

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, January 23, 2024**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order

Flag Salute

1. **White Sage Terrace Planned Development Amendment and Preliminary Plat** – Ryan McDougal, representing McHyve LLC, is requesting approval of a Planned Development Amendment and a Preliminary Plat to develop 51 townhome units on 5.92 acres located at approximately 2000 S Mesa Palms Way. The applicant is McHyve LLC. (Staff – Mike Hadley)
 - a. **PUBLIC HEARING:** Consider a request for a Planned Development Amendment to the White Sage Terrace (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. 2024-PDA-002**
 - b. Consider a request to approve a residential preliminary plat for fifty-one (51) townhomes, in order to create townhome pads and delineate private, common, and limited common areas. **Case No. 2023-PP-062.**
2. **Del Taco Planned Development Amendment and Preliminary Plat** – Fred Barth, representing Exit 2 Del Holdings LLC, is requesting approval of a Planned Development Amendment and a Preliminary Plat to develop a fast-food restaurant on approximately 0.78 acres located at south-east of Pioneer Road on the private road, south of the existing office building and west of the I-15 exit 2 south-bound off ramp. The applicant is Exit 2 Del Holdings LLC. (Staff – Dan Boles)
 - a. **PUBLIC HEARING:** Consider a request for a Planned Development Amendment to the Sun River Commons Planned Development Commercial (PD-C) zone on the property described above. **Case No. 2024-PDA-002**
 - b. Consider a request to approve a single lot commercial preliminary plat in the Sun River Commons Planned Development Commercial zone. **Case No. 2024-PP-001.**
3. **Title 10 Chapter 10 Zoning Regulation Amendment** – **PUBLIC HEARING:** Carol Winner, representing the City of St. George, is requesting amend Title 10-10-1, Airport Vicinity Zones, of the City Code, to add Airport Lounge as a permitted use in the ASBP (Airport Supporting Business Park) zone. The applicant is The City of St. George. **Case No. 2024-ZRA-003** (Staff – Carol Winner)
4. **Red Industrial Preliminary Plat** – Eric McFadden, representing Premier Design, is requesting the approval of a four (4) lot commercial subdivision located approximately at 1630 East Commerce Drive in the Fort Pierce Industrial Park. The property is 20 acres and is zoned M-1 (Manufacturing). **Case No. 2023-PP-041** (Staff – Mike Hadley)

5. Minutes

Consider a request to approve the meeting minutes from the January 9, 2023, meeting.

6. City Council Items

Carol Winner the Community Development Director will report on items heard at the January 18, 2024, City Council meeting.

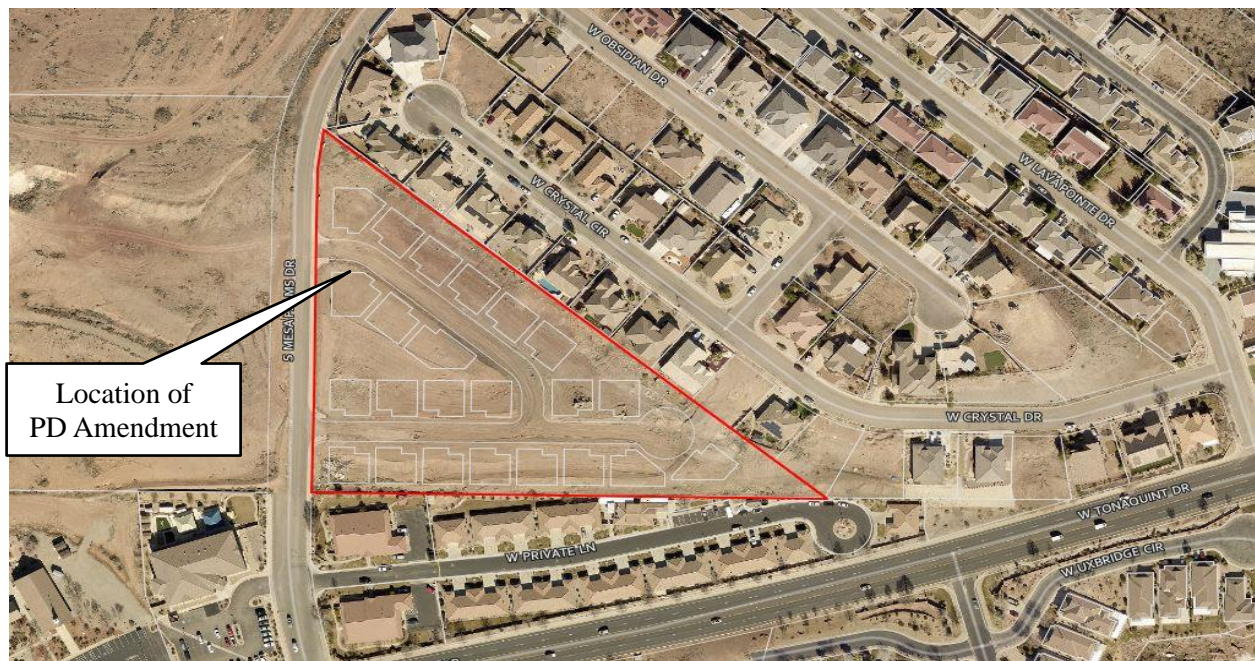
1. 2023-PP-028 Desert Canyons Business Park phase 2
2. 2024-ZRA-001 Title 10 Chapter 25
3. 2024-CUP-001 St George Musical Theater

