



# MINUTES – Planning Commission

Thursday, December 13, 2018

City of Saratoga Springs City Offices

1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

## PLANNING COMMISSION MEETING MINUTES

Call to Order - 6:00 p.m. by Chairman Kirk Wilkins

**Present:**

5 Commission Members: Kirk Wilkins, Bryan Chapman, Bryce Anderson, Christopher Carn, Troy Cunningham, Ken Kilgore, Sandra Steele  
Staff: Mark Christensen, City Manager; Dave Stroud, Planning Director; Nora Shepard, Senior Planner; Kevin Thurman, City Attorney; Gordon Miner, City Engineer; Nicolette Fike, Deputy Recorder  
10 Others: Doug Thimm, Joe Colosimo, Russell Skuse, Stephanie Ray, Heidi Balderree, Wade sticks, Krisel Travis, Whit Morris, Shane Tolbert Warren Smith, and Karen Cushing, Brad Sanderson, Cory Nelson, Beth Stevenson, Kelly Tolbert, Tim Eldred, Lori Geisler, Gary Merrell, Eric Rouse

1. **Pledge of Allegiance** - led by Commissioner Wilkins.

15 2. **Roll Call** – A quorum was present

3. **Public Input**

**Public Input Open** by Chairman Kirk Wilkins

20 Heidi Balderree, representing Saratoga Hills/Benches neighborhood. She asked several in attendance to stand who she represented and then shared concerns and opposition for the Ruston/Canton Ridge annexation zone amendment. They feel the higher density is unwise. They request a formal traffic study. She gathered a petition with 161 names who were opposed. Any high density should be on the West.

25 Krisel Travis with D.R. Horton has concerns with the parking section of the Standard Technical Specifications item. You can't have angled perpendicular parking. She felt that City Council approved on-street parking of 90° with conditions. The issue is the depth, those were 20' from back of curb to front of gutter maintained by HOA. This is 34' deep which is 7 extra feet which would encroach into open space. The increased footage will add 560\$ per stall. They feel like they don't have to comply because of prior  
30 approvals but agree a standard should be set, but not this. With an angled parking you get a longer stall, long enough to park a large vehicle like a trailer, which opens up issues for an HOA. It should just be guest parking.

35 Wade Stiks, Whit Morris, Shane Tolbert, Warren Smith, and Karen Cushing, all spoke in opposition to the increased density proposal in the Canton Ridge Annexation and shared reasons they moved here; for the aesthetics, family feel, and larger lots. They Shared concern for the Canton Ridge area with crowding, traffic, and increased crowding in schools. The population is increasing and they wanted to know what benefit it gives the community.

40 Brad Sanderson is not opposed to higher density, but feels there is an appropriate place for it, not here. He is not opposed to the annexation itself.

45 Commissioner Wilkins asked for emails to be read which had been received in opposition of the density in Canton Ridge. The emails were sent by Janet Cherrington, Lisa and David Olsen, Laura Miller, Steve and Tosha Jewkes, Rebecca Hopkins, Heidi Balderree, and Amy Marble.

**Public Input Closed** by Chairman Kirk Wilkins

4. **Work Session: Annexation Concept Plan for Canton Ridge (Rushton) located west of The Benches Subdivision, being the SW ¼ of Section 34, Township 5S, Range 1W. Russell Skuse, applicant.**

50 Senior Planner Nora Shepard presented the item. The applicant is requesting annexation of approximately 166.7 acres into the City of Saratoga Springs. The concept plan shows a mixed residential with some neighborhood commercial. Lower Density is proposed adjacent to the existing Benches subdivision. Density

55 increases slightly as you move west toward the Mountain View Corridor (Foothill Blvd.). Access to the neighborhood will be through the Benches and through the Beacon Pointe Community. The General Plan notes the area as very low density residential and low density.

