

NOTICE OF MEETING
PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

Public Notice

Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold a **Planning Commission** meeting in the City Council Chambers, 175 East 200 North, St George, Utah, on **Tuesday, August 8, 2023**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order

Flag Salute

1. **Sage Haven Emerald Pool Park at Desert Color Planned Development Amendment – PUBLIC HEARING:** Bob Hermandson, representing Desert Color St. George LLC. is requesting approval for an amendment to the Desert Color Planned Development (PD). The application is a request to develop a park with/swimming pool and other amenities. The site is approximately 1.91 acres and is generally located between Emerald Point Dr, Green Mountain Dr, Kelly Ln, and Pebble Glen Ln. **Case No. 2023-PDA-013** (Staff – Dan Boles)
2. **Fire Station #10 Zone Change Map Amendment – PUBLIC HEARING:** Carlos Robles, representing The City of St. George is requesting approval to change the zone from C-2 (Commercial) to PD-C (Planned Development Commercial) on approximately 2.83 acres located at 3270 E Flowers Way in order to construct a fire station and a firefighter training station site. This is a City facilities project. **Case No. 2023-ZC-010** (Staff – Mike Hadley)
3. **Minutes**

Consider a request to approve the meeting minutes from the July 25, 2023, meeting.

4. **City Council Items**

Jim Bolser the Community Development Director will report on items heard at the August 3, 2023, City Council meeting.

1. 2023-PDA-009 Mountain America Credit Union
2. 2023-GPA-003 Regional Retail Expansion
3. 2023-GPA-004 Willow Bend Commercial

Brenda Hatch – Development Office Supervisor

Reasonable Accommodation: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs.

PLANNING COMMISSION AGENDA REPORT: 08/08/2023

PD Amendment

Desert Color Sage Haven Emerald Pool Park

Case No. 2023-PDA-013

Request: Consider a PD (Planned Development) Amendment to the Desert Color PD to approve the Desert Color Sage Haven Emerald Pool Park. Approval of this application will add recreation area to the Sage Haven pod of Desert Color.

Applicant: Desert Color St. George, LLC

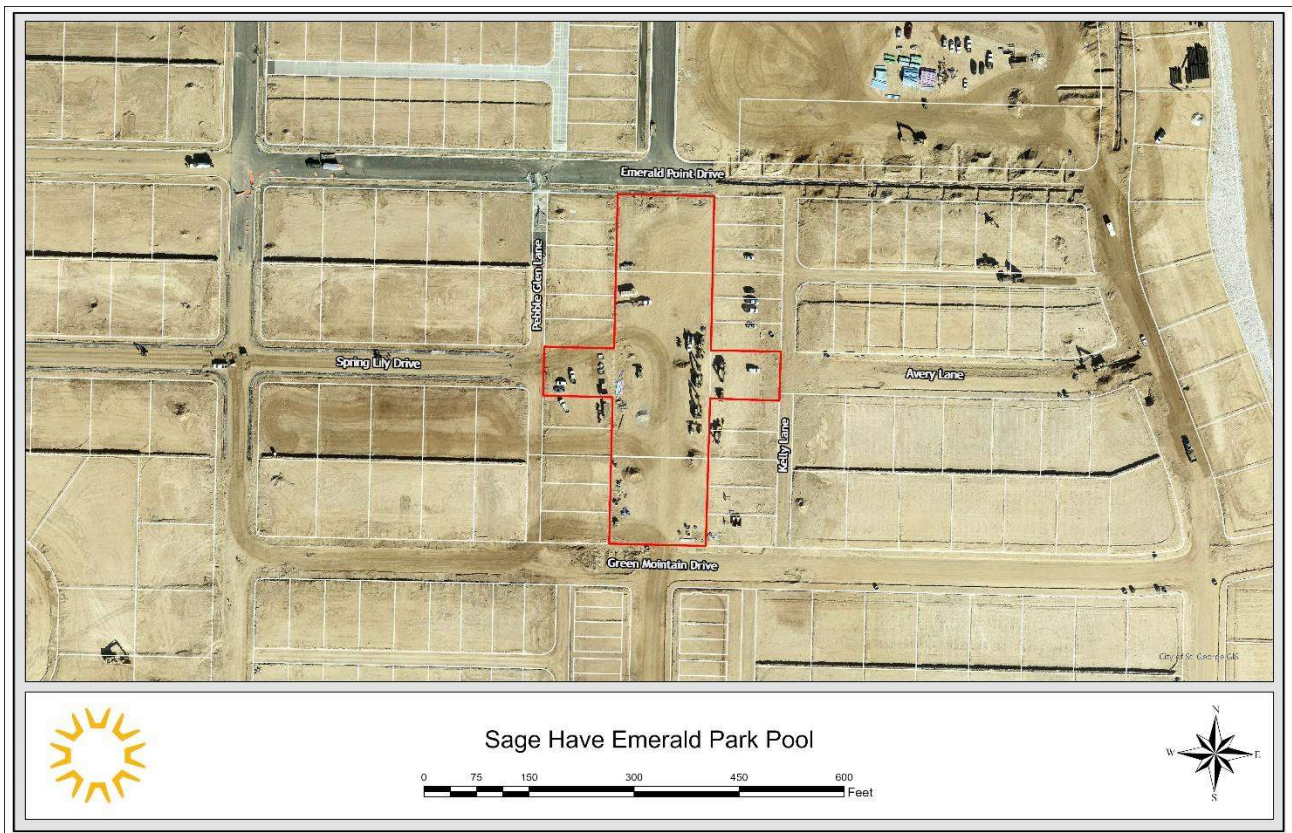
Representative: Bob Hermandson

Area: 1.91 Acres

Location: Generally located between Emerald Point Drive, Green Mountain Drive, Kelly Lane, and Pebble Glen Lane.

Current Zone: PD-R (Planned Development Residential)

General Plan: PK (Park)



Background:

The Sage Haven pod of Desert Color was initially approved by the City Council in the early part of 2021. As part of that approval, the developer set aside the necessary civic space required in the PD-R NG (Neighborhood General) zone (5% required – 7.29% set aside). This included the subject property. Additionally, the Desert Color zone plan requires that any civic space larger than one acre in size, must be included in the project phasing plan and approved with a PD amendment. No residential units are under review with this application, only amenities.

Proposed Amenities:

The park, as proposed, is intended to serve not only the immediate neighborhood, but all of Sage Haven. In fact, the facilities will be available to any Desert Color resident. That said, given some of the other amenities such as the lagoon, clubhouse, pool and proposed pickleball and bocci-ball courts and other civic spaces including the Regency amenities, it is anticipated that this will serve more of the residents of the southern end of Desert Color.

The developer is proposing the 1.91-acre site to provide additional options for recreation. There will be two structures constructed to house the pool equipment, storage and restrooms. On the north end of the site will be a pool, seating areas, a kid’s pool, spas, and a small grassy area. On the south side of the site is a proposed splash pad, large playground, seating areas and bocci-ball courts.

Recommendation:

Staff recommends approval of this PD Amendment with the following comments and conditions:

1. That the applicant goes through the site planning process prior to any construction.

Alternatives:

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Continue the proposed PD amendment to a future date.

Possible Motion: “I move that we forward a positive recommendation to the City Council for the PD amendment for Desert Color Sage Haven Emerald Pool Park as presented, case no. 2023-PDA-013, based on the findings and subject to the conditions listed in the staff report.”

Findings for Approval:

1. The proposed amendment meets the requirements of the Desert Color zoning plan as approved by City Council.
2. There will be adequate parking either on site or on street to facilitate the development.
3. The grassy areas will help reduce the demand for each individual home to have sod.

EXHIBIT A
PUBLIC COMMENT

Sage Haven Emerald Pool Park - Case No. 2023-PDA-013 - PD Amendment for Desert Color

1 message

Jacob Webb [REDACTED]
Reply-To: [REDACTED]
To: "daniel.boles@sgcity.org" <daniel.boles@sgcity.org>
Cc: Brooke [REDACTED]

Mon, Jul 31, 2023 at 6:50 PM

Dear Dan Boles,

My wife and I are the owners of the only constructed home around the Emerald Pool Park in Sage Haven. Our home address is [REDACTED] (Sage Haven [REDACTED]). We wish to provide our opinion about the proposed project. We love the idea of developing the green space to include a pool! But we wish to request the pool be built at the **southern end** of the site (near Green Mountain Dr, not Emerald Point Dr). We wish to see the **northern end** of the site be made into a park complete with grass, awning-covered playground for children, and/or a pergola or pavilion. We've taken the liberty of creating a rough site plan to illustrate our preference. Attached.

Thank you very much for your consideration.

