

**ON JUNE 8, 2017 AT 6:00 P.M., THE HURRICANE CITY PLANNING COMMISSION MET IN THE CITY COUNCIL CHAMBERS LOCATED AT 147 N 870 WEST HURRICANE, UT.**

**Members Present:** Ken Bradshaw, Ralph Ballard, Yovonda Hall, Michelle Cloud, Pete Peters, and Paul Farthing

**Members Excused:** Bob Petersen and Rebecca Bronemann

**Staff Present:** Planning Director Toni Foran, Planning Assistant Cindy Beteag, City Council Representative Pam Humphries, City Attorney Fay Reber, and City Council member Kevin Thomas

Vice Chairman Ralph Ballard called the meeting to order at 6:05 p.m. The Pledge of Allegiance was led by Michelle Cloud and Ken Bradshaw offered the prayer. Roll call was taken.

**6 pm to 7 pm – the Planning Commission will hold a meeting and discussion with the downtown property owners to review a proposed downtown zone and get property owner in-put.**

**Toni Foran** gave a brief explanation of what the Commissioners are proposing. She explained residents who have homes in the downtown district haven't been able to expand or remodel because the residential use is a legal non-conforming use that is grandfathered in the commercial zone. This change will allow residential improvements but still allow commercial. She stated the boundaries that were included are a half a block south of 100 South to a half a block north of 100 North and 100 East to 300 West. She stated other people were invited that were along SR-9 to see what they wanted with their property. She explained the Commission has tried to create a mixed use zone by setting standards for sidewalk width and setback. She went through the uses allowed. She pointed out the proposal only sets standards for residential use but it didn't specify multifamily or single family so she isn't sure if they want different setbacks for single and multi-family.

**Keith Stout** thanked the Commissioners for their work. He asked what existing uses are already in the zone that are not in compliance with the proposed changes. Ms. Foran stated right now residential use is not in compliance. Mr. Stout questioned why open storage was not allowed. She stated the goal is to bring people downtown and that use doesn't bring people there. She stated the proposed changes will loosen the restrictions and give people more options. Mr. Stout asked if the uses that are non-complaint will still be grandfathered. Ms. Foran stated as long as the non-conforming use continues the City can't take it away. Yovonda Hall pointed out the residential is currently a non-conforming use and this change would allow them to expand or improve their home. Mr. Stout asked if this change would allow vacation rentals. Ms. Foran stated commercial zones allow vacation rentals and they can continue to do so.

**Derek Oreal**, landlord for China Buffet, asked if it would change the parking or signage code. Ms. Foran stated no.

**Journey Ali**, owner of property in downtown, asked if landscaping would be required in the front of the property. She asked what type of landscaping would be required. Ms. Foran stated she thinks the section they are talking about is if someone builds a new commercial structure they are required to landscape the front twelve feet. She stated part of it will be sidewalk with pots of plants. The purpose is to slow foot traffic down and make it look more appealing. Mr. Ballard explained form based code where mixed use is used. He stated that is where some of these ideas came from.

**Trent Curtis**, downtown property owner, stated he still has the same concerns that he brought up in the last meeting. The side setback requirements limit what he can do on his property. He feels the side setback will be prohibitive for commercial businesses. He asked what the current set back is. Ms. Foran stated it would be ten feet right now for mixed use because of fire and building codes. She stated zero

lot line would be too hard with residential use because you need fire exits out of sleeping areas and fire walls. Mr. Curtis feels it should be the property owner's decision of how to lay out the property. He stated there a lot of narrow driveways and these changes would put the parking in the back. He explained his situation. He asked if they are trying to get away with street parking. Ms. Foran stated they are trying to encourage angle street parking. She stated the Commissioners need to tackle downtown parking. Shared parking was discussed. Mr. Curtis stated he would like to see a three foot setback on the side to allow parking on the other side of the building. He feels that if it is eight feet that it would be a tumbleweed and trash collection area. He stated if a balcony is required but can't be in the setback then he would have to make an even bigger setback.