60 Russell Skuse with Fieldstone Homes was present as applicant. He gave a brief presentation of their concept. He thanked the City Staff, Commissioners, and residents for their input. This is only a Concept Plan at this time. He noted that they would like to meet with Neighbors to go over plans. Mr. Ruston was present as owner. He has had the property for over 70 years. Russell Skuse shared visuals of the activity in the City over several years near this area. He noted the Mining operation to the south. He noted that they don't want Foothill Blvd. in their area either, but they see the need for the Road to meet the needs of the City and so have planned around it.

65 Applicant Russell Skuse responded to public comment as requested. They would be doing a traffic analysis at Neighborhood Plan stage. They are not requesting the maximum 12 units per the acre as allowed by the Mixed Residential zone, but are asking for a cap closer to 5 units. They do know that the corridor is a critical component for not just these residents but all of the City. He felt 5 units per acre was not high density. It is a blended density. They think there will be lower density on the east and higher to the west of the corridor. Mr. Skuse Noted that they didn't believe ground breaking would be until around early 2020. They have been working on the annexation agreement where many concerns will be addressed such as the right-of-way.

75 City Attorney Kevin Thurman addressed the eminent domain question. He noted there are different ways to plan for transportation. The City has discussed that in return for higher density on the west side of Foothill Blvd. they would dedicate the ground for the corridor. They need to address this in the Annexation agreement. Without that they would need to exercise eminent domain for the roadway property which is a lengthy process. He advised that staff can't make the decision of higher density, it is up to City Council. He advised that the initiative discussed unit types, not density. City Attorney Kevin Thurman noted that the General Plan is an advisory tool, we are not bound to it, but we need to consider it. It is a guide to how we want the City to be developed.

85 City Manager Mark Christensen advised those in attendance of the role of City Staff and applications. There is often community clamor that the City is pushing for higher density or something else. Applicants are free to apply for whatever they would like to request. Staff is obligated to process the request. It is then up to City Council to make approvals. He advised that staff has spent many hours advising this applicant on the process and what the likely response from the community would be. Staff's job is to remain neutral and guide the applicant through the process. City Staff is very aware of the public's concerns. They appreciate comments and have shared them with the applicant, Planning Commission, and City Council. The City does have to give the applicants their due process. The City Council is very aware of community concerns and they have been communicated to State legislators and leaders. They need to keep an eye on State legislature who is pushing to take away local zoning control. The City does everything it can to communicate the resident's wishes to the applicants. They very much try to uphold the tenets of Prop 6. Sometimes the emotion that comes up with these types of issues get brought up and can be aimed at the organization as if we are trying to do something contrary to Prop 6. That is not the case, nor has it been. They try to balance the wishes of the community and the rights of the property owner to have a fair process.

100 Senior Planner Nora Shepard advised on Schools. Local government doesn't have a lot of control over school districts, what they do, or where they build. Whenever a developer comes in staff asks them to talk to the School District. City Manager Mark Christensen noted that the City gets limited review on School projects. The City will continue to have the conversations with Alpine School District and applicants. The schools have concerns such as bonds that need to pass. The City meets with Board members and Admins quarterly to discuss needs and concerns.

105 Commissioner Carn

- Noted he had talked to a lot of residents about this and would not be in favor of a zoning change from the General Plan.

110 Commissioner Steele

- Mentioned that apartments and higher density near a freeway affects more people with noise and traffic than would larger acreage lots.
- Is not opposed to the annexation but would like the zoning to stay consistent with the current General Plan. This is one of the last places where we could do larger lots.

Commissioner Anderson

- 115 - Is not opposed to the annexation. He noted that Planning Commission is to help apply the rules but the decision is up to City Council and the public could share their feelings with them as well.
- He felt the zonings should stay closer to the General Plan.
- Asked if the alignment of (Foothill Blvd.) was set or still negotiable. City Engineer Gordon Miner advised that the Foothill Blvd. alignment is based on a study done by the Mountainland Assoc. of Gov. City
- 120 Manager Mark Christensen pointed out the original alignment of Foothill Blvd. was right on the back side of the Benches subdivision, but as the needs have grown this was shifted out further to help meet the needs and fit the topography. It will not get full build out for many years. First will be local roads that will expand and eventually be UDOT. We are trying to pay attention and plan ahead, noting that it takes a long time to plan. He feels it is to the applicant's credit that they are trying to preserve this corridor.

