

**PLANNING COMMISSION  
CITY OF ST. GEORGE  
WASHINGTON COUNTY, UTAH  
April 22, 2014 – 5:00 PM**

**MINUTES APPROVED**  
By: Don Buehner  
Seconded: Nathan Fisher  
Date: 27 May 2014

**PRESENT:**

Commissioner Ro Wilkinson  
Commissioner Don Buehner  
Chairman Ross Taylor  
Commissioner Nathan Fisher (*entered at 5:03 pm*)  
Commissioner Julie Hullinger (*entered at 5:01 pm*)  
Commissioner Diane Adams  
Commissioner Todd Staheli (*entered at 5:05 pm*)  
Council Member Joe Bowcutt

**CITY STAFF:**

Development Services Manager Wes Jenkins  
Project Manager Todd Jacobsen  
Assistant City Attorney Victoria Hales  
Administrative Secretary Genna Singh

**EXCUSED:**

Community Development Coordinator Bob Nicholson  
Planner I Craig Harvey  
Planner II Ray Snyder

**FLAG SALUTE**

Chairman Ross Taylor asked Commissioner Don Buehner to lead the flag salute at 5:00 pm.

*\*Commissioner Julie Hullinger entered at 5:01 pm\**

1. **FINAL PLATS (FP)**

A. Consider approval of a final plat for “**Cottonwood – Phase 4**” an 18 lot residential subdivision plat. The owner is Salisbury Developers and the representative is Roger Bundy. The property is zoned R-1-10 and is located at approximately 2950 East and 3520 South. Case No. 2014-FP-006. (Staff – Todd J.)

Todd Jacobsen presented Item 1A. There were no additional comments.

B. Consider approval of a final plat for “**Cottonwood, phase 5**” a 17 lot residential subdivision plat. The owner is Salisbury Developers and the representative is Roger Bundy. The property is zoned R-1-10 and is located at approximately 2960 East and 3460 South. Case No. 2014-FP-007. (Staff – Todd J.)

Todd Jacobsen noted that along 2960 East we need an additional 7.5 feet of asphalt. Prior to recording this plat, the 7.5 feet must be dedicated to the City. The developer knows of this and is working on it so it will be subject to that stipulation.

City Councilman Joe Bowcutt asked if the adjoining land owner has to give the 7.5 feet.

*\*Commissioner Nathan Fisher entered at 5:03 pm\**

Todd Jacobsen responded that it is the same owner so it is easy to get. If it was a separate owner we couldn't do that.

*\*Commissioner Todd Staheli entered at 5:05 pm\**

**MOTION: Commissioner Ro Wilkinson made a motion to accept the changes on 1A and 1B and authorize chairman to sign with the condition that the 7.5 feet are dedicated to the City for Item 1B.**

**SECONDED: Commissioner Julie Hullinger seconded the motion.**

**AYES (6)**

**Commissioner Ro Wilkinson**

**Commissioner Don Buehner**

**Chairman Ross Taylor**

**Commissioner Nathan Fisher**

**Commissioner Julie Hullinger**

**Commissioner Diane Adams**

**NAYS (0)**

**Motion passes.**

## 2. FINAL PLAT AMENDMENT

Consider approval of a final plat amendment for “**Primrose Pointe Subdivision Phase 4 Amended**” a lot line adjustment between Lot 46 and 47 and vacated public utility easements between said lots and to dedicate new easements on the new lot line within a residential subdivision final plat. The representative is Mr. Bob Hermandson, Bush and Gudgell. The property is zoned R-1-10 (Single Family Residential, 10,000 sq. ft. minimum lot size) and is located at 160 South Arroyo Drive. Case No. 2014-FPA-017. (Staff – Todd J.)

Todd Jacobsen noted that the purpose of this Final Plat Amendment is to adjust the Lot Line between Lots 46 & 47 and to vacate the Public Utility Easement between said lots and to dedicate new Public Utility Easements on the new Lot Line. The house was built over the lot line so they have to give the eight feet for setbacks. The other lot still conforms with lot size.

