

**PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH
JANUARY 22, 2019**

PRESENT: Chairman Nathan Fisher
Commissioner Dannielle Larkin
Commissioner Don Buehner
Commissioner Summer Barry
Council Member Joe Bowcutt

CITY STAFF: Assistant Public Works Director Wes Jenkins
Community Development Director John Willis
Assistant City Attorney Victoria Hales
Planner III Carol Davidson
Development Office Supervisor Karen Roundy

EXCUSED: Commissioner David Brager
Commissioner Todd Staheli
Commissioner Roger Nelson
Planner II Ray Snyder

CALL TO ORDER

Chair Fisher called the meeting to order at 5:08 pm
Commissioner Larkin led the flag salute.

Chairman Fisher welcomed those attending the meeting and expressed appreciation for those being involved in the process.

Victoria Hales stated that item #2 has been re-noticed and we will hear this tonight. There was no change to the request.

We have four (4) commissioners tonight. In order to move forward with the decision there has to be a unanimous vote, there must be at least four (4) commissioners voting in favor or any particular motion which means it must be unanimous. We invite anyone who has an item on the agenda that if you are concerned about that and you would rather have it heard when there are seven members present, then you can pull your item from the agenda to be heard at a later date. Please contact John Willis or Wes Jenkins to make these arrangements.

1. **GENERAL PLAN AMENDMENT (GPA)** (*Public Hearing*)

Consider a general plan amendment from MDR (Medium Density Residential) and BP (Business Park) to COM (Commercial) on approximately 17.33 acres. This request would support a future **expansion of Sunbrook Secure Storage**. The site is generally

located at 415 S Dixie Drive. The applicant is MBA Properties (Marv Blosch) and the representative is Brown Engineering. Case No. 2019-GPA-002 (Staff – John Willis)

John Willis presented item 1, a general plan amendment from MDR and BP to Commercial on approximately 17.33 acres for future expansion of Sunbrook Secure Storage. The property location and zoning shown on the maps. Staff recommends zone change to the front portion for zoning clean-up and the rear portion for commercial zone per the applicant request.

Mark Brown applicant representative

Mr. Brown explained the zone change request for the entire site. Mr. Blosch owns the entire property. There is a letter from the homeowners association in support of this request.

Open Public Hearing

Elizabeth Reed, neighboring homeowner in Parkside Circle

Ms. Reed showed the location of her home in relation to this property. She is concerned about the vehicle storage and tumbleweeds that impact her home directly. She feels that this will be very unattractive, if vehicles will be parked at this storage location.

Chairman Fisher explained that at this point, we are only considering a general plan amendment, the detail of what might occur there will come forward in another hearing for a zone change, at that point, staff is recommending Planned Development and the zoning change will extend to the front to the back and will be PD-C. Which means that they would have detail at that point, at the next stage of the process. At this stage of the process we don't have that detail, and even if they told us what they were going to put in, they wouldn't be compelled to do that at this stage. There will be another hearing, at which the public can address it as well. So really the issue today is simply, does it make sense in this area, in this community does it make sense for this particular property to be planned as a commercial property rather residential or some other type, that is the issue today.

Louis Chancellor, Villa's resident

Mr. Chancellor has seen 7 owners in the last 12 to 13 years. This is a problem property to develop. If this goes through, this will be less traffic, and a more quiet enjoyment to the entire area. Hopefully this will be the last time to come before you.

Bob Childs,

Mr. Childs is concerned because this is commercial. It is unsightly and putting commercial next to residential next to the beautiful park doesn't make sense to me.

Larry Skelton, resident on Parkside Circle

Mr. Skelton is here to find out if the property will have the same frontage and landscape as the previous storage units. I understand that this is not the meeting to discuss these issues but would like to thank Councilman Bowcutt and the City Council for the additional driveway access. It will make a big difference.

Close Public Hearing

Commissioner Don Buehner expressed appreciation for those attending the meeting and either way this goes it will have some issues but this will be tightly controlled if it goes to planned development.

MOTION: Commissioner Larkin made a motion to recommend approval to city council of item 1 general plan amendment from MDR and BP to Commercial on approximately 17.33 acres located at 415 S. Dixie Drive.