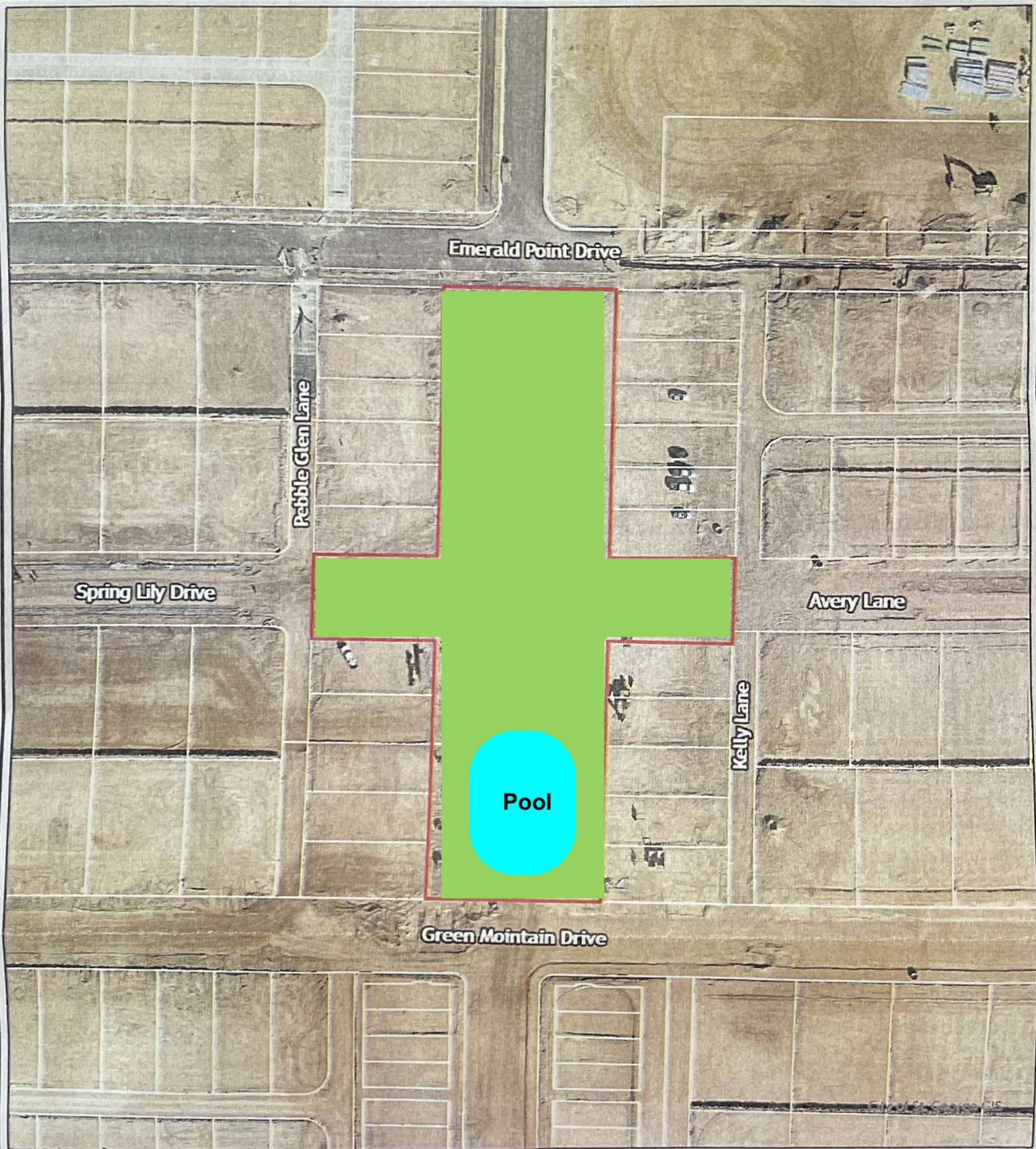
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Jacob & Brooke Webb

[REDACTED]



