioner Don Buehner**

**Chair Ross Taylor**

**Commissioner Nathan Fisher**

**Commissioner Diane Adams**

**Commissioner Julie Hullinger**

**Commissioner Todd Staheli**

**NAYS (0)**

**Minutes are approved as written.**

**ADJOURN**

**MOTION: Commissioner Nathan Fisher made a motion to adjourn.**

**SECONDED: Commissioner RO Wilkinson seconded the motion.**

**AYES (7)**

**Commissioner Ro Wilkinson**

**Commissioner Don Buehner**

**Chair Ross Taylor**

**Commissioner Nathan Fisher**

**Commissioner Diane Adams**

**Commissioner Julie Hullinger**

**Commissioner Todd Staheli**

**NAYS (0)**

**Meeting adjourned at 6:41 pm.**