



Planning and Zoning Commission
Monday, March 11, 2019
5:30 PM
Library Auditorium
7401 E. Skoog Blvd.

----- Minutes -----

I. Call to Order

Chairperson Zurcher called the March 11, 2019, public meeting of the Planning and Zoning Commission to order at 5:30 p.m.

II. Invocation

 Invocation given by Commissioner Roberts.

III. Pledge of Allegiance

IV. Attendance

Chairperson Zurcher asked for roll call attendance to be taken. Members present: Chairperson Zurcher, Vice-Chairperson Renken, Commissioner Roberts, Commissioner Yeater, Commissioner Musarra, and Commissioner Rutherford. Members absent: Commissioner Duskey. Staff Present: Richard Parker, Community Development Director; and Vikie Anderson, Administrative Supervisor.

V. Approval of Minutes

Chairperson Zurcher asked if the Commission had amendments to the minutes from the January 14, 2019, meeting. No revisions were submitted; thus, Chairperson Zurcher called for a motion to approve the minutes. Vice-Chairperson Renken made the MOTION, seconded by Commissioner Musarra, to approve the minutes from the January 14, 2019 Planning Commission meeting.

MOTION carried unanimously by voice call vote as follows: Chairperson Zurcher YES, Vice-Chairperson Renken YES, Commissioner Rutherford YES, Commissioner Yeater YES, Commissioner Musarra YES and Commissioner Roberts YES.

MOTION carried with 6 ayes and 0 nays.

VI. Announcements

Richard Parker, Community Development Director, stated that several items were pulled from the agenda and requested that Chairperson Zurcher defer the items to a date unspecified. Mr. Parker indicated that future hearings of the deferred items would be re-noticed and posted.

Mr. Parker reported that Commissioner Duskey is on the mend and looks forward to returning to the Commission in the near future.

VII. Public Hearing Items

1. **ZMC19-001.** Upon the application of Grounds Properties, LLC, c/o Pacific RH, LLC, consideration of a Zoning Map Change from R1L-70 (Residential; Single Family Limited) to RS-PAD (Residential; Sales and Services-Planned Area Development) on approximately 48 acres. Located east of Highway 69, and south of Bradshaw Mountain Road. APN 402-14-692 and 402-14-694B.
2. **PDP19-001. (Action Item)** Upon the application of Grounds Properties, LLC, c/o Pacific RH, LLC, consideration of a Preliminary Development Plan for a proposed 288 unit apartment development on approximately 48 acres. Located east of Highway 69, and south of Bradshaw Mountain Road. APN 402-14-692 and 402-14-694B.

Chairperson Zurcher stated that per the request of the applicant, the Public Hearing item (ZMC19-001) as well as the accompanying action item (PDP19-001) were pulled from the agenda, therefore, now requires a motion to defer items to a date unspecified.

Vice-Chairperson Renken moved to defer items ZMC19-001 and PDP19-001 to a date unspecified. Commissioner Roberts seconded the motion.

MOTION carried unanimously by voice call vote as follows: Chairperson Zurcher YES, Vice-Chairperson Renken YES, Commissioner Rutherford YES, Commissioner Roberts YES, Commissioner Musarra YES, Commissioner Yeater YES.

MOTION carried with 6 ayes and 0 nays.

3. **ZMC18-009.** A request by Fain Signature Group for a Zoning Map Change from R1L-70 (Residential; Single Family Limited) to R1MH-PAD (Residential; Single Family Mobile/Manufactured Homes – Planned Area Development) on approximately sixteen (16) acres generally located at the southeast intersection of State Route 69 and Fain Rd.
4. **ZMC18-010.** A request by Fain Signature Group for a Zoning Map Change from R1L-70 (Residential; Single Family Limited) to C2-PAD (Commercial; General Sales and Services-Planned Area Development) on approximately thirteen (13) acres generally located at the southeast intersection of State Route 69 and Fain Rd.
5. **PDP18-006. (Action Item)** A request by Fain Signature Group for a Preliminary Development Plan comprising fifty seven (57) platted fee-simple lots and 70 spaces for Manufactured Homes or Recreational Vehicles on approximately twenty nine (29) acres generally located at the southeast intersection of State Route 69 and Fain Rd.

Chairperson Zurcher stated that per the request of the applicant, the Public Hearing items (ZMC18-009 & ZMC18-010) as well as the accompanying action item (PDP18-006) were pulled from the agenda, therefore, now requires a motion to defer items to a date unspecified.

Commissioner Roberts moved to defer items ZMC18-009, ZMC18-010 and PDP18-006 to a date unspecified. Commissioner Musarra seconded the motion.

MOTION carried unanimously by voice call vote as follows: Chairperson Zurcher YES, Vice-Chairperson Renken YES, Commissioner Rutherford YES, Commissioner Roberts YES, Commissioner Musarra YES, Commissioner Yeater YES.