**Jim Homes**, a resident within the area, asked when the downtown plan was brought into place. Ms. Foran stated about ten years ago. He asked if the intent was there would be commercial growth and a convention center. Ms. Foran stated yes. Mr. Homes stated things have changed and that didn't happen. He stated his concern is that wherever they draw the line to stop this zoning they will run into trouble with combining residential and commercial. He asked what the current zoning was in surrounding areas to the proposed changes along SR-9 out to Walmart. Ms. Foran stated mostly Highway Commercial. Mr. Homes questioned if they are trying to fix something that doesn't need to be fixed. He stated when you make things more difficult it creates problems in the future. He suggested doing the same zone for a block and half the whole way along SR-9. Ms. Foran stated they are implementing the General Plan and that is the designated area for the downtown district. Mr. Homes stated there isn't a downtown area and they should try to make it different than the rest of the City. Ms. Foran explained the downtown district is already broke down in a different way than the rest of the City.

**Burton Sant** asked if what was received was the current ordinance and if they are proposing less rules. Ms. Foran stated yes. Mr. Sant stated he agreed completely.

**Skyler Zaleski** stated his parents live downtown. He asked who decides what the downtown theme is on #11. Ms. Foran explained they discussed throwing it out but it is very vague so they felt it would be better if it was left. Mr. Ballard explained it is just to get people to think about what will go best in there. Ms. Hall stated they want people to have some decision making on their property. Mr. Zaleski stated he feels it should be removed or designate a theme. He stated open storage is very vague. It needs a definition on what open storage is. Ms. Foran stated they can create a definition for open storage. He pointed out there is no minimum lot width requirement but then it states no flag lots. He stated it needs to be clarified that it can't start small and then go bigger. Ms. Foran stated they didn't want to restrict people as long as they can get the 6000 square feet but agreed the flag lot definition will have to be looked at. Ms. Hall asked the reasoning why flag lots are not allowed. Ms. Foran stated the Fire District is not crazy about flag lots because it makes it harder to find and access property. Mr. Zaleski stated the residential use states the setback is measured from back of curb but normally it has a different setback for garage. He stated if it isn't specified then a truck wouldn't have room to park. Ms. Foran stated they have two options, either change the setback for garages facing the street or not allow garages that face the street. Mr. Zaleski mentioned it states 35' for maximum height but #7 states it could go up to 50'. Ms. Foran explained they left it like that because the Commissioners wanted input on what the residents want for a maximum height. A resident asked how many floors that would allow. Ms. Foran stated four or five stories but they would still have to meet fire code.

Jim Holmes stated that is another reason it needs to be continued down SR-9. A resident complained the fifty foot height infringes on residential uses. Ms. Foran did a poll on what the residents wanted for a maximum height. Five people voted for 30', fourteen people voted for 35', and five people voted for 50'. Ms. Foran stated the meeting needed to wrap up but she asked if anyone had a comment and didn't get a chance to talk tonight then to please email her so the Commissioners could review the comments.

**Dan Zaleski** stated multi housing needs to be spread around the city more. He stated he doesn't know why they are called the downtown district. He stated he has lived in this neighborhood for fifty years

and you can no longer walk to the store or anything. He feels the downtown has moved west. There is no downtown. Mr. Ballard stated when this was done they were trying to keep some piece of Hurricane history. He stated they are trying to make a neighborhood with a good feel. He stated this proposal came about because people have wanted to upgrade their houses and couldn't because it is zoned commercial. The Commissioners are trying to bring life back into the old downtown. Mr. Zaleski stated he feels residential has been ignored. He stated there is a lot of residential use in this area and all that has been discussed tonight is commercial. Asenith Zaleski stated when they bought their property it was residential but it was changed to commercial without them knowing. She stated the roads aren't getting fixed. They feel like they have been ignored and lied to. She stated they don't want any more multifamily in that area.

Mr. Ballard stated they are trying to make the ordinance more flexible and these changes will give residents more options. He stated they appreciate everyone's comments and they are trying to find a solution for everyone. Ms. Hall asked people to include where they live and what they want with their property if they send comments. A resident stated she wants the road on 100 North to be improved. It has been crumbling for years and needs to be fixed. Ms. Foran explained the Planning Commission does not make recommendations on what roads are improved. It would have to be addressed with the City Council.

**Brian Black**, a resident in the downtown district, asked if there was a cutoff year for what is considered a historic building. Ms. Foran stated the Historical Committee has designated certain buildings as the Historic Downtown. Mr. Black read comment #9 *Historic Buildings: The exterior remodeling of any historic building shall only occur when the historic architectural features and qualities of the historic building are retained*. He questioned how that is determined. Ms. Foran stated she marked that section so the Commissioners could discuss it. Mr. Black asked about the landscaping. Mr. Ballard explained that is for commercial not residential. Mr. Black stated it is hard for them to determine what codes apply to each use. Ms. Foran stated they will work on clarifying the discussed points.

