

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, December 12, 2023**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order

Flag Salute

1. **Red Pine Phases 5-6 Zoning Map Amendment** – **PUBLIC HEARING:** Mike Terry, representing DSG Engineering, is requesting approval of a zoning map amendment to change the zone from A-1 (Agriculture, one-acre minimum lot size) to R-1-10 (Single Family Residential 10,000 minimum sq ft lots). The property is 15.373 acres, located approximately at 2890 S Maple Crest Dr. **Case No. 2023-ZC-016** (Staff – Mike Hadley)
2. **Viviano Planned Development Amendment and Preliminary Plat** – Taylor Spendlove, representing Property Reserve Inc, is requesting to amend the approved PD-R (Planned Development Residential) zone. The property is located east of 3000 East Street and north of 1140 South. (Staff – Dan Boles)
 - a. **PUBLIC HEARING:** Consider a request to amend the approved PD-R (Planned Development Residential) zone on approximately 44.8 acres. The proposed PD amendment would redesign the layout of the site, add eight additional units, and propose building elevations. Additionally, approximately 3.5 acres is proposed to be rezoned from PD-C (Planned Development Commercial) to PD-R (Planned Development Residential) and incorporated into the PD for a total of approximately 48.3 acres. **Case No. 2023-PDA-023**
 - b. Consider a request for a preliminary plat in order to divide the property into eleven lots on approximately 70.95 acres. **Case No. 2023-PP-042**
3. **Lex Ence Property Zoning Map Amendment** – **PUBLIC HEARING:** Bob Hermandson, representing Bush and Gudgell, is requesting approval of a zoning map amendment to change the zone from RE-12.5 (Residential Estates minimum 12,500 sq ft lot size) and OS (Open Space) to A-1 (Agriculture, one-acre minimum sq ft lots). The property is approximately 1.6 acres, located on the northeast corner of Quarry Ridge Dr and Knolls Dr. The applicant is Lex Ence. **Case No. 2023-ZC-016** (Staff – Mike Hadley)
4. **Sun River Commons Lot 4 Subdivision Preliminary Plat** – Jared Bates, representing Rosenberg and Associates is requesting approval of a Commercial Preliminary Plat to develop a two (2) lot subdivision. The property is approximately 16.14 acres and is located along Pioneer Road and north of Sun River Parkway. The applicant is Sun River Commons LLC. **Case No. 2023-PP-043** (Staff – Mike Hadley)
5. **Tonaquint Terrace Planned Development Amendment** – **PUBLIC HEARING:** Ryan McDougal, representing McHyve LLC, is requesting to amend the approved PD-R (Planned Development Residential) (formerly known as Mesa Palms) Planned Development Residential (PD-R) zone. The applicant is proposing 51 townhome units. This property is located approximately at 2000 S Mesa Palms Way. **Case No. 2023-PDA-024**

THIS ITEM WILL BE NOTICED AND HEARD AT A LATER DATE

6. Minutes

Consider a request to approve the meeting minutes from the November 28, 2023, meeting.

7. City Council Items

Carol Winner the Community Development Director will report on items heard at the December 7, 2023, City Council meeting.

1. 2023-PP-036 Desert Color Pickleball Courts
2. 2023-PP-040 Tech Ridge Area 1.6 Subdivision
3. 2023-PDA-019 Factory Powersports Addition Development Agreement
4. 2023-HS-003 Tech Ridge Southeast Access Road
5. 2023-HS-002 Tech Ridge Southeast Slope/Ridgeline Mitigation
6. 2023-PDA-022 River Crossing
7. 2023-PP-034 Rustic Estates
8. 2023-PP-044 The Fields at Mall Drive Lot 5 Split
9. 2023-PP-045 Dirt Road Ranch
10. 2023-PP-046 Tuscan Hills Ph 5

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.



Item 1

PLANNING COMMISSION AGENDA REPORT: 12/12/2023

BACKGROUND:

This application is to change the Zone from A-1 (Agriculture 1-acre minimum lot size) to R-1-10 (Single Family Residential 10,000 sq ft minimum lot size) to build 44 single family residential lots for a density of 2.86 units per acre. On December 2, 2021, the first phases 1 & 2 of Red Pine subdivision were approved by the City Council. On September 1, 2022, phases 3 & 4 of the Red Pine subdivision were approved by the City Council. This proposal is the next phases 5 & 6 of the Red Pine subdivision. Phases 1-4 of the Red Pine subdivision were approved with a minimum of 8,000 sq ft lots. The proposed minimum lot size for phases 5 & 6 is 10,000 sq ft which is a slight increase to a larger lot size. The proposed application is consistent with the residential development 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] for the public hearing at the planning commission meeting.

RECOMMENDATION:

Staff recommend approval of the zone change.

ALTERNATIVES:

1. Recommend approval of this Zone Change.
2. Recommend denial of this Zone Change.
3. Table the proposed Zone Change to a specific date.

POSSIBLE MOTION:

The Planning Commission recommends approval to the City Council for the Zone Change for Red Pine 5 & 6.

FINDINGS FOR APPROVAL:

1. The proposed land-uses are compatible with the surrounding land uses in this area.
2. This zone change will not be harmful to the health, safety and general welfare of residents and businesses in the area.

Narrative

CURRENT AGRICULTURAL ZONE A-1 REQUESTING RESIDENTIAL ZONE R-1-10

RED PINE 5-6

Narrative Description

November 2023

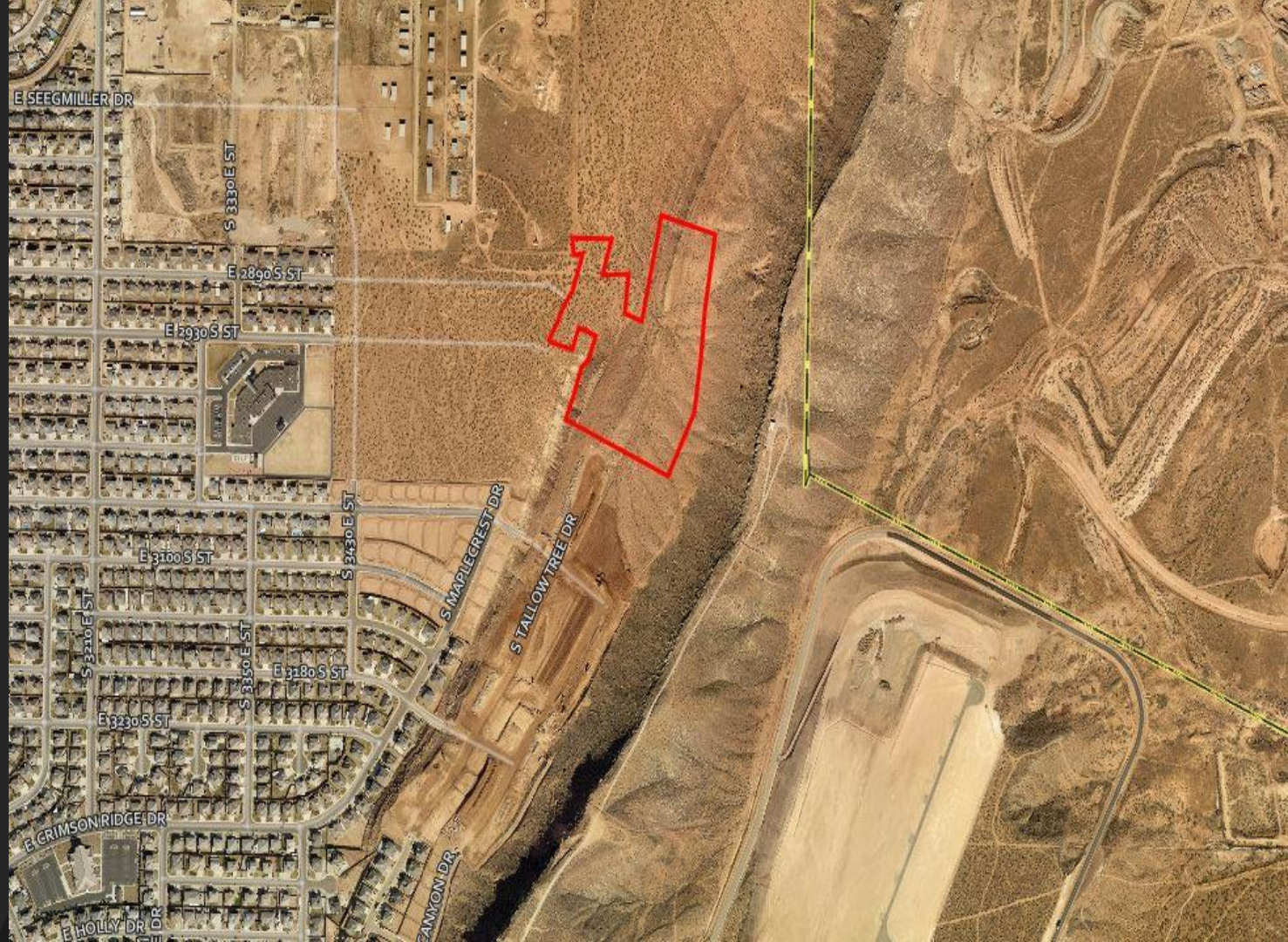
Property Location and Purpose of Red Pine Zone Change

The subject property is a 15.373-acre parcel with current A-1 zoning, requesting a R-1-10 zoning. Property is located east of recently developed Red Pine Phase 1, and South of Teakwood Phase 7 & 8 construction plans. The purpose of this zone change is for the improvement of the property for residential single-family homes in uniformity with the adjacent project zoning.

A. Use of Land

The projected use of the property is to create R-1-10 lots. The current land use designation on the General Plan is LDR, R-1-10 falls within the approved uses. The recent improved land surrounding this project are zoned R-1-8.

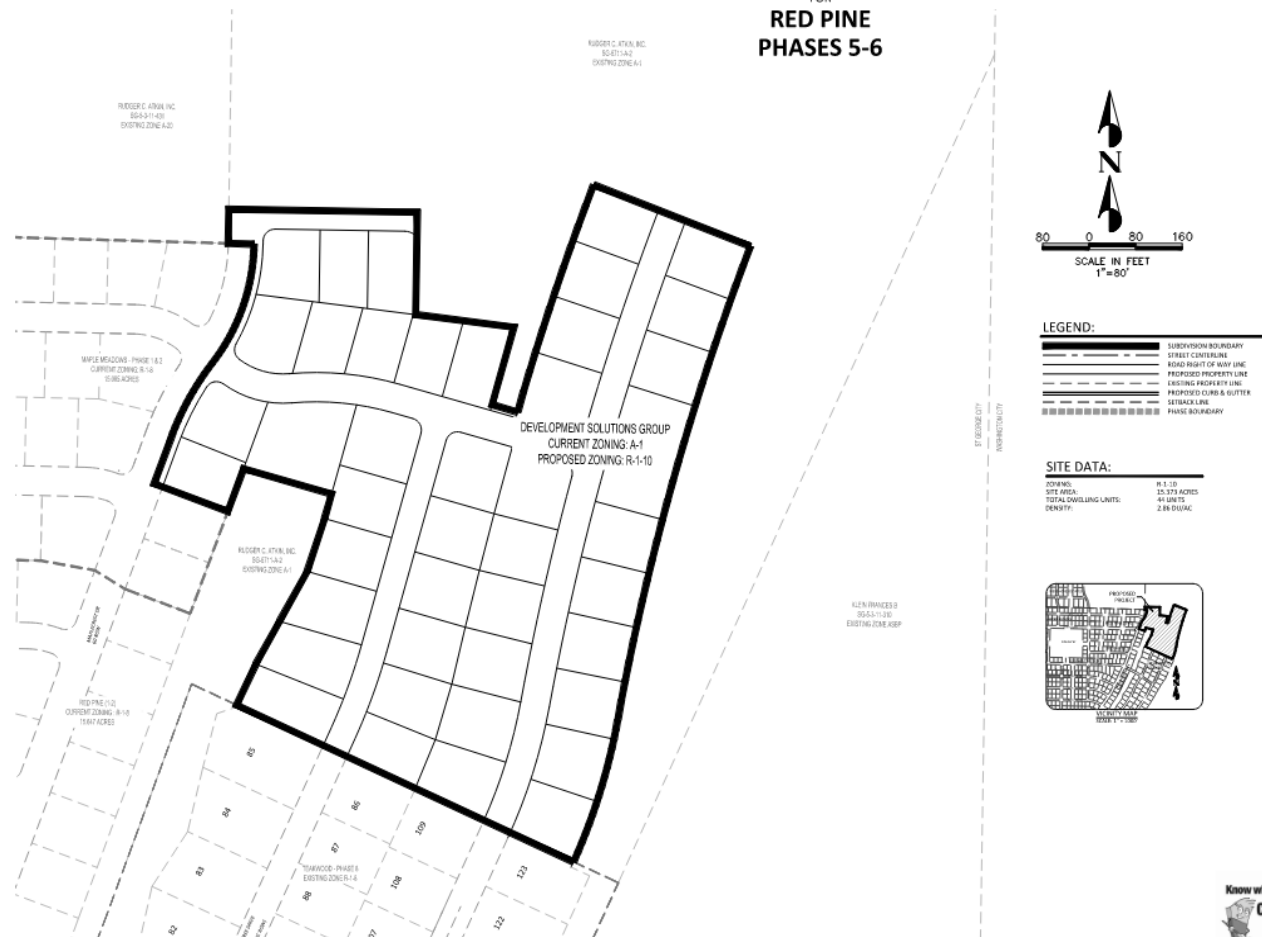
Vicinity Map



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1 OF 01 TOTAL

ZONE CHANGE FOR RED PINE PHASES 5-6



PLANNING COMMISSION AGENDA REPORT: 12/12/2023

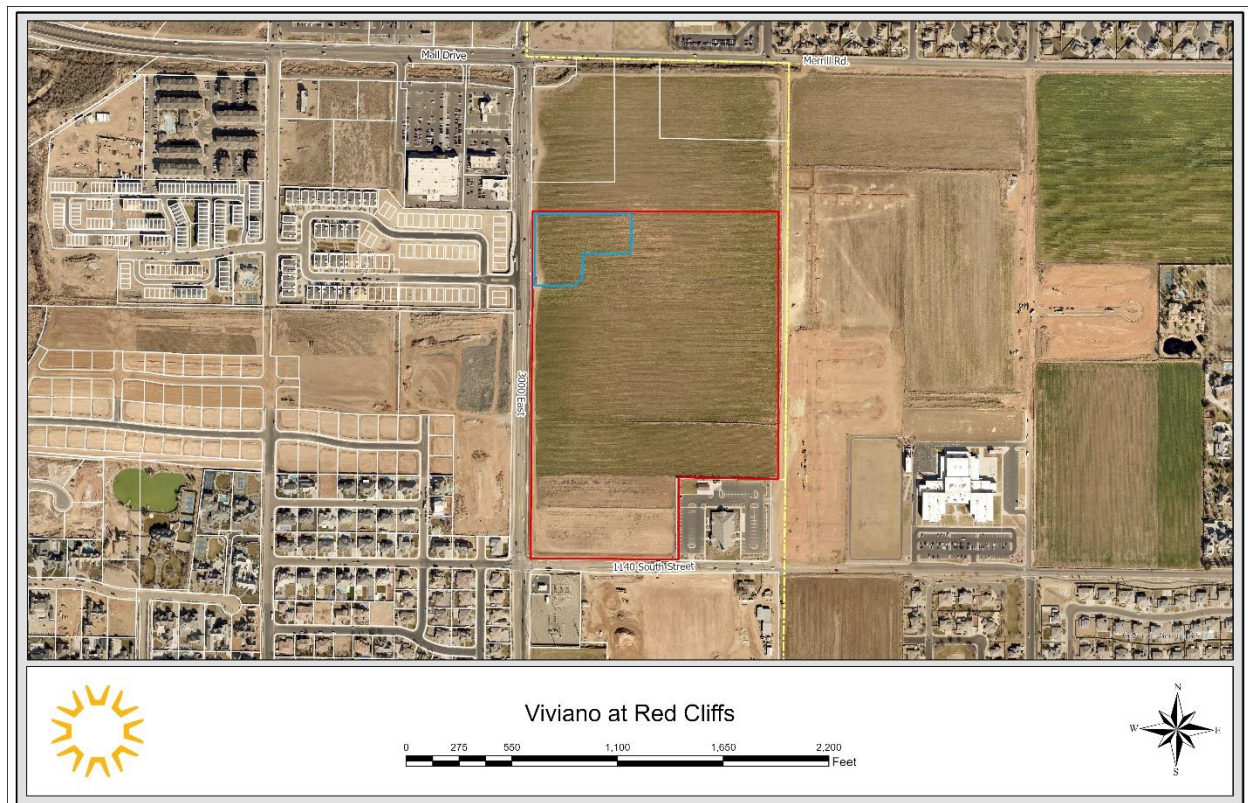
Viviano at Red Cliffs Zone Change (Case No. 2023-PDA-023)		
Request:	This is a request to amend the approved PD-R (Planned Development Residential) zone on approximately 44.8 acres for the purpose of redesigning the layout, elevations, and adding eight additional units to an existing undeveloped planned development known as Viviano at Red Cliffs. Additionally, approximately 3.5 acres is proposed to be rezoned from PD-C (Planned Development Commercial) to PD-R (Planned Development Residential) and incorporated into the Planned Development for a total of approximately 48.3 acres.	
Applicant:	Property Reserve Inc.	
Representative:	Taylor Spendlove	
Location:	East of 3000 East Street and north of 1140 South	
General Plan:	Medium Density Residential (MDR) and Low Density Residential (LDR)	
Existing Zoning:	PD-R (Planned Development Residential)	
Surrounding Zoning:	North	PD-R (Planned Development Residential), PD-C (Planned Development Commercial), Washington City
	South	A-1 & Single Family Residential (R-1-10)
	East	Washington City
	West	PD-C, PD-R, Single Family Residential (R-1-10)
Land Area:	Approximately 48.63 acres	

BACKGROUND:

In 2021, The Park at Temple View Planned Development Residential (PD-R) project was first presented to the Planning Commission and City Council. The project was a 268-unit subdivision with single-family, duplex, and townhome units. All units were to remain under single ownership and be available for rent. The project was approved conditioned on the traffic study review of the location and the need for a signal on 3000 E. Street. On July 21, 2022, the applicant returned with an amended plan that addressed the traffic study condition and increased the units to 292. This amendment was also approved. Another two applications were made in 2022 and 2023 making minor adjustments and requesting additional units. The City Council required the site to maintain the original number of units and architecture.

