



**Final Agenda**  
**Planning Commission Meeting**  
April 23, 2018  
5:30 PM  
113 W. Mountain, Room 219

**Members:** Matthew Hoffman (Chair), Ron Autry (Vice Chair), Sloan Scroggin (Secretary), Zara Niederman, Tom Brown, Leslie Belden, Matt Johnson, Porter Winston, and Robert Sharp.

**City Staff:** Andrew Garner, City Planning Director; Jonathan Curth, Senior Planner; Quin Thompson, Planner; Harry Davis, Planner

**City Attorney:** Kit Williams

**Call to Order**

**Roll Call**

**Consent**

1. Approval of the minutes from the April 9, 2018 meeting.

**Old Business**

None

**New Business**

**2. ADM 18-6196: Administrative Item (2648 N. OLD WIRE RD./ APPLE SEEDS CUP AMENDMENT, 292):** Submitted by MARY THOMPSON for property located at 2648 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.86 acres. The request is for a modification to previously approved CUP 15-5217.  
Planner: Harry Davis

**3. ADM 18-6169: Administrative Item (3615 N. STEELE BLVD./JBGB CUP AMEND., 173-212):** Submitted by JODY THORNTON for property located at 3615 N. STEELE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.92 acres. The request is for an amendment to the existing CUP to allow for one additional outdoor music event.  
Planner: Jonathan Curth

**4. ADM 18-6167: Administrative Item (1436 S. DUNCAN AVE./SWIFTY PROPERTIES, 561):** Submitted by ERIC HELLER for property located at 1436 S. DUNCAN AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.25 acres. The request is for a lesser dedication of Master Street Plan right-of-way.  
Planner: Harry Davis

**5. ADM 18-6200: Administrative Item (2870 E. JOYCE BLVD./CHRISTIAN BROS. AUTOMOTIVE., 177):** Submitted by CESO ENGINEERING, INC. for property located at 2870 E. JOYCE BLVD. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 0.92 acres. The request is for an amendment to condition of approval #2 of the existing variance (VAR 18-6093) regarding commercial cross access.

Planner: Jonathan Curth

**6. VAR 18-6151: Variance (495 W. PRAIRIE ST./PRAIRIE ST. APTS., 523):** Submitted by MATTHEW PETTY for property located at 495 W. PRAIRIE ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.22 acres. The request is for a variance to equipment screening requirements.

Planner: Quin Thompson

**7. VAR 18-6199: Variance (2331 W. HATFIELD ST./FONTENOT, 403):** Submitted by JOANN FONTENOT for property located at 2331 W. HATFIELD ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.43 acres. The request is for a variance to UDC Ch. 168-Flood Damage Prevention Code.

Engineer: Alan Pugh

**8. CUP 18-6146: Conditional Use (1620 S. HANSHEW RD./WM. LINDSEY, 596):** Submitted by WILLIAM LINDSEY for property located at 1620 S. HANSHEW RD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.64 acres. The request is for off-site parking.

Planner: Jonathan Curth

**9. CUP 18-6164: Conditional Use (3480 N. SUMMERHILL DR./SUMMERHILL RACQUET CLUB, 214):** Submitted by PAUL HICKMAN for property located at 3480 N. SUMMERHILL DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 4.10 acres. The request is for a building addition to an existing non-conforming use.

Planner: Jonathan Curth

**10. RZN 18-6152: Rezone (4005 W. MLK BLVD./DUGGAR, 595):** Submitted by MILHOLLAND ENGINEERS, INC. for properties located at 4005 W. MLK BLVD. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 23.76 acres. The request is to rezone the properties to UT, URBAN THOROUGHFARE.

Planner: Quin Thompson

**11. RZN 18-6160: Rezone (1629 N. CROSSOVER RD./JHHH, LLC, 410):** Submitted by LAMB DEVELOPMENT, INC. for properties located at 1629 N. CROSSOVER RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.93 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES, GENERAL.

Planner: Harry Davis

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**The following items have been approved administratively by staff**

**Announcements**

**Adjourn**