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: 01/23/2024

White Sage Terrace Zone Change (Case No. 2023-PDA-024)		
Request:	The applicant is seeking approval of a PD (Planned Development) amendment to the Mesa Palms PD-R zone. The proposal is to build 51 townhome units on 5.92 acres.	
Applicant:	McHyve LLC/Ryan McDougal	
Location:	Approximately at 2000 S Mesa Palms Way.	
General Plan:	MDR (Medium Density Residential)	
Existing Zoning:	PD-R (Planned Development Residential).	
Surrounding Zoning:	North	R-1-8 (Single Family Residential 8,000 sq ft lots min,)
	South	PD-R (Planned development Residential).
	East	R-1-8 (Single Family Residential 8,000 sq ft lots min,)
	West	R-1-8 (Single Family Residential 10,000 sq ft lots min,)
Land Area:	Approximately 5.92 acres.	



BACKGROUND:

The White Sage Terrace proposal was originally approved as Mesa Palms Ph.5. The project was approved for 23-patio home units. In November of 2009 the General Plan was changed to MDR (Medium Density Residential) which allows for up to 9 units per acre. In January 2014 the City Council heard and approved an amendment to Mesa Palms Ph.5. The amendment was to change the product type from patio homes to townhomes and increased the number of units from 23 units to 53 units.

This new proposal is for 51 townhome units on 5.925 acres for a density of 8.60 units per acre. The property drops approximately 30' in elevation from North to South. Due to the natural slope of the terrain, some North-facing units will have walk-out basements, and some South-facing units will be designed with exposed South-facing basement walls. Buildings on flat terrain will have a height of 25'6" from finished grade to their highest point. Units on sloping terrain will have heights above grade closer to 20-25' on the uphill side, and up to 34' on the downhill side. The Proposal includes 5 6-plex units, 4 4-plex units, 1 5-plex unit. The site consists of 1.43 acres of lots, 1.67 acres of roads, 0.47 acres of right of way (Mesa Palms Dr) and 2.3 acres of amenities and open space. The project is providing the required amenities a pickle ball court, playground, and a small turf area.

Please see the zoning requirement details below:

Regulation	Proposal	Staff Comments
Setbacks	See attached site plan	The required setbacks will be: Front: 15' Garage 25' Side: 30' Rear: 30' Site plan appears to meet setbacks
Temporary Buildings, including Cargo Containers	None	N/A
Pedestrian Circulation Plan	The site plan shows a pedestrian connection to Mesa Palms Dr.	The applicant will be installing a sidewalk which will provide access to the sidewalk on Mesa Palms Dr.
Uses	Multi-Family Residential	The proposed use is allowed in this PD-R.
Height and Elevation	The proposed heights will range from is 25-6" to 34' depending on the slope.	The original approval allowed for heights up to 35 feet. The PD-R zone allows for a maximum 40' height. This meets regulations.
Phasing Plan	3 Phases	N/A
Landscape/Amenities Plan	The site plan indicates the location of the landscaping and amenities.	The applicant is proposing a play area for kids and pickleball courts and small turf area. The overall site percentage for landscaping/amenities meets the requirements.