On August 03, 2023, the applicant came back again to adjust the general plan designation along the northern boundary. Instead of the commercial portion of the project having a north-south orientation with commercial primarily facing 3000 East, the property owner asked for approval of a general plan amendment allowing their entire frontage along Merrill Road to be commercial. This will require a change to their plans for their PD-C previously approved. Ultimately, by doing this, this allows the project to square off and keeping the commercial and residential portions of the property more separated. In order to do this, an approximately 3.5 acre piece of the PD-C property will need to be rezoned to the PD-R designation. Additionally, the project will shift down to 1140 South where the previously approved project stayed to the north of 1140 South. In effect, the entire project shifted south approximately 600 feet.

This proposed layout rotates the clubhouse 90° to face the west (3000 East). The clubhouse design has not changed. A north/south view corridor with trail is still proposed preserving the view between the commercial area and the new Church of Jesus Christ of Latter-Day Saint temple to the north.



See the Zoning Requirements box below:

Zoning Requirements			
Regulation	Section Number	Proposal	Staff Comments
Setbacks	10-7F-4	The setbacks will be: Front: 25' Side 10' Rear: 15', 20', 30'	These setbacks meet the regulations as long as there will not be fencing between the single-family homes and there is a 30' setback if the property is adjacent to a single family zone.
Uses	10-7F-2	Residential and amenity space	This meets regulations
Height and Elevation	10-7F-2	Proposed maximum height of units: 30'2" Proposed maximum height of clubhouse: 34'. See plans for elevations	The maximum height for this zone is 40'. The proposed structures meet the height requirements.
Density	10-7F-2	At 304 units over 48.3 acres, the density will be 6.29 du/ac	This meets the density requirements for the MDR zone which is between 5-9 du/ac.
Schools, Churches	10-7F-2	None proposed	N/A
Phasing Plan	10-7F-2	There will be three phases. Phase 1: 39 units, Phase 2: 181 units, Phase 3: 83 units	Four amenities will be required to be completed before 50% of the housing units are finished.
Landscape Plan	10-7F-2	The landscaping plan is attached. There will be 24.59 acres or 50.87% of total open space.	This meets the requirements of 30% of landscape.
Utilities	10-7F-2	None shown	Comments from FIRE: The concern would be with the road widths, access for their apparatus especially with trees and dead ends. These can be addressed in JUC. Comments from WATER/SEWER: We will need to see a utility

			master plan for Viviano to make sure the layout will work.
Solid Waste	10-7F-2	None shown	This will be coordinated with JUC during the site plan review process.
Lighting	10-7F-2	The proposed lighting plan includes standard street lighting as well as bollard lighting along the center trail and uplighting for the monument entryway signs.	The street lighting will need to meet city standards. The bollard lighting meets our regulations and will be privately maintained. The lighting for the monument signs will need to meet the night sky standards.
Turning Space	10-7F-2	There will be three full movement intersections added. One will be located on 3000 E. and two to 1140 South where residents can access the light on 3000 East.	The street widths and design will be required to meet city standards for turning capabilities.
Amenities	10-7F-5	The amenities will include a clubhouse (with library, tech center, outdoor fireplaces, kitchen, workout room), pool, lazy river, pickleball courts, Fire Pit, Hammock Park, BBQ areas, playgrounds, a dog park and community parks.	They are required to have at least four amenity spaces and that the four amenity spaces are completed before 50% of the housing units are completed. They are exceeding this requirement and staff will ensure that the required amenities are completed before the 152 nd unit is completed.
Overlay Zones	10-13	N/A	N/A
Parking	10-19	All units will have a two-car garage and a 25 foot driveway in front of the two-car garage. There will also be 172 additional parking spaces within the community.	They meet the parking requirements for each unit (one covered and one uncovered). With 296 units, they will be required to put in 99 guest parking spaces (one per three units). Each unit will have one designated guest parking on their driveway. This meets the regulations.

EVCS And Bike Parking	10-19	Electronic Vehicle Charging Station (EVCS) conduit is not shown. Bike parking is shown near the amenity area.	For their clubhouse, they will be required to put in conduit for one EVCS and a bike rack that holds at least two bikes (preferably more).
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RECOMMENDATION:

Staff recommends approval of this Zone Change with the following conditions:

1. No fencing will be allowed to be placed in between units that are closer than 10' apart.
2. Removal of the unusable lawn that is shown surrounding the amenity areas.

ALTERNATIVES:

1. Recommend approval as presented
2. Recommend approval with conditions
3. Recommend denial.
4. Continue the proposed zone change amendment to a later date.

POSSIBLE MOTION:

The Planning Commission recommends approval of the amendment to the Viviano at Red Cliffs PD-R on approximately 48.3 acres with the conditions mentioned in the staff report.

FINDINGS FOR APPROVAL:

1. The proposed project meets the requirements of the planned development mixed use zone as found in the zoning regulations.
2. There will be adequate parking on site to facilitate the development.

Exhibit A

Applicant's Narrative

Viviano at Red Cliffs

10/11/23

Viviano at Red Cliffs located at the property around 1140 South and 3000 East, St. George City, UT is a mixed-use Residential development. The property is 48.338 acres in size and will use single family units, Twin Home Units, Patio Home Units and Front Load Townhomes throughout the neighborhood. The Total number of proposed units is 304 with a Gross Density of 6.29 du/ac. The development will also feature a clubhouse and pool area, dog park, open space, walking trails, pavilions, and community parks. A phasing plan is provided in the submittal package along with a detailed colored landscaping plan which will provide a detailed view of what the anticipated layout will look like. Along with the phasing and landscaping plan, Civil drawings showing the roadways, utilities, and homesites will give you an understanding of how this development will come together.

Running through the center of the development is a master planned regional storm channel. Due to the shallow bury depth our community development plan shows that there will be a walking corridor that runs the entire length of the development from North to South and will be landscaped and will tie into the future commercial development to the North.

Exhibit B

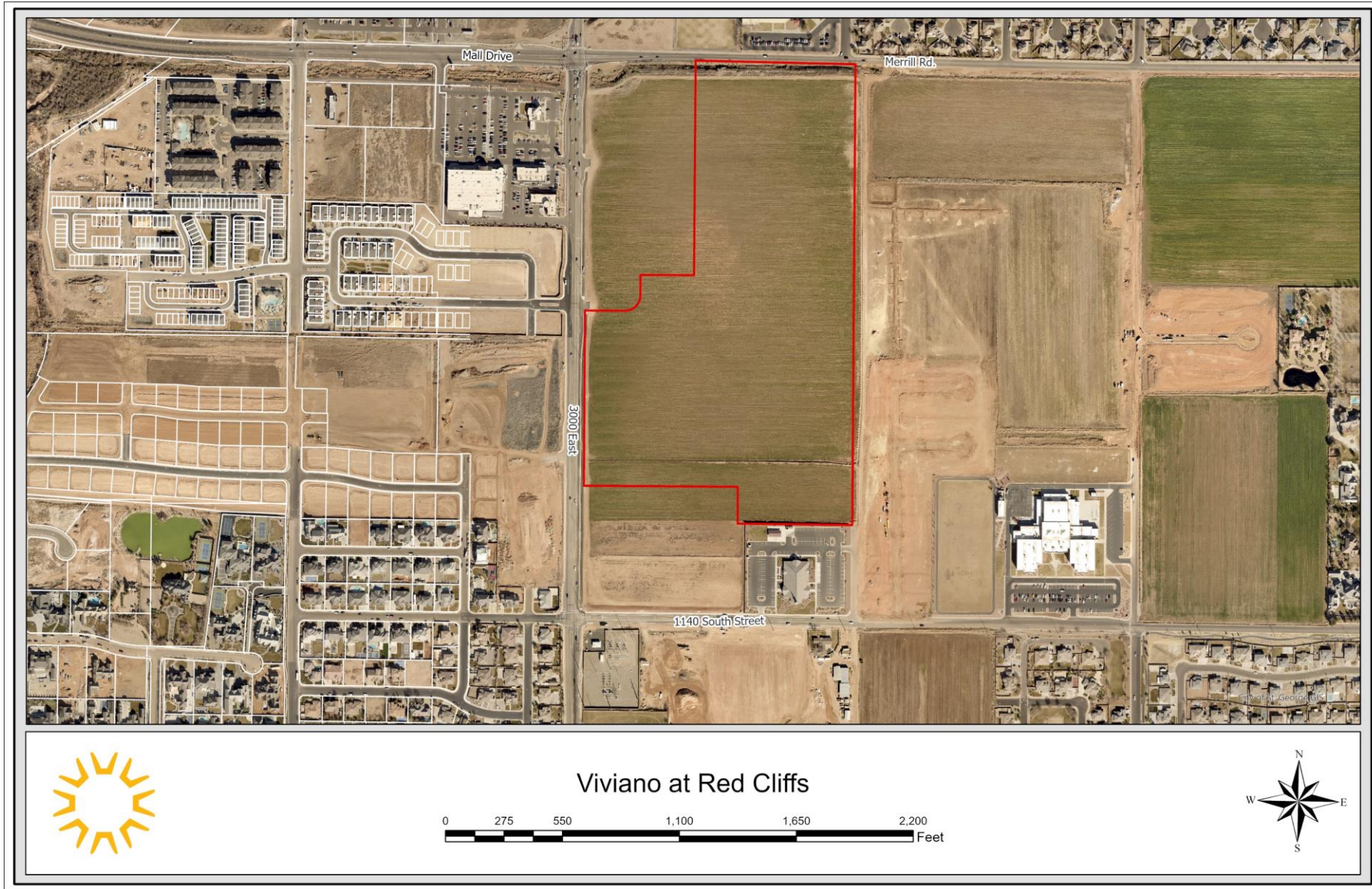
PowerPoint Presentation



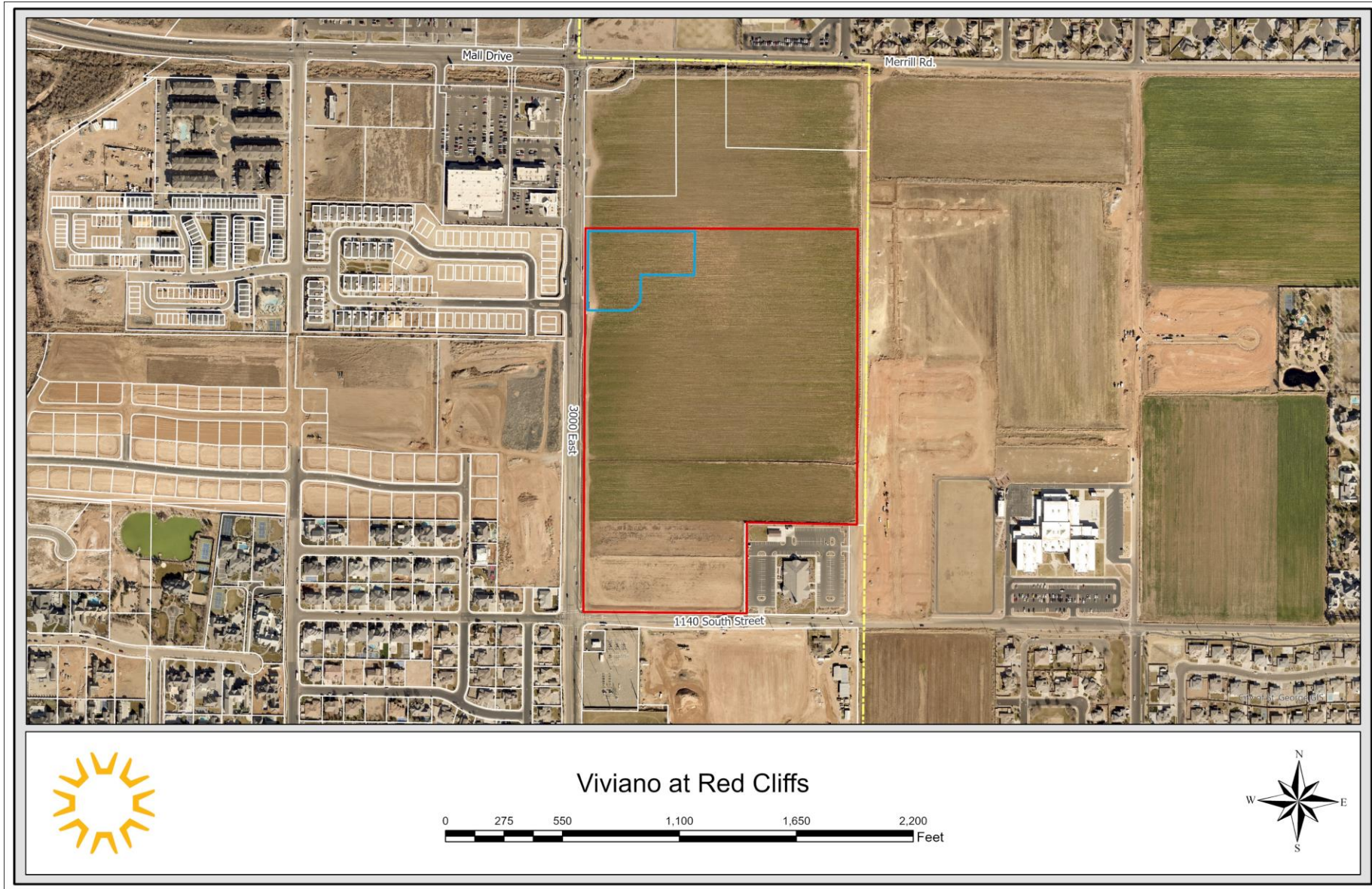
2023-PDA-023

Viviano at Red Cliffs

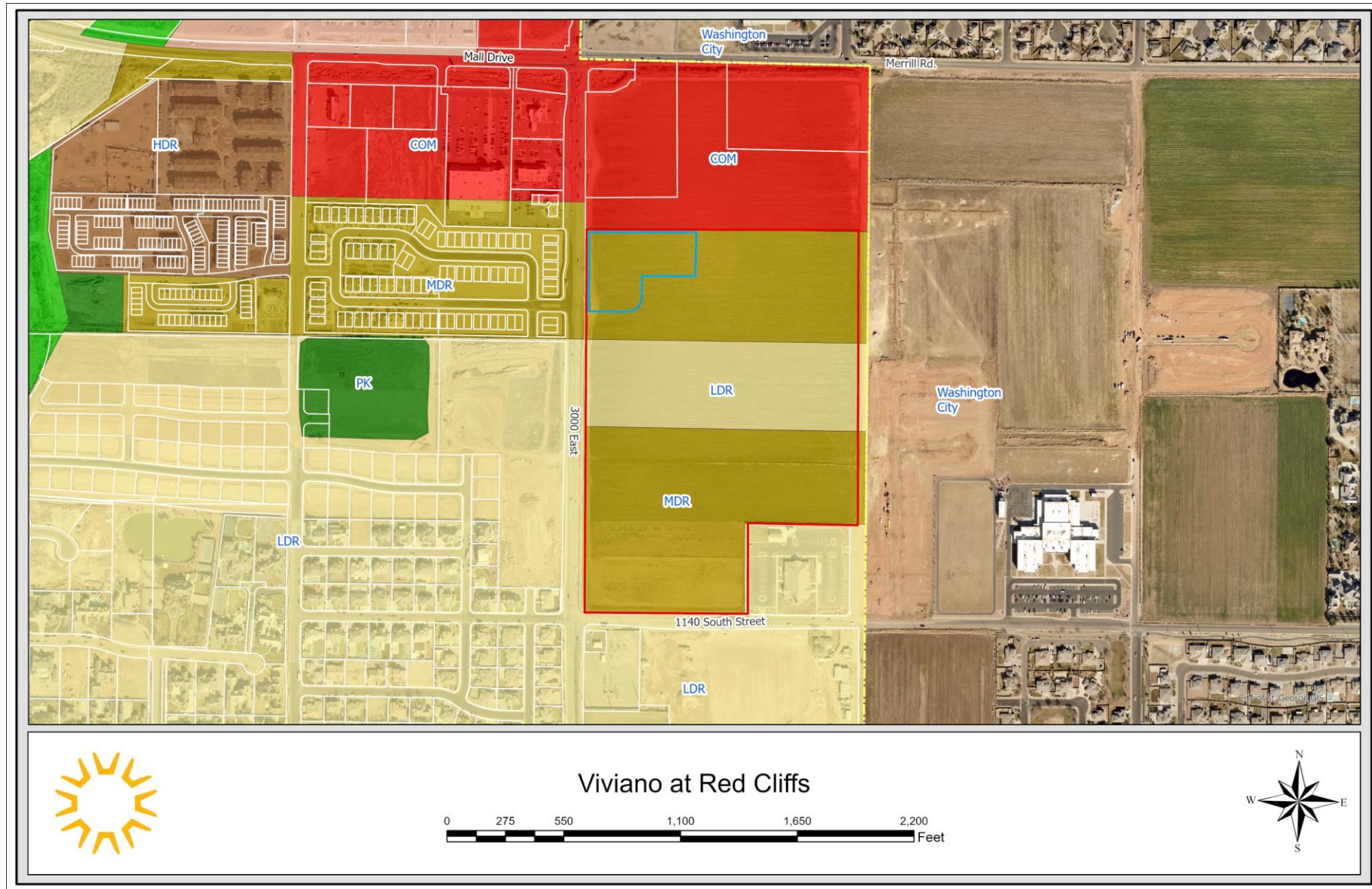
Aerial Map (Previous Location)



