



*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
For the Meeting of August 16, 2023

**Title/Subject**

Infill Designation- Phoenix Builders Investment Group LLC 4N2811DA TL 2700- 945 E Newport Ave

**Summary and Background**

At the July 12 regular meeting, the planning commission made a tentative oral decision denying the infill request for 945 E Newport Ave. Staff has drafted findings of fact in support of the denial. The findings now come before the planning commission for adoption.

The public hearing was closed on July 12. The planning commission is not obliged to open the matter up for additional public testimony. However, the planning commission may choose to take additional comment. Additional comment would not be admissible as new evidence in the record.

**Tie-In to Council Goals**

N/A

**Fiscal Information**

N/A

**Alternatives and Recommendation**

Alternatives

The planning commission may choose to adopt, reject, or amend the draft findings.

Recommended Action/Motion

Staff recommends that the planning commission make motions to adopt the findings of fact and deny the infill designation.

**Submitted By:**

Clinton Spencer, Planning Director