Sage Haven Emerald Pool Park.jpg
596K



Sage Have Emerald Park Pool

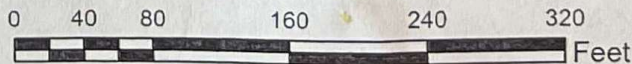


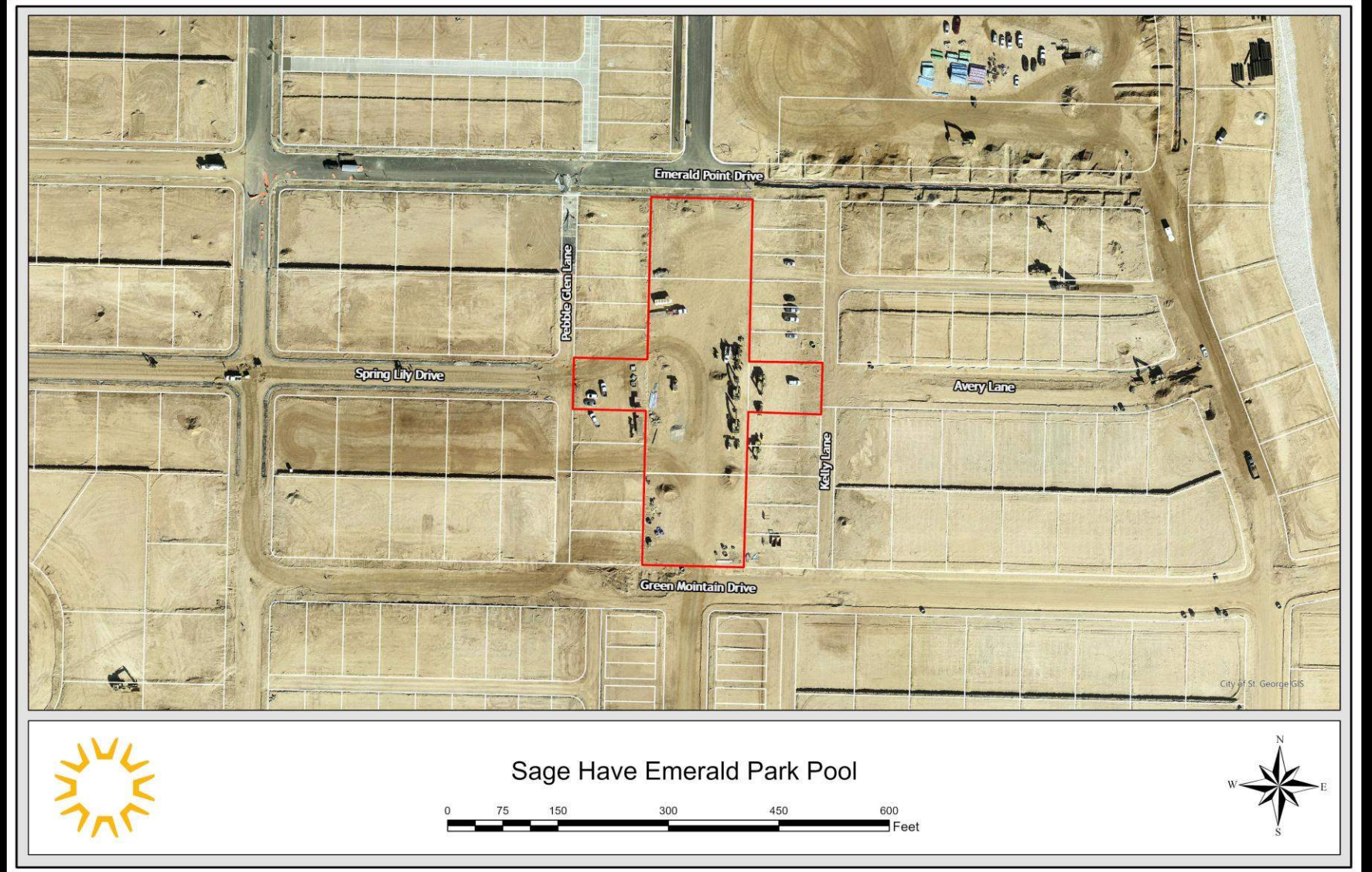
EXHIBIT B
POWER POINT PRESENTATION

Desert Color Sage Haven Emerald Pool Park

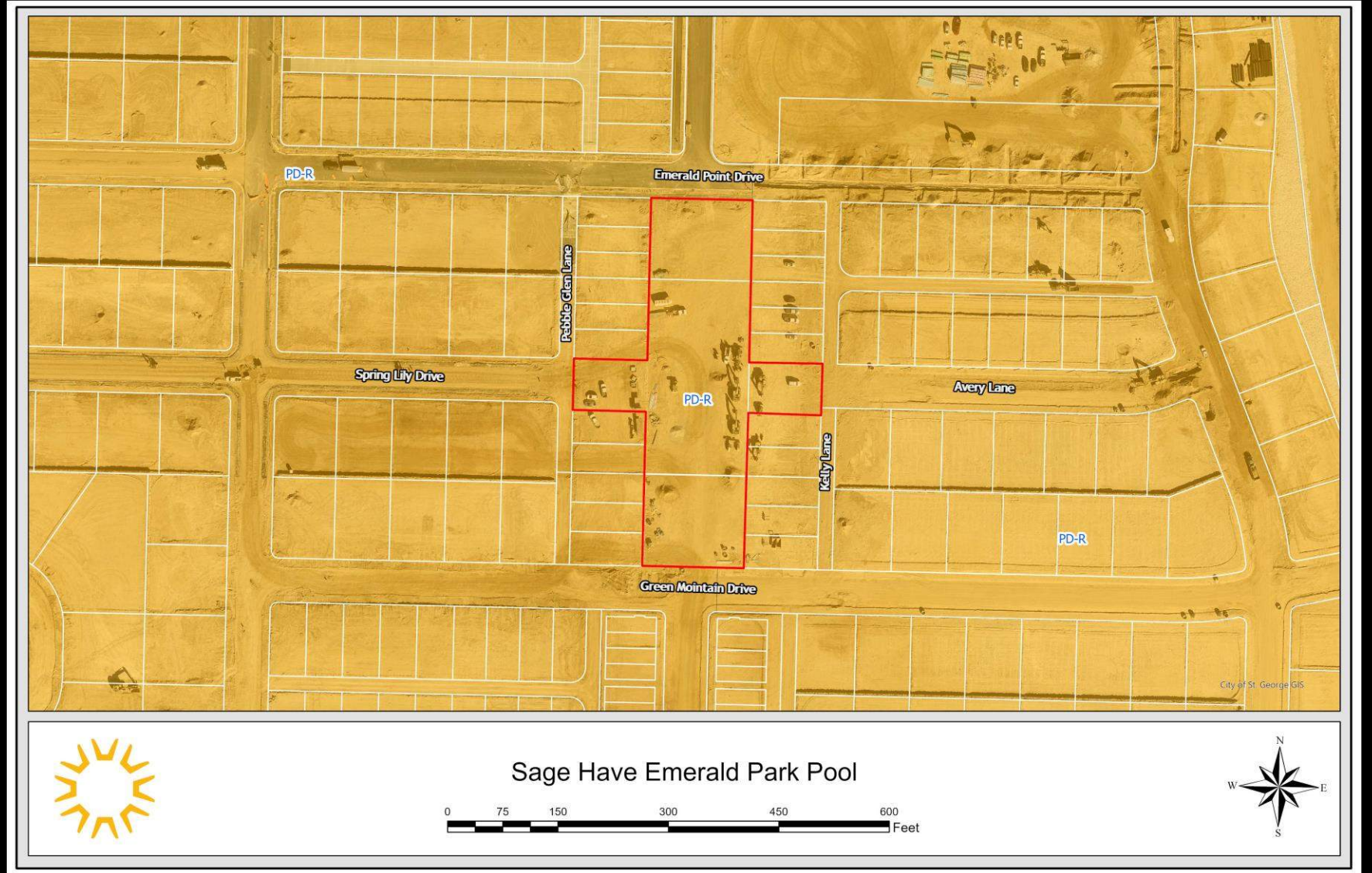
2023-PDA-013



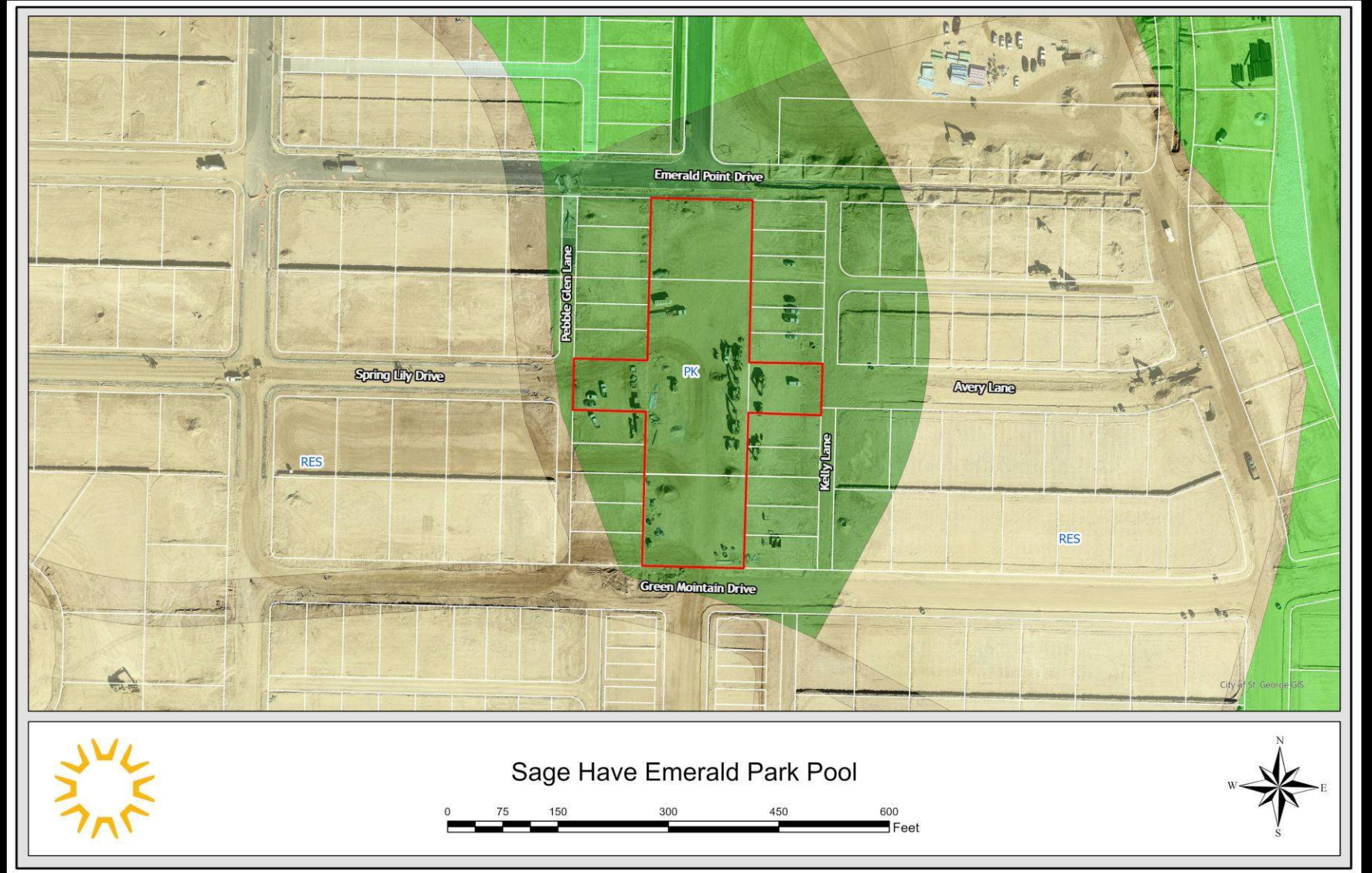
Aerial Map