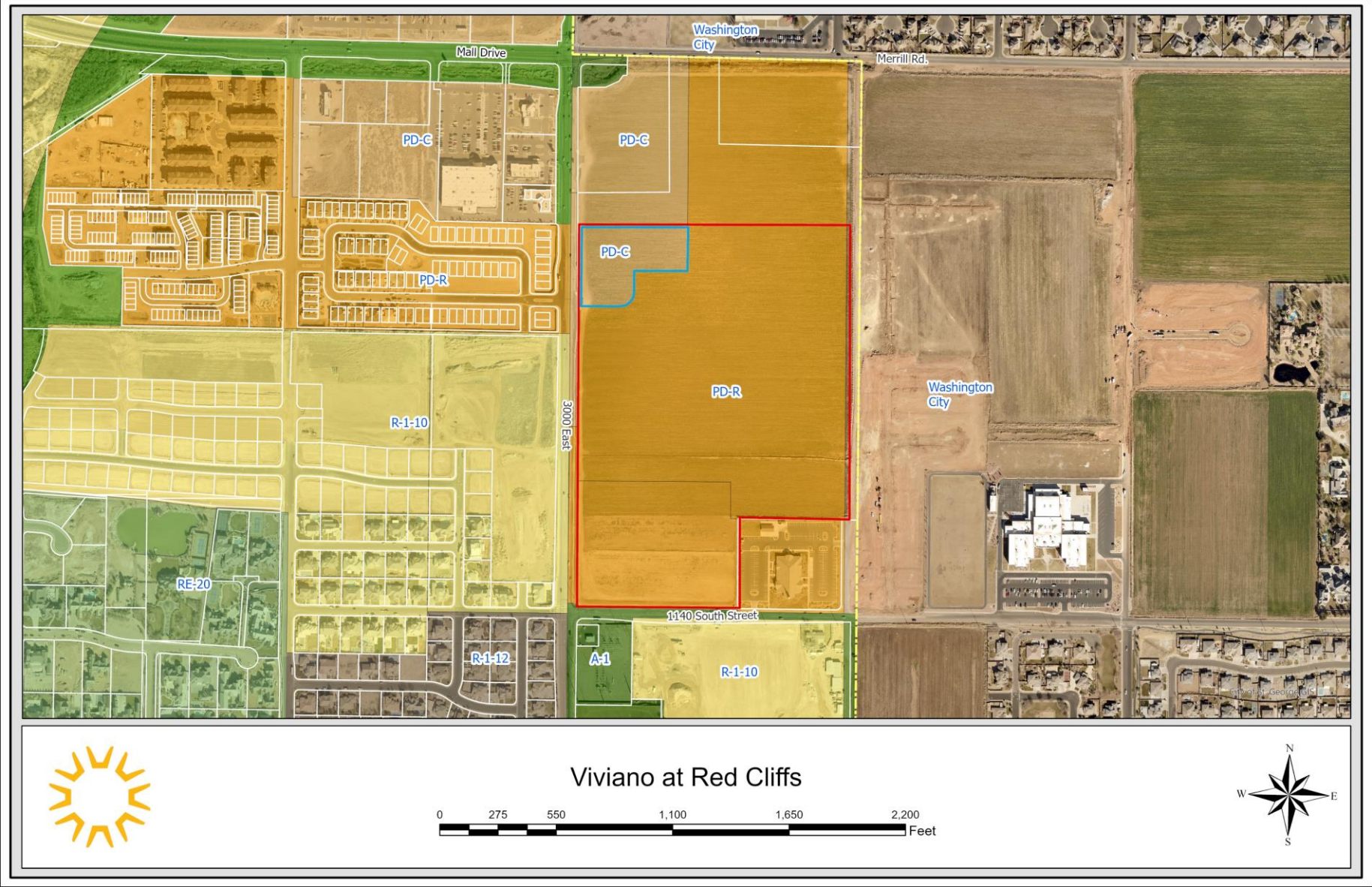
Aerial Map (Proposed Location)



Land Use Map



Zoning Map



Previously Approved Site Plan



Concept Plan

Viviano at Red Cliffs
St George Utah

Single Family Units	64
Twin Home Units	74
Patio Home Units	16
Town Home Units	<u>142</u>
Total	296

Site Summary	
Site Area	48.232 Ac
Total Units	296
Single-family Units	64
Twin Home Units	74
Patio Home Units	16
Front-load Townhomes	142
Gross Density	6.13 du/ac (includes 15 mi ² floodplain)

Proposed Site Plan



Single Family Units	60
Twin Home Units	38
Patio Home Units	48
Town Home Units	<u>158</u>
Total	304

Concept Plan
 Viviano at Red Cliffs
 St George Utah

Proposed Landscaping Plan



Open Space Summary

Total Site Area	48.34	Ac	
Total Open Space	24.59	Ac	50.87%

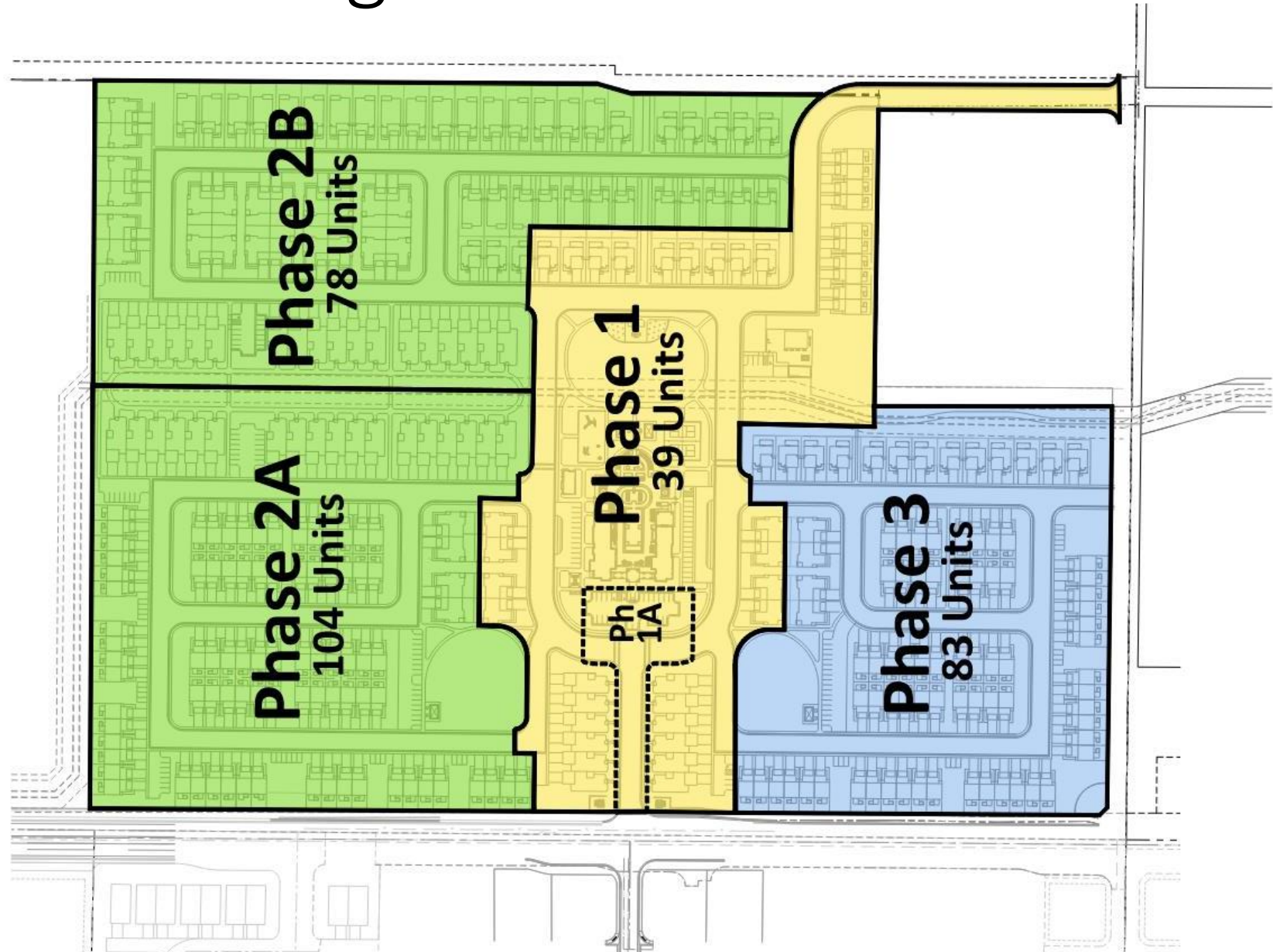
Active Open Space			
Turf Area (Irrigated)	143205	3.29	Ac 6.80%
Walkways	253760.5	5.83	Ac 12.05%
Amenities	16395.86	0.38	Ac 0.78%
Clubhouse	9383	0.22	Ac 0.45%

Passive Open Space			
Xeriscape areas	648349.2	14.88	Ac 30.79%
		24.59	Ac 50.87%

Landscape Areas

- Turf Areas (6.53%)
- Xeriscape Landscape
- Tree Plantings

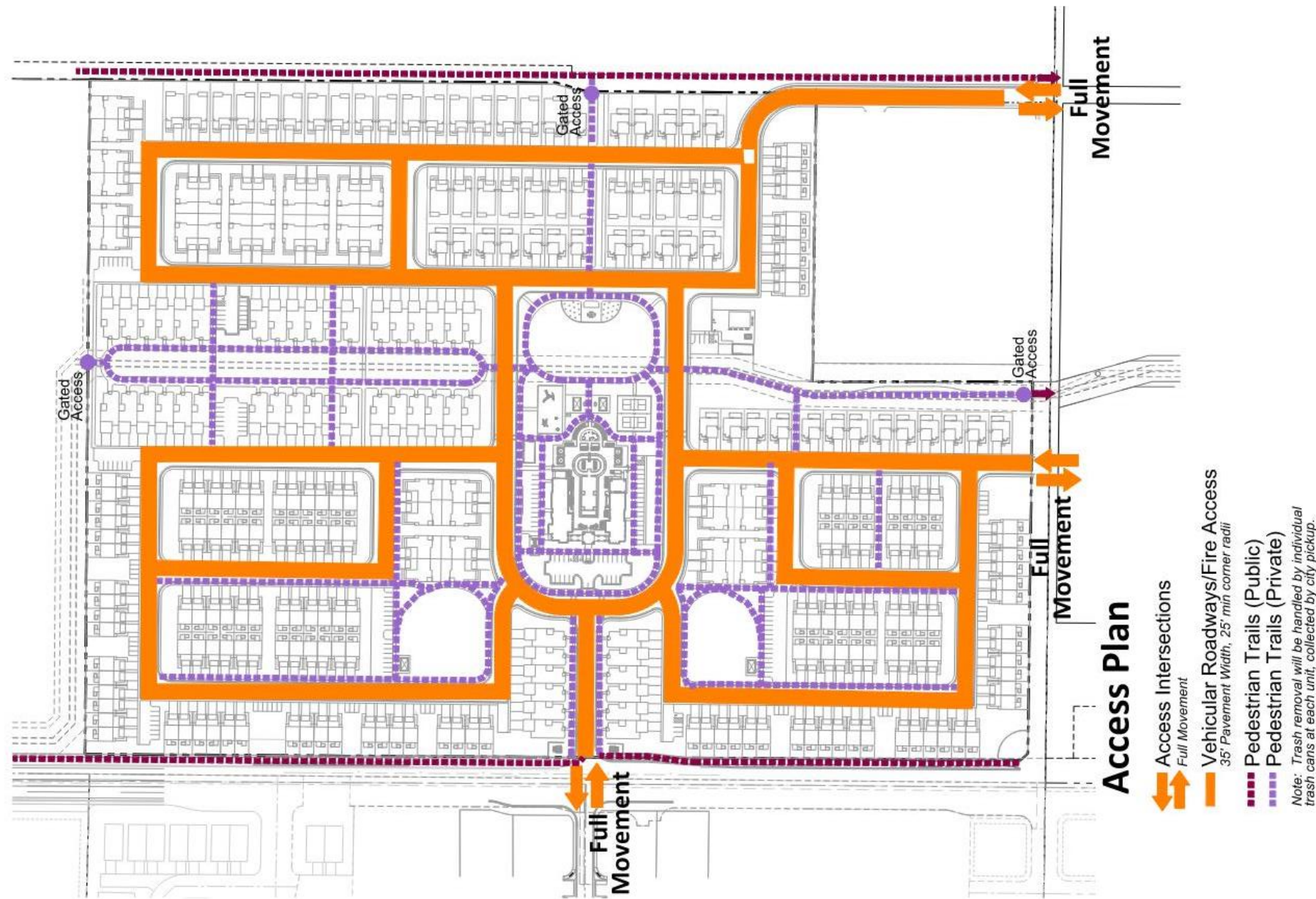
Proposed Phasing Plan



Project Phasing

Note: Project will be built sequentially in one construction phase. Phasing areas indicate areas construction will begin first. Unit counts in each phase are approximate and may be adjusted for construction efficiency.

