

**PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH
April 10, 2018**

PRESENT:

Commissioner Dannielle Larkin
Commissioner David Brager
Commissioner Roger Nelson
Commissioner Summer Barry
Chair Nathan Fisher
Councilman Joe Bowcutt

EXCUSED:

Commissioner Don Buehner
Commissioner Todd Staheli
Planner II Ray Snyder

STAFF:

Assistant Public Works Director Wes Jenkins
Planning Manager John Willis
Assistant City Attorney Victoria Hales
Development Office Supervisor Genna Singh

CALL TO ORDER

Chair Fisher called the meeting to order and asked Commissioner Barry to lead the flag salute at 5:08 PM.

1. **GENERAL PLAN AMENDMENTS(GPA)***(Public Hearings)*

A. Consider a general plan amendment to change the LDR (Low Density Residential) land use to COM (Commercial) for “**Prado**” on 2.31 acres. The property is located at the southeast corner of Dixie Drive and 600 West. The applicant is Cosmic Properties LLC, and the representative is Mike Draper, Rosenberg Associates. Case No. 2018-GPA-004 (Staff – John Willis)

John Willis presented the following:

There is a large elevation change between the existing houses and the property. The homes are above the proposal. Part of the subject property is already COM; the request is for the remaining LDR to become COM. It is a narrow piece of property. There is a 50’ pinch in the middle. This is also located in the hillside overlay and will need to comply with that section of the ordinance when it is developed. Staff feels that LDR is not appropriate for the site based on the size and the roadways.

Commissioner Brager asked if a wall would be required.

John Willis said there is a 10' landscape strip and 6' wall buffer required. Because of the elevation change the wall may not be beneficial as the grade serves as the buffer.

Commissioner Nelson asked if this site has room for viable development.

John Willis said as an overall area there is some potential to develop.

Jorge Prado, applicant, said he drives by here often and sees the area being trashed and wants to be able to develop it.

Victoria Hales noted that this is a general plan amendment and no specific project is being approved. This is to determine what land use is appropriate in this location.

Chair Fisher opened the public hearing.

Paul Zolman said he didn't realize the All Abilities Park was going to have a train that sounded and that has created a noise issue. Adding commercial here will add to that noise as well. A sound barrier or tall wall would be needed.

Chair Fisher asked what the elevation change is there.

Paul Zolman said it is probably 15-20'.

Chris Fe said noise abatement is an issue. This is tripling the commercial space here. I don't want a McDonald's or KFC here. They can put any commercial here. The entrance from Dixie Drive will be a traffic hazard. I don't know the specifics of the zoning but small apartments or something to that effect would be less detrimental in my opinion.

Chair Fisher clarified that this is a general plan amendment and not a zone change. The specifics of the type of business that may go in is not determined at this stage. The issue at hand is what is the best land use for this property.

Chris Fe said residential or green area would be best.

Alfred Edgar opposes the request. It would be wise to put a barrier of trees or something like that to decrease the noise.

Delona Locketi said the traffic at the roundabout is really bad. We don't need any commercial and no more traffic. We bought thinking this was residential and want it to remain low residential.

Chair Fisher asked if the traffic is only an issue at peak.

Delona Locketi said yes. The elevation difference may be 15' for the other property but it can't be more than 10' where we are. The houses closest to the roundabout have no elevation change.

Allen noted the traffic circle is good but we don't want another gas station on a corner lot. Small retail is great. Right across from here is the driving range and the houses are higher so I don't see it impacting them at all.

Rod Price said since the off ramp has been developed we cannot open our windows because of the traffic. Being asked to live with more traffic is not acceptable.

Delona Locketi added that there is commercial half a mile down the street. This doesn't need to be changed nor does commercial seem to be the best use.

Lona Davies stated that the traffic should be investigated. When all the new homes are done in the surrounding area it's going to bottleneck here.

Chair Fisher closed the public hearing.