**MOTION: Commissioner Julie Hullinger made a motion to approve Item 2 and authorize chairman to sign.**

**SECONDED: Commissioner Diane Adams seconded the motion.**

**AYES (7)**

**Commissioner Ro Wilkinson**

**Commissioner Don Buehner**

**Chairman Ross Taylor**

**Commissioner Nathan Fisher**  
**Commissioner Julie Hullinger**  
**Commissioner Diane Adams**  
**Commissioner Todd Staheli**  
**NAYS (0)**  
**Motion passes.**

3. **LOT LINE ADJUSTMENT (LLA)**

Consider approval of a Lot Line Adjustment for 3 Lots to match existing features on the ground. The representative is Mr. Kent Provstgaard, KCP Surveying and Drafting. The property is zoned R-1-8 (Single Family Residential, 8,000 sq. ft. minimum lot size) and is located at the southwest intersection of 200 South and 500 East (480 East 200 South, 210 South 500 East, and 220 South 500 East). Case No. 2014-LRE-003. (Staff – Todd J.)

Todd Jacobsen presented the above item.

The purpose for this lot line adjustment is like the previous one. The house was built on the lot line. The line will move south to get it off the house. The setbacks are met when we move the line. The jog line is to match the existing fence.

Commissioner Diane Adams asked how houses can be built over the lot line.

Todd Jacobsen responded that the lots were owned by the same person and this happened 30 years ago. The reason we're catching it now is because the kids are trying to settle the estate.

City Councilman Joe Bowcutt asked if the smaller lot is still 8,000 square feet.

Assistant City Attorney Victoria Hales responded that the lot is .087 acres.

Todd Jacobsen responded that he will be sure to verify.

Commissioner Nathan Fisher asked if we want to make sure the square footage is correct prior to approval.

Todd Jacobsen inserted that the item can be approved subject to legal review.

Assistant City Attorney Victoria Hales added that yes, this will be subject to legal review.

Commissioner Nathan Fisher added that the lot is just over 3,800 square feet.

Assistant City Attorney Victoria Hales added that this is most likely due to what happened 30 years ago.

Todd Jacobsen inserted that the property is probably an existing non-conforming lot.

Chairman Ross Taylor added that he is familiar with the corner property there. Those two homes on the corner have been there for a long time.

Commissioner Nathan Fisher asked if we are making the lot smaller.

Assistant City Attorney Victoria Hales answered yes, but it was already too small. I'll review it.

**MOTION: Commissioner Diane Adams made a motion to approve Item 3 Lot Line Adjustment subject to legal review.**

**SECONDED: Commissioner Todd Staheli seconded the motion.**

**AYES (7)**

**Commissioner Ro Wilkinson**

**Commissioner Don Buehner**

**Chairman Ross Taylor**  
**Commissioner Nathan Fisher**  
**Commissioner Julie Hullinger**  
**Commissioner Diane Adams**  
**Commissioner Todd Staheli**  
**NAYS (0)**  
**Motion passes.**

4. **PRELIMINARY PLAT (PP)**

Consider approval of a preliminary plat for “**Crimson Cove**” a ten (10) lot residential subdivision. The applicant is Bar S Properties and the representative is Bush and Gudgell, Inc. The property is zoned R-1-10 (Single Family Residential 10,000 square foot minimum lot size) and RE-20 (Residential Estates 20,000 square foot minimum lot size) and is located at Equestrian Drive and Little Valley Drive. Case No. 2014-PP-023 (Staff – Wes J.).

Wes Jenkins noted that this came before the Planning Commission recently as a zone change where the eastern portion is RE-20 and the western portion is R-1-10. There will be “side” double fronting lots with the landscape strips. Right now there’s a 50’ road but they can go to a 45’ cross section in order to give the lots some more square footage. I will give the developer that option.

Chairman Ross Taylor commented that 45’ should still be adequate for that area.

Wes Jenkins responded that 45’ is definitely adequate for the number of homes there.

**MOTION: Commissioner Ro Wilkinson made a motion to accept Item 4 Preliminary Plat for Crimson Cove.**

**SECONDED: Commissioner Nathan Fisher seconded the motion.**

**AYES (7)**

**Commissioner Ro Wilkinson**  
**Commissioner Don Buehner**  
**Chairman Ross Taylor**  
**Commissioner Nathan Fisher**  
**Commissioner Julie Hullinger**  
**Commissioner Diane Adams**  
**Commissioner Todd Staheli**

**NAYS (0)**

**Motion passes.**

**ADJOURN**

**MOTION: Commissioner Nathan Fisher made a motion to**

**SECONDED: Commissioner Julie Hullinger seconded the motion.**

**AYES (7)**

**Commissioner Ro Wilkinson**

**Commissioner Don Buehner**  
**Chairman Ross Taylor**  
**Commissioner Nathan Fisher**  
**Commissioner Julie Hullinger**  
**Commissioner Diane Adams**  
**Commissioner Todd Staheli**  
**NAYS (0)**  
**Meeting adjourned at 5:17 pm.**