

**PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH
January 8, 2019**

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

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 Genna Singh

EXCUSED: Commissioner Todd Staheli

Chair Pro Tem Buehner announced at 5:03 pm that items 1B and 1C have been removed from the agenda. Both items will be re-noticed when they are ready.

CALL TO ORDER

Chair Fisher called the meeting to order at 5:12 pm
Commissioner Larkin led the flag salute.

Chair Fisher made an announcement that Item 1B and Item 1C have been stricken from tonight's agenda.

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

- A. Consider a general plan amendment from MDR (Medium Density Residential) to PO (Professional Office) on approximately 0.80 acres. Located at 126 W 200 N. The owner is James Dean. Case No. 2019-GPA-001 (Staff – Carol Davidson)

Carol Davidson presented the following:

The property is located at 126 W 200 N. The building has been demolished so the lot stands vacant. The existing general plan is MDR with a request to change to PO. There are a lot of different uses in the area. There is an assisted living facility to the west and north. The property to the east is an historic home that serves as a bed and breakfast. There is a medical building to the south as well as another historic home that serves as office space.

Staff has reviewed the request and has a recommendation to add more PO designation to the south so the designation will connect to the COM general plan. Staff would also like to add the property to the north and west (the assisted living facility) as well as the lot on the corner to the west to this request.

Commissioner Barry asked if PO will allow the historic homes to be torn down and made office buildings.

Carol Davidson said they could.

Victoria Hales clarified that at this time they are historic landmark homes that operate with light commercial uses through a CUP. The general plan amendment will not impact the existing zoning.

Commissioner Buehner asked if changing the general plan means we want the area to change.

Carol Davidson said the general plan is a bubble map. This area has a variety of uses. Staff's recommendation will make more sense than the MDR.

Commissioner Buehner asked if a historic building has a process to be removed from the list.

Victoria Hales explained that historic homes request commercial uses through a CUP. The historic home in the area is not part of this request. Homes can be torn down by an owner at the owner's discretion.

John Willis said we want to encourage the use of historic homes as light commercial buildings through a landmark designation and CUP to help preserve the homes.

Chair Fisher noted that the request before this body is if the request for PO makes sense in this area.

James Dean, applicant, said he owns the nursing home to the northwest and the property in question tonight. He feels he has a project that will fit well into the neighborhood.

Chair Fisher opened the public hearing.

Reed Gardner, southeast property, stated he is concerned that the area will no longer be residential property.

James Rymer said he would like to be included in the proposal. His property is north of the existing nursing home.

Chair Fisher closed the public hearing.

Chair Fisher asked if staff had looked at the property that wants to be included in the request.

Carol Davidson said the properties north of staff's recommendation feel more residential.

Victoria Hales added that the existing use to the northwest would be a use listed in the AP zone.

Commissioner Larkin asked if staff opposes the property north of the nursing home property.

John Willis said the line stands where staff put it because the feel is more residential when you go north of the staff recommendation line.

Commissioner Larkin asked if Mr. Gardner's property were sold, would his property be affected?

John Willis said the zoning is not being changed; the request is for the general plan. Current entitlements are based on the zoning which stands as RCC.

Commissioner Larkin said PO in the area makes sense. The property to the north that belongs to Mr. Rymer makes sense to me.

Commissioner Barry doesn't like the additional area being PO. Mr. Rymer's request shows Commissioner Buehner's concern that the PO area expands and takes away from the residential.

Commissioner Larkin said the staff recommendation bubble does make sense.

Commissioner Buehner asked if staff had objection to adding the Rymer property.

Victoria Hales said the line is where staff recommended it because of what already exists on the ground.

The properties are already developed in a PO manner.

Chair Fisher said staff is trying to clean up an area that has already been built in a certain manner. I have a problem going further north than staff's recommendation.

Commissioner Buehner countered that we have been encouraged to look at what is appropriate in the area and the senior center is there to the west of Mr. Rymer's property so I see adding his sliver of property as logical.

Commissioner Nelson said over time that bubble is going to keep extending out but I don't see the urgency to recommend more than what staff has outlined.

Commissioner Barry said the existing nursing, Richens, and the proposed property make sense to me, but anything outside of that does not.

John Willis said removing the historic homes along the east may make sense as they can apply for a CUP to have commercial uses.