Access Plan



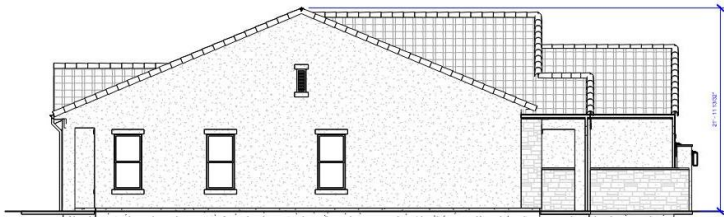
Clubhouse



Single Family Elevation A



FRONT ELEVATION



LEFT ELEVATION



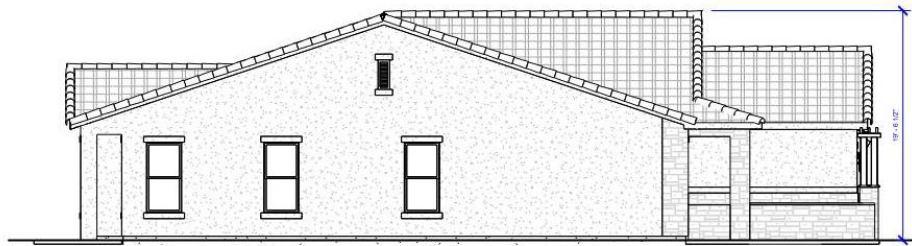
REAR ELEVATION



Single Family Elevation B



FRONT ELEVATION



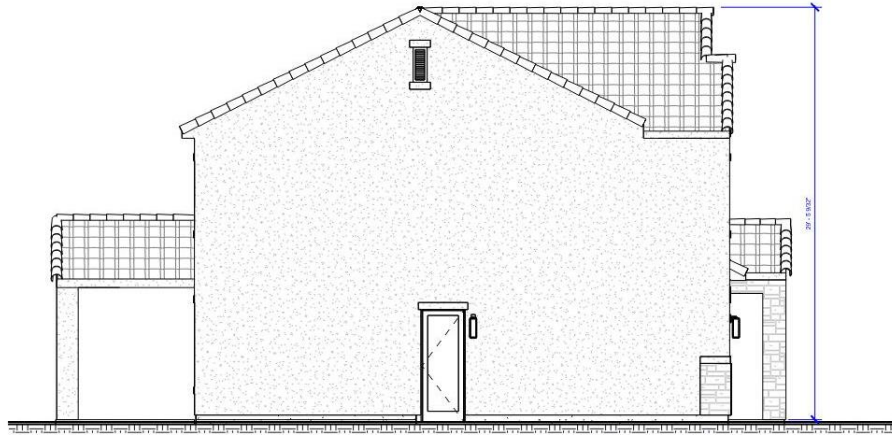
LEFT ELEVATION



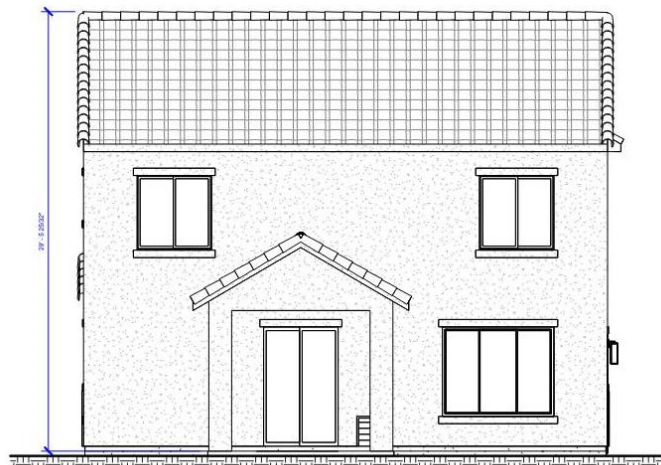
REAR ELEVATION



Single-Family Two-Story A



LEFT ELEVATION



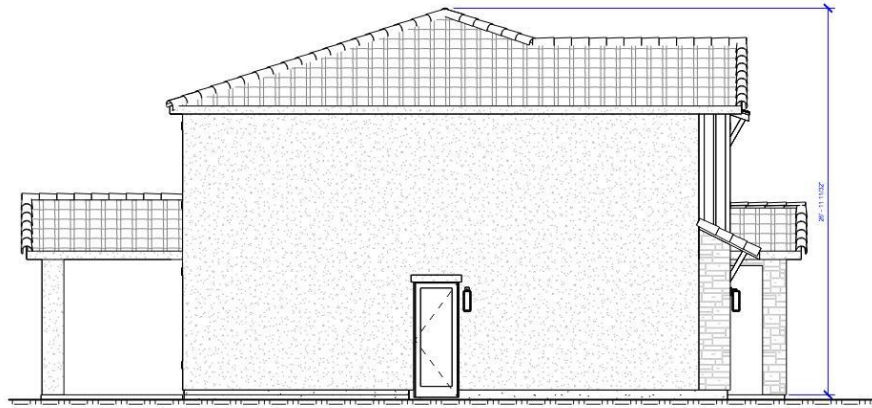
REAR ELEVATION



FRONT ELEVATION



Single Family Two Story B



LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION



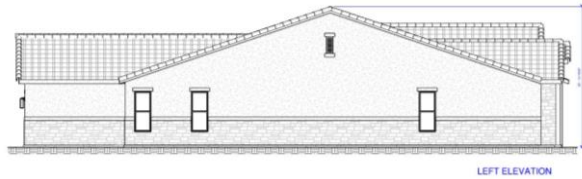
Four Plex Townhome A



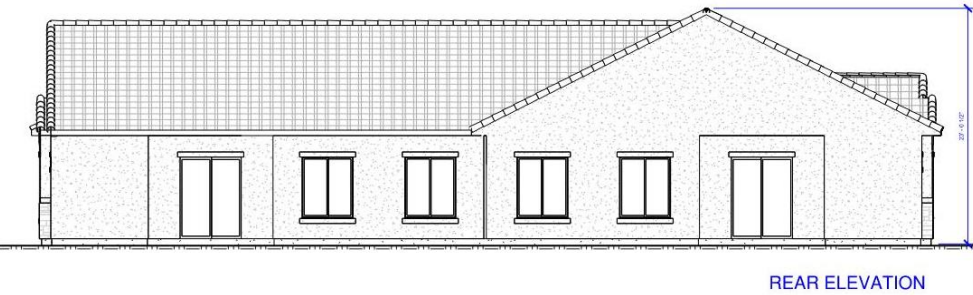
Four Plex Townhome B



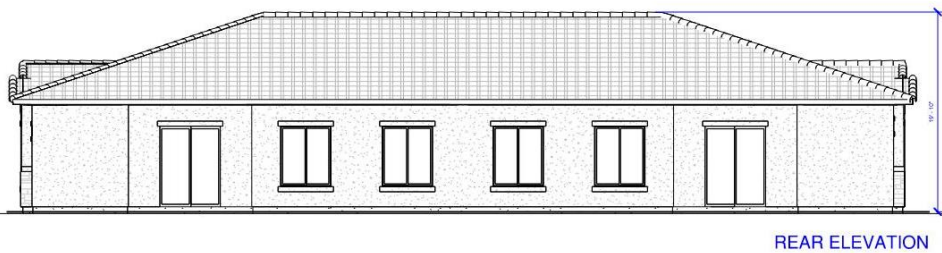
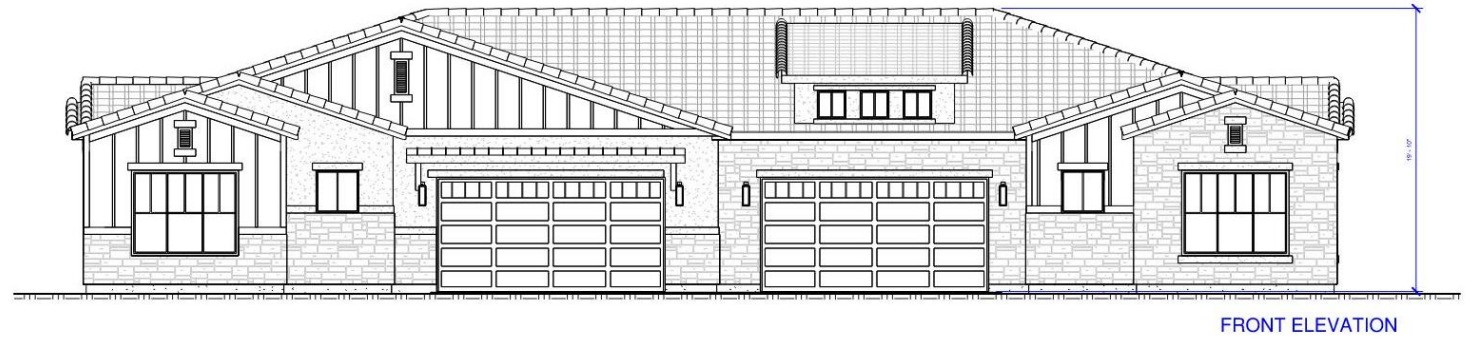
Six Plex Patio Townhomes



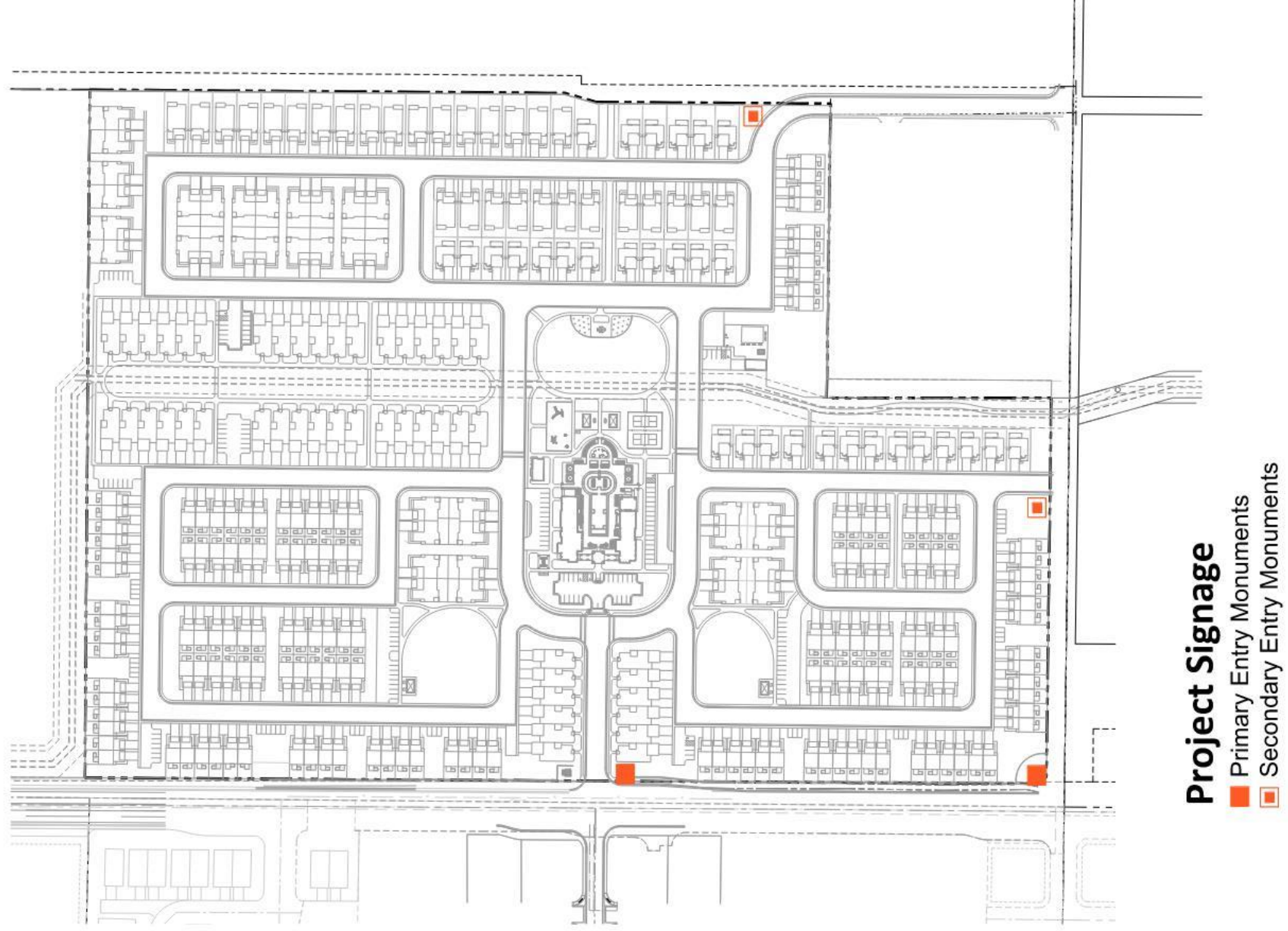
Duplex Plan A



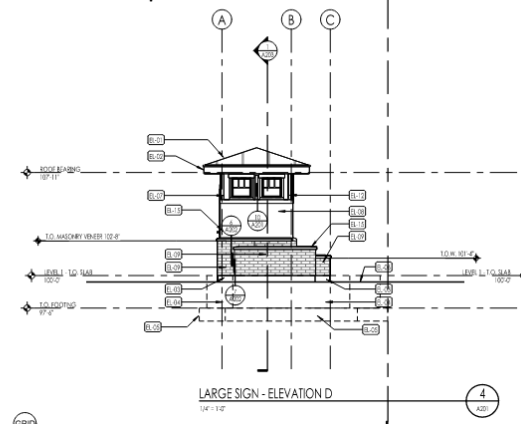
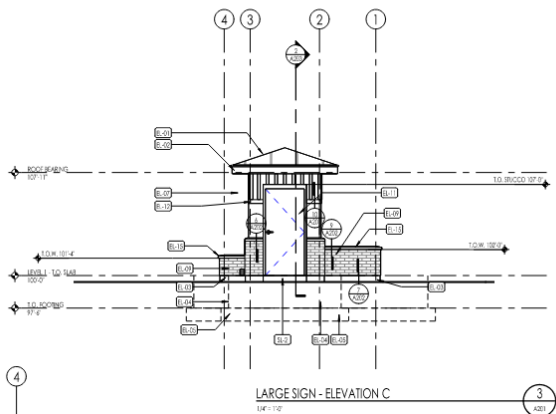
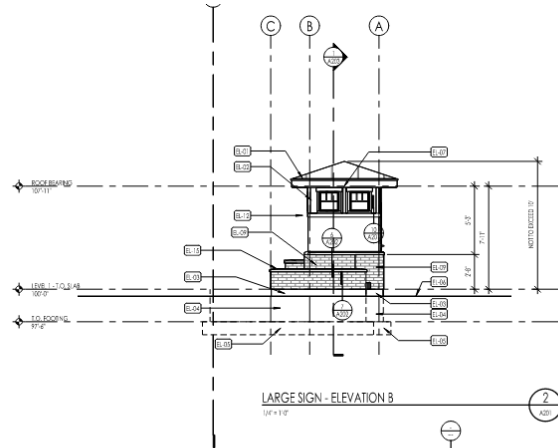
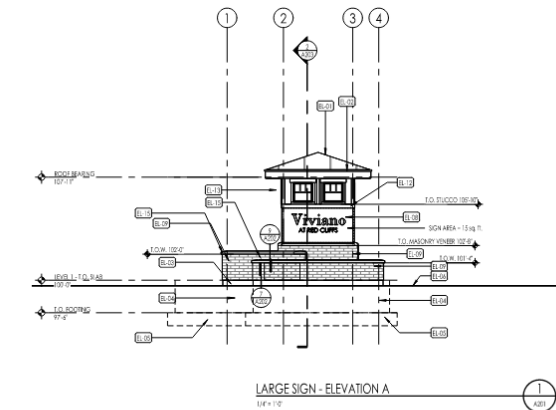
Duplex Plan B