Utilities	Utilities are shown on the plan.	All utilities will be finalized and designed during the JUC process. We will ensure this is completed during the site plan approval process.
Signs	Signage has not been provided.	The applicants will be required to pull a sign permit when they are ready to put in their signs.
Lighting	A photometric plan has not been provided.	The lighting will be required to meet the one-foot candle requirement along property lines during site plan review.
Lot Coverage	See attached site plan	The PD-R zone allows coverage up to 50%. This meets the zoning regulations.
Solid Waste	The site plan shows no dumpster locations.	Each unit will have its own trash containers.
Buffer Protection of Residential Property	N/A	N/A
Overlay Zones	None	N/A
Parking	Parking provided: The site plan shows: 119 stalls.	The proposal is 102 garage stalls and 17 guest parking stalls. This meets the requirement.
Access	There are two proposed accesses onto Mesa Palms Dr.	This complies with city requirements.

RECOMMENDATION:

The staff recommends approval this zone change amendment with no conditions.

ALTERNATIVES:

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

POSSIBLE MOTION:

"I move that the Planning Commission recommends approval to the City Council of the Planned Development Amendment to the Mesa Palms PD-R as presented, case no. 2023-PDA-024, based on the findings and subject to the conditions listed in the staff report."

FINDINGS FOR APPROVAL:

1. The proposed uses are permitted uses found in the PD-R zone.
2. The proposed zone change meets the initial application requirements found in 10-7F-5 ordinance.

Exhibit A

Applicant's Narrative

Tonaquint Terrace Narrative

2023

Overview: On January 9, 2014, the city council zoned and approved Mesa Palms Phase 5 for 53 residential units consisting of five 8-plex two-story condominium buildings and four single-story buildings with parking underneath. The condominiums were never built. The purpose of this application is to request that the 2014 zone change be amended to allow up to 51 townhome units in place of the condominium buildings as shown in the proposed concept plan and preliminary plat. The proposed name of the project is Tonaquint Terrace.

Land Use: The approximate 5.9-acre site will consist of approximately 1.43 acres of lots, 1.67 acres of roads, 0.47 acres of right of way (Mesa Palms Drive), and 2.3 acres of amenities/open space/ponds, with a total density of 8.6 units per acre. Open space exceeds the minimum requirement by approximately 43%. Due to the presence of blue clay, the units will be built on micro piles to mitigate the expansive properties of the soils.

Unit Details: The townhomes have three levels with floorplans of approximately 1,709 finished square feet and 720 square feet unfinished. The units can be configured for up to four bedrooms and 3.5 baths. All units will have a two-car garage. Units will be divided into five six-plex, one 5-plex, and four four-plex buildings.

The property drops approximately 30' in elevation from North to South. Due to the natural slope of the terrain, some North-facing units will have walk-out basements, and some South-facing units will be designed with exposed South-facing basement walls. Buildings on flat terrain will have a height of 25'6" from finished grade to their highest point. Units on sloping terrain will have heights above grade closer to 20-25' on the uphill side, and up to 34' on the downhill side. The currently approved condominiums have a height of 35'.

As shown in the included renderings, the design incorporates flat roofs with exterior wall treatments of stucco and accents of stone. Architectural metal design elements are also incorporated. Taking advantage of the hillside topography of the site, units will have balconies overlooking the Southgate golf course below.

Units will be built on micro-piles to mitigate the affects of the expandable blue clay soil on site.

Landscape Plan: As blue clay soil can expand when exposed to water, potentially compromising structures, landscaping will be designed to minimize or eliminate water usage. A mix of trees and bushes as specified on the city's approved materials list will be installed.