Kevin Thomas asked if eight foot setback was because of the residential on top. He stated it shouldn't affect fire access since the building and access is already there. Ms. Foran stated it does affect building code.

Commissioners took a five minute break.

Vice Chairman Ballard opened Public Hearing at 7:20 p.m. to take comments on the following:

1. A proposed Zone Change request for a 209 acre parcel located at 4200 South 1100 West from Planned Development Overlay/Mixed Use maximum density 1344 residential units to RA-1, Residential Agricultural 1 acre minimum.

Toni Foran explained this property was annexed into the City limits with a Master Plan that included up to 1,344 units including commercial, multi-family and single family residential. She stated the property owner wants to do away with the old agreement and do RA-1 zoning.

**Gladys Nemecek** stated her and her husband are residents in Sky Ranch but also own a hanger in Hurricane. She stated she has been communicating with Toni Foran to let her know important facts that she thinks need to be brought up; 1. Sky Ranch Airport is an established airport with active air traffic and with that comes airport noise. She wants the developer to be aware of the noise. She mentioned she had asked Ms. Foran if utilities would be underground and Ms. Foran told her they would be. 2. They are concerned with water drainage. She feels the water will seek the low point and drain across to Sky Ranch properties. She asked how it will be addressed. 3. What style of development will this be? She mentioned they are for this development but they will be looking at it every day and want to know what

they will look like. 4. Will there be an HOA and if so will there be CCR's. 5. Will the lot perimeters be defined by fencing? Pete Peters stated her letter brought up falling rock danger Ms. Nemecek stated during a rain storm she can watch rocks falling from the cliff when she is in her yard. She feels the developer needs to be made aware of that.

Bob Hermandson from Bush and Gudgell Engineering came forward to represent the applicant. He stated they are aware of the airport noise and they will notify potential buyers. Mr. Ballard asked if there was an airport overlay zone associated with Grassy Meadows. Ms. Foran stated she is not aware of one. She explained the Hurricane City code has a definition for the airport protection zone that sets perimeters and height restrictions. Mr. Ballard suggested they look at doing that for Grassy Meadows. Mr. Hermandson explained the owner of the property is Walt Plumb Sr. who owns Plumb Gardner Development, he is one of the largest developers in the state. A resident asked for a specific area they had developed. Mr. Hermandson stated The Palisades in Ivins and Sugar Plum in Washington Fields. He stated utilities would be underground. He mentioned the City warned them of the drainage issue. They are doing a drainage study to see how it is coming off the hills and down the washes. He stated their intent is to clean up their side of 1100 West. They currently have no plans to widen 1100 West. They plan to create a ditch along the road with culverts at the driveway but placement will be determined at building permit. He stated all lots are ten acres and larger. He stated their intent for fences on the frontage is to match what Sky Ranch has across the street. The sidelines running up to the cliff would be a barb wire fence. The style they are promoting is a southwest style. These are large lots and they are envisioning large homes with barns and animals. He stated they will have CCR's and intend to have an HOA to make sure they are enforced. The developers want it to be a nice community. He stated they agree there is a rock fall issue. The lots are approximately 1200 feet deep and based on initial studies the build-able area will be in the front 300' of lot. They can't go up any further of the hill because of pressure so it doubles the safety factor for rock fall. Mr. Ballard stated they can't drain from the houses to other properties but they can't control what comes of the cliffs. Mr. Hermandson stated they did a ratio to determine how much was disturbed and then the water will be slowed or stopped.

Jim Petersen, Sky Ranch resident, stated he talked to the owner a few years ago and he said his plan was to put a decorative wall along east side. He asked what the time line would be and what a price range would be for the lots.

A resident asked where sewer would be going. What utilities will be going in? Will natural vegetation be left? **Barry Reinherz** asked if the night sky would be protected. **Lynn Cofed** asked if there would be a height limitation for the buildings.

Mr. Hermandson stated they will not be doing a decorative wall. They plan to match Sky Ranch with the pole style and columns. He stated as soon as they can get through approval process they want to get started. They have not discussed pricing yet. Sewer will be septic. Any existing utilities is what they plan on providing. They haven't discussed grading restrictions but their vision is a house and barn and not mass grading. Their intent is to leave it the way it is other than the structures. He stated they haven't discussed lighting yet but their intent is to match the existing developments. Height restrictions will be set by City code.