MOTION: Commissioner Barry made a motion to recommend approval of a change to PO for the property in question, the staff addition to the northwest and direct south (Richens) but not the homes (3 properties) along 100 West.

SECOND: Commissioner Larkin

AYES (6)

Commissioner Barry

Commissioner Buehner

Chair Fisher

Commissioner Larkin

Commissioner Nelson

Commissioner Brager

NAYS (0)

Motion carries.

- B. Consider a general plan amendment from MDR (Medium Density Residential) to BP (Business Park) on approximately 5.33 acres. This request would support a future **expansion of Sunbrook Secure Storage**. 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 – Ray Snyder)

ITEM PULLED FROM AGENDA

- C. Consider a general plan amendment from LDR (Low Density Residential) to COM (Commercial) for **Chandler Heights (Jones Hill)** on 9.87 acres. Generally located east of the intersection of River Road and Ft Pierce Drive. The applicant is Loralyn Webb. Case No. 2019-GPA-003 (Staff – Carol Davidson)

ITEM PULLED FROM AGENDA

- D. Consider a general plan amendment to change areas of LDR (Low Density Residential) and COM (Commercial) into LDR (Parcel #1) on 1.86 acres, MDR (Medium Density Residential (Parcel #2) on 16.55 acres, and COM (Parcel #3) on 0.62 acres for "**Southern Hills**" (for a total area of 19.026 acres). Generally located north of the Southern Parkway at the vicinity

of the future Interchange #5. The applicant is Development Solutions. Case No. 2019-GPA-004 (Staff – Carol Davidson)

Carol Davidson presented the following:

This area is part of the South Block area master plan. The odd shape makes more sense with potential development. The changes will help the developer's future road layout. The land use summary table for the overall South Block area master plan will need to be revised. The land use percentages in the summary table vary slightly from what was previously approved. Staff does recommend approval of this request but cautions that any further reduction to the commercial bubble would not be supported. MDR would be a good buffer between the COM and LDR.

Councilman Bowcutt asked if the north property already has MDR.

Carol Davidson said yes.

Commissioner Buehner noted the project description and labels are reversed. Areas 1 and 3 need to swap to be accurate.

Steve Kamlowky approached with no further comment.

Chair Fisher opened the public hearing.

Chair Fisher closed the public hearing.

Chair Fisher said he is concerned with the commercial being reduced by eight acres in an area with a lot of rooftops.

MOTION: Commissioner Nelson made a motion to recommend approval if Item 1D.

SECOND: Commission Brager

AYES (6)

Commissioner Barry

Commissioner Buehner

Chair Fisher

Commissioner Larkin

Commissioner Nelson

Commissioner Brager

NAYS (0)

Motion carries.

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

- A. Consider a zone change amendment for Lot 3 of the 'Fields at Mall Drive' to develop a professional medical office building for "**Southwest Spine**" on 4.53 acres. Located north of Mall Drive between the Virgin River and 3000 East Street. The property is zoned PD-C

(Planned Development Commercial). The applicant is Partners Property Management LLC. Case No. 2019-ZCA-002 (Staff – Ray Snyder)

Ray Snyder presented the following:

This is for Lot 3 of the Fields at Mall Drive. The general plan is PO. The use list for the area has been approved previously. This same location was approved previously but the site layout and design has changed and must be approved. The driveways were previously installed with the Lin's project. The height of the building meets code. Staff does recommend approval.

Commissioner Brager asked if lighting needs to be addressed. Are they out of the floodplain?

Ray Snyder said the lighting should be in the staff report but if it wasn't 1 foot candle is preferred. It is out of the floodplain.

Tyler Fruehlick, architect, said the buildings are meant to be separate facilities as they have separate owners. The materials are distinct but don't clash.

Chaif Fisher opened the public hearing.

Chair Fisher closed the public hearing.

Commissioner Barry said the need to make them separate makes sense but the next item isn't as attractive as the item before us.

Victoria Hales noted an emergency access agreement with the city is recorded against both properties. Staff will review that. There are cross access agreements on some of the lots and that will be checked as well.

MOTION: Commissioner Larkin made a motion to recommend approval including staff comments, adding that foot candles be limited to 1 foot candle at the perimeter, and noting that the emergency access agreement be complied with.

SECOND: Commissioner Barry

AYES (6)

Commissioner Barry

Commissioner Buehner

Chair Fisher

Commissioner Larkin

Commissioner Nelson

Commissioner Brager

NAYS (0)

Motion carries.