Commissioner Brager said he used to live in the Legacy for some time and there is a lot of parked cars, equipment, and trash on that land. Part of it is commercial already and I don't see this being desirable for residential in the future.

Commissioner Larkin stated the corner there is already commercial and residential lots won't fit well there. A commercial development will have to be small because of parking, landscaping, setbacks, etc. A residential development would be more detrimental in my eyes because someone would request a higher density. It seems better to continue the commercial bubble rather than residential.

Commissioner Barry noted that dark sky lighting direction we're going to will also minimize the impact. Traffic is an issue there.

Commissioner Brager added that a zone change will have to come forward as well.

Commissioner Nelson stated that Tonaquint is going to expand as well. I agree that commercial makes more sense than residential.

Chair Fisher added that the hillside will limit the site as well. The type of zoning can determine what will be seen in the area. If we had more neighborhood commercial throughout the city those high traffic areas could become less congested.

MOTION: Commissioner Larkin made a motion to recommend approval of the request as presented.

SECOND: Commissioner Brager

AYES (5)

Commissioner Barry

Chair Fisher

Commissioner Larkin

Commissioner Nelson

Commissioner Brager

NAYS (0)

Motion carries.

We have received a request to hear item 1C next and will hear that now.

C. Consider a general plan amendment to change the LDR (Low Density Residential) land use to COM (Commercial) on 0.50 acres. The property is located at approximately 850 North **Valley View Drive** (*Valley View & Sunset Blvd.*). The applicant is Raine Christensen and the representative is Civil Science. Case No. 2018-GPA-006 (Staff – John Willis)

John Willis presented the following:

This request is to expand the existing commercial bubble at the intersection of Sunset and Valley View. The request is for half an acre south of the existing. This is in a hillside overlay area so any development will be restricted to the hillside development guidelines.

Steve Kemp, representative, explained that this is a leftover parcel from when the LDS church built and has come before you multiple times. We will finish the cul-de-sac with residential lots. The existing PO general plan will remain and so will the LDR. We will work with the existing convenience store for the COM expansion. There is also hillside here and the long-term goal is to donate that hillside to the city for green space.

Chair Fisher opened the public hearing.

Chair Fisher closed the public hearing.

Commissioner Larkin said the lack of neighbors at this meeting shows a lot since the last hearing had a packed house.

MOTION: Commissioner Nelson made a motion to recommend approval of the request as presented.

SECOND: Commissioner Barry

AYES (5)

Commissioner Barry

Chair Fisher

Commissioner Larkin

Commissioner Nelson

Commissioner Brager

NAYS (0)

Motion carries.

B. Consider a general plan to change the LDR (Low Density Residential) land use to MDR (Medium Density Residential) on 15 acres. The property is generally located north of Curly Hollow Drive east of Tonaquint Intermediate School. The applicant is **Tonaquint Inc.**, and the representative is Marc Brown, Brown Engineering. Case No. 2018-GPA-005 (Staff – John Willis)

John Willis presented the following:

The current zoning is R-1-8 and the property is located in a hillside overlay. There are also expansive soils in the area that may limit development. There is R-3 in the area as well as PD-R. There is a variety of zoning in the area. The current general plan is LDR and has MDR in the area. With the MDR range you could see 75-105 units but there are some site constraints that will affect that count.

Commissioner Larkin asked if LDR exists in the area that has been developed.

John Willis said yes, there is.

Gary Brown, applicant, stated we own all the ground north of this proposal. We thought this density would fit in this area because of the surroundings. We will face some soils problems on this site. It is also an absolute need the way the community is growing.

Chair Fisher opened the public hearing.

Sarah Unrund asked what is going to happen on the other side of the school.

Gary Brown answered saying that property has been sold to the school district.

Connie Morgan said she moved into the area because of the open space in the area. To put more homes and more traffic on top of all the schools will be too much for only one outlet.

Chair Fisher closed the public hearing.