Proposed amenities include a pickle ball court, a playground, and an artificial turf area. Where necessary, retaining walls will be installed to mitigate elevation changes throughout the subdivision. A landscape plan has been included with the site plan.

Parking: Parking stalls will be installed throughout the community to supplement driveway and garage parking at each of the units.

Phasing Plan: It is proposed that construction be divided into three phases as depicted in the preliminary plat drawings.

Utilities: Utilities will be installed as specified in the preliminary plat drawings. The community will connect to existing water, sewer, gas, communications lines and power located in Mesa Palms Drive. Individual garbage cans will be stored at each unit.

Lighting Plan: The property is a planned development with private streets. No city-maintained street lights will be included in the site.

Turnaround: A turnaround has been incorporated into the design to allow delivery, garbage, and emergency vehicles space to turn when needed.

Signs: Monument signs will likely be added at the entrances of the property once construction is completed.

Public Comment

Exhibit B PowerPoint Presentation



Michael Hadley <michael.hadley@sgcity.org>

Tonaquint Terrace Case No. 2023-PDA-024

2 messages

Gardner Gee <[REDACTED]>
To: "michael.hadley@sgcity.org" <michael.hadley@sgcity.org>

Mon, Dec 11, 2023 at 7:44 AM

Mr. Hadley and City Planning Commission,

While I have the concerns of a home owner with a large, relatively condensed housing development being built immediately adjacent to my home property, I think even setting aside my personal impact there are infrastructure issues that will negatively impact all of us in the area currently, and future residents of the proposed development, if not addressed in advance.

I think before approving any changes to the development the city should review costs/impacts and approve infrastructure needs that potentially impact safety and quality of life. Currently all traffic in our large area- south of Dixie Drive and west of the freeway- must leave by either Mesa Palms Drive or 600 West to Dixie Drive to go north. Besides some congestion at certain times that area of Dixie Drive seems anecdotally to me to have a disproportionate number of car accidents (though traffic data would have to be gathered to see if that's the case) and funnelling additional traffic from more compact housing will of course add to that.

Also while most in the area can go to either 600 West or Mesa Palms Drive this development will exit directly on Mesa Palms Drive which is a relatively small street with no lane markings or turn lane and with no lights or roundabout to enter either Tonaquint Drive or Dixie Drive. Besides car traffic students cross Mesa Palms near the Tonaquint Drive intersection in order to get to Tonaquint Intermediate School. Also, like the residents of the area, all cars and buses bringing those students to the school from the North are funneled through 600 West or Mesa Palms Drive.

With all this additional traffic, and the residents of such a large development having to exit their development exclusively on Mesa Palms Drive-I think the city should first review the costs and commit to expanding Mesa Palms Drive, adding a stop light or roundabout to the intersection of Mesa Palms Drive and Dixie Drive and either a stop light or crosswalk with lights where students and others can safely cross Mesa Palms Drive on or near the Tonaquint drive intersection before any additional new approvals for relatively dense housing in that development.

Thank you for your consideration,
Gardner Gee

January 16, 2024

Members of the St. George City Planning Commission,

I am writing to express my support and concerns for the proposed project known as White Sage Terrace. (Case No. 2023-PDA-024) I am unable to appear before you, in person, due to work commitments in Salt Lake on January 23, 2024.

My wife and I own the home at [REDACTED] This is a second home for us that we have owned since 2009. We visit this home about once a month, as our schedules allow. This will change in the next 18 months when we retire and move to St. George to enjoy all that our home and St. George have to offer.

Over the past 15 years that we have owned our home, the White Sage Terrace property has sat vacant and untended. Frankly, it has caused us issues with blowing weeds, dust and other issues associated with properties such as this. We are excited to see that development is about to take place which will alleviate these types of issues.