- B. Consider a zone change amendment for Lot 4 of the 'Fields at Mall Drive' to develop a professional medical office building for "**Revere Health**" on 7.04 acres. Located north of Mall Drive between the Virgin River and 3000 East Street. The property is zoned PD-C

(Planned Development Commercial). The applicant is Southern Utah Investment Properties LLC. Case No. 2019-ZCA-003 (Staff – Ray Snyder)

Ray Snyder presented the following:

The use list was approved previously. The request is for the main building and potentially a future wing.

Chair Fisher asked if the wing is being approved tonight.

Ray Snyder said that is up for discussion. The height meets ordinance. Landscaping appears to meet and exceed the requirements but will be verified at site plan review.

Victoria Hales noted the emergency access is part of this approval as well.

Tyler Freuhlick said the proposal at this time is for the main building only. The additional wing area will be landscaped as rock mulch at this time but the parking calculation factors in the wing. The expansion will most likely occur in 3-5 years so planting trees or other vegetation that would have to be removed in the future would be logical.

Victoria Hales said the ground cover in the wing area will have to be reviewed by staff during the site plan review stage. Will you meet the parking requirement with the additional wing?

Tyler Freuhlick said the project will meet the parking requirement.

Chair Fisher opened the public hearing.

Chair Fisher closed the public hearing.

Commissioner Barry said the structure is nice but the colorways are not.

Commissioner Larkin asked if foot candles at the perimeter is something the Commission needs to be concerned with.

Ray Snyder said photometrics are reviewed during the site plan review.

Commissioner Barry asked if the sign is part of the request.

Victoria Hales said no, the sign is not part of the request. The property will have to comply with the code.

John Willis added that lighting in the motion is requested.

Victoria Hales counseled that the approval tonight is for the main building only and not the future wing. The emergency access needs to be complied with. Signage is not part of the approval.

MOTION: Commissioner Larkin made a motion to recommend approval including staff comments, adding that lighting is recommended at 1 footcandle at the perimeter with dark sky throughout, and that the emergency access agreement is complied with. This recommendation is for the main building only and does not include signage.

SECOND: Commissioner Nelson

AYES (5)

Commissioner Buehner

Chair Fisher

Commissioner Larkin
Commissioner Nelson
Commissioner Brager
NAYS (1)
Commissioner Barry
Motion carries.

- C. Consider a zone change amendment for “**Sun River Commons Phase 4**” to develop a restaurant / retail building on 0.89 acres. Located on Pioneer Road (east of Terrible Herbst) and the property is zoned PD-C (Planned Development Commercial). The applicant is ISR-F LC and the representative is Scott McCall. Case No. 2019-ZCA-001 (Staff – Carol Davidson)

Carol Davidson presented the following:

This is part of the Atkinville area master plan and is designated as commercial. The request is for a shell building with enough parking for restaurant uses. Lighting was not addressed in the submittal so you may want to add that into your motion. Outdoor seating is part of the request but not included in the renderings. There will also be a drive thru. The materials board has been submitted but needs labels so the materials area clear. Staff recommends approval.

Commissioner Buehner asked if staff there are any additional staff recommendations.

Carol Davidson said just the addition of the lighting.

Commissioner Larkin asked if the block is painted.

Scott McCall said it is colored CMU.

Chair Fisher opened the public hearing.

Curly Carey said the lighting in Sun River is important to us and I am glad that is going to be added. Signage is also important to us and hard for us to understand when they’re not in the approval. The Hampton is a tall building but the red signage on the building is the worst.

Chair Fisher closed the public hearing.

Victoria Hales noted any signage will have to comply with the master sign plan and if outdoor seating is added the parking needs to be addressed.

Commissioner Buehner said not seeing the master sign plan and how they tie into the projects is a concern.

MOTION: Commissioner Buehner made a motion to recommend approval including staff comments and adding that the lighting not exceed one footcandle at the perimeter of the property and dark sky is developed throughout.
SECOND: Commissioner Nelson

AYES (6)
Commissioner Barry
Commissioner Buehner
Chair Fisher
Commissioner Larkin
Commissioner Nelson
Commissioner Brager
NAYS (0)
Motion carries.

