

**PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH
FEBRUARY 26, 2019**

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

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

EXCUSED: Commissioner Todd Staheli

CALL TO ORDER

Chair Fisher called the meeting to order at 5:06 pm
Commissioner Barry led the flag salute.

Chairman Fisher welcomed those attending the meeting and expressed appreciation for those being involved in the process. Item #1 has been removed from the agenda tonight.

1. **TABLED ITEM FROM 2/12/2019 PLANNING COMMISSION (ZCA)**
(*The Public Hearing has been opened and closed*)

Consider a zone change amendment for “**The Ledges**” residential Planned Development to establish three (3) RV parking lots. The Ledges is located off of Highway 18, south of the Winchester Hills Development. The applicant is JENCO, LC et.al. and the representative is Stacy Young. Case No. 2019-ZCA-006 (Staff – Carol Davidson)

ITEM WAS TABLED

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

Consider a zone change amendment to the Amira residential planned development to create condominiums from existing rental units, to add three new units, and to establish uses on

5.94 acres. This amendment will also change the zone from R-1-10 (Single Family Residential, 10,000 sq ft minimum lot size) to PD-R (Planned Development Residential) on approximately .49 acres. The property is generally located at 1999 W. Canyon View Drive. The applicant is Amira Dev, LLC and the representative is Dave Nasal. Case No. 2019-ZCA-008 (Staff – Carol Davidson)

Carol Davidson presented item 2 zone change amendment. The location was shown on the maps. The forty-seven (47) units in this development, as shown on the maps, are under 600 sq ft. A site plan showing the additional 3 units is shown. They meet all of the regulation for land coverage and setbacks. The parking will have to be reviewed with this approval. The landscaping and recreation area meet requirements. The parking covered versus uncovered parking was shown on maps. The applicant is requesting 1.5 per unit reduction. The applicant is to meet the 1.5 except in the guest parking from 17 down to 9 spaces. The request was shown on the maps. The applicant would like to establish a list of 17 uses as included in your packet. Pictures of the spa, green space, pickleball courts, and three (3) pools. The rental units will be changed to condo's. The rezone request is shown on the maps. It should be PD-R and is surrounded by PD-R. Their request is to change this area to PD-R. Staff recommends approval with four (4) conditions:

- 1) Reduction of parking
- 2) Add in thirty-eight (38) covered parking spaces
- 3) Parking re-evaluated if the use changes in the commercial building
- 4) Driveway width extended

Commissioners, legal and staff discuss the parking reduction.

Shawn Guzman stated that there since there is 1.5 stalls per unit then I'm assuming when you go down in the guest units there are still going to be some stalls if one unit has one car it makes it so people can use that overflow for guest parking as well so that there may be other stalls available for guest parking even though we are reducing it down. One last comment on fourteen (14) I would like to change assistance to coverage so it reads: which requires 24 hour coverage so I don't want that to be misconstrued as some type of care facility or something. which requires 24 hour coverage, implying that the employment is needed.

Carol Davidson confirmed take out assistance to 24 hour coverage.

Shawn confirmed that this is correct and then that implies the employment is needed because there has to be someone there, a manager.

Dave Nasal, applicant

Planning Commission Minutes

February 26, 2019

Page 3 of 18

The parking has been existing since 1999 to 2000 and there has been many weekends when it has been full and we are going to be adding another 45 stalls to that and have operated fine with this parking. That is why we are requesting the reductions.

Nathan Fisher clarified that this has been done as vacation rentals.

Dave Nasal stated that yes, it is a vacation rental. It is a 600 sq. ft. we found that it is generally a couple and the traffic is way less than a normal rental property.

Open the Public Hearing

Robert Wilkinson, Cottages South

Mr. Wilkinson stated that he is concerned about the traffic in west Canyon View Drive as it connects with Dixie Drive. This will add to the traffic in this area. Can we request that a traffic study be done in this area?

Nathan Fisher explained that we have a process for the Traffic study.

