



**Final Agenda**  
**Planning Commission Meeting**  
September 9, 2019  
5:30 PM  
113 W. Mountain, Room 219

**Members:** Matthew Hoffman (Chair), Matthew Johnson (Vice Chair), Leslie Belden (Secretary), Tom Brown, Porter Winston, Robert Sharp, Quintin Canada, Kristifier Paxton, and vacant seat.

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

**Assistant City Attorney:** Blake Pennington

**Call to Order**

**Roll Call**

**Consent**

1. Approval of the minutes from the August 23, 2019 meeting.

**2. VAR 19-6806: Variance (115 N. SCHOOL AVE./SCHOOL AVE. COURTYARD, 484):** Submitted by BATES & ASSOCIATES, INC. for property located at 115 N. SCHOOL AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.27 acres. The request is for a variance to the parking lot standards. Planner: Jonathan Curth

**Old Business**

No Items

**New Business**

**3. VAR 19-6771: Variance (404 S. BUCHANAN AVE./ARNOLD, 522):** Submitted by VANCE ARNOLD for property located at 404 S. BUCHANAN AVE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE, and contains approximately 0.41 acres. The request is for a variance to the parking lot and landscaping requirements. Planner: Jonathan Curth

**4. PPL 19-6719: Preliminary Plat (NORTH OF WOODLARK & RAVEN LANES/CRYSTAL SPRINGS SD, 285):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located NORTH OF WOODLARK & RAVEN LANES. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 92.30 acres. The request is for 163 lots and two detention ponds. Planner: Harry Davis

**5. RZN 19-6792: Rezone (3030 W. OLD FARMINGTON RD./DAVENPORT, 557):** Submitted by TOM DAVENPORT for property located at 3030 W. OLD FARMINGTON RD. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 0.36 acres. The request is to rezone the properties to RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE. Planner: Jonathan Curth

**6. RZN 19-6800: Rezone (316 S. BLOCK AVE./LUDWIG, 523):** Submitted by KAREN LUDWIG for property located at 316 S. BLOCK AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.18 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE. Planner: Harry Davis

**7. RZN 19-6796: Rezone (705 S. CHURCH AVE./PEAK DEVELOPMENT, LLC., 562):** Submitted by CHRIS HILL for property located at 705 S. CHURCH AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.17 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL. Planner: Abdul Ghous

**8. RZN 19-6802: Rezone (SE OF 11<sup>TH</sup> ST. & WASHINGTON AVE./3VOLVE HOUSING, LLC., 563):** Submitted by ZARA NIEDERMAN for property located SE OF 11<sup>TH</sup> ST. & WASHINGTON AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.55 acres. The request is to rezone a portion of the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Harry Davis

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

- **LSP 19-6763: Lot Split (821 N. MORNINGSIDE DR./MORNINGSIDE, INC., 563):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 821 N. MORNINGSIDE DR. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.30 acres. The request is to split the parcel into 2 lots containing approximately 0.15 acres each. Planner: Abdul Ghous
- **LSP 19-6795: Lot Split (2763 N. CROSSOVER RD./WRIGHT, 293-294):** Submitted by CITY STAFF for property located at 2763 N. CROSSOVER RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 2.11 acres. The request is to split the parcel into 2 lots containing approximately 1.69 and 0.42 acres. Planner: Willie Benson

**Announcements**

**Adjourn**

**NOTICE TO MEMBERS OF THE AUDIENCE:**

*All interested parties may appear and be heard at the public hearings. If you wish to address the Planning Commission on an agenda item please queue behind the podium when the Chair asks for public comment. Once the Chair recognizes you, go to the podium and give your name and address. Address your comments to the Chair, who is the presiding officer. The Chair will direct your comments to the appropriate appointed*