Commissioner Kilgore

- Asked about connectivity between east and west side of the corridor. Mr. Skuse responded that it is up for debate still and depends on UDOT. They do anticipate some sort of connection.
- Asked about thoughts on open space in the center. Mr. Skuse noted that at this point it is very conceptual and they are aware of the requirements. He noted they would plan for trails and things. He noted that on
- 130 Redwood Road there are no shops and services currently in the area and they don't want to create more problems where there are no services in the area which causes more traffic to have to congest the roads towards City Center.
- Appreciates that they are considering Neighborhood Commercial.
- 135 - He is in support of the annexation, but is not sure yet if he disagrees with a zoning change. He likes the transitioning of the density from the existing neighborhood and thinks the higher density proposed may be appropriate nearer the major corridor. Mr. Skuse restated that they are not asking for 12 units as in the MR zone, but closer to 5 overall. It is something they have asked for in the annexation agreement already.
- Commissioner Kilgore felt it was encouraging that they would actually be coming in at a lower density and seems to be blending in. With a freeway coming through the middle, if it could be kept similar to the spirit of developments that already exist then he is in favor and likes bringing in the commercial element.
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Commissioner Chapman

- Received clarification on 5 overall units per acre. Mr. Skuse responded that it would be about 900 units.
- 145 - Expressed understanding of residents expectations.
- He noted that a large corridor coming in makes things difficult.
- He is more favorable towards Neighborhood Commercial if it is done right.

Commissioner Wilkins

- 150 - Is sympathetic of residents being near an un-annexed area and shared sensitivity of the owners' rights.
- He felt it was a good effort at feathering the densities but felt that he needed to listen to the residents and hoped that they could figure out something that worked for everyone.
- He liked the commercial.

Commissioner Cunningham

- 155 - Is in favor of the annexation.
- He could be in favor of Neighborhood Commercial, and feels there will be a need for it in the area.

5. **Business Item: Preliminary Plat for Arcadia Springs located at 500 W. 1400 N., Joe Colosimo, applicant.**

160 Planning Director Dave Stroud presented the plat. This is a request for preliminary plat approval of 63 lots in the R1-9 zone at a density of 2.81 units per acre. Lot sizes range between 9,009 square feet to 11,137 square feet. Open space is 2.29 acres, 2.24 is required. He noted an easement that needed to be recorded prior to plat recording. Joe Colosimo was present as applicant. He noted that he is working with Star Haven and Dignity

165 Care for a second access easement. They are working with all the neighbors to do City improvements outside the development.

Commissioner Chapman

- 170 - Noted that Dignity Care wanted a private community, this notes a connection through it. Planning Director Dave Stroud advised that Cozy Ln. would be a shared connection, private into Dignity Care. Mr. Colosimo noted that he wanted the road to turn so it was not a straight shot.
- He appreciates the density that is consistent with surrounding neighborhoods and the open space.

Commissioner Kilgore

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- Received confirmation from the applicant that they would comply with the conditions as outlined.
  - Asked if the applicant intended to provide the easement. Planning Director Dave Stroud noted they were, there was a draft easement already but it would need to be recorded prior to the plat recording. Joe Colosimo indicated he would do what was needed to obtain the easement.

180 Commissioner Steele

- Asked if the detention basin was calculated at 100% for open space. Planning Director Dave Stroud responded it was at 2/3 or 66%. It is limited access with partial credit.