SECOND: Commissioner Buehner

AYES (4)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

NAYS (0)

Motion carries

2. **ZONE CHANGE AMENDMENT (ZCA)** (*Public Hearing*)

Consider a zone change amendment to the **Stone Cliff** PD-R (Planned Development Residential) zone to expand the overall development to allow new single family lots in the subdivision. The proposal is located on 26.28 acres and is located southwest of the intersection of 1450 South and 3000 East. The applicant is Traveller Stone Cliff LC and the representative is Mr. Gail Maxwell. Case No. 2018-ZCA-046 (Staff Carol Davidson)

Carol Davidson presented item 2 zone change amendment to the PD-R zone to expand the overall development on approximately 26.28 acres. Location as show on maps. Density requirements, recreation area requirements, and existing recreation area is reviewed. Landscaping will be the typical landscape as the existing stone cliff development. Previously, Planning Commission recommended approval, with the condition that the new land to be annexed into the existing Stone

Cliff Homeowners Association, and that the existing Stone Cliff amenities be accessible, and usable to the additional properties that will be annex.

Commissioners, staff and legal discuss the recreation area, amenities, roadways, and construction access.

Gail Maxwell, representative of Traveler

The city wants us to tie into their water and drainage system but no access.

Commissioners and Gail Maxwell discuss the requirements for amenities.

Victoria Hales stated that as a follow up to the current discussion and the previous hearing, you may recall that the current amenities meet the requirements as far as the square footage for amenities in their PD; however, there does appear to be a subject with their HOA as to whether or not the current residents, in the HOA, are comfortable with those amenities or whether they have some question or dispute with the developer regarding more or additional but this is not subject to tonight's hearing and it's not before the planning commission tonight. However, that HOA will have to vote and determine that this development it's access to the roads, which are private and those amenities. So those are the conditions which are all set out. It mentioned the amenities but it also needs to mention the roads because those roads are private.

Open Public Hearing

Mike Hudson, 2630 E 1540 S Circle

Mr. Hudson explained that he sent an email to the city and it's included in your packet. He also asked, that since this is a zone change amendment, once the zoning is approved will there be any further opportunity for public input with the development that's going to be proposed.

Victoria Hales stated that this will go before City Council on February 7, 2019

Mr. Hudson explained that there is a rectangular lot with respect to the proposed development that does have access off of 1500 south. My assumption was that as it was originally laid out was that it was intended to be a hammerhead for that street, given the opportunity for people to turn around. With this latest map and with some plotting that I did, it's apparent to me that this rectangular, which I believe is at the end of lot 147, as show on the map. The intent is to provide access to the properties, as shown on the maps. I would just like to verify that this is a driveway to serve the lot, as shown on the maps.

Chair Fisher explained that we don't know the answer but the developer will have the answer, so we will invite him up to see if he can't answer this.

Mr. Hudson has no objection to the zone change.

Mr. Maxwell explained that we will have an access as shown on the maps with a private access to that property only, not tied into Stone Cliff. It will be a private access. It will be accessible from The Views. Access is shown on the maps. Mr. Maxwell stated that this project has already gone to the Stone Cliff HOA on January 16, 2014 and 205 people voted for this annexation, 64 voted against and 72 didn't respond. There is an overwhelming approval for this project with the HOA.

Mr. Maxwell and staff discuss HOA approvals

Thomas Blasdell,

Mr. Blasdell explained that he submitted a letter last time for the previous hearing and to the planning commission and city council and I think it is in part, the reason why we are back here. I will not repeat my arguments from last time, there are some things that I argued but you didn't accept; I don't want to waive those arguments and reserve the right to bring them up before city council but I wanted to mainly address so additional issues that I wasn't able to address last time I was before you, in part, because I wasn't able to get a copy of the application before the hearing last time. The first preliminary thing, if I understand correctly, there has been no amendment to the application is that correct?

Victoria Hales stated that it is the same proposal.