Commissioner Larkin said initially she thought LDR should remain but the site restraints makes me see why they are requesting MDR.

Commissioner Nelson said there are vacant lots in the area that have been here for years. I don't see them just hauling away expansive soil. I don't see the point in changing the general plan.

Commissioner Barry said she doesn't see the need to change to MDR either.

Chair Fisher said we need to be careful. We need to see if in this area MDR makes sense or if LDR should remain. There is a school next door, some other MDR, and a church. It appears to make sense to me. This doesn't put MDR in anyone's backyard.

Commissioner Brager stated blue clay causes problems and there is also hillside. If not on this site, where else? It makes sense to me. They're not asking for HDR or COM; they've asked for MDR.

John Willis noted that MDR can be single family lots up to townhouses. It is a flexible product land use designation.

Chair Fisher added the product above is a mix which is nice. We struggle inserting MDR or MHDR in town so perhaps this is a good place for it.

Commissioner Nelson said it may seem harmonious to be MDR but it doesn't make sense to me to move it.

Victoria Hales counseled this is a legislative decision and recommendation to city council to approve, deny, or approve with conditions. With five commissioners present a motion needs four votes to carry.

MOTION: Commissioner Brager made a motion to recommend approval from LDR to MDR.
SECOND: Commissioner Larkin
AYES (3)
Chair Fisher
Commissioner Larkin
Commissioner Brager
NAYS (2)
Commissioner Nelson
Commissioner Barry
Motion fails.

Commissioner Barry said she doesn't see why the change is necessary. There is already MDR and higher density in the area.

Commissioner Larkin said knowing the site complications the request fits, there aren't neighbors directly adjacent, the traffic won't increase too greatly because of the site, and us approving the MDR makes sense in the area.

Councilman Bowcutt added that this developing first and then the property to the north will be beneficial because they'll know what is allowed here.

Chair Fisher asked what is the best use for this property? It is rare that we find a proposal that lends itself to medium density without adversely impacting property nearby. I think our community at large needs more areas of higher density.

Commissioner Brager noted that the Legacy area to this day is dealing with expansive soil issues. When you also have hillside taking away developable property the MDR makes sense and there is MDR in the area.

Commissioner Nelson said it is not our role to help a developer make money. I know our community needs more higher density but this area already has quite a bit of MDR. There is so much property north of this that I could see them requesting in the future if we approve this. There is so much MDR in such a compact area.

Victoria Hales stated a motion of four is what is needed to move forward.

Commissioner Barry said she can see both sides.

Commissioner Larkin said she understands Commissioner Nelson's concern about more MDR in the area but I only see this proposal as MDR. I don't see me being comfortable with any other requests for higher density in this area.

Commissioner Barry said she does like the idea of diverse housing being by the school.

Victoria Hales noted that the request can be considered as presented or modifications can be made.

Commissioner Nelson asked why the boundary was drawn here.

Gary Brown said he has done the research and feels this area needs it. We have developed multiple projects in this area and try very hard to plan what we're doing to make a good project. This is necessary by the school so we can develop a product that people can afford. This will be a good project. It will fit into the vision for our community.

Commissioner Nelson asked how the northern boundary was created.

Gary Brown said they looked at the slope so there will be open space before it gets to the next project. It won't be a highly dense project. There are some gullies and draws that limit the site. Chair Fisher said we typically review proposals that are like round pegs in square holes and I can't think of any site that is more ideal than this. I think MDR is harmonious.

Commissioner Nelson said he gets the need for more MDR but there are MDR lots that have been vacant for years. What makes this more desirable? Why aren't the other lots being built?

Joe Bowcutt said they were probably purchased by someone who wasn't aware of the site complications.

Gary Brown added the owners might not want to sell. I've owned this property for years and just wasn't ready until now.

John Willis addressed the MDR vacant land and stated the owner is trying to sell but can't due to soils. The owner is trying to sell the entire project and not just lots.