185 **Motion made by Commissioner Chapman to forward a positive recommendation to the City Council regarding the Arcadia Springs Preliminary Plat with the Findings and Conditions in the Staff Report. Seconded by Commissioner Carn. Aye: Bryce Anderson, Bryan Chapman, Christopher Carn, Troy Cunningham, Ken Kilgore, Sandra Steele, Kirk Wilkins. Motion passed 7 - 0.**

190 **6. Public Hearing: The Crossing Village Plan 2 Amendment, and Conditional Use Permit for Les Schwab, located approx. 148 W. Pioneer Crossing. Stephanie Ray, applicant.**

Planning Director Dave Stroud presented the item. The applicant has two requests. The first is to amend The Crossing Village Plan 2 to include building elevations and signage of Les Schwab. The second is conditional use permit approval of the Les Schwab facility, which according to The Crossing Community Plan, is a conditional use. Stephanie Ray and Cory Nelsen with CTA Architects and Engineers and Eric Rouse with Les Schwab were present as applicants. Stephanie Ray thanked City Staff and noted they were good to work with. Cory Nelsen shared an architectural materials and colors board with the commissioners.

**Public Hearing Open** by Chairman Kirk Wilkins

No comment was given from public that were present at the meeting.

200 An Email was read from Heidi Balderree who was opposed to the amendment. They didn't want special circumstances to be granted, feeling that special treatment can set precedence.

Planning Director Dave Stroud noted that he had already responded to the email noting the different nature of the community plan and the older design she was worried about.

**Public Hearing Closed** by Chairman Kirk Wilkins

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Commissioner Carn

- Did not agree with granting the variances on the sign changes.
- Is fine with the conditional use.

210 Commissioner Kilgore

- Asked staff the reason for sign elevation restrictions as they are today. Planning Director Dave Stroud responded that he was not sure, but you need to have some sort of restrictions. The only change would be to have a secondary sign half the size of the primary sign. To their credit, they are reducing what they could do by 70%.

215 - Commissioner Kilgore felt if it was not a safety factor then he is willing to consider the application. The caution of not approving a request once so it becomes a standard could go the other way. If there isn't a specific reason why, like for safety, then they should look for it. It may be something staff needs to look at changing in the code if it happens often.

- Received confirmation from the applicant that they would comply with the conditions as outlined.

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City Manager Mark Christensen advised that the Council is willing more and more to grant these approvals in the District Area Plan within parameters. He noted the bright sign near Traverse Mt. as an example of an unwanted type of sign. Outside of the District Area Plan they may not be willing to give much. We are still trying to define what we are becoming as a community and working through issues as they arise.

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Commissioner Cunningham

- Is in favor of the signage variance within the Village Plan. He likes that they reduced the overall size.

Commissioner Steele

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- Suggested there may be another way to do the simple cabinet signs. The applicant responded that it is the same sign across the country and to change this one development is not something they are inclined to do.

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- She asked if the channel letters were attached to a bar. The applicant responded that they were one continuous sign, which was submitted as part of the packet. It was on a mounting bracket.
  - She is unwilling to support the change, here or anywhere in the city because of the simple signs. She stands firm on 3 signs per building.
  - Agrees with no outside storage of tires and customers vehicles should not be left outside the building but stored inside the building. She asked if the applicant agreed with those conditions and the applicants replied they did agree.

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- Commissioner Chapman.
- Felt the fact that the applicant is reducing the sign makes this doable.
  - He is in favor of the two additional conditions.

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- Commissioner Wilkins
- Noted that competing business' have had similar conditions placed on them with outside storage and signs. He is in favor.