Wes Jenkins explained that we are having the engineer who's doing the update look at this intersection and the commercial properties coming into this area. Right now it doesn't require it but we are looking into it.

Commissioner and staff continue to discuss traffic and roadways.

Close the Public Hearing

Commissioners discuss the parking reduction request and review the use list.

MOTION: Commissioner Brager made a motion to recommend approval to city council of item 2 zone change amendment to the Amira residential planned development to create condominiums from existing rental units, to add three new units, and to establish uses on 5.94 acres and change the zone from R-1-10 to PD-R located at 1999 W Canyon View Drive including all staff comments with four (4) additional conditions: 1) Item #14 on the use list the last word is changed from assistance to coverage, 2) that it is clear that while 47 units exist we are approving 50 units, 3) Any change to existing uses from this use list for the spa building will be required to come back through the process and 4) The parking numbers for the spa will change to 12, reducing the number of guest parking down to 7 and that we reevaluate the parking with the current units. There will be 50 covered stalls and for new units will provide covered parking.

Planning Commission Minutes

February 26, 2019

Page 4 of 18

SECOND: Commissioner Nelson

AYES (6)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

Commissioner Roger Nelson

NAYS (0)

Motion carries

3. **CONDITIONAL USE PERMITS (CUP)**

A. Consider a conditional use permit to allow construction of an approximate 17' 3" high **RV Garage** on Lot 27 in the Crimson Cliffs Phase 2 residential subdivision. The property is located at 2514 E 2220 S. The property is zoned RE-20 (Residential Estate 20,000 sq. ft. minimum lot size). The owner is Dan LeRoy. Case No. 2019-CUP-005 (Staff – Ray Snyder)

Ray Snyder presented item 3A request to allow RV Garage height to 17' 3" as shown. The staff report was reviewed. Staff recommends approval items 1 through 5 reviewed. It is a conditional use permit with findings on page 3 and 4.

Commissioners and staff review the request.

Dan LeRoy, applicant

Mr. LeRoy explained that the added height was more to get a 12' garage door in to get a boat in the garage. There are no utilities in the garage.

Ray Snyder requested that this request be conditional upon removal of the window.

Commissioners, staff and applicant discuss the window location and the use of the garage as a residence.

Commissioner Brager asked if it would satisfy the city if make a condition that there be no occupancy

Planning Commission Minutes

February 26, 2019

Page 5 of 18

Shawn Guzman stated that this is the current code requirement but we do have difficulty policing this issue.

John Willis explained that we do allow for two story accessory structures and it's difficult to allow windows in one structure but not allowing it in another structure.

Commissioners, staff and applicant continue to discuss the windows.

Reggie Anderson, Applicant's friend

Mr. Anderson state that these are small windows, that you would see in a shower area. They don't make it look like two story because it is not a bedroom window.

Chairman Fisher stated that staff and council has recommend that we follow code requirements. This is another way to help encourage whoever owns it to comply with the ordinance.

Open Public Hearing

Close Public Hearing

MOTION: Commissioner Buehner made a motion to recommend approval to city council of item 3 CUP to allow a 17'3" RV Garage on Lot 27 in Crimson Cliffs Phase 2 residential subdivision and find that the detrimental effects have been mitigated. Conditional upon following all of staffs recommendations 1 through 5 and in addition that there be no south facing windows, that any windows be a standard first story window height. Eliminating all 2nd story windows.

SECOND: Commissioner Nelson

AYES (6)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

Commissioner Roger Nelson

NAYS (1)

Summer Barry

Motion carries

Applicant and commissions continue to discuss the height of the windows.

Planning Commission Minutes

February 26, 2019

Page 6 of 18

B. A. Consider a conditional use permit to allow construction of an approximate 16' 3" high **RV Garage** at 720 West Indian Hills Drive. The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). The representative is Reggie Anderson Construction. Case No. 2019-CUP-006 (Staff – Ray Snyder)

Ray Snyder presented item 3B a conditional use permit for RV Garage height, location, setbacks, and plans as shown.

Reggie Anderson, Applicant

Mr. Anderson showed the location of the garage on the slides. The garage is going on the gravel area.