Chair Fisher said soils issues are significant. It is costly. We need to look at the use and see if MDR makes sense in this location.

Gary Brown added that the blue clay is something we all have to deal with. As a developer I have to protect my buyers and deal with it.

MOTION: Commissioner Larkin made a motion to recommend approval from LDR to MDR as presented.

SECOND: Commissioner Brager

AYES (4)

Commissioner Brager

Commissioner Larkin

Chair Fisher

Commissioner Barry

NAYS (1)

Commissioner Nelson

Motion carries.

D. Consider a general plan amendment to update the general plan for the **Tonaquint Land Use Plan area** to relocate areas of LDR (Low Density Residential), MDR (Medium Density Residential), and OS (Open Space) on approx. 1,200 acres. The property is located at the end of Curly Hollow at approximately 1400 West. The applicant is Development Solutions and the representative is Logan Blake. Case No. 2018-GPA-008. (Staff – John Willis)

John Willis presented the following:

The property was annexed into the city around 2013 and has a default zoning of mining and grazing. There is an area land use plan for this property. The land use was in place at the time of annexation. Half of the area was designated as open space. The requested change is in the developable area. There are some interior open space areas being modified but all the exterior open space remains. LDR is the light tan, MDR is the light orange, dark green is for parks, light blue is for a public facility, and open space is there as well. They are increasing the open space, parks, and LDR acreages. The MDR is decreasing. They have added a public facility land use and eliminated the church land use as it is a permitted use in certain zones. Staff was concerned

that the open space be allocated properly. The applicant staked the open space areas for review. The open space has been shifted around, the streets are also being modified so a 90' ROW connects which is a simpler layout.

Stacy Young, representative, said he has no additional comments.

Commissioner Brager asked if 4,000 people is about right.

Stacy Young said that will be less when it develops out

Chair Fisher opened the public hearing.

Jamie Carpenter said she was in a meeting for zone six and there are conflicts where there is a camping area. The community park to the west is what we have questions on.

John Willis explained that the community park is in the current approval and is in the proposal.

Tyler Webb said that in a SITLA meeting with Kyle Paisley they wanted a campground area.

The future substation proposal is the parking area for Moe's Valley.

Jamie Carpenter added that none of the climbing areas, trails, or items have been reviewed.

Letters of support are going to go to Chris Stewart for added trails. This is all going to congress for consideration for zone six. Numbers of individuals are involved in this. Whatever isn't in this map will need to be represented in the bill. We don't want access to be closed to the trails while we're waiting.

Victoria Hales noted this is a planning commission meeting that is not involved with zone six. This is for the general plan for this area for recommendation to city council. The items before congress are not before the planning commission. The request is to decrease the density allotments and increase the open space as designated on the presented graphics.

Jamie Carpenter said this area was owned by SITLA to create open space. There is a joint development agreement for the property that is not being disclosed. I'm concerned that SITLA is not meeting their original agreement. I ask that this be denied until there is a bill before congress.

Chair Fisher noted that an issue with SITLA would not be an item of discussion at this time.

Alan Wright said eight years ago he asked for a lot with a view and got one. There's a 20' gap between two houses and a city employee said it was for drainage. After a storm they had to scrape for days to get rid of all the mud. There are digging and removing clay there now. They're digging 15-20' to put in sewer. Where is all the water going to go when these homes are developed? When it really rains there are waterfalls in the canyon. There are hieroglyphics and dinosaur tracks. Back in the 50's they had to pump the water out of Tonaquint Cove. There are going to be 15 homes and I don't know where the water is going to go.

Chair Fisher noted this is a general plan amendment and the question is if the land uses outlined make sense in the area.

Tyler Webb added that the request seems to be good for the community other than the camping and trail conflicts.

Commissioner Nelson asked for the booklet of information.

Tyler Webb said there are books about the climbing opportunities and maps of camping areas.