3. **ZONE CHANGE (ZC)** (*Public Hearing*)

Consider a zone change from the R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to the PD-C (Planned Development Commercial) zone on 9.20 acres. Consider the proposed “Use List” for development of “**Legacy Village**” an assisted senior living facility. Consider the site plan, landscape plan, elevations, renderings, and colors and materials board. The property is generally located on Dixie Drive and approximately north-west of Star Nursery. The owner is Niota Investment LLC and the applicant is Western States Lodging and Management. Case No. 2019-ZC-004 (Staff – Ray Snyder)

Ray Snyder presented the following:

There is a proposed use list to be reviewed by the commission. Memory care is a use to potentially add to the proposal. The proposal is for one large building with open areas in the interior. The elevations have been submitted for review. The proposed height is 58’ at the highest point. The applicant did submit a fly-by animation. The request is not subject to density limitations as it is in a commercial zone. The parking and landscaping appear to meet but will be verified at the site plan review stage.

Commissioner Barry asked if there needs to be a deceleration lane along Dixie Drive.

Ray Snyder said there is a deceleration lane. There will not be a signal.

Chair Fisher asked what elevation should you view if trying to see the building from Dixie Drive.

Brad Miles clarified that the 58’ elevation points north. The one with the 36’ height is the one that you see from Dixie Drive.

Bob Hermandson said the grading will be worked out during site plan review but there is about a 10’ elevation change to Dixie Drive. The building is following the contours of the land. The building is retaining the land as it goes up the hill. The hillside will still be higher than the building.

Chair Fisher opened the public hearing.

Chair Fisher closed the public hearing.

Commissioner Barry and Larkin like the design of the building.

Commissioner Brager asked if memory care is something you would like added.

Brad Miles said yes, that is something we would like added so patrons can age in place. We would license as a Type II facility with the state.

Ray Snyder noted that an item 9 should be added to staff comments that the height is 58' and shall not exceed that.

Chair Fisher asked if dance studio only is something that could happen on the property.

Victoria Hales said yes, the uses need to be reviewed and determine if they make sense.

Commissioner Barry asked if the uses listed are provided to the residents or if they are side items.

Brad Miles said they are side items. Amenities to the residents are not listed.

MOTION: Commissioner Brager made a motion to recommend approval including staff comments, adding memory care to the use list, and adding that the height be approved to approximately 58'.

SECOND: Commissioner Larkin

AYES (6)

Commissioner Barry

Commissioner Buehner

Chair Fisher

Commissioner Larkin

Commissioner Nelson

Commissioner Brager

NAYS (0)

Motion carries.

4. CONDITIONAL USE PERMIT (CUP)

Consider a conditional use permit for "**Humble Bee Tattoo.**" The site is zoned C-3 (General Commercial) and is located at 763 North 3050 East Street. The applicant is Jasen Workman. Case No. 2019-CUP-001 (Staff – Ray Snyder)

Ray Snyder presented the following:

Approval for a CUP is site specific and would be per unit in a building. This request is for unit 3. No letters or other citizen comments have been submitted. The findings will need to be addressed with a motion.

Jasen Workman said it will be a small operation and we're excited to offer an area with some amenities for our clients.

MOTION: Commissioner Barry made a motion to approve item 4 including staff comments and noting that the items address any detrimental effects.

SECOND: Commissioner Nelson

AYES (6)

Commissioner Barry

Commissioner Buehner

Chair Fisher

Commissioner Larkin
Commissioner Nelson
Commissioner Brager
NAYS (0)
Motion carries.

Chair Fisher called a recess at 7:03 pm.

Meeting resumed at 7:26 pm.

5. **HILLSIDE PERMIT (HS)**

Wes Jenkins presented the hillside and preliminary plat items together (5a/6a and 5b/7b) but separate motions will be required.

- A. Consider a request for a Hillside Development Permit to allow development of “**Juniper Cove**” a proposed twenty-five (25) lot residential subdivision. The representative is Development Solutions Group. Case No. 2018-HS-007 (Staff – Ray Snyder)

Wes Jenkins explained the areas that exceed 20% are minor. The proposal has stayed out of that area for the most part. They are under any disturbance limitations. A geological hazard study was required and has been submitted. The rockfall hazard line will sit outside the rear property line of lots 1-6. The retaining walls will be terraced in order to allow for privacy walls.

Commissioner Barry asked where the trail is.