Staff, legal and commissioners discuss the location, setback and addition garage on the other property.

Commissioners, staff, legal and applicant discuss the presented site plan, engineering and windows.

MOTION: Commissioner Nelson made a motion to recommend approval of item 3B CUP to allow construction of a 16'3" high RV Garage at 720 West Indian Hills Drive. Finding that all detrimental effects A-K have been mitigated as noted in the staff report and conditional upon providing the building plans available for City Council and no windows or opening to the south.

SECOND: Commissioner Larkin

AYES (6)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

Commissioner Roger Nelson

NAYS (0)

Motion carries.

4. **HILLSIDE PERMITS (HS)**

A. Consider a request for a revised Hillside Development Permit to allow for the additional inclusion and development of "Lot 12" within a previously approved

Planning Commission Minutes

February 26, 2019

Page 7 of 18

eleven lot single family residential development (*Maple Estates*). Located at approximately 2915 E Banded Hills Drive (*generally located between Copper Cliff Drive and Banded Hills Drive*). The representative is Steve Kamlowsky, Development Solutions. Case No. 2019-HS-001.

Ray Snyder presented item 4A Hillside Permit location, aerial maps, and photos as shown. The staff report items were reviewed. The Hillside Board did recommend approval.

Chairman Fisher stated that this is incorporated in the subdivision.

Ray Snyder explained that yes it will be incorporated into the existing subdivision.

Commissioners and staff discussed the access, site distance, and slope.

Ryan Thomas, applicant

Mr. Thomas clarified that the hillside rockfall hazard line. He determined that the rockfall did not extend all the way to Lot 12. There is no rockfall hazard. We are looping the waterline with this development to feed the lower developments and we thought a good way to pay for this line and the slope enabled us to bring this before you today.

Commissioners and staff continue to discuss the access, traffic, and

MOTION: Commissioner Larkin made a motion to recommend approval to city council of item 4A Hillside Development Permit to allow the additional inclusion and development of "Lot 12" located approximately 2915 Banded Hills Drive.

SECOND: Commissioner Nelson

AYES (6)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

Commissioner Roger Nelson

NAYS (0)

Motion carries

B. Consider a request to install an 8 inch (8") **water line** within the hillside overlay zone located at the proposed **Juniper Cove** subdivision. This waterline will be

installed between the previously approved Banded Hills Drive and the Juniper Cove subdivisions and will follow the existing disturbed trail within the hillside slope area. The purpose of this waterline is to provide adequate pressure to the Juniper Cove and Teakwood subdivisions by supplying water from the airport tank pressure zone. The representative is Steve Kamlowsky, Development Solutions. Case No. 2019-HS-002.

Ray Snyder presented item 4B proposed 8" water line to provide adequate pressure to Juniper Cove and Teakwood subdivisions vicinity map, aerial, and elevations as shown. There is an existing trail disturbed area but there are steeper slopes as shown on the maps. The staff report was reviewed. The Hillside recommends approval.

Commissioner Barry asked for clarification of the dirt trail.

Ryan Thomas explained there is an existing dirt trail. He explained that this will help loop this system to equalize the pressure to get water to the residents during the summer months. The trail is an existing jeep trail that will be dedicated to the city.

MOTION: Commissioner Nelson made a motion to recommend approval to city council of item 4B Hillside Development Permit to allow the installation of an eight inch (8") water line within the hillside overlay at the Juniper Cove subdivision.

SECOND: Commissioner Larkin

AYES (6)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

Commissioner Roger Nelson

NAYS (0)

Motion carries

5. PRELIMINARY PLATS (PP)

- A. Consider a 14-lot residential subdivision for "**Hidden Pinyon at The Ledges Phase 3.**" Located approximately north on Hidden Pinyon Drive, north of Hidden Pinyon Phase 2.

Planning Commission Minutes

February 26, 2019

Page 9 of 18

The property is zoned PD-R (Planned Development Residential). The representative is Logan Blake. Case No. 2019-PP-008 (Staff – Wes Jenkins)

Wes Jenkins presented item 5A with no further comment.