Commissioner Barry asked what the issue was for the substation.

Tyler Webb said that location was marked as municipally owned and the talking points were for a trailhead or parking or other public use.

Jamie Carpenter added that the campgrounds are important because the BLM has one guide. Our involvement to create a coalition is to put in restrooms, parking, increase enforcement and other items which is why the campgrounds are needed to fund those items.

Chair Fisher reiterated that any agreements between SITLA and other uses is out of the purview of this group. The issue before is only what is presented here. There are other venues to address some of the concerns voiced tonight. There isn't enough information in front of me today to table this and I recommend we move forward with a motion.

Stacy Young clarified that 2,800 (not 4000) is more of an accurate number and even that is high. Ownership of the property is still SITLA other than Tonaquint Cove. Development Solutions does have a development agreement with SITLA for the Tonaquint Heights area. The development of the remaining SITLA land is up for discussion. The City's Power Department has earmarked that site and that isn't something we negotiated. Drainage will be addressed during the civil drawings.

Don El said he owns land in Tonaquint Terrace and wants to know more about traffic. I see two feeder roads in the existing plan but only one in the proposed plan. I don't see any other roads to direct traffic to Curly Hollow.

Victoria Hales noted the roadway dedications will be handled at a later date.

Chair Fisher said the roads may change as the project goes forward.

Sarah Nine said she met with someone over streets and he said there will be streets that hook up over at Tuscan Hills.

Alan said Curly Hollow is a bus parking lot during peak hours and you can't drive it.

Chair Fisher closed the public hearing.

Commissioner Nelson said the amendment makes the area less congested and is good.

Commissioner Larkin agreed.

Commissioner Barry said she is concerned about the public facility and MDR in the proposal.

Commissioner Nelson added these are bubbles so there will be a time to hash some of the details out.

Commissioner Larkin said they're actually reducing the overall density in the area.

Victoria Hales clarified that in the proposal MDR is being reduced from 44 to 28 and has been moved.

Commissioner Barry said the location on the outskirts is my concern.

Chair Fisher said he prefers it on the external rather than internal so it's not surrounded by single family.

Commissioner Larkin added it is MDR and not HDR which is beneficial.

Commissioner Brager said many nuances and changes will come forward as they start to actually develop.

MOTION: Commissioner Nelson made a motion to recommend approval as presented.

SECOND: Commissioner Brager

AYES (4)

Commissioner Brager

Commissioner Nelson

Commissioner Larkin

Chair Fisher

NAYS (1)

Commissioner Barry

Motion carries.

2. **CONDITIONAL USE PERMIT (CUP)**

Consider a conditional use permit to allow a tattoo shop “**Garrison Tattoo Company**” to be operated at 344 East Sunland Drive Unit #7B in the C-3 (General Commercial) zone. The applicants are Rollen Poole and Sage Thompson. Case No. 2018-CUP-006. (Staff – John Willis)

John Willis presented the item. The applicant proposes three stations. As this is a CUP the findings need to be addressed. The proposal is for a tattoo shop with an art gallery as well. There is a recording studio in the area.

Rollen Poole said that he and Sage Thompson (co-owner) have tattooed in the area for many years. We decided to open our own shop instead of working for other people. We've found it difficult to find an owner or location that would welcome us. In addition to tattoos we also want to showcase art for ourselves and other local artists. The site has been inspected by the health department and we are both licensed.

Commissioner Nelson asked what the hours will be.

Rollen Poole said it is typically 12:00 pm to 9:00 pm and closed Sunday and Monday. The shop is appointment based.

Commissioner Larkin said it looks like a good space and I don't see any detrimental effects not being mitigated. I also like the idea of showcasing local art.

Commissioner Nelson agreed.

Commissioner Brager agreed.

Victoria Hales added that mitigating factors need to be addressed.

MOTION: Commissioner Barry made a motion to recommend approval noting the detrimental effects have been mitigated by findings of the commission.