Wes Jenkins said there is trail that comes through lots 1 and 2 of Juniper Cove and lots 5 and 6. The trail areas between the lots would be dedicated to the city. That would also serve as an area for a water line. There is a proposed drainage inlet that will require an easement on lot 8. There is a drainage swale along the southern property lines that will be dedicated to the city. We did take the drainage for the last project that had a similar issue.

Commissioner Buehner asked if the disturbance is the back of the lots.

Wes Jenkins said the flags would be the back of the subdivision. There is disturbance along the southern property lines but would be limited to about 10'. The red line is the rock fall hazard boundary.

MOTION: Commissioner Buehner made a motion to recommend approval adopting the hillside recommendation.
SECOND: Commissioner Brager
AYES (6)
Commissioner Barry
Commissioner Buehner
Chair Fisher
Commissioner Larkin

Commissioner Nelson
Commissioner Brager
NAYS (0)
Motion carries.

- B. Consider a request for a Hillside Development Permit to allow development of “**Teakwood**” a proposed forty-five (45) lot residential subdivision. The representative is Development Solutions Group. Case No. 2018-HS-008 (Ray Snyder)

Wes Jenkins presented the item. This is right by the Juniper Cove request. The disturbance areas meet code. There is a rockfall hazard line for this project as well. The ROW line is where the rock fall hazard line would fall.

Commissioner Larkin asked if the trail is in the rockfall hazard line.

Wes Jenkins said yes it is. There is land dedication in this area as well. There is overhead power that will need to be put underground for Dixie Power. There is an area of walkout basement lots. The property line will be at the top of the slope. The sidewalk will need to be installed here even though a trail is in the area. There will need to be an area between the hillside and sidewalk so the sidewalk isn’t constantly covered in material. The lower lots that are walkouts will have to address their drainage. That will be addressed with the construction drawings.

MOTION: Commissioner Nelson made a motion to recommend approval including the hillside review board comments.
SECOND: Commissioner Buehner
AYES (6)
Commissioner Barry
Commissioner Buehner
Chair Fisher
Commissioner Larkin
Commissioner Nelson
Commissioner Brager
NAYS (0)
Motion carries.

6. **PRELIMINARY PLATS (PP)**

- A. Consider a preliminary plat for a twenty-five (25) lot residential subdivision plat to be known as “**Juniper Cove.**” Located south of Maple Mountain Drive and west of Marblewood Drive. The property is zoned R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size) on 18.73 acres. The applicant is Development Solutions. Case No. 2018-PP-001 (Staff – Wes Jenkins / Carol Davidson)

MOTION: Commissioner Brager made a motion to recommend approval.

SECOND: Commissioner Nelson

AYES (6)

Commissioner Barry

Commissioner Buehner

Chair Fisher

Commissioner Larkin

Commissioner Nelson

Commissioner Brager

NAYS (0)

Motion carries.

- B. Consider a preliminary plat for a forty-five (45) lot residential subdivision plat to be known as "**Teakwood**." Located east of Marblewood Drive. The property is zoned is R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size) on 19.99 acres. The applicant is Development Solutions. Case No. 2018-PP-002 (Staff – Wes Jenkins / Carol Davidson)

MOTION: Commissioner Buehner made a motion to recommend approval including staff and legal comments.

SECOND: Commissioner Nelson

AYES (6)

Commissioner Barry

Commissioner Buehner

Chair Fisher

Commissioner Larkin

Commissioner Nelson

Commissioner Brager

NAYS (0)

Motion carries.

- C. Consider a preliminary plat for a fifteen (15) lot residential subdivision plat to be known as "**Johnson Arch**." Located west of Northgate Peaks Drive and east of the Winchester development on 11.1 acres. The property is zoned PD-R (Planned development Residential). The applicant is Development Solutions. Case No. 2018-PP-003 (Staff – Wes Jenkins / Carol Davidson)

Wes Jenkins presented the item and clarified it is a preliminary plat amendment. The request is to dedicate to the back of curb to the ROW with a landscape buffer and trail. They want to eliminate the sidewalk on both sides with the trail on one side. Because this is in a hillside, elimination of one side of sidewalk can be requested. The driveway can be disturbed and then the construction is limited to the disturb area. There are also some drainage issues so each lot has to address their own drainage.

There is an architectural review committee at the Ledges that help regulate what is being requested. They are trying to minimize drainage and preserve existing vegetation.

Commissioner Larkin asked if the trails will tie in and if Winchester has sidewalks.

Wes Jenkins said no. There isn't a trail system there and no, there are no sidewalks there.