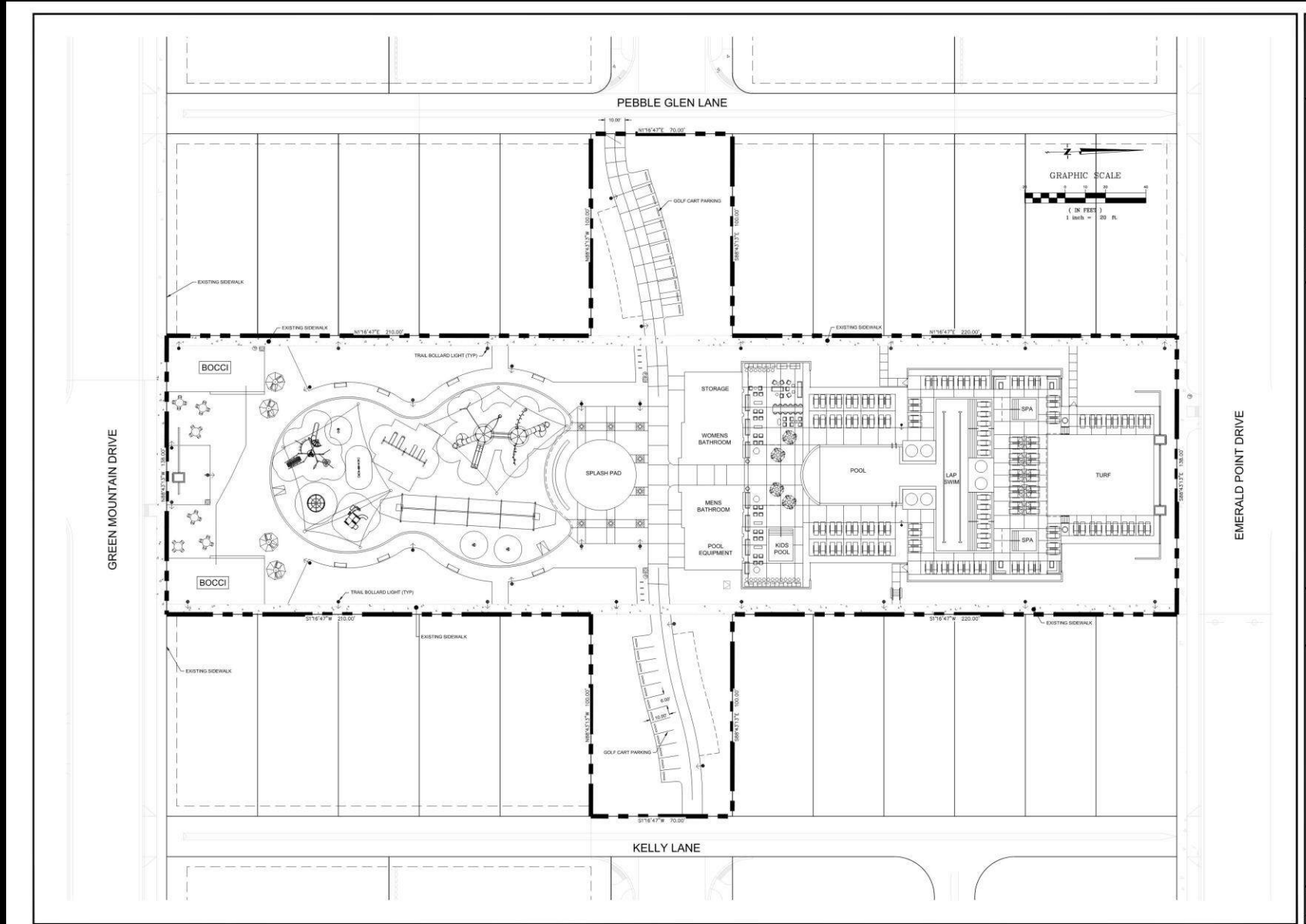
Zoning Map



Land Use Map



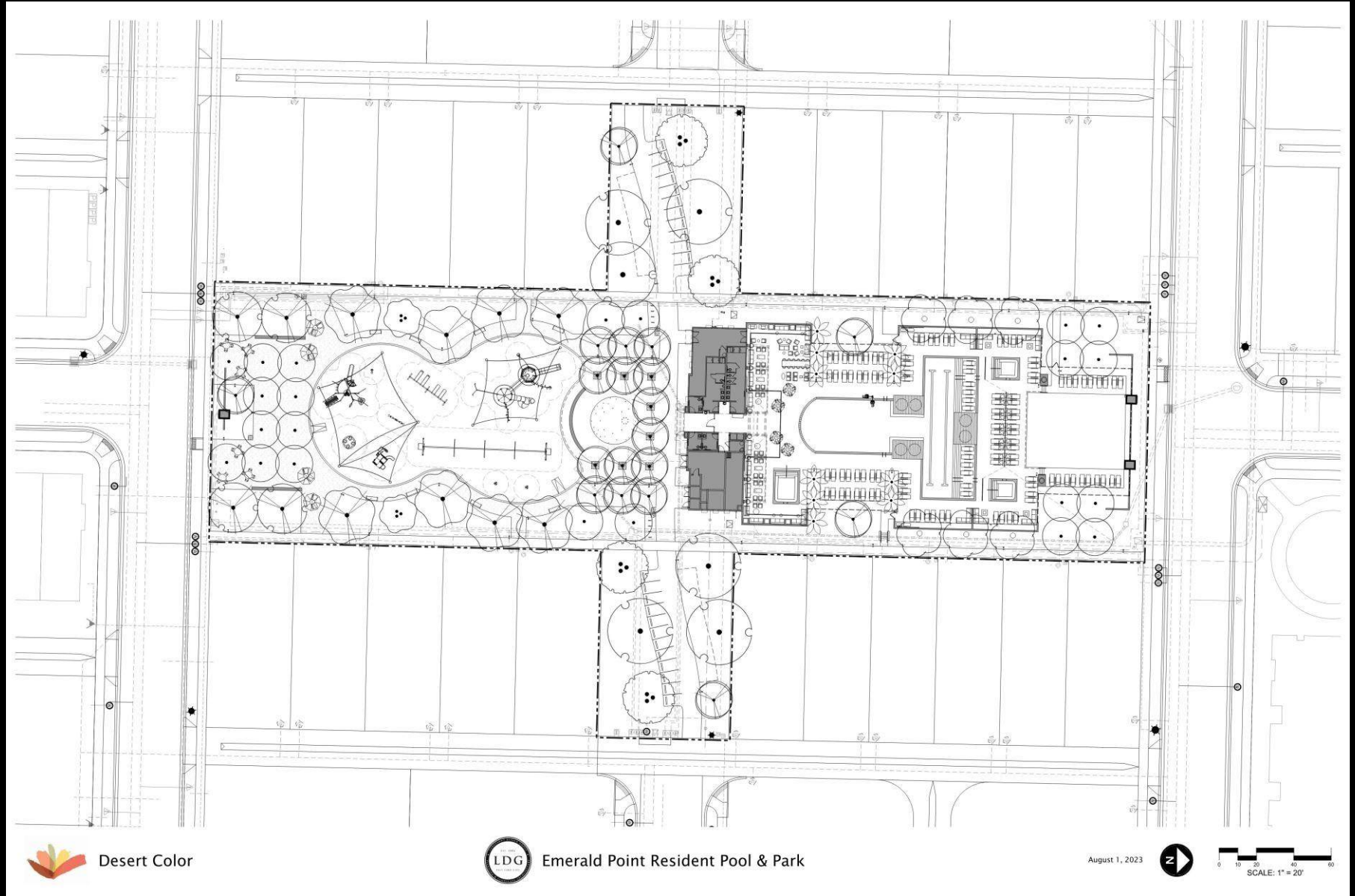
Site Plan



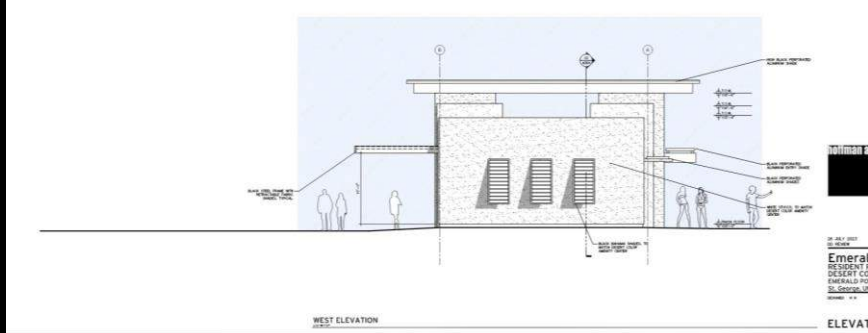
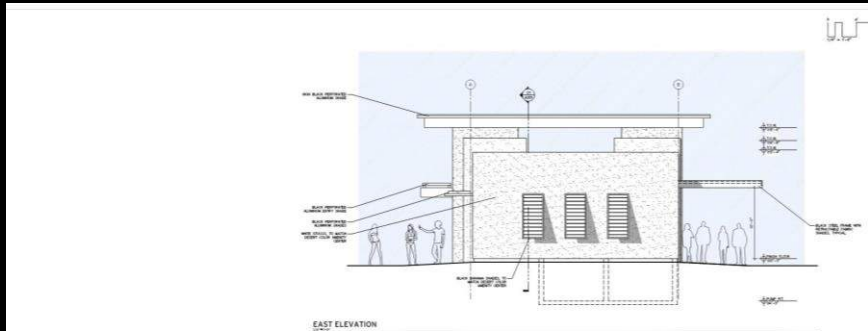
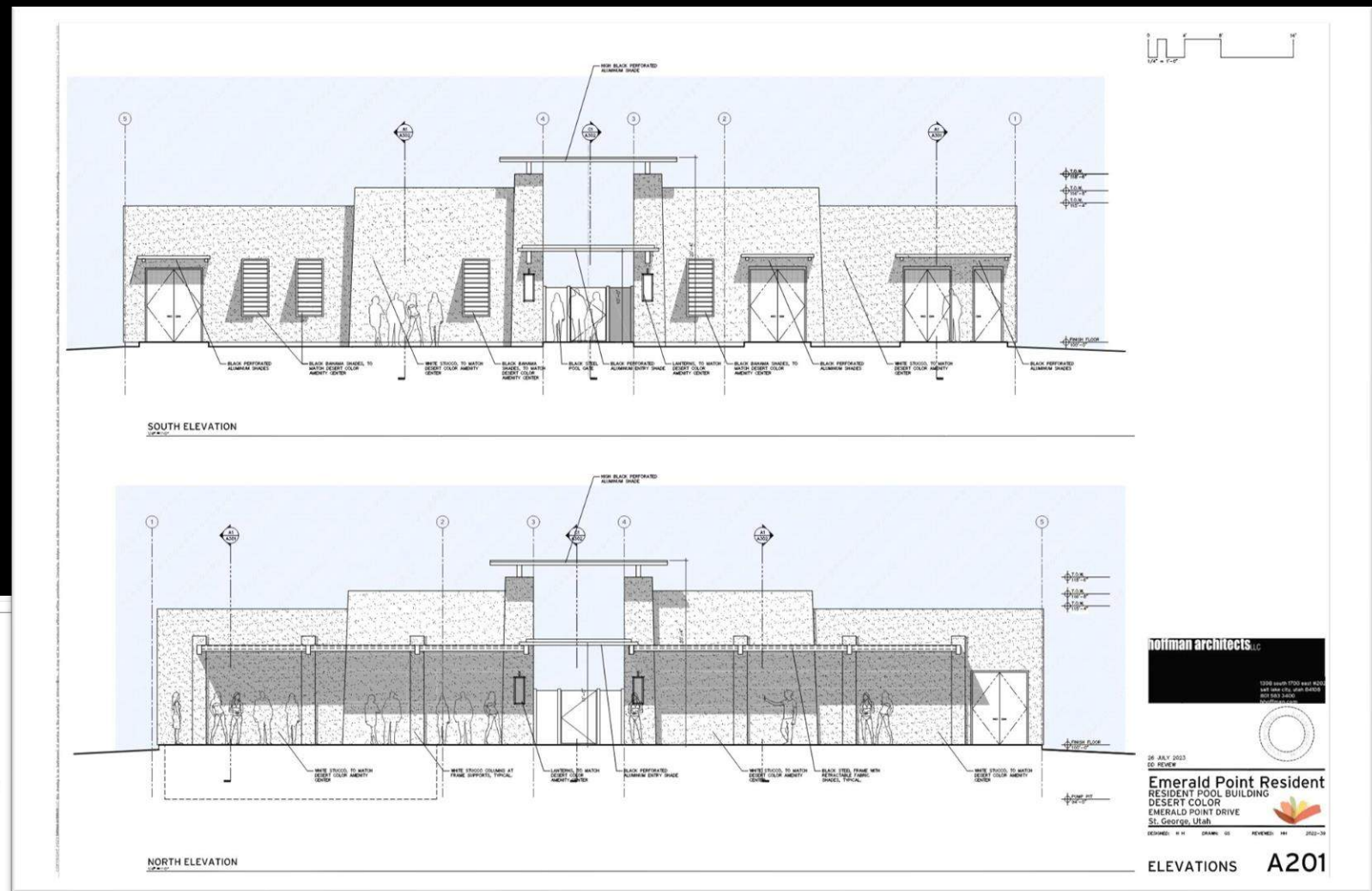
K:\Desert Color South Block\221041 Sage Haven Park Design\swmg\improvement\Plan\Site Plan.dwg