Mr. Blasdell explained that there were somethings that were incomplete in the application, those are probably technicalities, I suspect that the developer can cure them. It's true that the Stone Cliff HOA voted by a significant majority to have the Stone Cliff HOA expanded into the proposed area. There were only two things that I'm concerned about one is in general terms, that the development be done in compliance with the hillside development ordinances, I think there are some problems there that I will get to in a minute. The second thing is was, there are some problems with what the developer is now proposing being different than what the HOA voted on back in 2014. It is true that the HOA would like to see this area developed as part of Stone Cliff, I just want to be sure it is done in compliance with the Hillside ordinance and that meets the expectations of the Homeowners that they had at the time they voted. There was some discussion about how your concern is primarily to make sure that the applicant meets the cities legal requirements, I understand that, but I was wondering why that is a significant concern when the doctrine of government immunity, immunizes the decision that this body makes that are discretionary. So I

don't understand why the concern about the legality of this is an overwhelming concern that trumps other things. Perhaps the city attorney could speak to that since we are talking about a legal doctrine. Why is the doctrine of governmental immunity allow you to do something that you might believe is right, as opposed to making sure that it is only legal.

Victoria Hales stated that the city is not going to get involved in your property dispute. If you want to sue somebody, bring something up outside of the city offices, you can file a claim you can file a case. The city is not going become embroiled in a private property dispute between the HOA and the developer. The city has a roll, it's to provide public hearings if there is a zone change, provide public hearings if there is a general plan amendment provide notice when there is a preliminary plat and a final plat and to have all of those items comply with our state law and our city ordinances, that's what we are here for, so governmental immunity is irrelevant in my mind, to the process today. What we are doing today is bringing before the planning commission a zone change. The requested zone change is to change this property to PD-R and I believe we have received the documents that indicate that the property has been annexed into the HOA a few years ago, which was part of the condition that the planning commission and city council put on it at the last hearing and the planning commission and city council will place conditions on it so the development complies with our ordinances. We will not go beyond our scope and do what private property owners need to do on their own.

Mr. Blasdell is concerned that the staff reports what is proposed is 40 units. I had the chance to look through the developers application, I don't see anywhere where it says there are going to be 40 units. The application which is part of your packet, states there are 26.2 acres with the number of lots to be determined with the preliminary plat. The number of homes will be determined with the preliminary plats, I don't see anywhere in the actual application where it says the number of dwelling units is going to be approximately 40.

Chair Fisher stated that at this point of the application they would have had the design in there and that design identified the individual lots, so that the written text may not contain it but because it is a plan development, the entire package provides us the information we need and I would assume that they would have had the design in there as part of it.

Mr. Blasdell asked if you recommend approval of the application, will the developer be limited to approximately 40 units.

Victoria Hales stated that if they vary from that they would have to come back ask. So, you would have another hearing. So it would be an amendment to the planned development residential. They have to comply with the way they have laid it out.

Mr. Blasdell asked on the site plan, there is a cryptic notation that says lots 87 and 88 possible area. But it doesn't say possible area for what. I'd like to know what it is a possible area for and if someone could explain, I can show you where it is at on the site plan.

There is continued discussion about the site plan note and development area with staff, planning commission and Mr. Blasdell.

Mr. Blasdell showed the plat map and explained that one of the three areas the developer was proposing to trade off the right to disturb areas for the right to disturb this area that is subject to the current hearing. When the plat map shows that this area had previously been designated as permanent open space. The map showing the open space was requested to be added to the record as exhibit to the hearing.

Commissioners, legal, staff and Mr. Blasdell continue a discussion on the plat map and open space.

Victoria Hales stated that it was never utilized, it may have been designated on a plat as open space but it was never utilized as a trade for developable area and that is what they are proposing now. That is allowed under our code. The fact that it was designated as open space on a plat doesn't mean it was ever utilized for a trade on the hillside for developable area.

There is continued discussion among commissioner, legal, and staff regarding open space and developable area.

George Ficklin, 1486 S 2700 E The View's resident

Mr. Ficklin is concerned about the access to stone cliff through the views. We have a nice narrow road it is really steep and occasionally Stone Cliff is using this to gain access to prevent anyone from getting into the construction area whereas, they do have a construction road dedicated as show on the maps. Alternate accesses during construction instead of tearing up the views road.