Councilman Bowcutt asked if the 50' buffer is to the wall.

Wes Jenkins said the measurement is to the property line. This road will lead up to Winchester. There will need to be some type of second or emergency access to the area.

Victoria Hales asked if the 50' buffer is a city requirement. Are there any sidewalks?

Wes Jenkins said it is the approved buffer in the PD approval. There will be one side of the street with a trail. No sidewalks on either side. There are undulating slopes here they are trying to protect so they are requesting to remove the sidewalk on one side of the street and utilize the trail as the sidewalk on the other side.

MOTION: Commissioner Larkin made a motion to recommend approval with the finding that the sidewalk can be eliminated on one side to help preserve the hillside.

SECOND: Commissioner Buehner

AYES (6)

Commissioner Barry

Commissioner Buehner

Chair Fisher

Commissioner Larkin

Commissioner Nelson

Commissioner Brager

NAYS (0)

Motion carries.

7. **FINAL PLATS (FP)**

- A. Consider a one hundred and twenty-two (122) lot residential final subdivision plat for "Auburn Hills Phase 1" located in the new Desert Color Development. The property is zoned PD-R (Planned Development Residential). The representative is Adam Allen, Bush and Gudgell. Case No. 2018-FP-078 (Staff – Wes Jenkins)

Wes Jenkins presented the item with no additional comments.

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

SECOND: Commissioner Brager

AYES (6)

Commissioner Barry

Commissioner Buehner

Chair Fisher

Commissioner Larkin
Commissioner Nelson
Commissioner Brager
NAYS (0)
Motion carries.

- B. Consider a one (1) lot residential final subdivision plat for “**Entrada at Snow Canyon Chaco West Phase 3B**” located at approximately 2485 North Kiva Trail. The property is zoned PD-R (Planned Development Residential). The representative is Kevan Bundy, Trueline Surveying. Case No. 2018-FP-069 (Staff – Wes Jenkins)

Wes Jenkins presented the item with no comments.

MOTION: Commissioner Larkin made a motion to recommend approval and authorize chair to sign.
SECOND: Commissioner Barry
AYES (6)
Commissioner Barry
Commissioner Buehner
Chair Fisher
Commissioner Larkin
Commissioner Nelson
Commissioner Brager
NAYS (0)
Motion carries.

8. **AMENDED FINAL SUBDIVISION PLAT (LRE)**

Consider an amended final subdivision plat / easement vacation to adjust the lot line between “**Lots 14 and 15, Blackberry Court Subdivision Phase 3**” and to vacate the public utilities and drainage easement located in this area. The property is located at 1146 West Blackberry Circle and is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). Case No. 2018-LRE-025 (Staff – Wes Jenkins)

Wes Jenkins presented the item and stated this request is to vacate the utility easement and shift the property lines and dedicate a new easement.

Victoria Hales asked if easement is required for a particular reason.

Wes Jenkins said no and that a new easement will be created.

MOTION: Commissioner Nelson made a motion to recommend approval.
SECOND: Commissioner Larkin
AYES (6)
Commissioner Barry
Commissioner Buehner

Chair Fisher
Commissioner Larkin
Commissioner Nelson
Commissioner Brager
NAYS (0)
Motion carries.

9. **MINUTES**

Consider approval of minutes from the October 10, 2017, November 14, 2017, June 26, 2018, August 7, 2018, August 21, 2018, September 25, 2018, and October 23, 2018 meetings.

MOTION: Commissioner Buehner made a motion to approve the minutes.
SECOND: Commissioner Nelson
AYES (6)
Commissioner Barry
Commissioner Buehner
Chair Fisher
Commissioner Larkin
Commissioner Nelson
Commissioner Brager
NAYS (0)
Motion carries.

10. **CITY COUNCIL ACTIONS – January 3, 2019**

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

- A. HS – Stone Cliff Expansion (*Pulled – goes back to PC*)
- B. ZC – Stone Cliff Expansion (*Pulled – goes back to PC*)
- C. ZC – Dino Crossing Pad “G”
- D. ZC – Desert Color Town Center – Sullivan Office Building
- E. ZC – Maple Estates Phase 6
- F. BDCSP – The Stay

ADJOURN

MOTION: Commissioner Buehner made a motion to adjourn.
SECOND: Commissioner Barry
Meeting adjourned at 8:09 pm.