At the time we purchased our property, the White Sage Terrace property was zoned for single family residential dwellings. That was changed several years ago to medium density housing. At that time, we had some concerns. We were concerned about the elevations and orientation of the dwellings along with the stability of the slope that borders our property. We made our concerns known to city staff and the developer. At that time, we were told by city staff that the slope stability issues would be addressed by requiring the developer to install a tiered retaining wall system that mirrored the retaining walls that are part of the Beehive Homes development that borders our subdivision and this proposed development. We were also assured, by city staff, the project would not be allowed to be built to the maximum elevations allowed by the new zoning. We saw the advantage of finally having this vacant eyesore developed. We elected to accept the explanations provided by city staff that our concerns would be taken seriously and adequately addressed.

I am writing to express my continued concerns regarding the elevation and slope stability outlined above. We support the development as long as these critical issues can be addressed adequately. I recently spoke with city staff member Michael Hadley regarding these concerns. He indicated the elevation will not exceed 27 feet which is significantly less than the 35 feet allowed by the zoning. We strongly support the 27 foot maximum. Mr. Hadley could not provide me specific requirements of what would be done to assure the stability of the slope between our home and the project would be addressed. We did discuss the potential for the developer to not install a physical solution, such as a retaining wall, to address the issue. This gives us great concern that the slope stability will not be adequately addressed. This area has blue clay issues which exacerbate the slope stability issue. I would ask that the developer be required to install a physical barrier, such as the Beehive Home retaining wall system. That would provide a permanent solution that is consistent with the area.

We appreciate your careful consideration of these critical issues. We would be happy to clarify our concerns if you feel it would be helpful. Please feel free to contact me if you see the need.

Regards,

Paul and Natalie Brenneman

[REDACTED]



Michael Hadley <michael.hadley@sgcity.org>

White Sage Terrace Response

Paul Zolman [REDACTED]

Wed, Jan 17, 2024 at 12:46 PM

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

TO WHOM IT MAY CONCERN;

My name is Paul Zolman and I live at [REDACTED] just around the corner from the proposed development. Unfortunately, I will not be able to attend the hearing on the 23rd.

The major concern I have about the development is the size of the road as it goes over the hill and in front of the proposed development. With the possibility of another 100 vehicles that would impact the road because of the development, I think that the road needs to be as wide as it is at the intersection of Mesa Palms Drive and Dixie Drive; or Mesa Palms Drive and Tonaquint Drive. The skinny two lane road at the top of the hill is already dangerous to go out without the increase of 100 new vehicles.

Please require the developer to pay for the widening of the road because of the severe impact it will have on the traffic in the neighborhood.