Mr. Maxwell stated that we have never used the entrance to The Views access for Stone Cliff. We never plan on going that way even though it is a public road. We are doing this voluntarily and will continue to not use their access.

Ladell Laub, Stone Cliff resident HOA board member

Mr. Laub explained that he views this zone change as an asset to the homeowners in three ways.

- 1) The association will gain a second access to Stone Cliff.

- 2) We will lose revenue from potential homes that will be constructed in this area. The revenues will be at the current HOA rate \$100,000 to \$150,000 lost revenue in HOA.
- 3) Amenities. While the developer in good faith proposed in additional amenities, that will go with these 40 lots, I think the HOA in a recent process, by appointing a committee, to determine what amenities we really want in the community have identified some more immediate needs that they would like to see happen first, potential future needs, and in good faith I think the developer is willing to fund those immediate needs in a large sum and so we would view that as a good faith satisfaction of that concern. If this development goes away we lose that value as homeowners and I would view that as a big loss.

So, from a homeowners perspective I can't see a negative in terms of allowing this development to go forward. The homeowners association gain in many ways.

Calvin Hogar, resident at 1495 S 2670 E

Mr. Hogar does think this is an appropriate zone but he is concerned about both streets that will end, as shown on the maps but it is not clear what they plan to do with the streets. He would recommend to consult with the HOA for the design of the plat and stubbing out of the both 1450 South and so that it is properly finished.

Construction has come up in the middle of the street on several occasion and leaving dirt on the street, with future construction. If they are allowed access then they need to mitigate the problems with dust, they try to keep it down but it is a problem. This development is having a dramatic impact on the intersection at 3000 East. It should be looked at closely as the traffic on the intersection because it is not safe now. If that is address it should be tied to this development as well.

George Ficklan

Mr. Ficklan stated that the intersection at 3000 East and 1450 is a dangerous intersection. How about a roundabout. This will keep the traffic going so they are not polluting the air. Left turns into Lin's on 3000 you can't see and I think there has been some accidents at this location.

Close Public Hearing

Commissioners and staff continue to discuss concerns, trade with open space, roundabout or light at 3000 East and construction road access.

Victoria Hales stated that she has four conditions:

- 1) Documents acceptable to the city showing proof of access on Stone Cliff private streets to the new development.

- 2) Proof of perpetual access of those streets to the new development
- 3) Proof of perpetual access to the new lots and the new development to the existing amenities of Stone Cliff
- 4) Placement of limitations on opens space, acceptable to the city, so it can no longer be used for another hillside density transfer and a deeded or acceptable access to the landlocked lot that is acceptable to the city.

MOTION: Commissioner Buehner made a motion to recommend approval to city council of item 2 zone change amendment for Stone Cliff expansion with the following conditions:

- 1) Documents acceptable to the city showing proof of access on Stone Cliff private streets to the new development.
- 2) Proof of perpetual access of those streets to the new development.
- 3) Proof of perpetual access to the new lots and the new development to the existing amenities of Stone Cliff.
- 4) Placement of limitations on opens space, acceptable to the city, so it can no longer be used for another hillside density transfer and a deeded or acceptable access to the landlocked lot that is acceptable to the city.

also including staffs notes to have annexed into the existing HOA and that the existing Stone Cliff amenities will be accessible and usable to the properties.

SECOND: Commissioner Larkin

AYES (4)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

NAYS (0)

Motion carries

3. **ZONING REGULATION AMENDMENT (ZRA)** *(Public Hearing)*

Consider a zoning regulation amendment to Title 10 “Zoning Regulations” Chapter 1 “General Provisions” Section 11 “Changes and Amendments”. Case No. 2019-ZRA-001 (Staff – John Willis)

John Willis presented item 3 amendment to Title 10, Chapter 1, Section 11. This is a staff proposed change, the staff report was review and read. The second portion of this is the public hearing, it is being proposed to have one hearing and that public hearing will be done at the Planning Commission level not at the City Council level. There is one change that I want to bring up, prior to this amendment it did require the planning commission to give a recommendation, if no recommendation was given, that recommendation was for automatically was approval. So those times when there is no decision that automatically recommended approval for the planning commission. This does in fact, require the planning commision to give a recommendation, so there is no default.

