



## PLANNING COMMISSION REGULAR MEETING

MONDAY, NOVEMBER 4, 2024

### MINUTES

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Monday, November 4, 2024

6:00 PM

Hearing Room

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#### 1. Call to Order

Commissioner Garbo presented virtual hearing instructions.

a. Pledge of Allegiance

b. Roll Call

<b>PRESENT</b>	Commissioner Stephen S. Allen Commissioner C. J. Garbo Commissioner Jack Gilmartin Commissioner John Griffith Commissioner Michael McKesson
<b>EXCUSED</b>	Commissioner Jay Longmire Commissioner Priscilla S. Rahn Commissioner Edward Rhodes Alternate Matt Collitt Alternate Barrett Miller

c. Attorney Certification of the Agenda

Arielle Denis, Assistant County Attorney, stated that all items on today's agenda have been reviewed by the County Attorney's Office, they have been properly noticed and the Commission has jurisdiction to hear them.

d. Planning Commission Disclosures

None.

#### 2. Approval of Minutes

a. Unofficial Minutes from October 21, 2024.

Commissioner Jack Gilmartin moved that the Commission approve the amended Minutes from October 21, 2024.

**RESULT:** APPROVED

**MOVER:** Jack Gilmartin

**SECONDER:** Stephen Allen

**AYES:** Stephen Allen, C. J. Garbo, Jack Gilmartin, John Griffith, Mike McKesson

**ABSTAIN:** Stephen Allen

**3. Land Use Hearing Items**

- a. Pinery Village Filing 1, Tract C - Location and Extent for Local Park - Project File: LE2024-024.

Mike Pesicka, AICP, Principal Planner - Department of Community Development - presented the proposed application.

The applicant's representative, Carl Runge, Norris Design - presented the proposed application.

Commissioner Garbo opened public comment.

There was no public comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

Commissioner Jack Gilmartin moved that the Commission approve the Pinery Village Filing 1, Tract C - Location and Extent for Local Park - Project File: LE2024-024.

**RESULT:** APPROVED

**MOVER:** Jack Gilmartin

**SECONDER:** Stephen Allen

**AYES:** Stephen Allen, C. J. Garbo, Jack Gilmartin, John Griffith, Mike McKesson

**NAYS:** None

- b. Canyons South Filing 2, Lot 201 and Filing 3m Tract B - Location and Extent for 3 Parks - Project File: LE2024-026.

Eric Pavlinek, Principal Planner - Department of Community Development - presented the proposed application.

The applicant's representative, Alan Cunningham, PCS Group - presented the proposed application.

Commissioner Garbo opened public comment.

There was no public comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

Commissioner Mike McKesson moved that the Commission approve the Canyons South Filing 2, Lot 201 and Filing 3, Tract B - Location and Extent for 3 Parks - Project File: LE2024-026, as amended.

**RESULT:** APPROVED  
**MOVER:** Mike McKesson  
**SECONDER:** Jack Gilmartin  
**AYES:** Stephen Allen, C. J. Garbo, Jack Gilmartin, John Griffith, Mike McKesson  
**NAYS:** None

- c. River Canyon Filing 2, 4<sup>th</sup> Amendment - Minor Development Plat - Project File: SB2024-019.

Heather Scott, AICP, Principal Planner - Department of Community Development - presented the proposed application.

The applicant's representative, Kevin Collins, River Canyon Real Estate Investments - presented the proposed application.

Commissioner Garbo opened public comment.

There was no public comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

Commissioner Stephen Allen moved that the Commission recommend approval for the River Canyon Filing 2, 4<sup>th</sup> Amendment - Minor Development Plat - Project File: SB2024-019, subject to the nine (9) conditions recommended by staff.

**RESULT:** APPROVED  
**MOVER:** Stephen Allen  
**SECONDER:** John Griffith  
**AYES:** Stephen Allen, C. J. Garbo, Jack Gilmartin, John Griffith, Mike McKesson  
**NAYS:** None

#### 4. Adjournment

The meeting was adjourned at 7:06 p.m.

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Michael McKesson, Secretary

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Samantha Hutchison, Recording Secretary