Signage



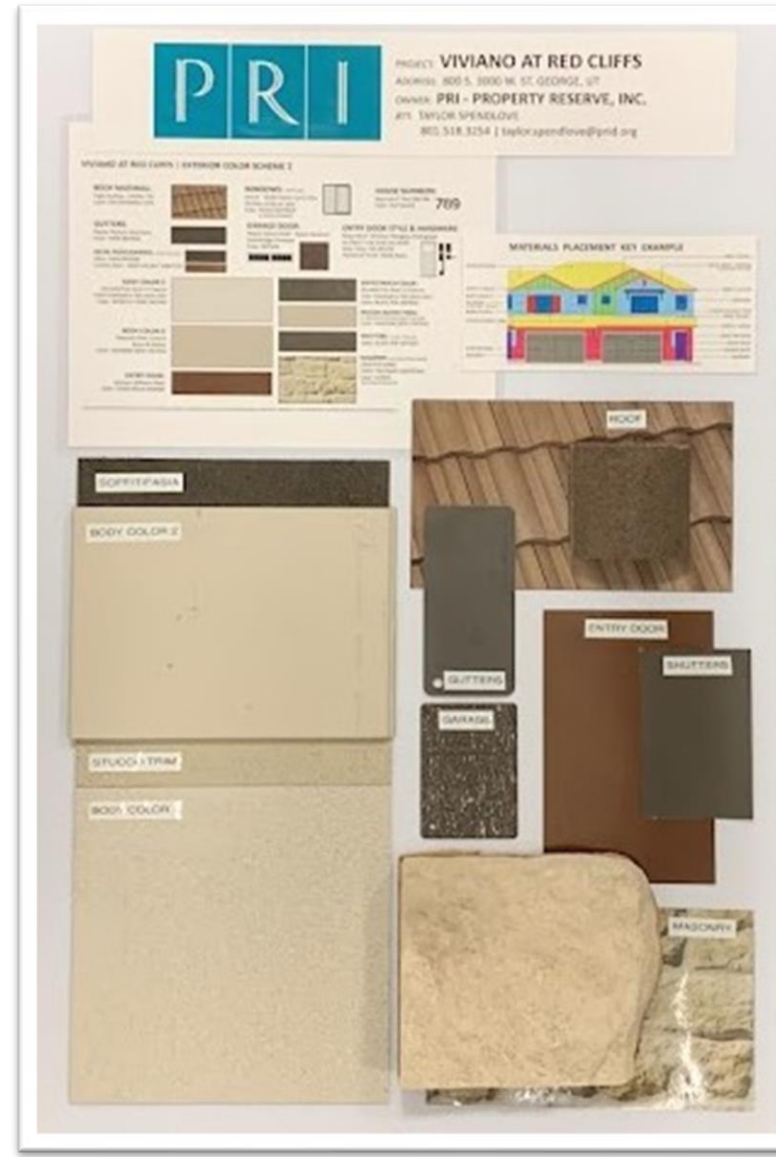
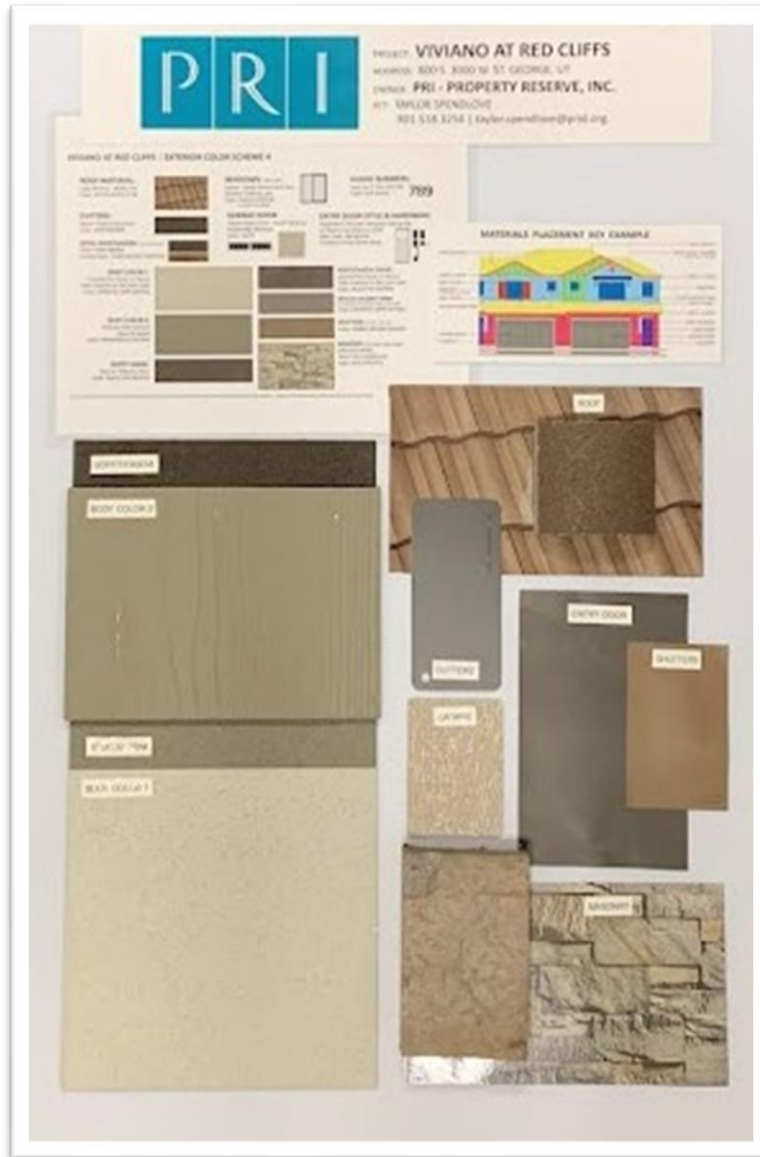
Signage



Material Board



Material Board



PLANNING COMMISSION AGENDA REPORT: 12/12/2023

Preliminary Plat

Viviano at Red Cliffs Preliminary Plat

Case No. 2023-PP-042

Request: The applicant is requesting approval of a preliminary plat to divide the property into 11 lots. The purpose for this preliminary plat is to create separate legal lots in the PD-R (Planned Development Residential) & PD-C (Planned Development Commercial) zones.

Representative: Taylor Spendlove or Josh Nowell (Property Reserve, Inc)

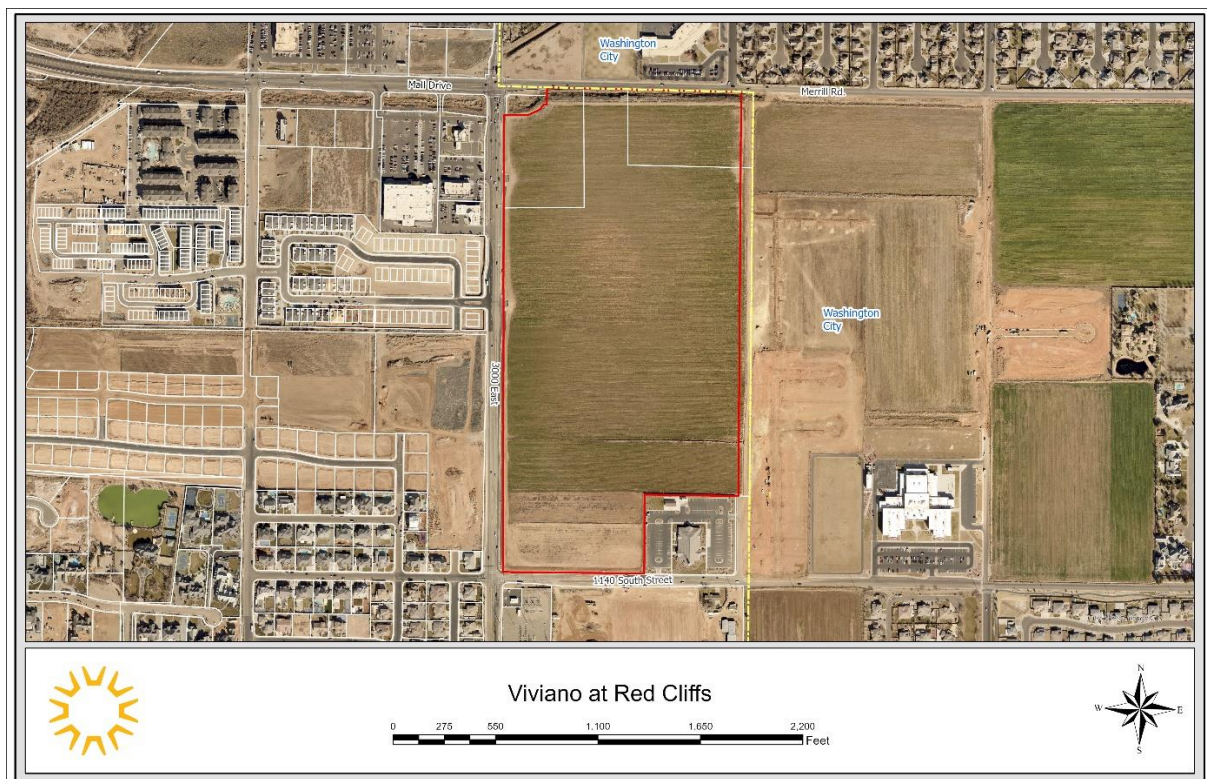
Parcel Numbers: SG-6506, SG-6504, & SG-5-2-34-144

Location: The property is located on the north-east corner of 3000 East and 1140 South.

Total Acreage: Approximately 70.95 acres (3,090,569 ft²)

Existing Zoning: PD-R (Planned Development Residential) & PD-C (Planned Development Commercial)

General Plan: MDR (Medium Density Residential), LDR (Low Density Residential) & COM (Commercial)



Adjacent zones: North – Washington City
South – Agricultural, minimum lot size 1 acres (A-1), R-1-10 (Single Family, 10,000 ft² minimum lot size)
East – Washington City
West – R-1-10 (Single Family, 10,000 ft² minimum lot size), PD-C (Planned Development Commercial), PD-R (Planned Development Residential)

Background & Analysis: The Viviano project has been under consideration and had various iterations over the course of the past two years. A plat was approved in 2022. However, the boundary of the plat has changed along with the layout of the project making it necessary for the preliminary plat to be revised. This application will bring the plat in line with the proposed revision of the PD.

Lot 1, which is the commercial property (not part of the PD Amendment application) is the largest of the lots at 21.76 acres. The smallest is labeled Parcel “I” and is 1.168 acres in size. Because the units will be rental units, each unit is not required to have its own lot. The property is naturally cut up into sections because of the streets, hence the ten additional lots.

Recommendation: Staff recommends approval of this preliminary plat.

Alternatives:

1. Recommend approval as presented.
2. Recommend denial.
3. Continue the proposed preliminary plat into the future.

Sample Motion: “I move that we forward a positive recommendation to the City Council for the Viviano at Red Cliffs Preliminary Plat request, application number 2023-PP-042, based on the findings and subject to the conditions noted in the staff report.”

Conditions:

1. That all of the department reviews are adhered to including Parks, Water, Planning, Engineering & the City Surveyor prior to final plat.
2. That the parcels are all labeled and are called lots (except the large commercial parcel on the north).
3. That an application for a final plat is filed with the city prior to subdividing the property.

Possible Findings:

1. That the plat is consistent with and compliant to the zoning on the property.
2. That the plat will not leave any remnant property unaccounted for.