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**Motion made by Commissioner Chapman to forward a positive recommendation to the City Council regarding the proposed amendment to The Crossing Village Plan 2 with the findings and conditions in the staff report. Seconded by Commissioner Cunningham.**

**Aye: Bryan Chapman, Troy Cunningham, Ken Kilgore, Kirk Wilkins.**

**Nay: Sandra Steele, Bryce Anderson, Christopher Carn. Motion passed 4-3**

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**Motion made by Commissioner Cunningham to forward a positive recommendation to the City Council regarding the Les Schwab Condition Use Permit with the findings and conditions in the staff report. With additional conditions that there is no outside tire storage, and any vehicles left overnight should be stored inside the bays. Seconded by Commissioner Anderson.**

- 260
- Commissioner Carn asked how no parking overnight could be enforced with many parking lots adjacent. City Manager Mark Christensen thought that the Boyer Company would enforce it. Movie theatre parking may creep over but should be cleared out by 1 a.m. We don't want it to creep into cars being left for days. Commissioner Wilkins felt the point was to not have a broken vehicle outside. He asked what the applicants feelings were on the conditions. The applicant responded that they were fine with the conditions, it was not their business practice to have cars overnight. Their general practice is to not allow a
- 265
- key drop.

**Aye: Bryce Anderson, Bryan Chapman, Christopher Carn, Troy Cunningham, Ken Kilgore, Sandra Steele, Kirk Wilkins. Motion passed 7 - 0.**

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7. **Public Hearing: General Plan Amendment, Rezone, and Concept Plan for Finlinson property located at 1193 W. Fairfield Rd. Doug Thimm, Architectural Nexus-applicant.**
- Senior Planner Nora Shepard presented the item. The applicant requests the City amend the General Plan land use map from Low Density Residential to Community Commercial and rezone property from RA-5 to Community Commercial. This request affects approximately 18.39 acres. The parcel is along what is to be a major arterial. She noted proposed concepts of a reception center, office uses, retail uses, and a data center. Doug Thimm from Architectural Nexus was present as applicant.
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**Public Hearing Open** by Chairman Kirk Wilkins. Receiving no public comments, the Public Hearing was **Closed** by Chairman Kirk Wilkins.

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- Commissioner Kilgore
- Wondered if applicants had any potential tenants for the Data Center. Doug Thimm responded that they felt the concepts along the main arterial made a lot of sense, but they had no particular users at this point. Senior Planner Nora Shepard mentioned they have been in communication with the City Economic Development director.
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- 290
- Commissioner Steele
- Thanked the applicant for not bringing any more housing to the area.
  - She noted that a data center is not in our uses table. Senior Planner Nora Shepard advised that there is enough play in the definition of Research and Development it would work.
  - Suggested that if they were to have medical use come in, it may need more parking.

- She advised on ADA compliance for the reception center.

295 City Manager Mark Christensen noted that the City has identified in their Economic developing that there is a need for flex office space. They see jobs as being critical to balancing the community. They have worked with the applicant and are in favor of the proposal.

Commissioner Cunningham

- Thought this would be great to have come in to the City.
- 300 - Likes the concept of the reception center and would like for the public to be able to walk around a proposed pond area.

Commissioner Anderson

- 305 - Likes this as an entryway to the City from the west.

Commissioner Carn

- He likes the land use for this area. He would like to see the landowner to the east carry the concept.
- He likes the uses proposed and noted the need for a reception center.

310 Commissioner Chapman

- Thanked them for bringing job centers to the City.

Commissioner Wilkins

- 315 - Noted in the event the use changed from a Data Center that there may need to be more parking. Senior Planner Nora Shepard advised that because of the overhead powerline things will shift around but the parking numbers would be better addressed at the Site Plan or Conditional use stage. Planning Director Dave Stroud advised that with a change of use permit the parking is addressed.