**Commissioner Ballard closed the Public Hearing at 7:44 p.m. and the Public Meeting began.**

**New Business:**

**2017-ZC-10 Consideration and possible recommendation to the City Council on a zoning map change from Planned Development Overlay/Mixed Use maximum density 1344 residential units to RA-1, Residential Agricultural 1 acre minimum – Walter Plumb applicant, Bob Hermandson agent.**

Paul Farthing stated this a great improvement from the old plan. *Yovonda Hall motioned to recommend approval of application 2017-ZC-01 to the City Council. Michelle Cloud seconded the motion. The vote was as follows: Ken Bradshaw-Aye, Ralph Ballard-Aye, Yovonda Hall-Aye, Michelle Cloud-Aye, Pete Peters-Aye, and Paul Farthing-Aye. Motion carried.*

**2017-PP-05 Consideration and possible recommendation to the City Council on a Preliminary Plat for Moccasin Flats, a 19 lot subdivision located at 4200 South 1100 West-Walter Plumb applicant, Bob Hermanson agent**

Bob Hermanson stated this is the same thing that was discussed previously. This is the next step in the process. Yovonda Hall asked staff if there was anything that needed to be included in the recommendation to the City Council. Toni Foran stated she would recommend they include comments 3 and 4. *Yovonda Hall motioned to recommend approval of application 2017-PP-05 to the City Council subject to the following staff comments; 1. The geotechnical report fails to note the high rock fall hazard in this area. A visit to the site makes it obvious that rocks have in the past and will most likely in future come down off the cliff. However, it appears the larger rocks have so far stayed closer to the cliff face. Photos are included. A specific study is indicated for this area as homes are proposed, based on the USGS special study and the history of damage by rock fall in Washington County. A note on the final plat is recommended. 2. The geotechnical study update also states the front 250' of each lot will be considered buildable area. This is consistent with the hillside ordinance. A no-build line should be included on the final plat. This plat is considerably less intrusive to the area and more in keeping with the hillside regulations. Paul Farthing seconded the motion. The vote was as follows: Ken Bradshaw-Aye, Ralph Ballard-Aye, Yovonda Hall-Aye, Michelle Cloud-Aye, Pete Peters-Aye, and Paul Farthing-Aye. Motion carried.*

**2017-AFSP-01 Consideration and possible approval of an amended site plan for the FX lighting site at 293 N. 2260 West – FX Lighting applicant, Wil Ducrest agent**

Wil Ducrest stated he owns FX Lighting and they want to expand their business. Paul Farthing asked what they do. Mr. Ducrest stated they manufacture components for the lighting industry and do powder coating on metal. Yovonda Hall stated the site has never included a dumpster enclosure. Mr. Ducrest stated they will include one in the SW corner with these improvements. Ms. Foran explained when this building was built it wasn't required. Michelle Cloud stated the staff comments also include comments about trees. Mr. Ducrest stated they just put retaining wall on north side of property and they will line it with trees. He stated they have a wash bay on the north side that they may enclose in the future because of the wind. Ralph Ballard commented it will be an upgrade to their facility. Mr. Ducrest stated they are bringing another business to the area that will create more jobs. Pete Peters asked how big the new building will be. Mr. Ducrest stated 3000 square feet but it will be hidden behind the current building. Mr. Peters asked how big the original building is. Mr. Ducrest stated about 1500 square feet. *Paul Farthing motioned to approve application 2017-AFSP-01 subject to the following staff comments; 1. It does not appear this property requires enough parking area to need the 7% internal parking lot landscaping required by the Land Use Code. Some trees on the property would provide much appreciated shade for the employees and help lower power bills. 2. The site has never been upgraded to include a dumpster enclosure. Mr. Ducrest stated the retaining wall increased the parking and they will install a dumpster enclosure and trees. Ken Bradshaw seconded the motion. The vote was as follows: Ken Bradshaw-Aye, Ralph Ballard-Aye, Yovonda Hall-Aye, Michelle Cloud-Aye, Pete Peters-Aye, and Paul Farthing-Aye. Motion carried.*

**2017-PP-06 Consideration and possible recommendation to the City Council on a Preliminary Plat for**

**Peregrine Pointe Phases 3 & 4, a 91 lot subdivision located at approximately 625 N 2700 West-Perry Homes applicant, Greg Sant agent**