MOTION: Commissioner Brager made a motion to recommend approval for item 5A the preliminary plat “Hidden Pinyon at The Ledges Phase 3” located approximately north on Hidden Pinyon Drive north of Hidden Pinyon Phase 2.

SECOND: Commissioner Barry

AYES (6)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

Commissioner Roger Nelson

NAYS (0)

Motion carries

B. Consider a 51-lot residential subdivision for “**Amira at Green Valley**.” Located at approximately 1999 W. Canyon View Drive. The property is zoned PD-R (Planned Development Residential). The representative is Eric McFadden. Case No. 2019-PP-009 (Staff – Wes Jenkins)

Wes Jenkins presented item 5B with the parking to meet city ordinance or an easement for access to these units. They will be owned by an association and will be kept as condominiums and have shared utilities.

MOTION: Commissioner Larkin made a motion to recommend approval for item 5B the preliminary plat for “Amira at Green Valley” located approximately at 1999 W. Canyon View Drive. Conditional upon the zone change and subject to parking and access and the three (3)

SECOND: Commissioner Brager

AYES (6)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

Commissioner Roger Nelson

Planning Commission Minutes

February 26, 2019

Page 10 of 18

NAYS (0)

Motion carries

C. Consider a 3-lot commercial subdivision for “**Snow Canyon Commercial**.” Located at approximately north of Dixie Downs Road, south of 2000 North Street, and west of Snow Canyon Parkway. The property is zoned PD-C (Planned Development Commercial). The representative is Brandee Walker. Case No. 2019-PP-010 (Staff – Wes Jenkins)

Wes Jenkins presented item 5C with review of access and utility easement.

Commissioners and staff discuss the drainage issues, lot size, and recorded storm drain line easement.

Shawn Guzman stated that this needs to be conditional upon the storm drain line dedicated easement for the existing storm drain line be recorded.

MOTION: Commissioner Buehner made a motion to recommend approval for item 5C the preliminary plat for “Snow Canyon Commercial” located approximately north of Dixie Downs Road, south of 2000 North Street and west of Snow Canyon Parkway. Conditional upon the storm drain easement being dedicated to the city and recorded.

SECOND: Commissioner Barry

AYES (6)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

Commissioner Roger Nelson

NAYS (0)

Motion carries

6. **AMENDED PRELIMINARY PLATS (PP)**

Consider a 12-lot amended preliminary plat for “**Banded Hills**.” Located north on Banded Hills Drive, south of Maple Estate subdivision. The property is zoned R-1-10 (Single-

Planning Commission Minutes

February 26, 2019

Page 11 of 18

Family Residential, 10,000 sq ft minimum lot size) with the Hillside Overlay. The representative is Steve Kamlowsky.

Wes Jenkins presented item 6 amended preliminary plat for Banded Hills as shown on the maps.

Shawn Guzman stated that we will have to discuss the no disturb on the surrounding area.

Commissioner Buehner asked if this should be conditional upon legal review.

MOTION: Commissioner Brager made a motion to recommend approval for item 6 amended preliminary plat for “Banded Hills” located approximately north on Banded Hills Drive, south of Maple Estates subdivision. Conditional upon legal review for the do not disturb area, and if this area is included in the lot..

SECOND: Commissioner Larkin

AYES (6)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

Commissioner Roger Nelson

NAYS (0)

Motion carries

7. **FINAL (FP)**

- A. Consider a thirteen (13) lot residential final subdivision plat for “**Desert Crossing Phase 2.**” Located at Day Dream Way and Broken Mesa Drive (at approx. 3230 East and 6090 South). The property is zoned PD-R (Planned Development Residential)). The representative is Brad Petersen, Development Solutions. Case No. 2019-FP-006 (Staff – Wes Jenkins)

Wes Jenkins presented item 7A as shown on the maps. All aspects of this final subdivision plat were reviewed and meet the conditions of the preliminary plat.

