

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