1. **Call to Order.**

In the absence of Planning Commission Chair, Curtis Jensen, Michael Day assumed the Chair and called the meeting to order at 5:31 p.m.

2. **Opening Ceremony.**

Michael Day led the Pledge of Allegiance and offered the invocation.

3. **Communications and Appearances.**

   A. **General Citizen Communication.**

There were no citizen comments.

4. **Working Agenda:**

   A. **Public Hearings.**

      1. **None.**

   B. **General Business.**

      1. **Recommendation to City Council of Final Plat for Ocotillo Springs Phase 3, Located South of North Town Road and East of 400 East Street, Scott Group, LLC, Lance Rigby Representing.**

City Planner, Bob Nicholson, presented the staff report and stated that the project is within a Planned Development Residential zone with a General Plan designation of medium-density residential. The
entire project is 9 acres in size and Phase 3 consists of 2.48 acres. The applicant is Scott Group, LLC represented by Lance Rigby. Jared Bates from Rosenberg Associates is the Project Engineer.

Mr. Nicholson reported that Phase 3 includes 36 two-story townhome units in eight buildings. There were two six-plexes and six four-plexes proposed. Each unit has an attached two-car garage. The main amenity site will be located in the middle of the project. The exterior materials include a tile roof, two-tone stucco colors, with pop out features. Three feet of stone is proposed along the front of the units and two feet along the side. The project amenities include a clubhouse with pool and restrooms. In addition to the pool and clubhouse, a volleyball court and two tennis/pickleball courts are proposed in the northeast corner of the project.

Mr. Nicholson reported that an HOA will be formed to maintain the common areas and all landscaping within the project interior and along the public street frontages. With respect to traffic access, all interior roads will be public and conform to the City’s public street standards. The project is bounded on three sides by existing or proposed public streets and solid block walls are proposed around the perimeter of the project. The units will back the exterior streets and provide access to the units from the interior loop road, which will have two ingress/egress points. Mr. Nicholson reported that the final plat conforms with the preliminary plat. Staff recommended approval of the final plat for Phase 3. It was noted that this is the final phase of the project.

Community Development Director, Corey Bundy, indicated that the infrastructure is now installed in all three phases. The road, curb, gutter, and sidewalk, are complete as is the exterior perimeter block wall. Excavation has begun for the tennis/pickleball courts.

In response to a question raised, Mr. Bundy stated that only Phase 1 has recorded thus far, which consists of two buildings.

Commissioner Lindsey moved to recommend final plat approval to the City Council for Ocotillo Springs Phase 3, located south of North Town Road and east of 400 East Street. Commissioner Wilson seconded the motion. The motion passed with the unanimous consent of the Commission.

5. Discussion Items.

It was noted that the February 14 meeting was rescheduled for February 21, 2019.

6. Approval of Minutes.

A. Request Approval of December 13, 2018 Regular Meeting Minutes.

Commissioner Mathis moved to approve the minutes of the December 13, 2018 meeting. Commissioner Lindsey seconded the motion. The motion passed with the unanimous consent of the Commission.
7. **Adjournment.**

The Planning Commission Meeting adjourned at approximately 5:40 p.m.

__________________________________
Corey Bundy  
Community Development Director

Approved: _February 21, 2019_