Planning Commission Minutes

February 26, 2019

Page 12 of 18

MOTION: Commissioner Barry made a motion to recommend approval for item 7A final plat for “Desert Crossing Phase 2” located at Day Dream Way and Broken Mesa Drive and authorize the chairman to sign.

SECOND: Commissioner Brager

AYES (6)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

Commissioner Roger Nelson

NAYS (0)

Motion carries

B. Consider a nine (9) lot residential final subdivision plat for **“Desert View Phase 2.”** Located at Broken Mesa Drive and Broken Mesa Court (at approx. 33430 East and 6070 South). The property is zoned PD-R (Planned Development Residential). The representative is Brad Petersen, Development Solutions. Case No. 2019-FP-007 (Staff – Wes Jenkins)

Wes Jenkins presented item 7B as shown on the maps. All aspects of this final subdivision plat were reviewed and meet the conditions of the preliminary plat.

Shawn Guzman stated that it has been done on the plats with these types of situations.

Commissioners and staff review the subject to

Planning Commission Minutes

February 26, 2019

Page 13 of 18

MOTION: Commissioner Barry made a motion to recommend approval for item 7B final plat for “Desert View Phase 2” located at Broken Mesa Drive and Broken Mesa Court and authorize the chairman to sign. Subject to the notice on the final plat that those two lots own and maintain the staff and subject to legal approval and cross easements.

SECOND: Commissioner Buehner

AYES (6)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

Commissioner Roger Nelson

NAYS (0)

Motion carries

C. Consider a two (2) lot commercial final subdivision plat for **“Estrella Commercial Subdivision.”** Located at Snow Canyon Parkway and Dixie Downs Road (at approx. 1790 West and 1900 North). The property is zoned PD-C (Planned Development Commercial). The representative is Travis Sanders, Civil Science. Case No. 2018-FP-079 (Staff – Wes Jenkins)

Wes Jenkins presented item 7C as shown on the maps. All aspects of this final subdivision plat were reviewed and met the conditions of the preliminary plat. The private drive and cross access between the two lots as shown on the maps.

Commissioners and staff review the access and property lines. No access off of Snow Canyon Parkway.

Shawn Guzman Estrala has a private street but I don’t think a plat note will be sufficient. This requires an agreement that legal approves with evidence from the approval by the HOA.

Wes explained that the HOA did not want to give up this property at this time.

Shawn stated that this needs to be straightened out now.

Joe Bowcut asked about access from Dixie Drive
Staff and commissioners continue to review the access.

Planning Commission Minutes

February 26, 2019

Page 14 of 18

MOTION: Commissioner Barry made a motion to recommend approval for item 7C final plat for “Estrella Commercial Subdivision” located at Snow Canyon Parkway and Dixie Downs Road and authorize the chairman to sign. Subject to legal approval and requirements for the private road access.

SECOND: Commissioner Brager

AYES (6)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

Commissioner Roger Nelson

NAYS (0)

Motion carries

D. Consider a twenty (20) lot residential final subdivision plat for “**Maple Estates Phase 4.**” Located at Copper Cliff Drive and Banded Hills Drive (at approx. 2480 East and 3790 South). The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot sizes). The representative is Brad Petersen, Development Solutions. Case No. 2018-FP-087 (Staff – Wes Jenkins)

Wes Jenkins presented item 7D as shown on the maps. All aspects of this final subdivision plat were reviewed and met the conditions of the preliminary plat.

Commissioner Larkin ask for clarification on the trail location.

Wes Jenkins showed the trail location as shown on the maps.

MOTION: Commissioner Barry made a motion to recommend approval for item 7D final plat for “Maple Estates Phase 4” located at Copper Cliff Drive and Banded Hills Drive and authorize the chairman to sign.

SECOND: Commissioner Nelson

AYES (6)

Chairman Nathan Fisher

Planning Commission Minutes

February 26, 2019

Page 15 of 18

Commissioner Dannielle Larkin
Commissioner Don Buehner
Commissioner Summer Barry
Commissioner David Brager
Commissioner Roger Nelson
NAYS (0)
Motion carries.