<p>BUSH & GUDGELL, INC. Engineers - Planners - Surveyors 205 East Tabernacle Suite #4 St. George, Utah 84770 Phone: (435) 793-2337 / Fax: (435) 673-3161 www.bushandgudgell.com</p>	
<p>DATE: 8-2-2023 DRAWN BY: [Signature] APPROVED BY: [Signature] SCALE: 1" = 20' JOB NO.: 221041</p>	<p>PG</p>
<p>PARK - SITE PLAN SAGE HAVEN AT DESERT COLOR LOCATED IN ST. GEORGE, UTAH</p>	
<p>SHEET 2</p>	<p>TOTAL SHEETS 5</p>

Landscape Plan



Elevations



hoffman architects, llc
 1308 south 700 east #202
 salt lake city, utah 84143
 801 463 3400
 hoffmanarch.com



26 JULY 2023
 SD REVIEW
Emerald Point Resident
 RESIDENT POOL BUILDING
 DESERT COLOR
 EMERALD POINT DRIVE
 St. George, Utah

DESIGNED: M.H. DRAWN: G.S. REVISIONS: 181 2022-23

ELEVATIONS **A201**

hoffman architects, llc



26 JULY 2023
 SD REVIEW
Emerald Point Resident
 RESIDENT POOL BUILDING
 DESERT COLOR
 EMERALD POINT DRIVE
 St. George, Utah

DESIGNED: M.H. DRAWN: G.S. REVISIONS: 181 2022-23

ELEVATIONS **A202**

8/2/2023

Building Rendering



ILLUSTRATIVE RENDERING ONLY. SUBJECT TO CHANGE. REFER TO CURRENT BUILDING PLANS AND ELEVATIONS FOR DETAILS.

hoffman architects, llc
 1309 south 1700 east #200
 west valley city, utah 84002
 801.583.3400
 hna.com



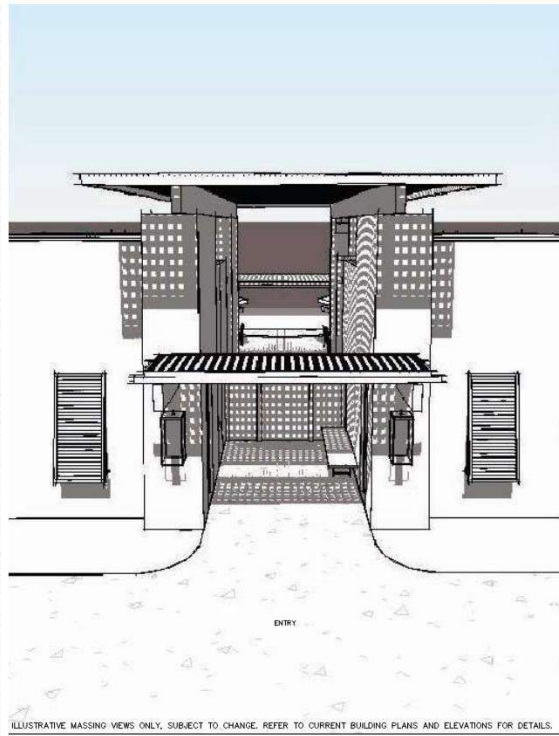
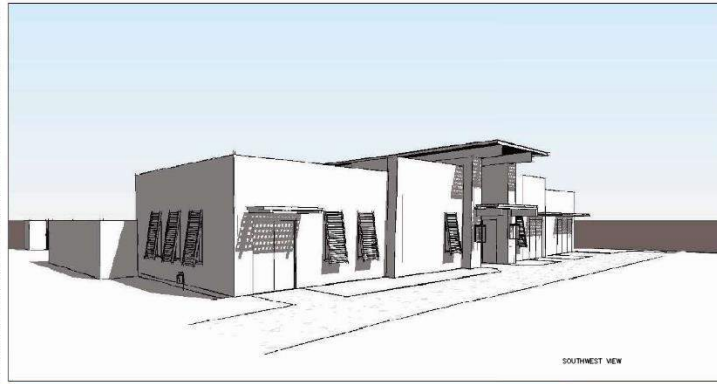
26 - JULY 2023
 DC REVIEW

Emerald Point Resident
 RESIDENT POOL BUILDING
 DESERT COLOR
 EMERALD POINT DRIVE
 St. George, Utah

DESIGNED: H H DRAWN: GS REVIEWED: HH 2022-23

COVER SHEET **G001**

Rendering



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ILLUSTRATIVE MASSING VIEWS ONLY, SUBJECT TO CHANGE. REFER TO CURRENT BUILDING PLANS AND ELEVATIONS FOR DETAILS.

hoffman architects .llc
 1309 WEST 1700th AVE. SUITE 4000
 ST. GEORGE, UTAH 84202
 801.583.3400
 h.a@hoffman-arch.com



28 JULY 2023
 00 REVIEW
Emerald Point Resident
 RESIDENT POOL BUILDING
 DESERT COLOR
 EMERALD POINT DRIVE
 St. George, Utah

DESIGNED: H H DRAWN: GS REVISIONS: 141 2023-24

EXTERIOR MASSING **A204**

PLANNING COMMISSION AGENDA REPORT: 08/08/2023

ZONE CHANGE

Fire Station #10

Case No. 2023-ZC-010

Request: This proposal is to consider an ordinance to change the zone from C-2 (Commercial) to PD-C (Planned Development Commercial) to request additional height on Fire Station #10 training tower on a 2.83-acre site located at 3270 E Flowers Way in Desert Canyons.

APN: SG-DCTCW-102

Representative(s): Carlos Robles/Captain Robert Stoker.

Location: The property is located at 3270 E Flowers Way in the Desert Canyons.

Total Acreage: 2.83 acres

Existing Zoning: C-2 (Commercial).

General Plan: TC (Town Center).

Adjacent zones: North = Commercial, West = Commercial, East = Commercial
South = Southern Parkway.

Background: The property is in the Desert Canyons Master Plan. The original master plan was approved in 2007 and has several approved amendments. The current approved development plan includes several areas of residential and commercial.

This proposal is for Fire Station #10. The property is currently zoned C-2. Fire Station #10 is proposing a training tower and storage facility on the site. The C-2 zoning allows for a height of 50'. The proposed training tower located at this site is 60' in height. The purpose for the 60' height is to train and certify firefighters. Changing the zone to PD-C will allow the planning commission and city council to review a height greater than 50'.

Parking: Fire Station #10 is proposing 43 regular parking stalls and 2 ADA stalls. This proposed site has more parking than is typically at a fire station because it will also serve as a training and certification facility.

- Existing Locations:** #1 = 51 S 10000 E
#2 = 155 N Main Street (*Reference Case No. 2019-CUP-004*)
#3 = 2315 S River Road
#4 = 3521 Manzanita Road
#5 = 140 N Dixie Drive
#6 = 184 N 2450 E
#7 = 1912 W 1800 N
#8 = 1096 Bluegrass Way
#9 = 2225 E Commerce Dr
- Landscaping:** This development is proposing landscape area of 30% in total area. 37,504 sq ft = 0.86 acres (30%).
- Lighting:** The site is designed as dark sky compliant. The applicant has submitted a photometric plan which complies with ordinance requirements.
- Design:** The building design will include cement fiber, stone veneer, steel paneling, Painted steel structure CMU & concrete. (See elevations).
- Hours:** 24/7.
- Building:** The fire station building footprint is 12,814 sq ft in size and the ancillary building is 2,886 sq ft.
- Height:** Fire Station is 26'-4" in height. The training tower is 60' in height and the storage building is 28' in height. The proposed height is appropriate for the area.
- Adj Land:** The use is consistent with the character and purpose of the zone within which it is located. The land surrounding the proposed lot is commercial property. To the south of the lot is Southern Parkway. This property sits below Southern Parkway approximately at least 10-15 feet. There are no residential neighborhoods in the area.
- Noticing:** Notice letters were sent to property owners within a 500 ft. radius and notice were posted in four (4) public places [on the City website, State website, and on two (2) bulletin boards in the City].
- Recommendation:** Staff recommend approval of this Zone Change based on findings of fact the proposal is compatible to the existing surrounding development.

Alternatives:

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Table the proposed zone change to specific date.

Possible Motion:

The Planning Commission recommends approval of the Zone Change for Fire Station #10 in Desert Canyons from C-2 (Commercial) to PD-C (Planned Development Commercial) with no conditions.

Possible Findings:

1. That the property is consistent with the surrounding zoning and general plan map.
2. That the fire station will provide for the health, safety, and welfare of the community.
3. That the property is adjacent to Southern Parkway to the south and provides a buffer from residential development.