320 **Motion made by Commissioner Carn to forward to City Council a positive recommendation regarding the Finlinson Mixed Use General Plan land use map amendment and rezone as outlined in Exhibit 2 with the findings and conditions in the staff report dated December 6, 2018. Seconded by Commissioner Anderson. Aye: Bryce Anderson, Bryan Chapman, Christopher Carn, Troy Cunningham, Ken Kilgore, Sandra Steele, Kirk Wilkins. Motion passed 7 - 0.**

325 8. **Public Hearing: Update to the Saratoga Springs Transportation Master Plan, an element of the General Plan.**

330 City Engineer Gordon Miner presented the update. As an element of the General Plan, the Transportation Master Plan is a guide to provide capacity in the City's transportation system to accommodate expected growth. This is an update to a previously-adopted Transportation Master Plan. This amendment is mostly about the undeveloped area south of Pony Express and west of Redwood Road. He noted a change on School house Blvd. on the west was a large steel power pole. They received comment from UDOT that because of the power pole they can't support an intersection there. City Engineer Gordon Miner proposed that segment be removed from the Master Plan.

335 **Public Hearing Open** by Chairman Kirk Wilkins receiving no public comments, the Public Hearing was **Closed** by Chairman Wilkins.

Commissioner Steele

- 340 - What would happen instead of the School House Rd. City Engineer Gordon Miner advised that UDOT won't support it, it would remain a T-intersection.

Commissioner Cunningham

- 345 - Asked about the Bus Rapid Transit (BRT) and TRAX line. City Engineer Gordon Miner advised that the Bus Rapid Transit would come first and as ridership increases it would be replaced with TRAX.

Commissioner Kilgore

- 350 - Wondered about the overall forecast process, and if our predictions in other areas have held true. City Engineer Gordon Miner responded that it would be a better question for the consultant. They use a computer model of the region.

Motion made by Commissioner Steele to forward to the City Council a positive recommendation of the January 2019 Update to the Transportation Master Plan as presented today with a note that the map for the school house intersection be removed and the map on page 46 with the school house intersection be removed. Seconded by Commissioner Cunningham. Aye: Bryce Anderson, Bryan Chapman, Christopher Carn, Troy Cunningham, Ken Kilgore, Sandra Steele, Kirk Wilkins. Motion passed 7 - 0.

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9. **Public Hearing: Update to the Standard Technical Specifications and Drawings Manual for the City of Saratoga Springs.**

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City Engineer Gordon Miner presented the update. The proposed revisions have been reviewed by staff and have been found to be acceptable and in legal form. 1. A major proposed change involves allowing the use of native soils as structural fill. Staff believes that the proposed specification provides a methodology that ensures that native soils can be engineered, tested, and inspected. 2. Another noteworthy change is the addition of a standard for on-street parking. Notice note 3, which requires the building setback to be measured from the back of the sidewalk. 3. Staff recommends an additional change to all of the LP standard drawings to flexibility in procuring street lights and associated parts. The proposed change is an additional note that says, "Alternative products may be substituted if deemed to be equal and approved by the City." City Engineer Gordon Miner noted that he sent a revision that addressed Ms. Travis' comments at the beginning of the meeting.

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**Public Hearing Open** by Chairman Kirk Wilkins

No comment was given from public that were present at the meeting.

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Commissioner Wilkins read an email from DeeAnn Huish with Utah Valley Homebuilders Assoc. She noted the road revisions would be good. City Engineer Gordon Miner expounded that we haven't had the ability for developers to use onsite materials for fill. This standard was developed for a developer to use soil from their site, process it, and if able to show quality control and correct installation, it is able to be used as subgrade.

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Another email was shared from Greg Magleby from LEI and represents several developers in the community who shared concerns on a few pages, noting further review may be needed.

**Public Hearing Closed** by Chairman Kirk Wilkins

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City Engineer Gordon Miner addressed concerns from Krisel Travis. He noted her plans were not approved yet. He was asked by City Council to develop a standard; this has been reviewed by staff and they believe this is what the Council has asked for.

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City Engineer Gordon Miner responded to other items from Greg Magleby.

Item 1, Sanitary Sewer item 4. peaking factors - He agrees with the comment and recommended the following changes: make peaking factor 4 for 8', 2.5 for 10-15", 2.0 for greater than 15".

Item 2, State standards allow for shallower slopes. City Engineer Gordon Miner noted the purpose is not to open up the entire book, they will take it under advisement, but it doesn't speak to proposed changes tonight.