E. Consider a seventeen (17) lot residential final subdivision plat for **“Moorland Park Phase 2.”** Located at 2780 East Street and Ridgedale Lane (at approx. 2780 East and 1080 South). The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot sizes). The representative is Brad Petersen, Development Solutions. Case No. 2019-FP-008 (Staff – Wes Jenkins)

Wes Jenkins presented item 7E 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 for item 7E final plat for “Moorland Park Phase 2” located at 2780 East Street and Ridgedale Lane and authorize the chairman to sign.

SECOND: Commissioner Buehner

AYES (6)

Chairman Nathan Fisher
Commissioner Dannielle Larkin
Commissioner Don Buehner
Commissioner Summer Barry
Commissioner David Brager
Commissioner Roger Nelson
NAYS (0)
Motion carries.

F. Consider a twenty-four (24) lot residential final subdivision plat for **“Sage Canyon Phase 3.”** Located at Hayrocks Drive and Yant Flat Drive (at approx. 1630 East and 6150 South). The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot sizes). The representative is Brad Petersen, Development Solutions. Case No. 2019-FP-010 (Staff – Wes Jenkins)

Planning Commission Minutes

February 26, 2019

Page 16 of 18

Wes Jenkins presented item 7F as shown on the maps. All aspects of this final subdivision plat were reviewed and met the conditions of the preliminary plat.

MOTION: Commissioner Brager made a motion to recommend approval for item 7F final plat for “Sage Canyon Phase 3” located at Hayrocks Drive and Yant Flat Drive and authorize the chairman to sign.

SECOND: Commissioner Barry

AYES (6)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

Commissioner Roger Nelson

NAYS (0)

Motion carries.

G. Consider an eight (8) lot residential final subdivision plat for **“White Sands Phase 4B.”** Located at White Dome and Dwarf Bear Poppy (at approx. 1710 East and 5990 South). The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot sizes). The representative is Brad Petersen, Development Solutions. Case No. 2019-FP-017 (Staff – Wes Jenkins)

Wes Jenkins presented item 7G 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 7G Final Plat for “White Sands Phase 4B” located at White Dome and Dwarf Bear Poppy and authorize the chairman to sign.

SECOND: Commissioner Buehner

AYES (6)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

Commissioner Roger Nelson

NAYS (0)

Motion carries.

8. **AMENDED FINAL PLAT (FP)**

Consider an amended final subdivision plat for “**Painted Desert Professional Plaza Amended**.” The purpose is to adjust pads #3, #4, and #5 to match the existing buildings and to adjust pad #2 to the proposed location. This request is supported by the HOA, JUC, and staff. Located at 1611 East 2450 South. The property is zoned PD-R (Planned Development Residential). The representative is Brandon Anderson, Rosenberg Associates. Case No. 2018-FPA-021 (Staff – Wes Jenkins)

Wes Jenkins presented item 8 amended final plat as shown on the maps.

MOTION: Commissioner Barry made a motion to recommend approval of item 8 Amended Final Plat for “Painted Desert Professional Plaza Amended” to adjust the pads lines for #3, #4, and #5 and authorize the chairman to sign.

SECOND: Commissioner Nelson

AYES (6)

Chairman Nathan Fisher
Commissioner Dannielle Larkin
Commissioner Don Buehner
Commissioner Summer Barry
Commissioner David Brager
Commissioner Roger Nelson

NAYS (0)

Motion carries.

Roger Motion
2nd Summer for minutes

9. **CITY COUNCIL ACTIONS – February 21, 2019**

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

A. GPA – Marv Blosch – MDR to COM – expand storage

Planning Commission Minutes

February 26, 2019

Page 18 of 18

- B. ZRA – 10-1-11
- C. CUP – Fire Station # 9
- D. CUP – Reserve Garage
- E. CUP – Convert Fire Station # 2

ADJOURN

MOTION: Commissioner Brager made a motion to adjourn.

SECOND: Commissioner Barry

Meeting adjourned at 7:14 pm.