SECOND: Commissioner Brager

AYES (5)

Commissioner Brager

Commissioner Nelson

Commissioner Larkin

Chair Fisher

Commissioner Barry

NAYS (0)

Motion carries.

3. **REDUCED SETBACK (RS)**

Consider the reduction of the required **setback** located along the south property line from ten feet (10') to zero feet (-0'-) to allow construction of a replacement warehouse. The property is located at 551 E Tabernacle and the zoning is C-3 (General Commercial). The applicant is Jones Paint & Glass. The representative is Alpha Engineering, Jared Madsen. Case No. 2018-RS-001 (Staff – John Willis)

John Willis presented the item. The planning commission may reduce the setback in a C-3 zone if the planning commission determines the setback is unnecessary. The applicant is requesting to remove an existing building and rebuild. It is currently developed at no setback.

Victoria Hales asked if this request is for only the property line on the south property line adjacent to 47 North 600 East.

John Willis said that is accurate.

Commissioner Larkin said she talked to the adjacent owner and they didn't mind but I take issue with it. I'm not sure why the adjacent owner doesn't mind because in the future I don't see this working. If they're tearing this down we should establish a normal setback.

Councilman Bowcutt noted a buyer would know that already.

Chair Fisher said this is requested in the downtown area often.

Commissioner Larkin said even a few feet would help. Why infringe?

Councilman Bowcutt said it's not an infringement.

Commissioner Larkin asked if the A-1 property could do the same thing.

John Willis said they could request that.

Chair Fisher said the ordinance says if the setback is unnecessary and that's the finding we need to make.

Commissioner Nelson said if all neighbors can request such a reduction then I'm okay with it.

Commissioner Brager noted it is built at zero now so we're not changing the conditions.

John Willis added that this is in the rear of the lot.

MOTION: Commissioner Brager made a motion to approve the request as presented as the

setback is unnecessary.

SECOND: Commissioner Barry

Victoria Hales clarified the applicants request is limited to the southern property line along 47 N 600 E

Agreed.

AYES (5)

Commissioner Brager

Commissioner Nelson

Commissioner Larkin

Chair Fisher

Commissioner Barry

NAYS (0)

Motion carries.

4. **FINAL PLATS (FP)**

A. Consider a three (3) lot residential final subdivision plat for “**Meadow Valley Farms Phase 10A**” located on the south side of 3970 South Street and west of Bentley Road (at approximately 2150 East and 3970 South). The property is zoned RE-20 (Residential Estate 20,000 sq. ft. lot sizes). The representative is Brad Petersen, Development Solutions. Case No. 2018-FP-014 (Staff – Wes Jenkins)

Wes Jenkins presented the item with no additional comments.

MOTION: Commissioner Nelson made a motion to recommend approval and authorize chair to sign.

SECOND: Commissioner Larkin

AYES (5)

Commissioner Brager

Commissioner Nelson

Commissioner Larkin

Chair Fisher

Commissioner Barry

NAYS (0)

Motion carries.

B. Consider an eight (8) lot residential final subdivision plat for “**Meadows Edge Phase 2**” located on the north side of 3970 South Street and west of Bentley Road (at approximately 2150 East and 3970 South). The property is zoned RE-20 (Residential Estate 20,000 sq. ft. lot sizes). The representative is Brad Petersen, Development Solutions. Case No. 2018-FP-013 (Staff – Wes Jenkins)

Wes Jenkins presented the item with no additional comments.

Commissioner Brager asked if the road through the floodplain is in this location.
Wes Jenkins said it is along the westerly edge.

MOTION: Commissioner Larkin made a motion to recommend approval and authorize chair to sign.

SECOND: Commissioner Nelson

AYES (5)

Commissioner Brager

Commissioner Nelson

Commissioner Larkin

Chair Fisher

Commissioner Barry

NAYS (0)

Motion carries.