*Yovonda Hall motioned to recommend approval of application 2017-PP-06 to the City Council subject to JUC and staff comments. Paul Farthing seconded the motion. The vote was as follows: Ken Bradshaw-Aye, Ralph Ballard-Aye, Yovonda Hall-Aye, Michelle Cloud-Aye, Pete Peters-Aye, and Paul Farthing-Aye. Motion carried.*

**2017-PP-07 Consideration and possible recommendation to the City Council on a Preliminary Plat for Hardcastle Subdivision, a 7 lot subdivision located at approximately 735 W 650 South-Lance Hutchings, Mike Nielson or Josh Wadsworth applicants**

Josh Wadsworth stated lot 1 is an existing house and is not part of the proposed subdivision. He stated Darin Reeve owns the home and it is under contract right now. Toni Foran stated the submitted plans show seven lots so it would have to be included. Paul Farthing stated the Commissioners were concerned when this came up for the zone change because of the road width. He stated the City's plan is that as property is developed the road and sidewalks will be improved. He stated he is concerned because the applicants will do the improvements in front of the proposed new lots but the existing house will be split off and never improved. Mr. Wadsworth stated it is his understanding that the contract Mr. Reeve is working on will include the improvements. Mike Nielson stated it will include the road dedication but not the improvements. Mr. Farthing stated if this approved they will end up with one lot not improved. Ms. Foran pointed out whoever buys the existing house would not be required to do the improvements because it is not new development. City Council Pam Humphries stated one of the concerns the Council had is the road is not wide enough and the traffic will get heavier. She stated if the existing house is included in the subdivision then it will have to be included in the improvements. Mr. Nielson stated they want to have that lot separate from the subdivision. Ms. Humphries stated it was presented to the City as part of the subdivision. Lance Hutchings asked if they could do a different plat to not include the existing house. Ms. Humphries stated yes but they would have to go back through the process.

Ralph Ballard stated the concerns are the road widths and improvements. Discussed the improvements and the problems it can create. Mr. Wadsworth asked if they improve everywhere will it eliminate the concern. Mr. Farthing stated yes. Mr. Nielson stated it is the exact same issue on 920 West. Mr. Ballard stated they are trying to address the issues as they are presented. Mr. Farthing stated the subdivision on 900 South does have the improvements along the road. City Attorney Fay Reber stated lot 1 is part of the subdivision. Ms. Foran stated the zone change approval stated any development that comes in should provide connectivity to the adjoining property owners and not be a dead end road. Mr. Wadsworth stated the motion stated they desire a connection not a requirement. He stated the current code states you can have a cul-de-sac if the road is less than 650'. Ms. Humphries stated if she remembers right, the Council wanted the connectivity to be there for future use. Ms. Hall stated if the road is required then it will come out on someone's property. Ken Bradshaw stated Darin Reeve mentioned he wanted to talk to the adjoining property owner to connect for a future road. Ms. Hall stated for usability it doesn't make sense. It could just sit there for years unused. Mr. Wadsworth stated they would like propose without the connection but they understand it is a desire. Ms. Foran read a section for the transportation plan policy, *a reduction in the use of cul-de-sacs should be emphasized in order to provide greater traffic circulation and less volume on collector roads. Circulation is of the utmost importance; long blocks and excessive dead end streets should be avoided.* She stated this is the policy the Council was trying to support. She explained you get more traffic on 650 South if there are cul-de-sacs along it without another access. Mr. Wadsworth stated they were going to include more lots but they wanted the larger lots so they made the subdivision smaller. Ms. Hall asked what happens if they are required to have a road. Mr. Wadsworth stated it will depreciate property value and they want to