MOTION carried with 6 ayes and 0 nays.

Action Items:

1. **RP19-002.** Upon the application of DH Pronghorn, L.L.C. a request for a Reversionary Plat to adjust the common line between Lots 1044 and 1046, Pronghorn Ranch Unit 17, located at the Northeast intersection of Ridge Rider Trail and Serenade Circle.

Mr. Parker reported that the two (2) subject lots are part of Pronghorn Ranch Unit 17 and the home model that Dorn Homes wished to place on the Lot 1044 did not meet the setback requirements. Working with Town staff it was determined that required setbacks would work with an adjustment to the one property line concurrent with Lot 1046. Mr. Parker stated that Staff supports the request in order to allow the applicant to fully utilize the lots.

Action RP19-002

Commissioner Roberts moved to approve RP19-002 as submitted with condition.

1. Submittal of two (2) signed and Notarized Reversionary Plat Mylars for recording following approval by the Town Council.

Commissioner Yeater seconded the motion.

MOTION carried unanimously by roll call vote as follows: Chairperson Zurcher YES, Vice-Chairperson Renken YES, Commissioner Rutherford YES, Commissioner Roberts YES, Commissioner Musarra YES, Commissioner Yeater YES.

MOTION carried with 6 ayes and 0 nays.

2. Election of Officers.

Chairperson Zurcher stated that it was up to the discretion of the Commission to continue with the Election of Officers given the absence of Commissioner Duskey.

The Commission agreed to move forward with the election of officers as the election was previously deferred.

Mr. Parker addressed the Commission and stated that Chairperson Zurcher would call for nominations for Chairperson and Vice-Chairperson, followed by a vote from the Commission, adding that the Commission could take nominations by voice call or confidentially in written ballots if they so desired.

The Commission voiced their agreement to make voice nominations and voice votes, unless there were multiple nominations, then confidential written ballots would follow.

Chairperson Zurcher called for nominations for Chairperson .

Commissioner Rutherford nominated Chairperson Zurcher for reappointment to the seat of Chairperson.

As there were no further nominations for Chairperson, Chairperson Zurcher asked for motion to close the nominations for Chairperson.

Vice-Chairperson Renken moved to close the nomination for Chairperson.
Commissioner Yeater seconded the motion.

Chairperson Zurcher asked for a voice call vote for the nomination of Chairperson Zurcher for reappointment to the seat of Chairperson effective next regular scheduled Commission meeting. Motion carried unanimously by voice call vote of those members present as follows:

MOTION carried unanimously by voice call vote as follows: Chairperson Zurcher YES, Vice-Chairperson Renken YES, Commissioner Rutherford YES, Commissioner Yeater YES, Commissioner Musarra YES and Commissioner Roberts YES.

MOTION carried with 6 ayes and 0 nays.

Chairperson Zurcher called for nominations for Vice-Chairperson.

Commissioner Yeater nominated Vice-Chairperson Renken for reappointment to the seat of Vice-Chairperson.

As there were no further nominations for Vice-Chairperson, Chairperson Zurcher closed the nominations.

Chairperson Zurcher moved to close the nomination for Vice-Chairperson.
Commissioner Rutherford seconded the motion.

Chairperson Zurcher asked for a voice call vote for the nomination of Vice-Chairperson Renken for reappointment to the seat of Vice-Chairperson effective next regular scheduled Commission meeting. Motion carried unanimously by voice call vote of those members present as follows:

MOTION carried unanimously by voice call vote as follows: Chairperson Zurcher YES, Vice-Chairperson Renken YES, Commissioner Rutherford YES, Commissioner Yeater YES, Commissioner Musarra YES and Commissioner Roberts YES.

MOTION carried with 6 ayes and 0 nays.

VIII. Call to the Public

Chairperson Zurcher called for further public comment. He stated that those wishing to address the Planning and Zoning Commission need not request permission in advance. Action

taken as a result of public comment will be limited to directing staff to study the matter or rescheduling the matter for further consideration and decision at a later date.

Linda Mast 7905 N. Paradise Canyon Lane addressed the Commission. Ms. Mast requested, from Staff, any updates on the development plans submitted by David Maguire for the area adjacent to Pronghorn Ranch.

IX. Adjournment

There was no further public comment related to any item presented during this meeting; therefore, Chairperson Zurcher called for a motion for adjournment.

Commissioner Rutherford made the MOTION, seconded by Commissioner Yeater to adjourn by voice call vote.

Commission members voted as follows: Chairperson Zurcher YES, Vice-Chairperson Renken YES, Commissioner Roberts YES, Commissioner Rutherford YES, Commissioner Musarra YES, Commissioner Yeater YES.

MOTION carried with 6 ayes and 0 nays.

The March 11, 2019, meeting of the Planning and Zoning Commission adjourned at 5:43 p.m.

Chairperson Zurcher