1. Call to Order

Commission Chair Jeff Kromrie called the meeting to order at 6:04 p.m.

2. Roll Call

Roll call was taken and a quorum was declared.

Present: Commission Chair Jeff Kromrie, Commission Member Brian Clayton, Commission Member Karen Keeran, Commission Member Torey Cuellar, Commission Member Joe Phearman, Commission Member Roy McCleary, Commission Member Angela McKenzie

City Officials
Present: City Administrator Marketa Oliver, Council Member Doug Elrod, City Clerk Shelby Hagan, City Engineer Bob Veenstra

3. Perfecting and Approval of the Agenda

Motion by Phearman, seconded by Cuellar, to the agenda. Vote on Motion 7-0. Motion declared carried unanimously.

4. Approval of the Commission Minutes – June 28, 2018

Motion by Phearman, seconded by Keeran to approve the June 28, 2018 minutes. Vote on Motion 7-0. Motion declared carried unanimously.

5. Guests requesting to address the Commission

None.

6. **PRESENTATION** – Regional Master Plan, Confluence

Chris Shires, Confluence, presented the Regional Commercial Master Plan to the Commission. The presentation included the project scope and schedule, public input summary, a draft future land use map, utility analysis, and next steps. The intent to create a master plan is to evaluate the natural resources, housing and parks and recreation. It will also incorporate guiding principles that are outlined in the Comprehensive Plan, a refined Future Land Use Plan plus Transportation and Infrastructure Improvements, and will establish design standards in an Overlay Zoning format.

7. **RESOLUTION NO. PZ-18-32** – Resolution waiving review of Shady Acres

Motion by McCleary, seconded by Clayton, to approve RESOLUTION PZ-18-32. Roll Call: Ayes: McKenzie, Clayton, Kromrie, Keeran, Cuellar, Phearman, McCleary. Nays: None. Motion Carried 7-0.
8. **RESOLUTION NO. PZ-18-33** – Resolution regarding the Preliminary Plat for Park Side Development


9. **RESOLUTION NO. PZ-18-34** – Resolution regarding the Preliminary Plat for Bondurant Industrial Park

   Motion by McCleary, seconded by Phearman, to approve RESOLUTION PZ-18-34. Roll Call: Ayes: McKenzie, Clayton, Kromrie, Keeran, Cuellar, Phearman, McCleary. Nays: None. Motion Carried 7-0.

10. **RESOLUTION NO. PZ-18-35** – Resolution regarding the Preliminary Plat for Quail Run


11. **Reports/Comments and appropriate action thereon:**
   
   a. **Commission Member Comments**
   
      McCleary – Traffic calming comments.
      Phearman – Clarifying final plat approval process and height requirements in the City Code.
      Cuellar – Good job to Bob, regular schedule meeting comments.
      Keeran – Questioned soccer update, and commented on lights at the new soccer fields.
      Clayton – Quail Run comments.
      McKenzie – Questioned rental inspection meeting.
   
   b. **Commission Chair Comments** – As-built comments, tall weeds in developing neighborhoods, questioned downtown project, stepping down after term expires at the end of the year.
   
   c. **City Administrator Comments** – Dog park update, Fire Department grant.
   
   d. **City Council Liaison** – Playground for Efnoor Estates, V&K plans for Pleasant Grove, comments regarding Bob’s comments for plans submitted to the City.

12. **Adjournment**

    Moved by McCleary, seconded by Cuellar, to adjourn the meeting at 9:31 p.m. Vote on Motion 7-0. Motion declared carried unanimously.

    ________________________________
    Shelby Hagan, City Clerk

**ATTEST:**

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Jeff Kromrie, Commission Chair