live on a cul-de-sac. Cory Wright stated he just went through this same problem on his lot. A future road easement was put in his cul-de-sac and they just had to go through a lot of trouble to get it removed. He stated this subdivision meets the requirements of the City. He stated there are areas where road connections have been provided and it turns out to be a dead end and never finished. He stated if it's going to be a road it needs to be a road now. Mr. Hutchings stated it would tie the property owner on the west side hands. Mr. Ballard stated he agrees that roads need to be planned and can't tie up property. Ms. Foran pointed out they are not talking about a collector road only a neighborhood road. She stated it is bad planning to not connect neighborhoods. Pete Peters asked if the fire department was ok with cul-de-sacs. Mr. Farthing stated it meets their requirements. Mr. Bradshaw asked Mr. Wright about water stagnation on a cul-de-sac. Mr. Wright explained that is why the City put in length requirements for how long they can be so it doesn't affect the water quality. He mentioned the JUC will look at how close the nearest fire hydrant is. He stated the water department does have a flushing system. Ms. Hall stated the original concerns were the road wasn't wide enough and they have corrected that. She thinks people in the cul-de-sac will more than likely use 700 West instead of going west on 650 South. She stated she doesn't see a problem with the cul-de-sac because of the surrounding property. *Paul Farthing motioned to recommend approval of application 2017-PP-07 to the City Council subject to the JUC and staff comments; 1. Provisions for a roadway connection to adjoining property required. 2. Proposed additional road width for 650 South along property frontage is shown. 3. Full stormwater design required. 4. Signed construction drawings required before final plat. 5. Power must be brought to the property and \$3000 paid for infrastructure where connection is to be made. 6. Sewer is available at 840 West and must be brought to property. 7. Water will have to be brought into property. 8. Gas, phone, and cable are available in 650 South. 9. City recognizes pedestrian connectivity as a way to improve safety and quality of life, enhancing a sense of community, encouraging people to walk and/or bike, and increasing the opportunity for neighbors to interact." Both this policy and the roadway connectivity policy support a design with a connecting road to increase connectivity between properties and projects for improved traffic and non-motorized transportation circulation. Applicants often argue that the cul-de-sac provides a quieter street or more exclusive lots but the design is not supportive of good neighborhood planning or helping maintain the carrying capacity of collector roads. Approval is based on the clarification the entire subdivision including the existing home will be included for improvements. Michelle Cloud seconded the motion. The vote was as follows: Ken Bradshaw-Aye, Ralph Ballard-Aye, Yovonda Hall-Aye, Michelle Cloud-Aye, Pete Peters-Aye, and Paul Farthing-Aye. Motion carried.*

**2017-PP-08 Consideration and possible recommendation to the City Council on a Preliminary Plat for Falcon Ridge Phase 3, a 14 lot subdivision located at approximately 260 E 1100 North-The Home Company applicant, Lane Blackmore, agent**

Skyler Zaleski was present to represent Pratt Engineering. He stated between lot 5 and 6 there is a forty one foot right of way for a future road. It is not an easement. It is a right of way so it doesn't land lock the property behind it. He stated they would like to continue to construction drawings. He stated they understand on lots 9, 10, and 11 they need to show the area with 30% or greater slope and show if it is non buildable. Toni Foran stated it can't be included in the lot size at all. She stated people shouldn't pay taxes on property they can't utilize. She mentioned that is why it was in the staff comments is that anything over 30% slope cannot be included in the minimum lot size. Mr. Zaleski stated another subdivision wanted to include that area because it made the lots looks larger for marketing. Ms. Foran stated she has dealt with ten years of people with property along the cliff wanting variances or donating their property because it is unbuildable. She mentioned the other subdivision had slopes that went up so people could at least see their lot. This subdivision they drop off a cliff. Commissioners discussed the language in code. Ms. Foran read the code; *slopes of thirty percent or greater shall not be considered as*

*a lot area contributing to the minimum area required. She pointed out they can't meet the minimum lot area requirements because they can't include anything greater than thirty percent slope. She stated it is up to the applicants if they want to redraw the plat and come back next week but she thinks they will lose at least one lot. Mr. Zaleski stated they think they can meet it without losing a lot. Ms. Foran stated it is the minimum slope area not lot size requirements for the zone. Commissioners and applicants discussed tabling the application or recommending approval to include those lots cannot be used. Mr. Zaleski asked for it to be tabled. Paul Farthing asked if he had seen the staff and JUC comments. Mr. Zaleski stated yes. Yovonda Hall motioned to table application 2017-PP-08. Pete Peters seconded the motion. The vote was as follows: Ken Bradshaw-Aye, Ralph Ballard-Aye, Yovonda Hall-Aye, Michelle Cloud-Aye, Pete Peters-Aye, and Paul Farthing-Aye. Motion carried.*

**Planning Commission business:**

1. Report on Council actions. Toni stated the Brown zone change, Wadsworth and Peregrine Point final plats, Peregrine Point final plat, Ashley's preliminary plat was approved. She stated they did accept the park in Zion's Gate Estates and approved the plat.
2. Presentation of miscellaneous proposed Land Use Code amendments. Tabled next meeting.
3. Discussion on meeting with downtown property owners. Toni stated they will probably wait for resident's comments before they move forward. Commissioners discussed setbacks, building code and parking requirements.
4. Planning Commission concerns and ideas

**Meeting adjourned at 9:05 p.m.**