Fire Station #10
Desert Canyons 3270 E Flowers Way
Narrative Description
AUGUST 2023

St George City
175 E 200 N
St. George, UT 84770
Contact: Carlos Robles, (435) 627-4126

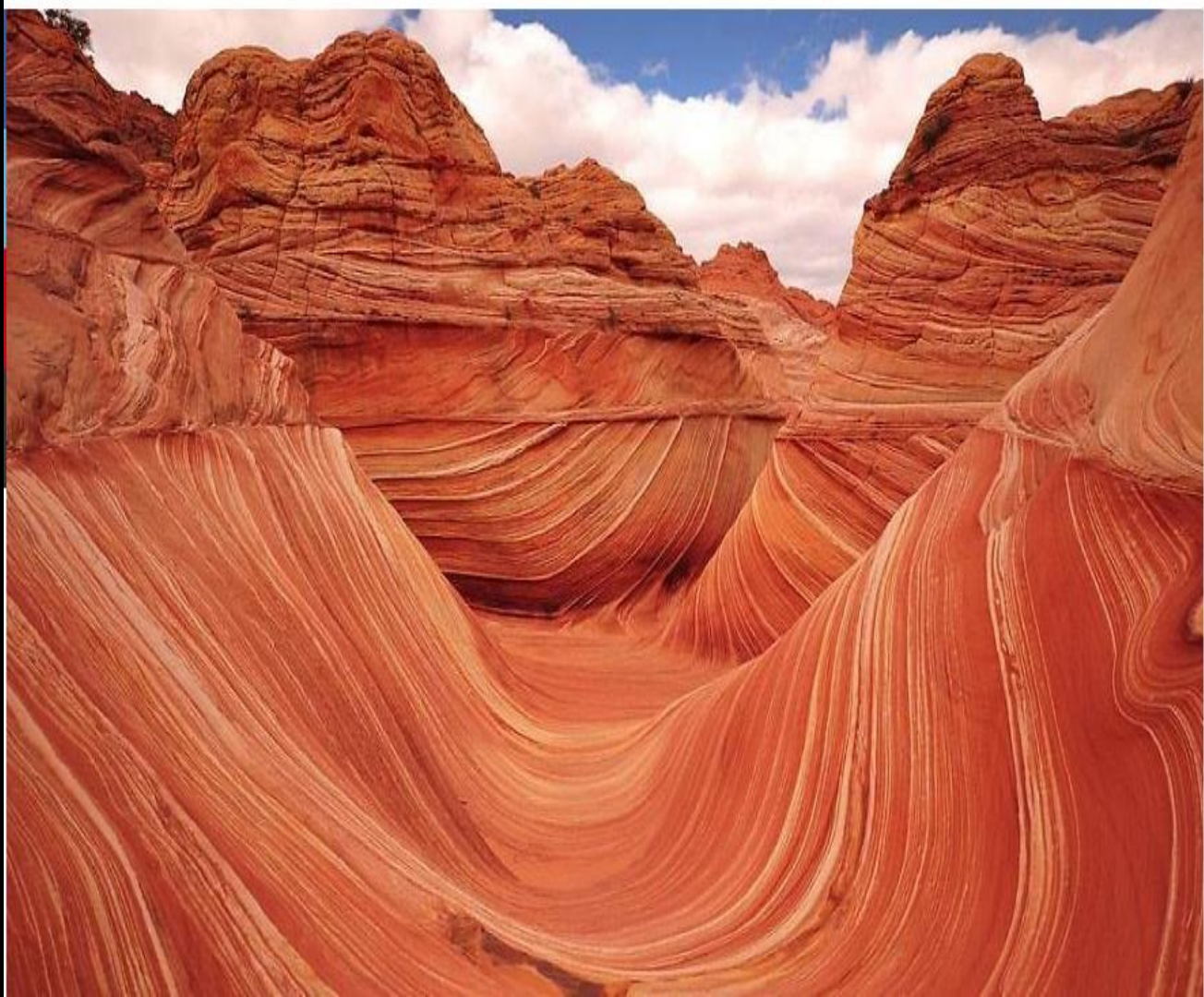
Property Location and Purpose of Fire Station #10 Zone Change

The subject property is a 2.83-acre parcel located at 3270 E Flowers Way. The purpose of this zone change is to change the zone on the property for Fire Station #10 to allow a fire training tower to be built. The training tower will be used to train and certify firefighters. The tower is 60' in height exceeding the maximum height in the C-2 zone.

A. Use of Land

The projected use of the property is to build Fire Station #10 a City Facility in the Desert Canyons community. The current zoning on the property is C-2.

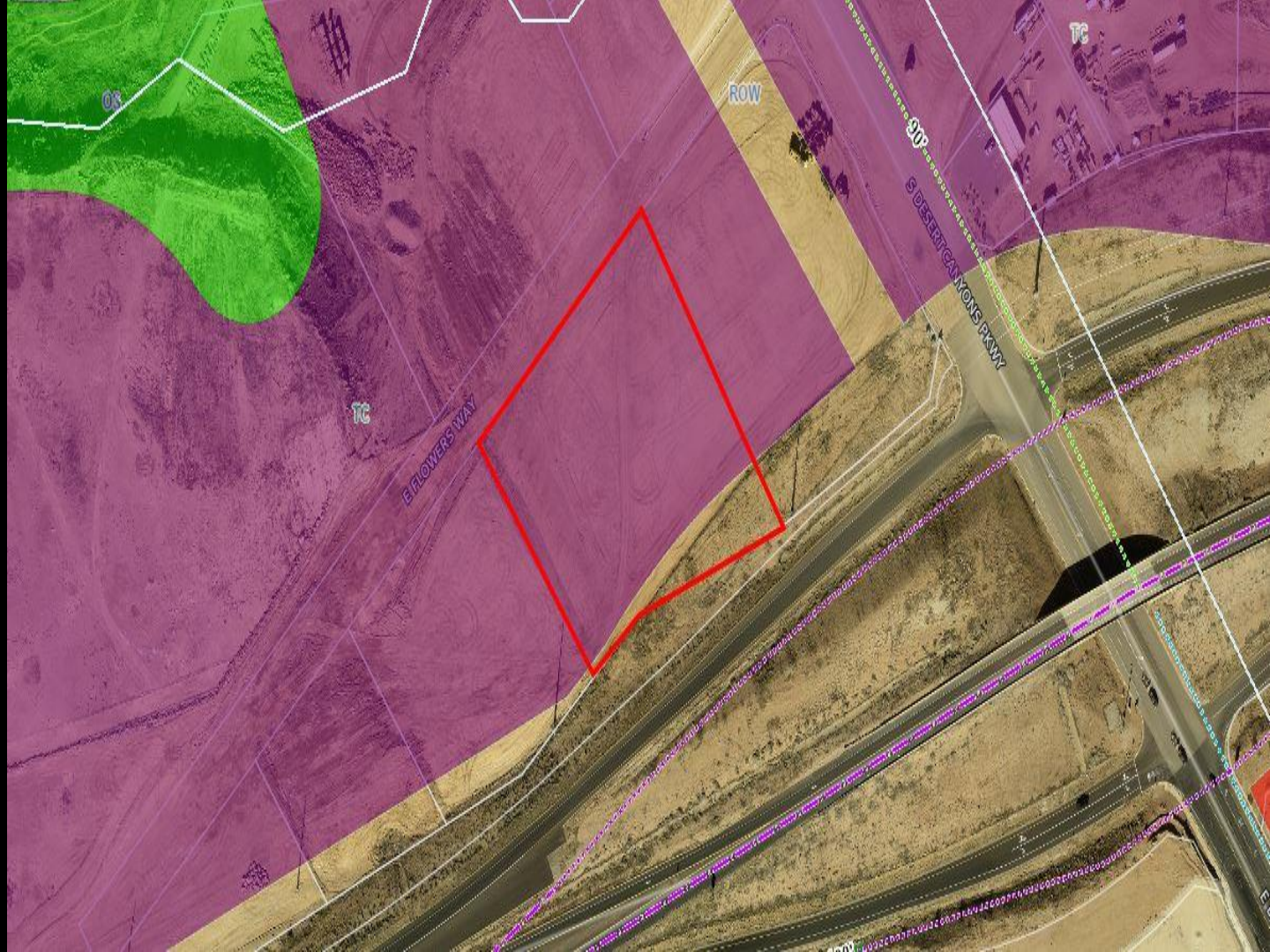
Fire Station
#10 Desert
Canyons
2023-PDA-010