C. Consider a two (2) unit condominium plat for “**Red Cliffs Condominiums**” located at 324 North 1680 East Street. The property is zoned R-3 (Multiple Family). The representative is Michael Draper, Rosenberg Associates. Case No. 1935-14 (Staff – Wes Jenkins)

Wes Jenkins presented the item. The building is existing and they are going to condominiumize it.

Victoria Hales noted this is subject to two more consent to plat letters.

MOTION: Commissioner Brager made a motion to recommend approval and authorize chair to sign with the condition that legal receives the additional consent to plat letters.

SECOND: Commissioner Barry

AYES (5)

Commissioner Brager

Commissioner Nelson

Commissioner Larkin

Chair Fisher

Commissioner Barry

NAYS (0)

Motion carries.

D. Consider a twenty-two (22) lot residential final subdivision plat for “**Desert Point Subdivision**” located off Desert Point Drive (approx. 3600 East and 6300 South). The property is zoned R-1-10 (Single Family Residential, 10,000 sq. ft. lot sizes. The representative is Brad Petersen, Development Solutions. Case No. 2018-FP-078 (Staff – Wes Jenkins)

Wes Jenkins presented the item stating we just amended this to add lots. The plat is subject to the applicant and staff resolving ownership of the staff.

Victoria Hales clarified they are platting half the staff to one lot and half to the other so that needs to be addressed in cross access agreements.

MOTION: Commissioner Nelson made a motion to recommend approval and require cross access agreements, and authorize chair to sign.

SECOND: Commissioner Larkin

AYES (5)

Commissioner Brager

Commissioner Nelson

Commissioner Larkin

Chair Fisher

Commissioner Barry

NAYS (0)

Motion carries.

5. **PRELIMINARY PLATS (PP)**

A. Consider a ninety (90) lot residential preliminary plat subdivision for “**Blackhawk Townhomes**” located at approximately 1060 West Curly Hollow Drive. The property is zoned R-3 (Multi-Family). The applicant is Blackhawk Townhomes LLC and the representative is Allen Hall. Case No. 2018-PP-023 (Staff - Wes Jenkins)

Wes Jenkins presented the item. This came in recently as a BDCSP.

MOTION: Commissioner Nelson made a motion to recommend approval.

SECOND: Commissioner Barry

AYES (5)

Commissioner Brager

Commissioner Nelson

Commissioner Larkin

Chair Fisher

Commissioner Barry

NAYS (0)

Motion carries.

B. Consider a five (5) lot residential preliminary plat subdivision for “**Maple Estates Phase 5**” located at the intersection of Banded Hills Drive and Copper Cliff Drive. The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. lot sizes). The applicant is Development Solutions Group and the representative is Steve Kamlowksy. Case No. 2018-PP-024 (Staff - Wes Jenkins)

Wes Jenkins presented the item.

MOTION: Commissioner Larkin made a motion to recommend approval.

SECOND: Commissioner Nelson
AYES (5)
Commissioner Brager
Commissioner Nelson
Commissioner Larkin
Chair Fisher
Commissioner Barry
NAYS (0)
Motion carries.

6. **MINUTES**

Consider approval of minutes for July 11, 2017, September 26, 2017, October 24, 2017.

MOTION: Commissioner Brager made a motion to approve.
SECOND: Commissioner Barry
AYES (5)
Commissioner Brager
Commissioner Nelson
Commissioner Larkin
Chair Fisher
Commissioner Barry
NAYS (0)
Motion carries.

7. **CITY COUNCIL ACTIONS – April 5, 2018**

Public Hearings

1. ZC – Panda Express
2. ZC– City Black Hills

ADJOURN

MOTION: Commissioner Nelson
SECOND: Commissioner Barry
AYES (5)
Commissioner Brager
Commissioner Nelson
Commissioner Larkin
Chair Fisher
Commissioner Barry
NAYS (0)

Motion carries.

Meeting adjourned at 7:26 pm