Item 3, Tables 8 & 9. This was reviewed by Tim Beal of PEPG, a geotechnical engineer.

Item 4, Section 02116.1.6.e. City Engineer Gordon Miner noted they trust Mr. Beal's recommendations here.

Item 5, Common Bar, they will change this to equal or greater

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Item 6, Angled on-street parking. City Engineer Gordon Miner feels this has been discussed.

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Further comments had come in to allow detention ponds in private lots. There is a sentence that restricts it to only the lot owner. They believe it's too restrictive for maintenance on only the lot owner so they removed that. On earthworks there was a comment to add a third party for quality assurance. They agreed to add that. Concern on definitions to define vernacular, they can do that. Lastly, 45 Foot Antennae page should be titled Small Cell Wireless Pole. By State law wireless companies are allowed to put up smaller poles. We are trying to define how that happens. It should say 50 feet maximum instead of only 50 feet.

405

Commissioner Steele

- Believes the parking is the right way to go and still allow space for front yards.

Commissioner Kilgore

- Wondered the reason for removing 3.4 backfill section. City Engineer Gordon Miner noted that it did not give option for onsite fill.

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415 Motion made by Commissioner Chapman to forward a positive recommendation to the City Council for the City's Standard Technical Specifications and Drawings with the following modifications: Changing the Sewer Peaking Factors to 4.0 for 8", 2.5 for 10-15", 2.0 for greater than 15"; Remove restriction of maintenance only by lot owner in the detention ponds and private lots; Under Earthworks specifications add criteria for when a third party is needed for quality assurance; Define Engineering vernacular words; under Small Cell Wireless Poles add "maximum" to the height so it's 50' Maximum. Seconded by Commissioner Steele.

420 Commissioner Steele asked if there was alternative products included in the motion. City Engineer Gordon Miner advised it was not made into the packet but as a less restrictive recommendation we want to allow that the same quality of street light and could be added to the motion.

425 Motion was amended to add "Alternative products may be substituted if deemed to be equal and approved by the City." Approved by Commissioner Chapman, and Commissioner Steele. Aye: Bryce Anderson, Bryan Chapman, Christopher Carn, Troy Cunningham, Ken Kilgore, Sandra Steele, Kirk Wilkins. Motion passed 7 - 0.

10. Business Item: 2019 Regular Meeting Schedule.

430 Motion made by Commissioner Carn to approved the 2019 Planning Commission Regular Meeting Schedule. Seconded by Commissioner Cunningham. Aye: Bryce Anderson, Bryan Chapman, Christopher Carn, Troy Cunningham, Ken Kilgore, Sandra Steele, Kirk Wilkins. Motion passed 7 - 0.

11. Approval of Minutes:

435 a. November 15, 2018

Commissioner Kilgore noted a mistake on line 285.

440 Motion made by Commissioner Steele to approve the minutes of November 15, 2018, as corrected. Seconded by Commissioner Chapman. Aye: Bryce Anderson, Bryan Chapman, Christopher Carn, Troy Cunningham, Sandra Steele, Kirk Wilkins. Motion passed 6 - 0. Abstain: Commissioner Kilgore.

12. Reports of Action. - No Reports were needed.

445 13. Commission Comments.

Commissioner Chapman was glad that City Attorney Kevin Thurman would be staying with the City. Commissioner Steele would like to revisit the Mixed Residential zone.

450 14. Director's Report. - Planning Director Dave Stroud wished all a happy holidays.

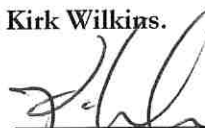
15. Possible motion to enter into closed session - No closed session was held.

455 16. Meeting Adjourned Without Objection at 9:35 p.m. by Chairman Kirk Wilkins.

460 24 JAN 2019  
Date of Approval

  
Deputy City Recorder



  
Planning Commission Chair  
Kirk Wilkins