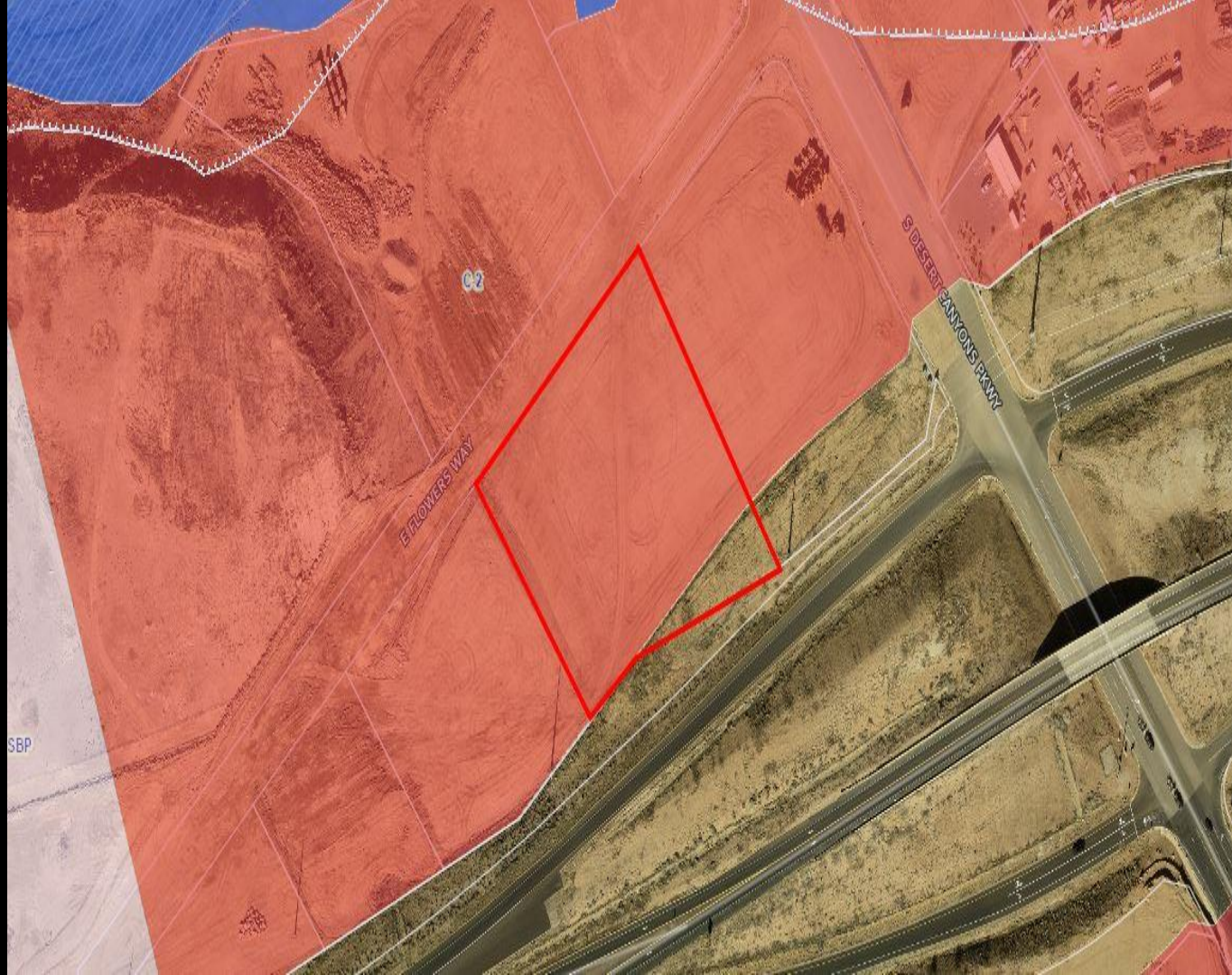
Aerial Map



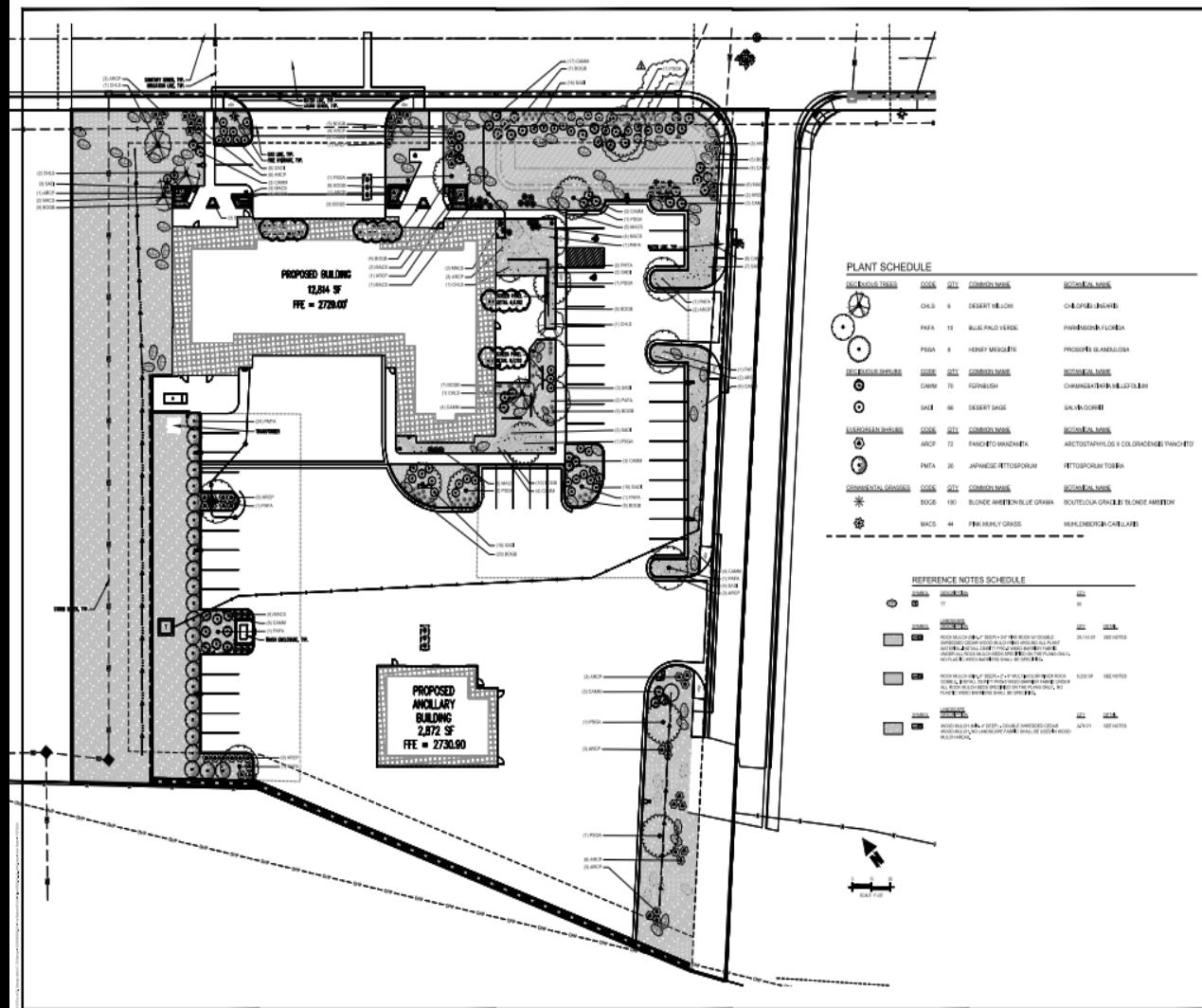
General Plan Map



Zoning Map



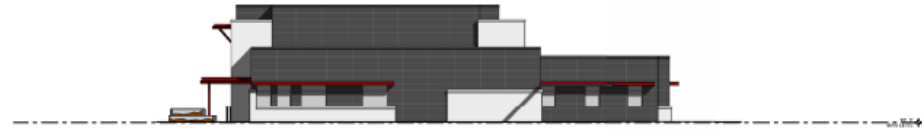
Landscape Plan



Elevations Firestation



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

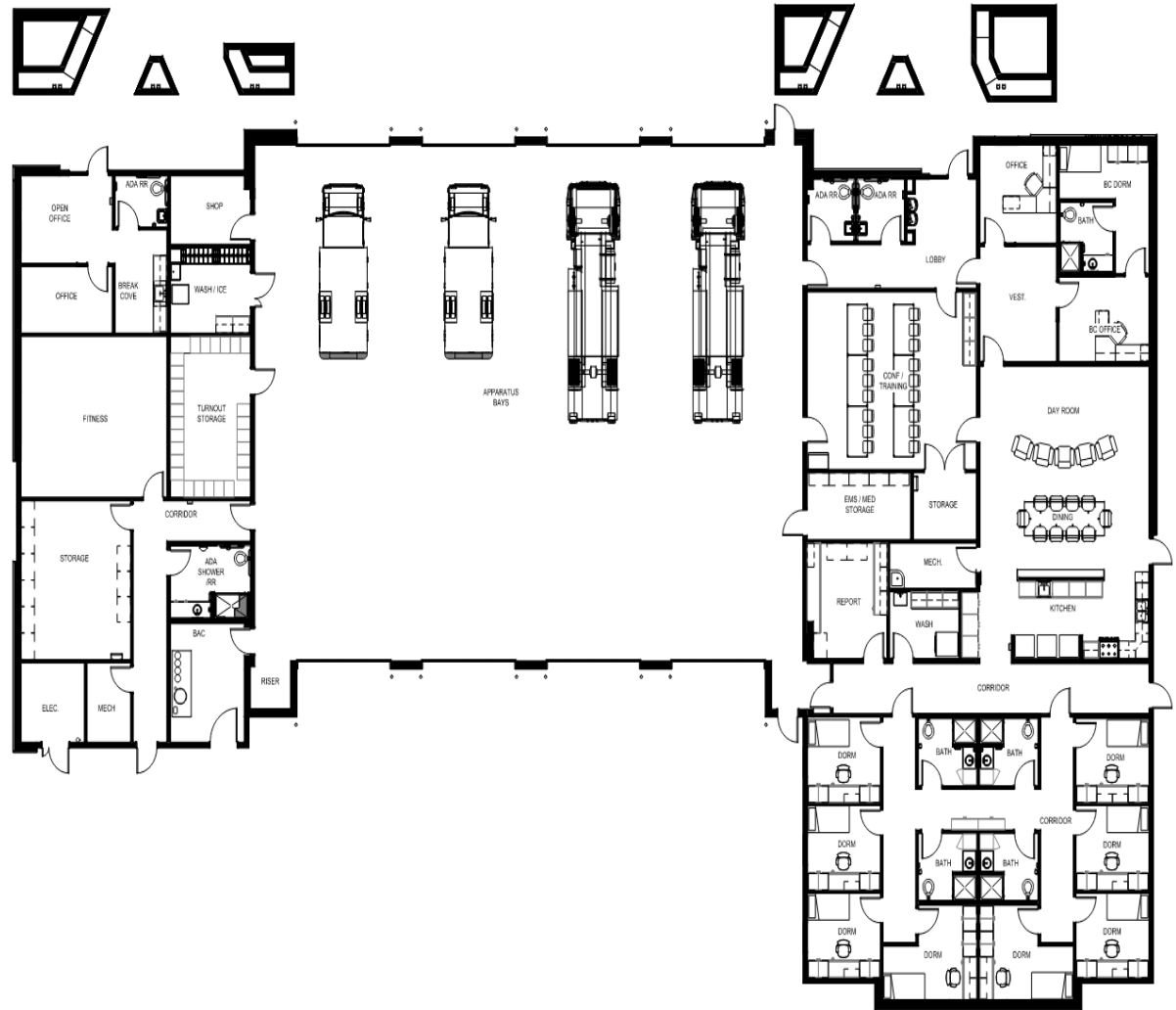


EAST ELEVATION

EXTERIOR ELEVATION LEGEND

	WALLS STAY COOL™ 100 SERIES	
	STAFF STAY COOL™ 100 SERIES	
	EXTERIOR WALLS	
	WALLS STAY COOL™ 100 SERIES	
	STAY COOL™ 100 SERIES	
	STAY COOL™ 100 SERIES	
	STAY COOL™ 100 SERIES	
	STAY COOL™ 100 SERIES	