3. That development in the plat is consistent with the PD amendment previously proposed by the applicant.

Exhibit A

Presentation

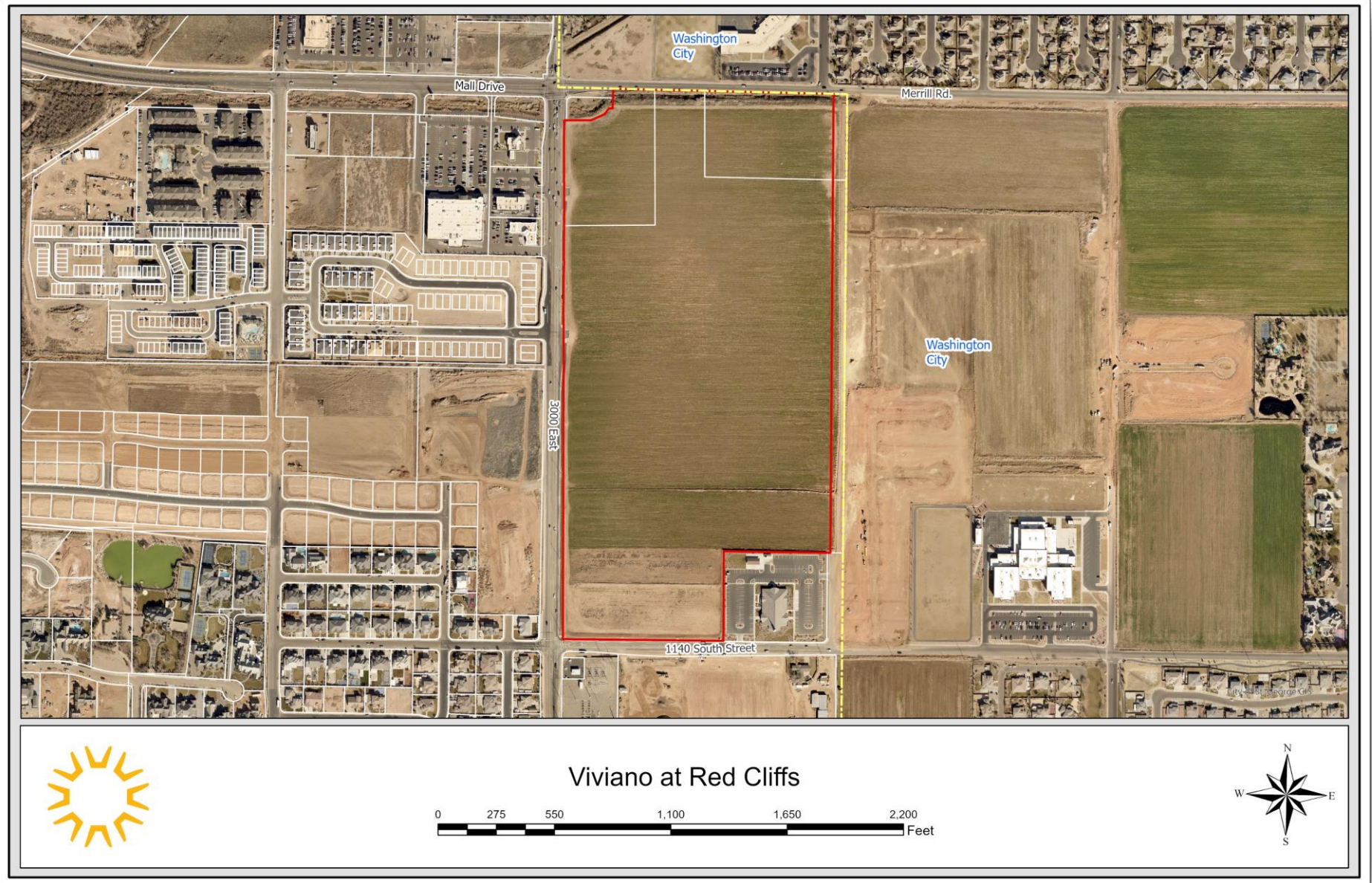


Viviano at Red Cliffs Preliminary Plat

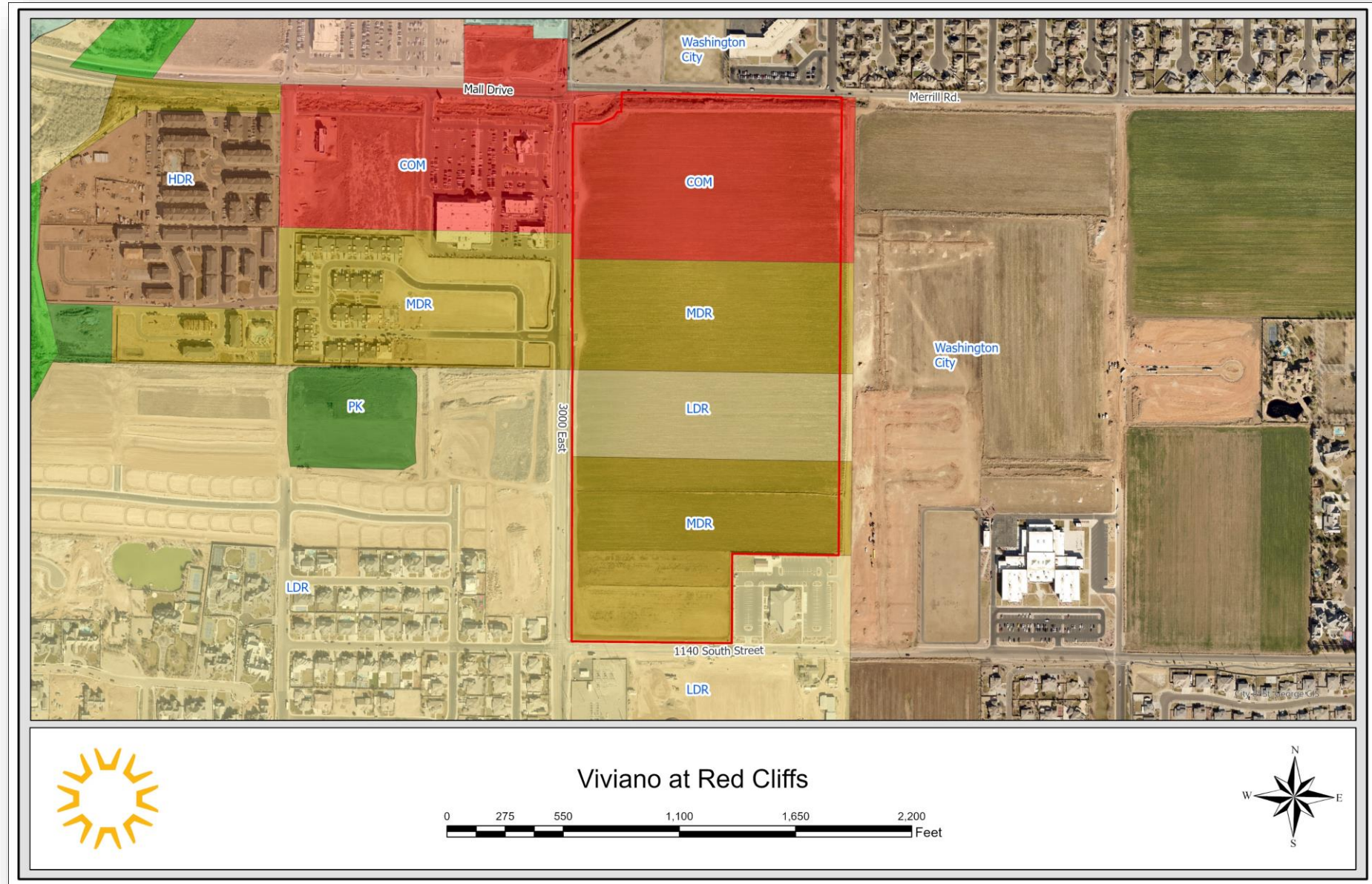
2023-PP-042



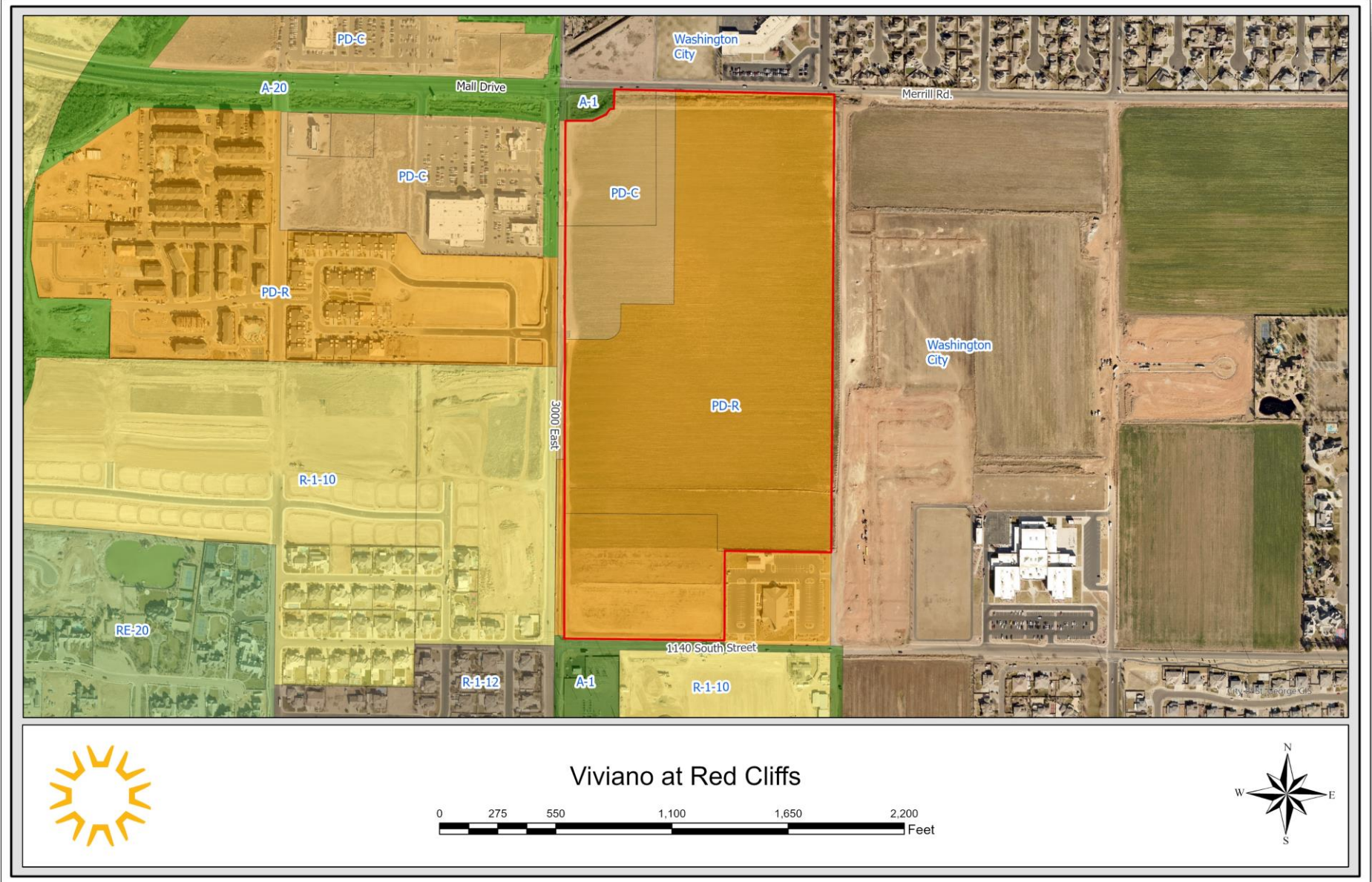
Aerial Map



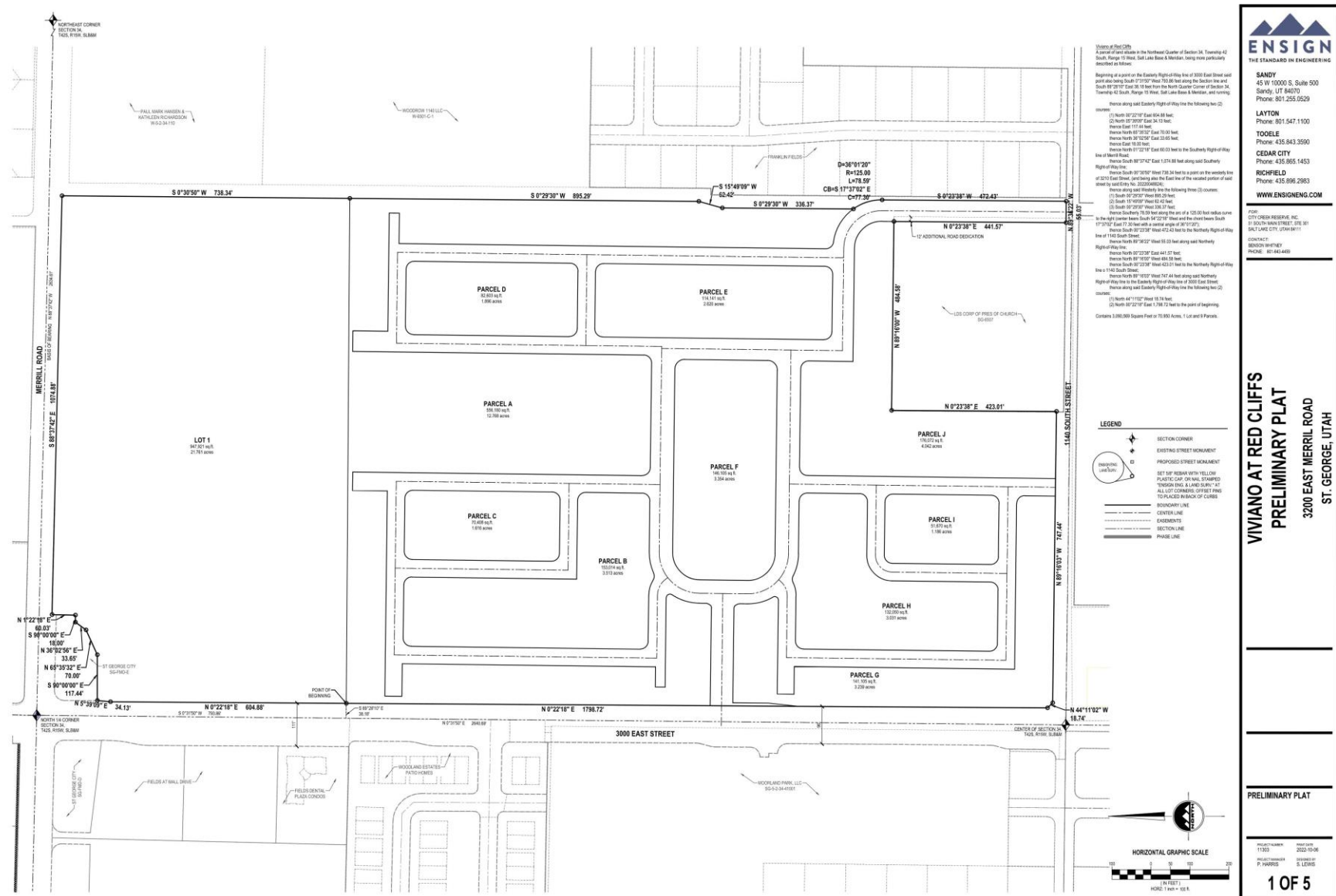
Land Use Map



Zoning Map



Proposed Plat



THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2993

WWW.ENSIGNENG.COM

FOR:
CITY OF RED CLIFFS, INC.
21 SOUTH MAIN STREET, STE. 301
SALT LAKE CITY, UT 84111

CONTACT:
BENJAMIN WHITNEY
PHONE: 801.484.4489

**VIVIANO AT RED CLIFFS
PRELIMINARY PLAT**

3200 EAST MERRILL ROAD
ST. GEORGE, UTAH

PRELIMINARY PLAT

PROJECT NUMBER: 11303 SHEET DATE: 2022-10-06
DESIGNED BY: P. HARRIS DRAWN BY: S. LEWIS

1 OF 5

PLANNING COMMISSION AGENDA REPORT: 05/23/2023

Lex Ence Property Zone Change (Case No. 2023-ZC-019)	
Request:	Consider approval of an ordinance changing the zoning from RE-12.5 (Residential Estates minimum 12,500 sq ft lot size) and OS (Open Space) to A-1 (Agriculture minimum 1 acre lot size) on 1.6 acres for the purpose of constructing a single-family residence, garage and barn.
Applicant:	Lex Ence
Representative:	Bob Hermanson
Location:	NE Corner of Quarry Ridge Dr and Knolls Dr.
Existing General Plan:	LDR (Low Density Residential)
Proposed Zoning:	A-1 (Agriculture minimum 1 acre lot size).
Existing Zoning:	RE 12.5 (Residential Estates, minimum lot size 12,500 sf) & OS (Open Space).
Land Area:	Approximately 1.6 acres



BACKGROUND:

This application is to change the Zone from RE 12.5 (Residential Estates 12,500 sq ft minimum lot size) and OS (Open Space) to A-1 (Agricultural 1acre sq ft minimum lot size) to build a single-family residence with an attached garage and a barn on the property. The property does sit in the floodway and floodplain so they will have to work with Public Works to meet any requirements that are needed to mitigate building in the floodway and floodplain. The zone change is consistent with other property in the area which allows animals and animal uses on property. The surrounding properties to the north, south, east, and west in the area are zoned Open Space, Agricultural and Residential Estates.

RECOMMENDATION:

Staff recommend approval of the zone change for the Lex Ence Property.

ALTERNATIVES:

1. Recommend approval of this Zone Change.
2. Recommend denial of this Zone Change.
3. Table the proposed Zone Change to a specific date.

POSSIBLE MOTION:

The Planning Commission recommends approval to the City Council for the Zone Change for Lex Ence Property.

FINDINGS FOR APPROVAL:

1. The proposed land-uses are compatible with the surrounding land uses in this area.
2. This zone change will not be harmful to the health, safety and general welfare of residents and businesses in the area.

Narrative



Bush and Gudgell, Inc.
Engineers • Planners • Surveyors
www.bushandgudgell.com

November 17, 2023

St George City
Community Development Department
175 North 200 East
St George, UT

Re: Lex Ence Property Zone Change Application

To whom it may concern:

We are submitting a Zone Change application for the Lex Ence Property lying on the northeast corner of Quarry Ridge Drive and Knolls Drive. The applicant desires to have the zone changed from its existing split designation of OS/RE 12.5 to a designation of A-1. This request is in keeping with the zoning in the area.

We greatly appreciate your consideration.

Sincerely,
Bush and Gudgell, Inc.

A handwritten signature in black ink, appearing to read 'Bob Hermandson', is written over a light blue grid background.

Bob Hermandson
President

Public Comment

12/7/23, 9:00 AM

City of St. George Mail - Case No. 2023-ZC-019



Michael Hadley <michael.hadley@sgcity.org>

Case No. 2023-ZC-019

Norman Frazier

Thu, Dec 7, 2023 at 8:48 AM

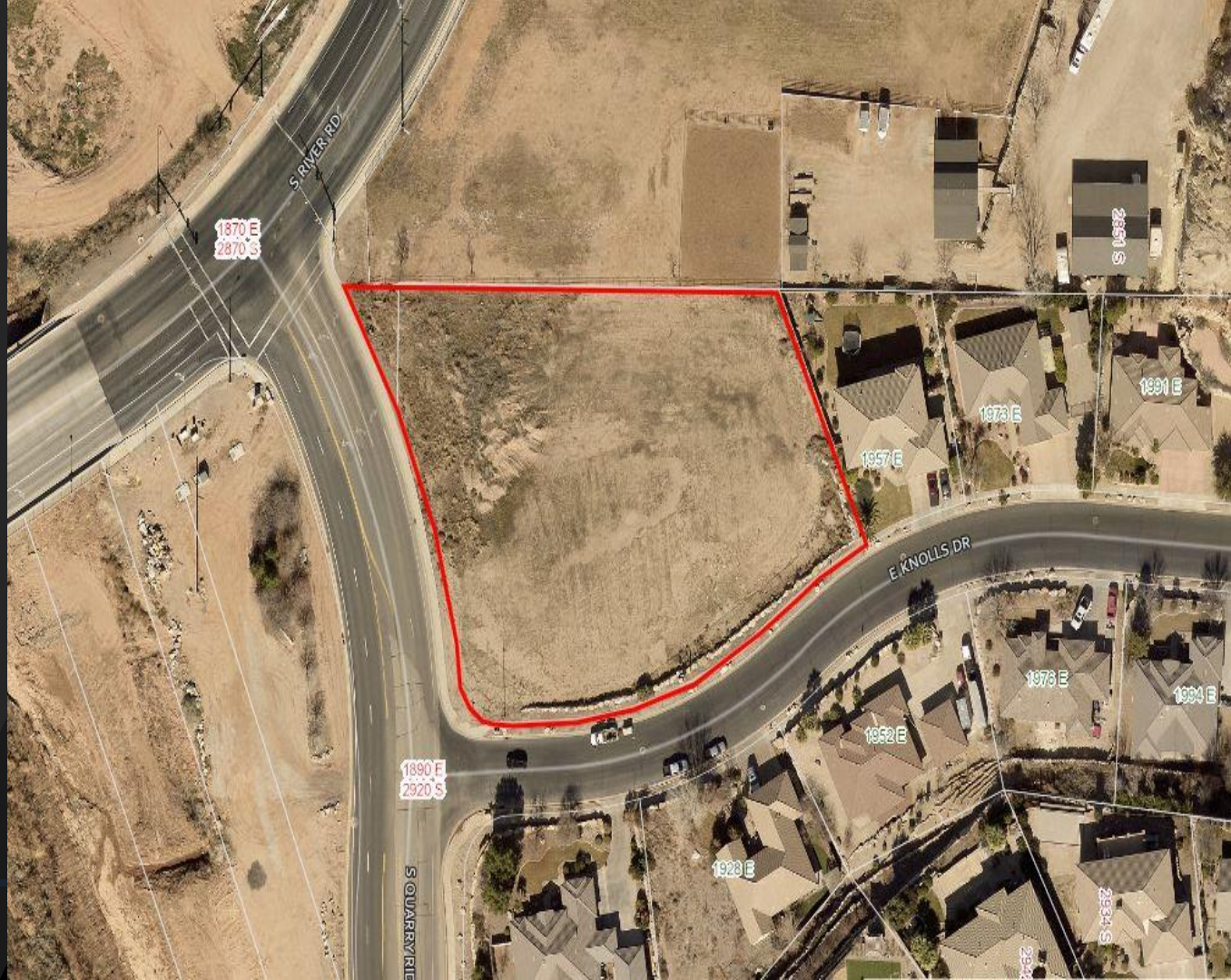
To: "michael.hadley@sgcity.org" <michael.hadley@sgcity.org>

I live at [1973 Knolls Dr](#) and the Ence's' have their horse barn and horses behind my house. They take great care of the property and the animals. I have no objection to this change. It will be a great use of the property. Teri Frazier