Victoria Hales stated that this is an inconsistency with state law. We appreciate citizens who bring it to our attention so it can be corrected.

Commissioners, staff and legal review the proposed changes and state law.

Open Public Hearing

Thomas Blasdell

Mr. Blasdell as for getting rid of the hearing at city council, the current city council will allow a hearing but things change, even if the current city council changes and have a hearing on

I see the tremendous amount of work that you do but people need to present their concerns before city council. if this change goes forward, is there a way to request a public hearing.

Chairman Fisher yes, you can submit a written request.

Councilman Bowcut explained that written items are better because it is easier for us to look at those prior to voting. The written documents allow a little better look at the request.

Commissioners, legal, staff and Mr. Blasdell continue discussion on the processes.

Close public hearing

MOTION: Commissioner Larkin made a motion to recommend approval to city council of item 3 zoning regulation amendment to Title 10 “Zoning Regulations, Chapter 1 “ General Provisions” Sections 11 “Changes and Amendments”

SECOND: Commissioner Barry

AYES (4)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

NAYS (0)

Motion carries

4. **FINAL PLATS (FP)**

A. Consider a twenty-four (24) lot residential final subdivision plat for “**Blackhawk Townhomes St George Phase 1**” located at the southwest corner of Tonaquint Drive and Curly Hollow Drive (at approx. 1000 West and 2090 South). The property is zoned R-3 (Multifamily). The representative is Brandon Anderson, Rosenberg Associates. Case No. 2018-FP-066 (Staff – Wes Jenkins)

Wes Jenkins presented item 4A as shown on the maps. All aspects of this final subdivision plat were reviewed and met the conditions of the preliminary plat.

MOTION: Commissioner Barry made a motion to recommend approval of item 4A Final Plat for “**Blackhawk Townhomes St George Phase 1**” located at the southwest corner of Tonaquint Drive and Curly Hollow Drive and authorize the chairman to sign.

SECOND: Commissioner Buehner

AYES (4)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

NAYS (0)

Motion carries.

B. Consider a twenty-eight (28) lot residential final subdivision plat for “**Desert Crossing Phase 1.**” located at Rimrunner Drive and approx. 3230 East. The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). The representative is Brad Petersen, Development Solutions. Case No. 2018-FP-081 (Staff – Wes Jenkins)

Wes Jenkins presented item 4B as shown on the maps. All aspects of this final subdivision plat were reviewed and met the conditions of the preliminary plat.

MOTION: Commissioner Barry made a motion to recommend approval of item 4B Final Plat for “**Desert Crossing Phase 1.**” located at Rimrunner Drive and approx. 3230 East and authorize the chairman to sign.

SECOND: Commissioner Larkin

AYES (4)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

NAYS (0)

Motion carries.

C. Consider a ten (10) lot residential final subdivision plat for “**The Ledges of St George Northgate Peaks Phase 3.**” Located at Galoot Drive and Northgate Peaks Drive (at approx. 1390 West and 5370 North). The property is zoned PD-R (Planned Development Residential). The representative Brad Petersen, Development Solutions. Case No. 2018-FP-084 (Staff – Wes Jenkins)

Wes Jenkins presented item 4C as shown on the maps. All aspects of this final subdivision plat were reviewed and met the conditions of the preliminary plat.

MOTION: Commissioner Buehner made a motion to recommend approval of item 4C Final Plat for “**The Ledges of St George Northgate Peaks Phase 3.**” Located at Galoot Drive and Northgate Peaks Drive and authorize the chairman to sign.

SECOND: Commissioner Larkin

AYES (4)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

NAYS (0)

Motion carries.