Fire station Floorplan



Elevations Training Tower



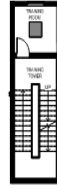
EXTERIOR ELEVATION LEGEND

	PAVED STEEL CORNER BRICK (SEE DETAIL)	
	PIEDestal CORNER BRICK (SEE DETAIL) - BRICKWORK	
	CORTEXTURED PAINT (SEE DETAIL)	
	PAVED STEEL CORNER BRICK (SEE DETAIL) - BRICKWORK	
	PAVED STEEL CORNER BRICK (SEE DETAIL) - BRICKWORK	
	PAVED STEEL CORNER BRICK (SEE DETAIL) - BRICKWORK	
	CORTEXTURED PAINT (SEE DETAIL)	

Elevations Training Tower



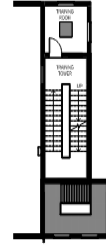
TRAINING TOWER ROOF PLAN



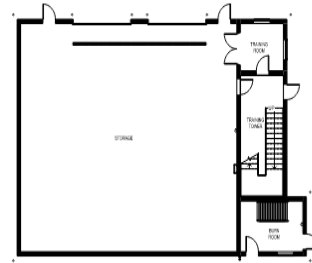
TRAINING TOWER FOURTH LEVEL



TRAINING TOWER THIRD LEVEL



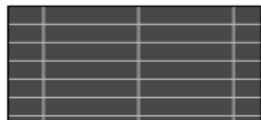
TRAINING TOWER SECOND LEVEL



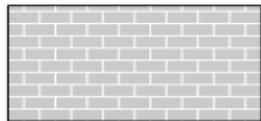
TRAINING TOWER MAIN FLOOR PLAN

Materials Board

EXTERIOR ELEVATION LEGEND:



PAINTED 18"X64" CEMENT FIBER SIDING



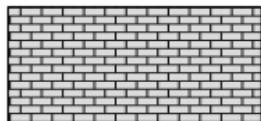
12"X24" STONE VENEER, BASIS-OF-DESIGN: ARRISCRAFT - MOUNTAIN RIDGE



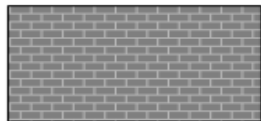
CORTEN STEEL PANEL SIDING



PAINTED STEEL STRUCTURE, SHERWIN WILLIAMS, SW7592 CRABBY APPLE



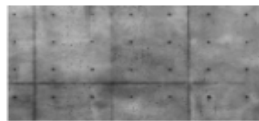
8"X16" CMU, GREY STANDARD FINISH



8"X16" CMU, CHARCOAL SPLIT FACE FINISH



CONCRETE - ARCHITECTURAL FINISH



NOTICE OF MEETING
PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

Public Notice

Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold a **Planning Commission** meeting in the City Council Chambers, 175 East 200 North, St George, Utah, on **Tuesday, July 25, 2023**, commencing at **5:00 p.m.**

PRESENT: Chair Steve Kemp
Commissioner Emily Andrus
Commissioner Rogers
Commissioner Lori Chapman
Commissioner Terri Draper

CITY STAFF:
Community Development Director Jim Bolser
City Civil Attorney Jami Brackin
Planner III Carol Winner
Planner III Mike Hadley
Development Office Supervisor Brenda Hatch

EXCUSED: Commissioner Austin Anderson
Commissioner Nathan Fisher

Chair Kemp called the meeting to order. Chair Kemp welcomed Terri Draper to the Planning Commission as a new Commissioner. Commissioner Rogers led us in the Pledge of Allegiance.

- 1. McDonalds at River Crossing Planned Development Amendment – PUBLIC HEARING:** Darrin Perkes, representing Dominion Engineering is requesting approval for an amendment to the River Crossing Planned Development (PD). The application is a request to develop a 5,230 square foot restaurant on 0.86 acres. This project is located on the southeast corner of River Road and George Washington Pkwy. **Case No. 2023-PDA-011** (Staff – Carol Winner)

Carol Winner presented the following:

Carol Winner – This is right on George Washington Parkway. The General Plan is commercial, it is a PD-C zone that used to be called Boulder Creek Commons. Drive Thru restaurants are allowed but they must follow the standards. There was a conceptual site plan that was approved last year or the year before. The entrance will be on the east side. The drive thru splits into 2, then you may leave the drive thru if finished or move on to the second window if the order is large or you have an issue with your order. They are meeting the parking requirements.

Chair Kemp – Do they have cross access, cross parking here?

Carol Winner – Yes, I believe that they do have that in here. When they got rid of the number of drive thrus on the use list they added the standards for drive thrus, Carol went through the required standards that are listed in the packet. They provided a photometric plan that doesn't meet our code currently but those will be fixed through the site plan process. Carol showed elevations of the building. In review of their packet staff feels at this point they are meeting the requirements and recommends approval.

Commissioner Chapman – I know that the lighting can be corrected, but what about the lighting for the McDonald’s sign?

Logan Terry – There were some monument signs, but that is a separate permit.

Carol Winner – This development is only allowed to have a monument sign and there are maximum lumens, and we will check that during site plan review.

Commissioner Rogers – There is a wood batten on the exterior, the colors don’t align, would you indicate where that wood batten is?

Logan Terry – They are on the corners of the building.

Chair Kemp opened the public hearing.

Chair Kemp closed the public hearing.

Commissioner Rogers – You mentioned that this development has different standards than the City’s?

Carol Winner – We don’t have cuing standards at drive thrus in the City code only in this project.

Commissioner Rogers – Can we ask that it be looked at for a later date then?

Carol Winner – I spoke to Wes about this, and he did say that this could be looked at.

Commissioner Chapman – If the requirement for the drive thru lane is 13 ft then it should be 13 ft. We shouldn’t make an exception.

Chair Kemp – Will they still be able to meet the landscape requirements if they widen those?

Carol Winner – I think they will.

MOTION: Commissioner Chapman made a motion to recommend approval of item 1 with the addition of the 13-foot drive aisle and to work with staff on the foot candles.

SECOND: Commissioner Rogers

ROLL CALL VOTE:

AYES (5)

Chair Kemp

Commissioner Rogers

Commissioner Andrus

Commissioner Chapman

Commissioner Draper

NAYS (0)

Motion Carries unanimous vote

2. **Desert Color Substation Preliminary Plat** – Craig Coats, representing Alliance Consulting is requesting the approval of a one (1) lot with three parcels at the extreme south end of Desert Color in Sage Haven to serve as a future site for a power substation. The property is approximately 4.63 acres and is zoned PD-R (Planned Development Residential). **Case No. 2023-PP-025** (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – They are also creating a private drive, that is not in the description of the item. You will have the 3 parcels with the one lot and a private drive the HOA will own it. The 3 parcels will be future civic spaces.

Chair Kemp – Why is the private drive gravel?

Wes Jenkins – Because that is how Dixie Power wants it for their substation.

Commissioner Chapman – What about that open space, will the public have access to that?

Craig Coats – It will be part of the HOA, anyone can walk around it but there is a 15 ft elevation change, that is why we are calling it open space. The right side of the substation is at the toe of the hill. They are going to build the block wall, establish where it is because it takes about 2 years to build a substation and then homeowners will know that is what is here before they buy homes here.

MOTION: Commissioner Rogers made a motion to recommend approval of item number 2 a preliminary plat for the Desert Color Substation.

SECOND: Commissioner Andrus

ROLL CALL VOTE:

AYES (5)

Chair Kemp

Commissioner Rogers

Commissioner Andrus

Commissioner Chapman

Commissioner Draper

NAYS (0)

Motion Carries unanimous vote

3. **Minutes**

Consider a request to approve the meeting minutes from the July 11, 2023, meeting.

MOTION: Commissioner Andrus made a motion to approve the minutes from the July 11, 2023, meeting.

SECOND: Commissioner Chapman

ROLL CALL VOTE:

AYES (5)

Chair Kemp

Commissioner Rogers

Commissioner Andrus
Commissioner Chapman
Commissioner Draper
NAYS (0)
Motion Carries unanimous vote

4. City Council Items

Jim Bolser the Community Development Director will report on items heard at the July 20, 2023, City Council meeting.

1. 2023-PP-022 Cove Valley
2. 2023-PP-023 Estates at Old Farm
3. 2023-PP-024 Sunshine Way Subdivision
4. 2022-ZC-032 Soleil Ridge
5. 2021-HS-007 Soleil Ridge Apartments
6. 2023-DA- Soleil Ridge
7. 2023-ZRA-001 St. George Food Truck Park Ordinance
8. 2023-PP-013 The Estates at Copper Ridge
9. 2023-CUP-002 City Hall
10. 2023-PDA-008 STG Inn

5. Adjourn

MOTION: Commissioner Andrus made a motion to adjourn at 5:44 pm.
SECOND: Commissioner Chapman
ROLL CALL VOTE:
AYES (5)
Chair Kemp
Commissioner Rogers
Commissioner Andrus
Commissioner Chapman
Commissioner Draper
NAYS (0)
Motion Carries unanimous vote