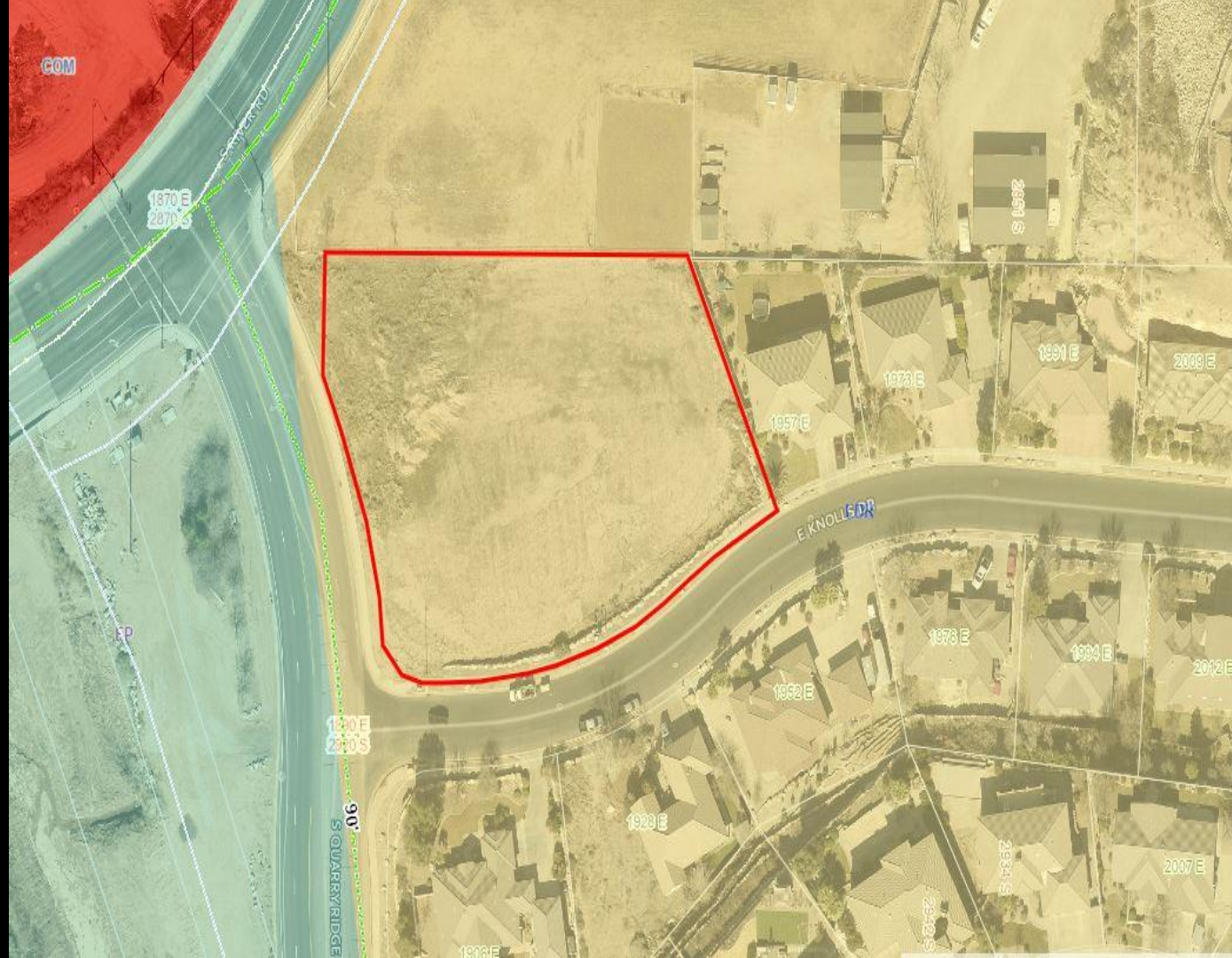


Lex Ence Property 2023-PDA-019

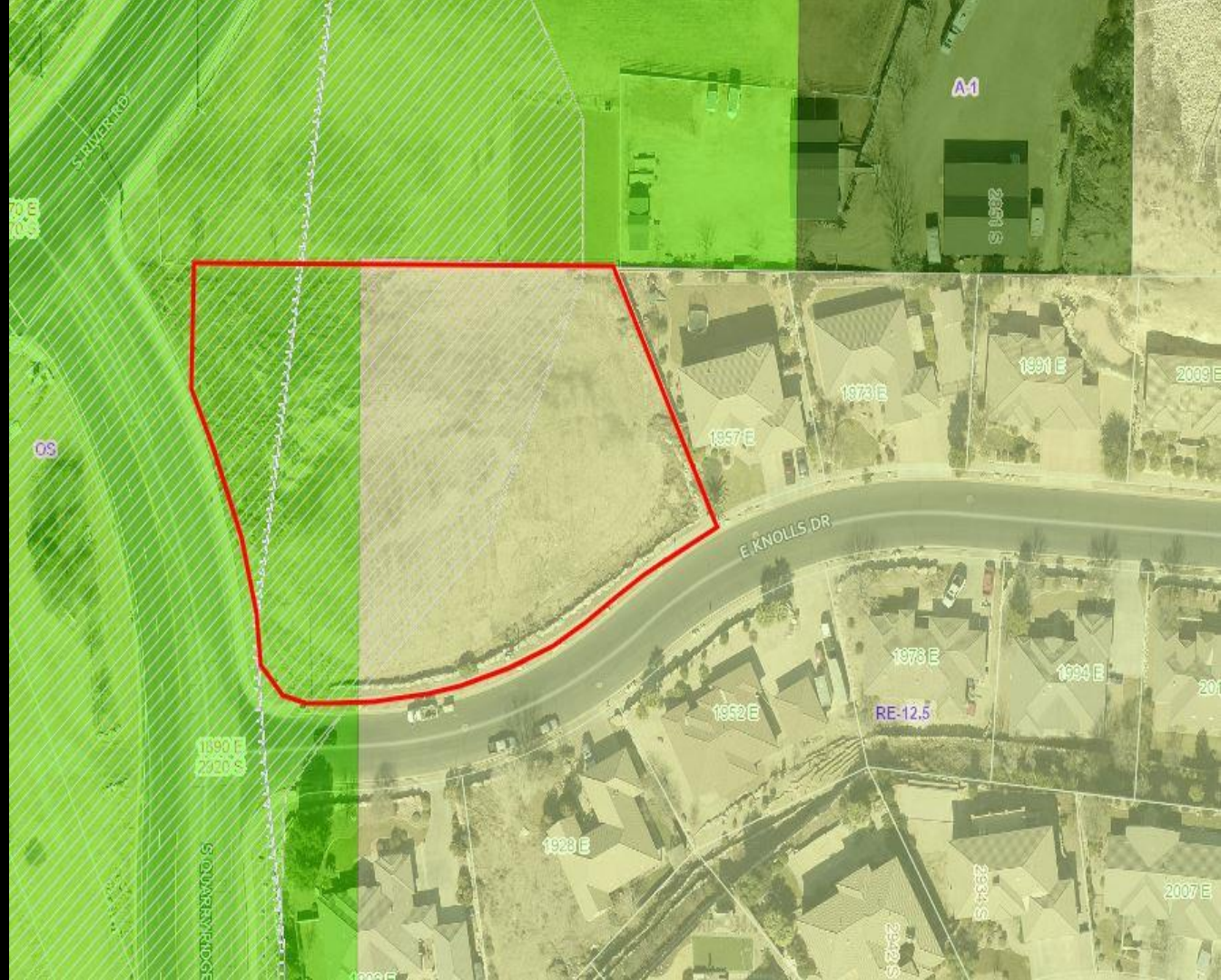
Aerial Map



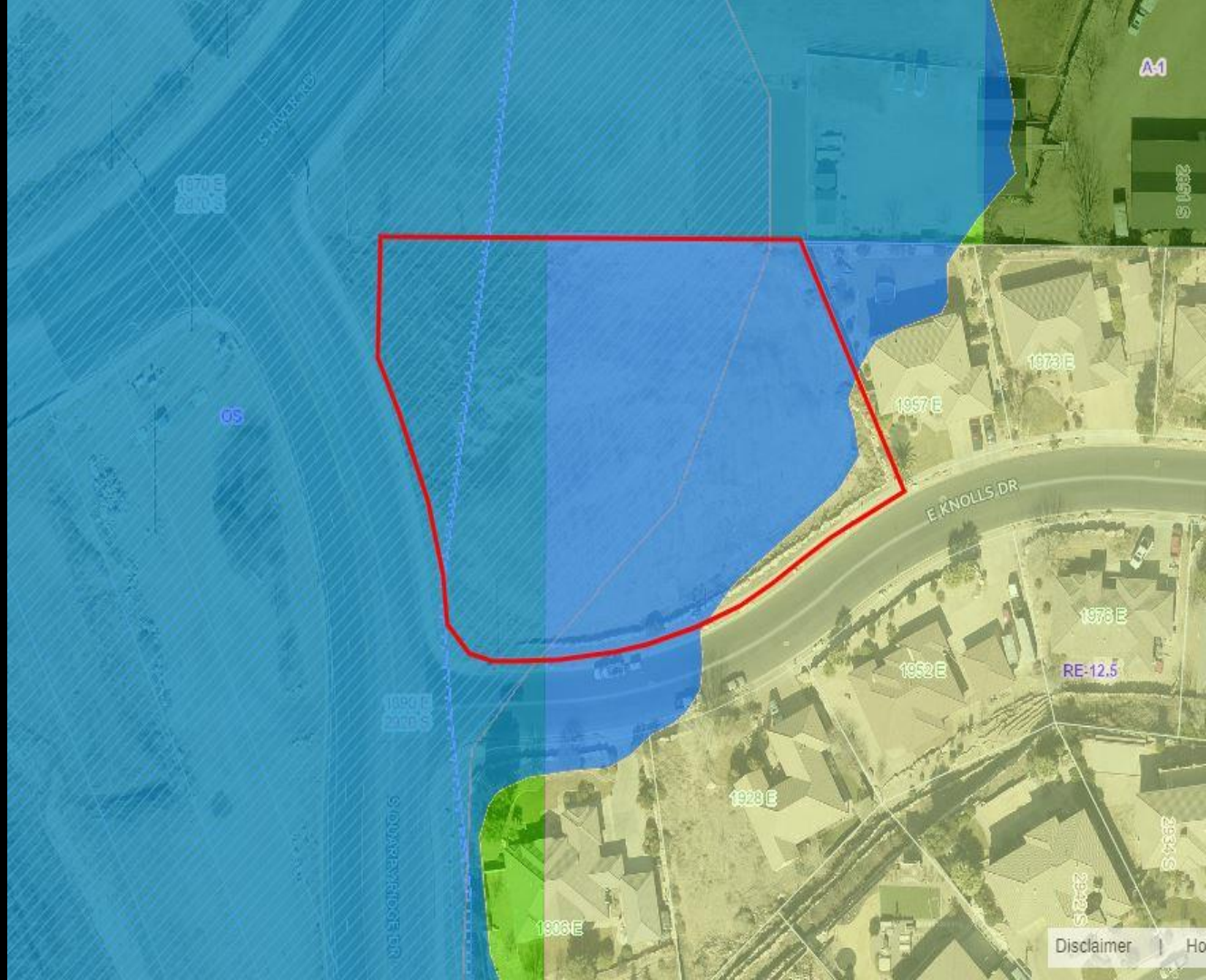
General Plan Map



Zoning Map



Zoning Map With Floodplain



[illegible]



ITEM 4

Preliminary Plat

Sun River Commons Lot 4 Subdivision Preliminary Plat (Case No. 2023-PP-043)	
Request:	The applicant is requesting approval of a 2-lot commercial preliminary plat to be called Sun River Commons Lot 4 Subdivision.
Applicant:	Sun River Commons LLC
Representative:	Jared Bates
Location:	Located on along Pioneer Road and north of Sun River Pkwy.
General Plan:	COM (Commercial)
Existing Zoning:	PD-C (Planned Development Commercial)
Land Area:	Approximately 16.14 acres



BACKGROUND:

This parcel of land is located in the Sun River Commons area along Pioneer Road north of Sun River Pkwy. This preliminary plat consists of 2 lots. Lot 4 is 1.92 acres in size and is for a future Les Schwab tire center. Parcel A is 14.22 acres and is an area for future development that is yet to be determined. The preliminary plat includes a private access drive. The proposed plat is consistent with the development in the area.

RECOMMENDATION:

Staff recommend approval of this preliminary plat.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Table or Continue the proposed preliminary plat to a specific date.

POSSIBLE MOTION:

The Planning Commission recommends approval of the Sun River Commons Lot 4 Preliminary Plat.

FINDINGS FOR APPROVAL:

1. The proposed Preliminary Plat meets the requirements found in Section 10-25C-3 of the Subdivision Regulations.

EXHIBIT A Preliminary Plat

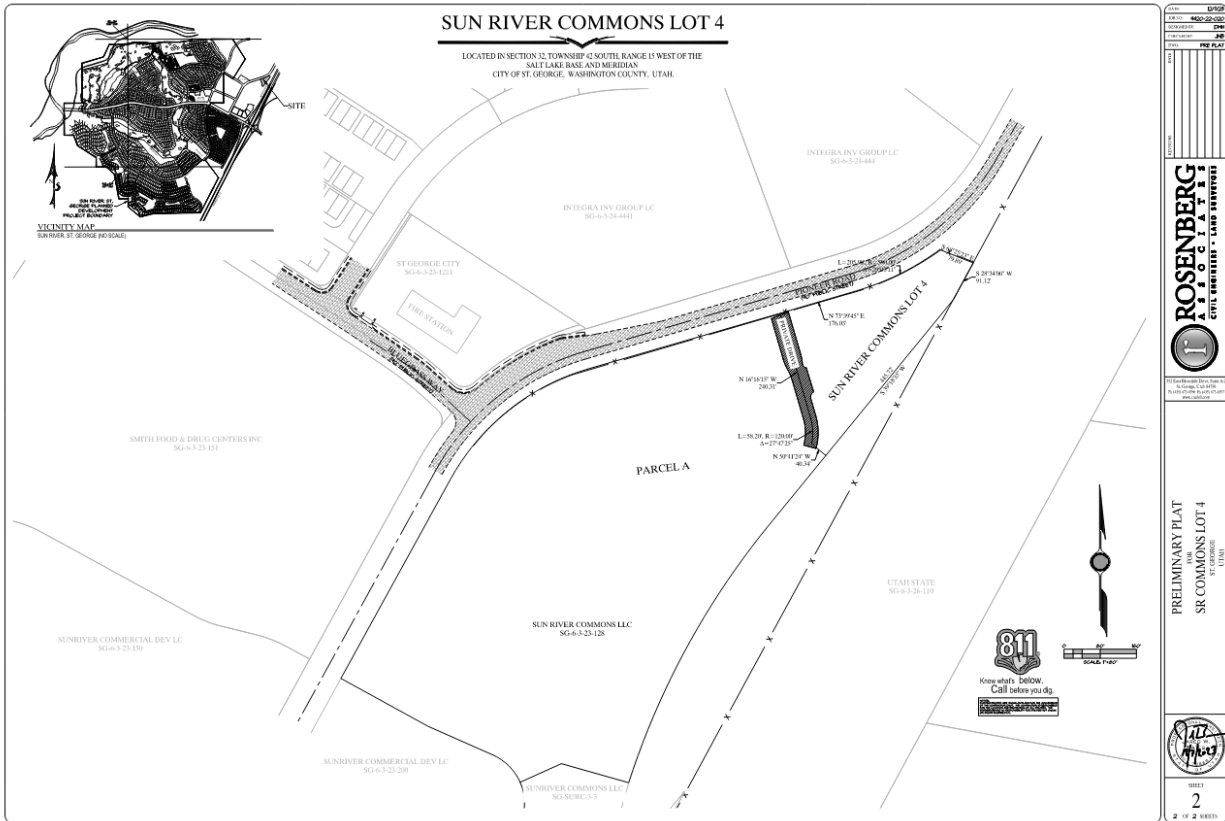


EXHIBIT B
PowerPoint Presentation

Sun River Commons

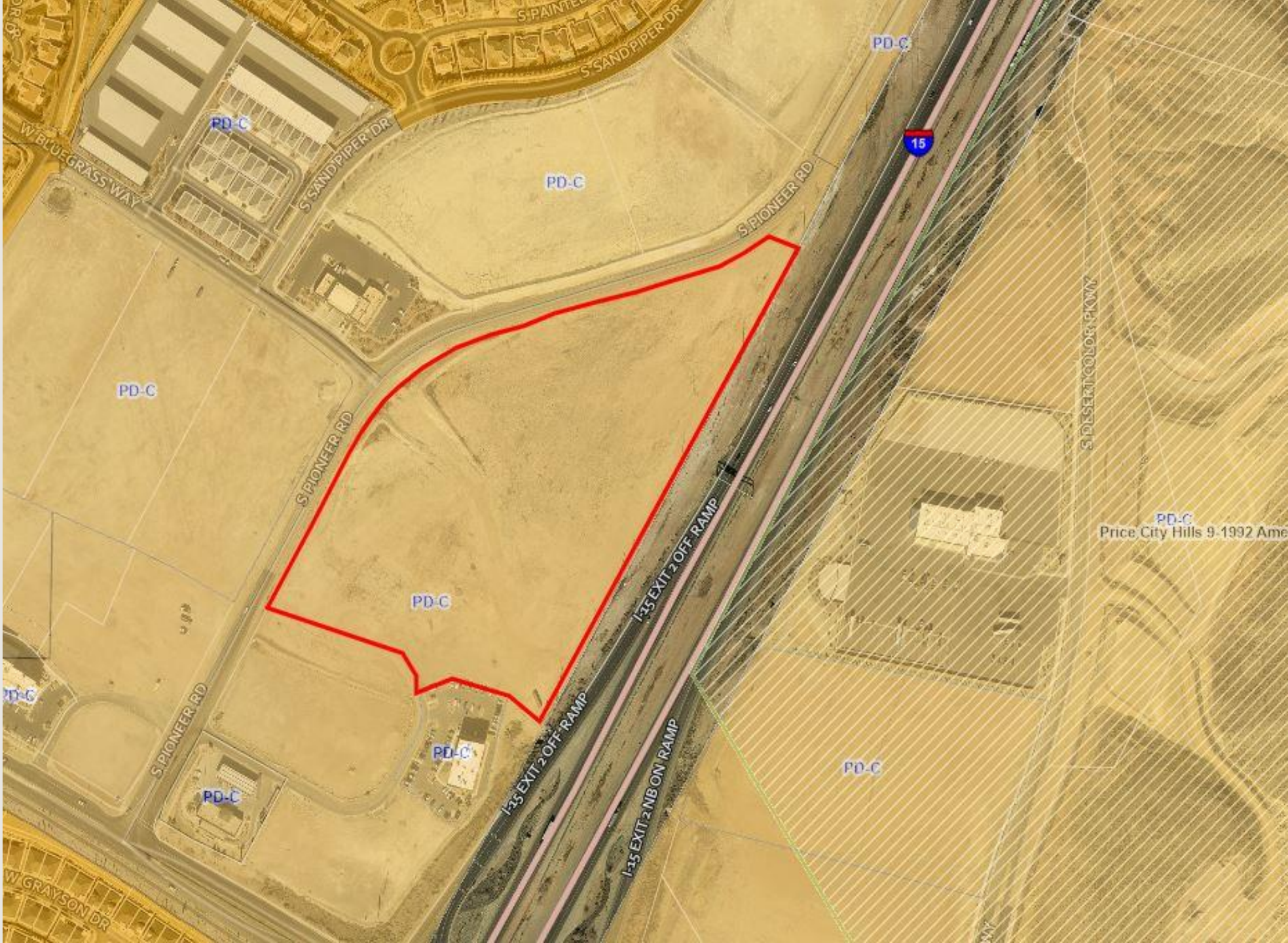
2023-PP-043



Vicinity Map



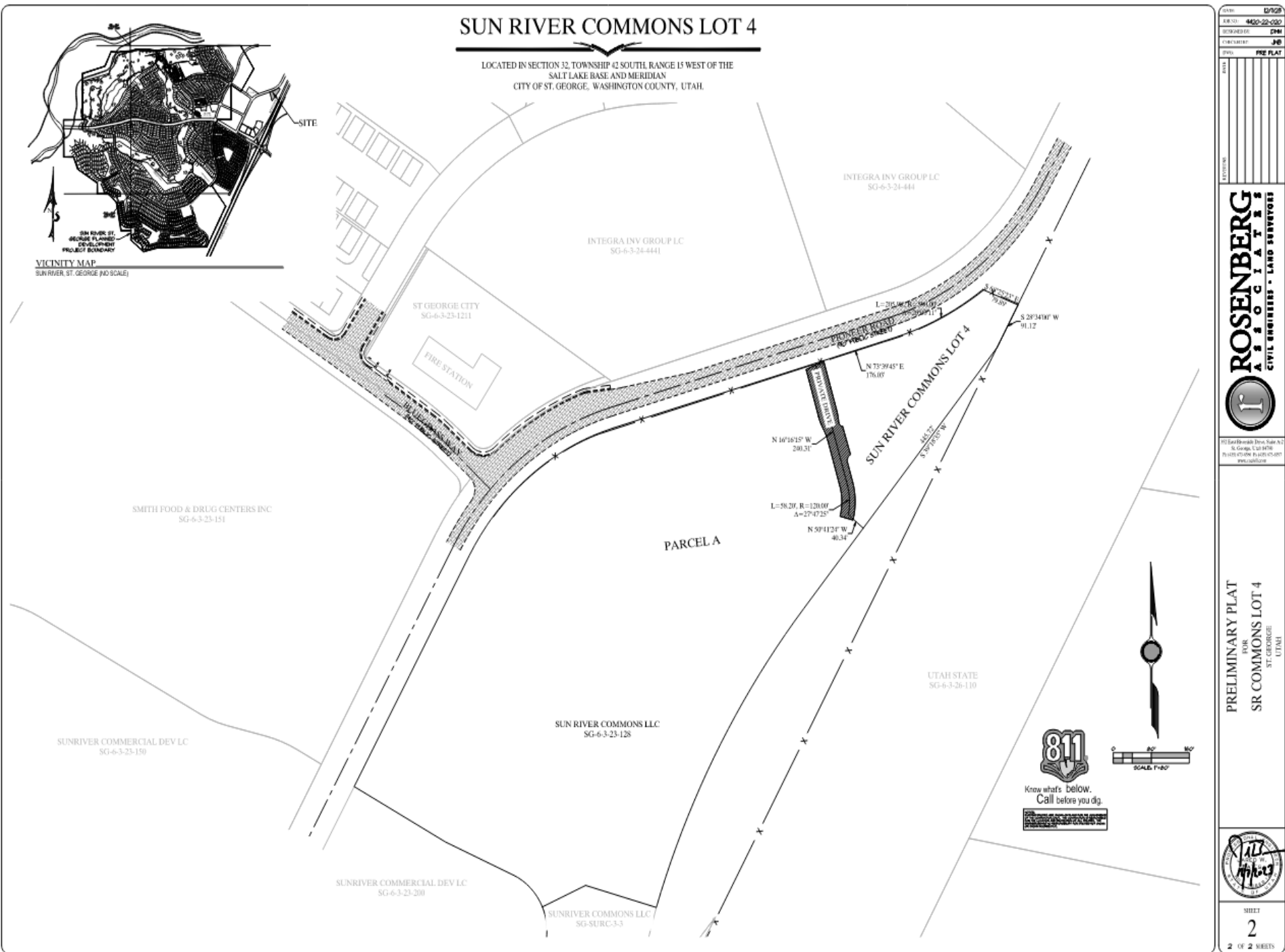
Zoning Map



General Plan Map



Preliminary Plat



VICINITY MAP
SUN RIVER, ST. GEORGE (NO SCALE)

LOCATED IN SECTION 32, TOWNSHIP 42 SOUTH, RANGE 15 WEST OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

UTILITY LEGEND

[illegible]

OWNER/DEVELOPER/CONTACT

THE DEVELOPER FOR THIS PROJECT IS
SUN RIVER BLOOMINGTON LAND, LLC
CONTACT: SCOTT MCCALL
1404 WEST SUN RIVER PARKWAY, SUITE 200
ST. GEORGE, UTAH 84790
(435) 285-8786

PROJECT ENGINEER.

THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
CONTACT: JARED BATES, P.E.
852 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790 (435) 673-2506

GEOTECHNICAL ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
GORDON GEOTECHNICAL ENGINEERS, INC.
CONTACT: JORDAN K. CULP, P.E., P.A.
4426 SOUTH CENTURY DRIVE, SUITE 100
SALT LAKE CITY, UTAH 84125

INTEGRA INV GROUP LC
SG-6-3-24-444

ST GEORGE CITY
SG-6-3-23-1211

INTEGRA INV GROUP LC
SG-6-3-24-4441

SMITH FOOD & DRUG CENTERS INC
SG-6-3-23-151

SITE DATA

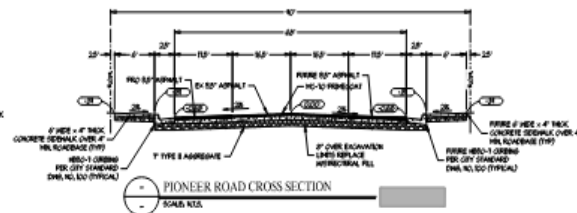
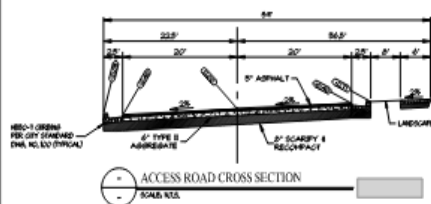
PARCEL NUMBER:
59-6-8-28-120

SITE ADDRESS.
TBD

CURRENT ZONE:
FD-C

GENERAL PLAN
COM

0000



LEGEND:

 EXISTING ASPHALT
 PROPOSED 3/4" ASPHALT
 PROPOSED 5" ASPHALT
 X EXISTING FENCE
 FUTURE DEVELOPMENT

[illegible]

PRELIMINARY PLAT
FOR
SR COMMONS LOT 4
ST. GEORGE
UTAH



SHEET
1
1 OF 2 SHEETS

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, November 28, 2023**, commencing at **5:00 p.m.**

PRESENT: Chair Steve Kemp
Commissioner Emily Andrus
Commissioner Rogers
Commissioner Nathan Fisher
Commissioner Austin Anderson
Commissioner Terri Draper
Commissioner Lori Chapman

CITY STAFF: Community Development Director Carol Winner
Deputy City Attorney Jami Brackin
Planner III Dan Boles
Planner III Mike Hadley
Development Office Supervisor Brenda Hatch

EXCUSED:

Chair Kemp opened the meeting. Commissioner Anderson led us in the Pledge of Allegiance.

1. **Tuscan Hills Phase 5 Preliminary Plat** – Rhett Beazer, representing Alpha Engineering is requesting approval of a Residential Preliminary Plat to develop thirty-two (32) lots on approximately 2.93 acres located generally west of Dixie Drive and south of Gap Canyon Pkwy. The applicant is Haskell Homes. **Case No. 2023-PP-046** (Staff – Mike Hadley)

Mike Hadley presented the following:

Chair Kemp – So are we talking about the 2 lots for the amenity or 32 lots for preliminary plat?

Mike Hadley – We are talking about the preliminary plat for the entire amount of lots.

Chair Kemp – But are we not getting any more details?

Mike Kemp – We will have more detail before we go to City Council.

Commissioner Chapman – But we won't see anything other than this for this plat?

Commissioner Anderson – This is only showing 28 lots that I can see.

Rhett Beezer – Directly north of the amenities there are supposed to be two more duplexes. The one we sent over had 4 sheets that show more detail. We didn't have any elevations with it. We had previously submitted this one and it was held up last time as we came to the preliminary plat. This was the one we had submitted and then we found out we had to amend the zone change for the amenity.

Commissioner Fisher – So there probably is another sheet that shows the lot lines and the boundaries?

Commissioner Anderson – So we will get to see the elevations?

Rhett Beezer – Yes, they are the same as the other phases, we can easily get those.

Commissioner Chapman – So if we approve this preliminary plat, that is also approving placement, correct? Is it also approving roads and the placement of the roads? Without seeing elevations, I don't know if that has got long enough driveways, if it's got whatever.

Commissioner Rogers – If it is a continuation of their existing design, do we need to see it again?

Commissioner Fisher – It would have been part of the PD amendment. All of that would have been required. So, didn't we see it the last time?

Jami Brackin – No, we saw the project area for the amenity.

Commissioner Fisher – Then how did we approve that?

Carol Winner – This development was originally approved in 2004, at that time they presented elevations for all of the buildings, and they were approved. That is why we are not seeing the elevations. They are not changing those.

Commissioner Fisher – So they are not amending that at all?

Carol Winner – They are not amending that. That is why we aren't seeing it.

Commissioner Rogers – Is it because it is a smaller amenity?

Carol Winner – The amenities have changed, yes. We saw the details of the amenity.

Commissioner Chapman – Don't they have to meet the new codes that are in place? If I got something approved 30 years ago then I can do it as long as I have started part of it?

Commissioner Fisher – What we are talking about are the elevations, the color schemes etc.

Jami Brackin – Yes and no, if you have not started anything you would not be vested. Once you have started one phase then it has vested. As long as there have not been any substantial changes then they wouldn't need to come back.

Commissioner Fisher – The staff has discretion on what is minor, or if they think it is substantial enough to come back through planning commission.

Discussion continued regarding vesting.

Commissioner Andrus – To summarize, we are seeing this plat because we did the zoning amendment for the amenities and so now they can do the amenities and also build these townhomes. It sounds like there was a sheet that had all the lot lines and things like that on it but it's just not in our packet, is that right?

Mike Hadley – Correct.

Chair Kemp – Lori, how would you feel about approving this subject to staff reviewing that the page with all the lot lines on it meets our code?

Commissioner Chapman – If the plat has not been changed from what was originally approved and they are still in the same location, setup, and design, they have not moved from that point, I don't know that we have any ability to change that, correct?

Chair Kemp – I agree with you.

Commissioner Chapman – At that point I don't think it matters. It doesn't mean I like it. But I understand that.

MOTION: Commissioner Anderson made a motion to recommend approval for Tuscan Hills phase 5 preliminary plat.

SECOND: Commissioner Fisher

ROLL CALL VOTE:

AYES (7)

Commissioner Andrus

Commissioner Fisher

Commissioner Anderson

Commissioner Draper

Chair Kemp

Commissioner Rogers

Commissioner Lori Chapman

NAYS (0)

Motion Carries Unanimous Vote

2. **Fields at Mall drive Lot 5 Preliminary Plat** – Jake Woodard, representing JW Properties is requesting approval of a Commercial Preliminary Plat to develop three (3) lots on approximately 5.17 acres located on approximately 2700 East Mall Drive (North side of the street). The applicant is JW Properties. **Case No. 2023-PP-058** (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – You'll recall that this corner came through a couple months ago for a Walgreens. They are proposing to create the 3 lots now. They will provide cross access throughout the site. My understanding is that they have worked out the issues with the access point or are really close. They said they would have something to us this week or early next week showing the easement accesses. We will need the conditions to have them shown on the plat.

MOTION: Commissioner Rogers made a motion to recommend approval Item 2 Fields at Mall Drive with staff recommendations.

SECOND: Commissioner Fisher

ROLL CALL VOTE:

AYES (7)
Commissioner Andrus
Commissioner Fisher
Commissioner Anderson
Commissioner Draper
Chair Kemp
Commissioner Rogers
Commissioner Lori Chapman
NAYS (0)
Motion Carries Unanimous Vote

3. **Les Schwab Offsite Improvements Preliminary Plat** – Dylan Hall and Jared Bates, representing Rosenberg and Associates is requesting approval of a Commercial Preliminary Plat to dedicate a private access road for future development. The property is located along Pioneer Road in the Sun River Commons area. The applicant is Sun River Commons LLC. **Case No. 2023-PP-043** (Staff – Mike Hadley)

Mike Hadley presented the following:

Mike Hadley – It is to create the access road and then to create lot 5.

Commissioner Chapman – But our description doesn't say anything about the lot.

Jared Bates – I got with Wes today, to show where the lot is.

Commissioner Rogers – What is it that we are needing to see?

Jami Brackin – If you are creating a subdivision you cannot leave a remnant it is not ready to be at Planning Commission.

Jared Bates – I would like to continue this item.

MOTION: Commissioner Rogers made a motion to continue this item.

SECOND: Commissioner Draper

ROLL CALL VOTE:

AYES (7)
Commissioner Andrus
Commissioner Fisher
Commissioner Anderson
Commissioner Draper
Chair Kemp
Commissioner Rogers
Commissioner Chapman
NAYS (0)
Motion Carries Unanimous Vote

4. **Dirt Road Ranch Preliminary Plat** – Mike Terry, representing DSG Civil is requesting approval of a Residential Preliminary Plat to develop one (1) lot on approximately 2.48 acres located on the south side of Seegmiller Drive at approximately 2650 East. The applicant is NJE Family LC. **Case No. 2023-PP-059** (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – They are combining the two parcels that we did the zone change on just a couple meetings ago. They are going to pay for the improvements but not install them yet.

Chair Kemp – There are no improvements to the west or across the street, right?

Dan Boles – Yes, that’s correct.

Wes Jenkins – They will extend the water line to there, but because the road is so flat we don’t want to improve it yet, we don’t know how it will drain. They need the water, but they don’t need the improvements so we asked them to pay for them and then the City will deal with them.

MOTION: Commissioner Draper made a motion to approve the preliminary plat for Dirt Road Ranch.

SECOND: Commissioner Anderson

ROLL CALL VOTE:

AYES (7)

Commissioner Andrus

Commissioner Fisher

Commissioner Anderson

Commissioner Draper

Chair Kemp

Commissioner Rogers

Commissioner Chapman

NAYS (0)

Motion Carries Unanimous Vote

5. **Planning Commission Training on Exactions and Impact Fees**

Deputy City Attorney Jami Brackin will present training on Exactions and Impact Fees.

6. **Minutes**

Consider a request to approve the meeting minutes from the November 14, 2023, meeting.

MOTION: Commissioner Rogers made a motion to approve the minutes.

SECOND: Commissioner Andrus

ROLL CALL VOTE:

AYES (7)

Commissioner Andrus

Commissioner Fisher

Commissioner Anderson
Commissioner Draper
Chair Kemp
Commissioner Rogers
Commissioner Lori Chapman
NAYS (0)
Motion Carries Unanimous Vote

7. City Council Items

Carol Winner the Community Development Director will report on items heard at the November 16, 2023, City Council meeting.

1. 2022-HS-012 Divario PA – 3
2. 2023-PDA-021 Divario PA-3 Rillisante Villas
3. 2023-ZC-015 The Grove
4. 2023-PP-032 The Grove
5. 2023-ZC-014 Willow Bend Commercial
6. 2023-PP-035 Willow Bend 3 Lot Subdivision
7. 2023-ZRA-003 Title10 remove mobile business permitted with standards

ADJOURN

MOTION: Commissioner Fisher made a motion to adjourn.

SECOND: Commissioner Andrus

ROLL CALL VOTE:

AYES (7)

Commissioner Andrus

Commissioner Fisher

Commissioner Anderson

Commissioner Draper

Chair Kemp

Commissioner Rogers

Commissioner Lori Chapman

NAYS (0)

Motion Carries Unanimous Vote