D. Consider a fourteen (14) lot residential final subdivision plat for “**Sienna Park Condominiums at Stonebridge Phase 2.**” Located at 271 North Country Lane. The property is zoned PD-R (Planned Development Residential). The representative is Brad Petersen, Development Solutions. Case No. 2018-FP-074 (Staff – Wes Jenkins)

Wes Jenkins presented item 4D as shown on the maps. All aspects of this final subdivision plat were reviewed and met the conditions of the preliminary plat.

Victoria Hales asked for clarification of the 1999 plan, are there any changes to amenities, and conditions.

MOTION: Commissioner Barry made a motion to recommend approval of item 4D Final Plat for “**Sienna Park Condominiums at Stonebridge Phase 2.**” Located at 271 North Country Lane and conditioned upon the previously approved requirements and authorize the chairman to sign.

SECOND: Commissioner Larkin

AYES (4)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

NAYS (0)

Motion carries.

E. Consider a twenty-seven (27) lot residential subdivision plat for “**Ventana Ridge Subdivision.**” Located at 1880 East Street and south of 2450 South Street. The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). The representative is Scott Woolsey, Alpha Engineering. Case No. 2018-FP-076 (Staff – Wes Jenkins)

Wes Jenkins presented item 4E as shown on the maps. All aspects of this final subdivision plat were reviewed and met the conditions of the preliminary plat.

MOTION: Commissioner Larkin made a motion to recommend approval of item 4E Final Plat for “**Ventana Ridge Subdivision.**” Located at 1880 East Street and south of 2450 South Street and authorize the chairman to sign.

SECOND: Commissioner Buehner

Victoria Hales stated requires condition to provide an easement through the commercial to get

utilities to the street.

AYES (4)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

NAYS (0)

Motion carries.

F. Consider a twenty-eight (28) lot residential subdivision plat for “**The Villas at Sun River St George Phase 6.**” Located at Grayson Drive and Wallace Drive (at approx. 1280 West and 4640 South). The property is zoned PD-R (Planned Development Residential). The representative is Brandon Anderson, Rosenberg Associates. Case No. 2018-FP-067 (Staff – Wes Jenkins)

Wes Jenkins presented item 4F as shown on the maps. All aspects of this final subdivision plat were reviewed and met the conditions of the preliminary plat.

MOTION: Commissioner Barry made a motion to recommend approval of item 4F Final Plat for “**The Villas at Sun River St George Phase 6.**” Located at Grayson Drive and Wallace Drive (at approx. 1280 West and 4640 South) and authorize the chairman to sign.

SECOND: Commissioner Buehner

AYES (4)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

NAYS (0)

Motion carries.

G. Consider an eleven (11) lot residential subdivision plat for “**Webb Acres.**” Located at 3210 East Street and Seegmiller Drive (at approx. 2760 South). The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). The representative is Brad Petersen, Development Solutions. Case No. 2018-FP-085 (Staff – Wes Jenkins)

Wes Jenkins presented item 4G as shown on the maps. All aspects of this final subdivision plat were reviewed and met the conditions of the preliminary plat. They have eliminated lot 1 due to frontage and drainage until it can be resolved.

MOTION: Commissioner Larkin made a motion to recommend approval of item 4G Final Plat for “**Webb Acres.**” Located at 3210 East Street and Seegmiller Drive (at approx. 2760 South) and authorize the chairman to sign.

SECOND: Commissioner Buehner

AYES (4)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

NAYS (0)

Motion carries.

5. **MINUTES**

Consider approval of the minutes from the November 13, 2018 and December 11, 2018 meetings.

MOTION: Commissioner Buehner made a motion to recommend approval of item 5, Planning Commission minutes from November 13, 2018 and December 11, 2018 meetings.

SECOND: Commissioner Barry

AYES (4)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

NAYS (0)

Motion carries.

6. **CITY COUNCIL ACTIONS – December 6, 2018**

Planning staff will report on the following items heard at City Council

A. ZC – Tonaquint Ridge

B. ZCA – Sun River Commons Phase 3 – pulled to re-submit for bldg. height increase

C. CUP - Tattoo

D. HS - Teakwood

E. HS – Juniper

ADJOURN

MOTION: Commissioner Barry made a motion to adjourn.

SECOND: Commissioner Buehner

Meeting adjourned at 7:06 pm.