Sincerely,
Paul Zolman

White Sage Terrace 2023-PDA-024



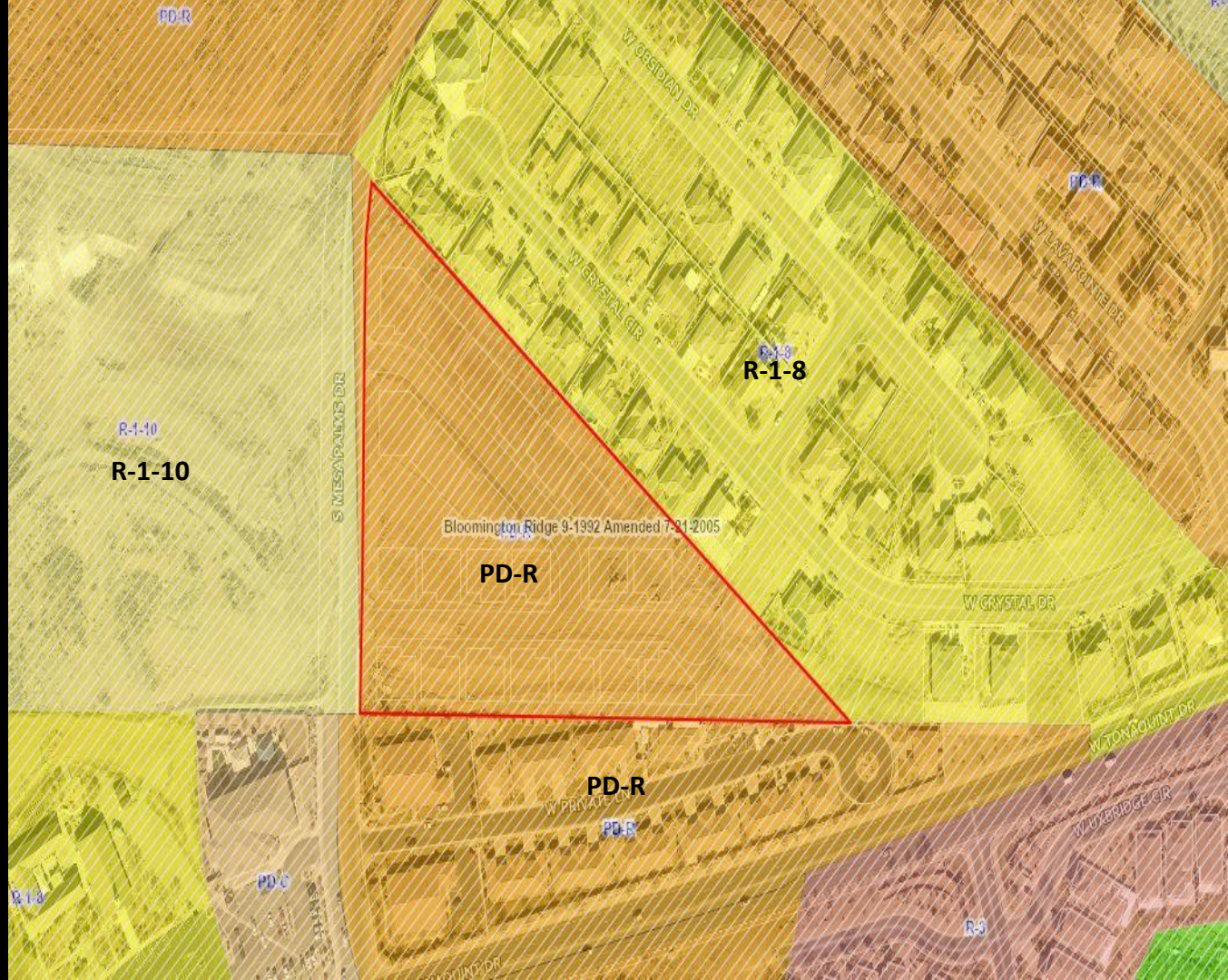
Aerial Map



General Plan Map



Zoning Map



Site Plan

DATA TABLE
 TOTAL ACRES=5.925
 PUBLIC ROW (DEDICATED PREVIOUSLY)=0.47
 TOTAL # OF LOTS=51
 TOTAL ACRES OF LOTS=1.43
 ACRES IN ROADS=1.67
 ACRES OF OPEN SPACE/PONDS=2.35 ACRES
 LOTS/ACRE=8.60
 TOTAL # OF GARAGE STALLS=102
 TOTAL # OF GUEST STALLS=17
 TOTAL PARKING PROVIDED=119
 TOTAL RECD PARKING=119

NOTES
 1. VERTICAL DATA BASED ON NAVD 88.
 2. COORDINATE SYSTEM = NAD83

BOUNDARY DESCRIPTION

BEARING AT THE CORNERS OF MEHA PALMS DRIVE THENCE PHASE 2 SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE IN THE NEVADA COUNTY RECORDERS' OFFICE, AND LINE BEING LOCATED NORTH AND SOUTH FIRST ALONG THE CENTER SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 10 WEST, AND LINE BEING AND MEASURED, THENCE ALONG THE SUBDIVISION BOUNDARY THE FOLLOWING: FROM (A) CORNER (1) NORTH 02°02'00" WEST 304.00 FEET, (2) ALONG THE ARC OF 467.60 FEET RADIUS CURVE TO THE POINT OF TANGENCY (T) CHORD BEING NORTH 01°04'00" EAST 355.00 FEET, (3) SOUTH 89°56'00" EAST 355.00 FEET TO THE QUARTER SECTION LINE, (4) SOUTH 89°56'00" WEST 355.00 FEET ALONG AND CHORDING SECTION LINE TO THE POINT OF BEGINNING.

CONTAINING 5.45 ACRES



SITE LOCATION

VICINITY MAP
-NTS-



LOT TYP.

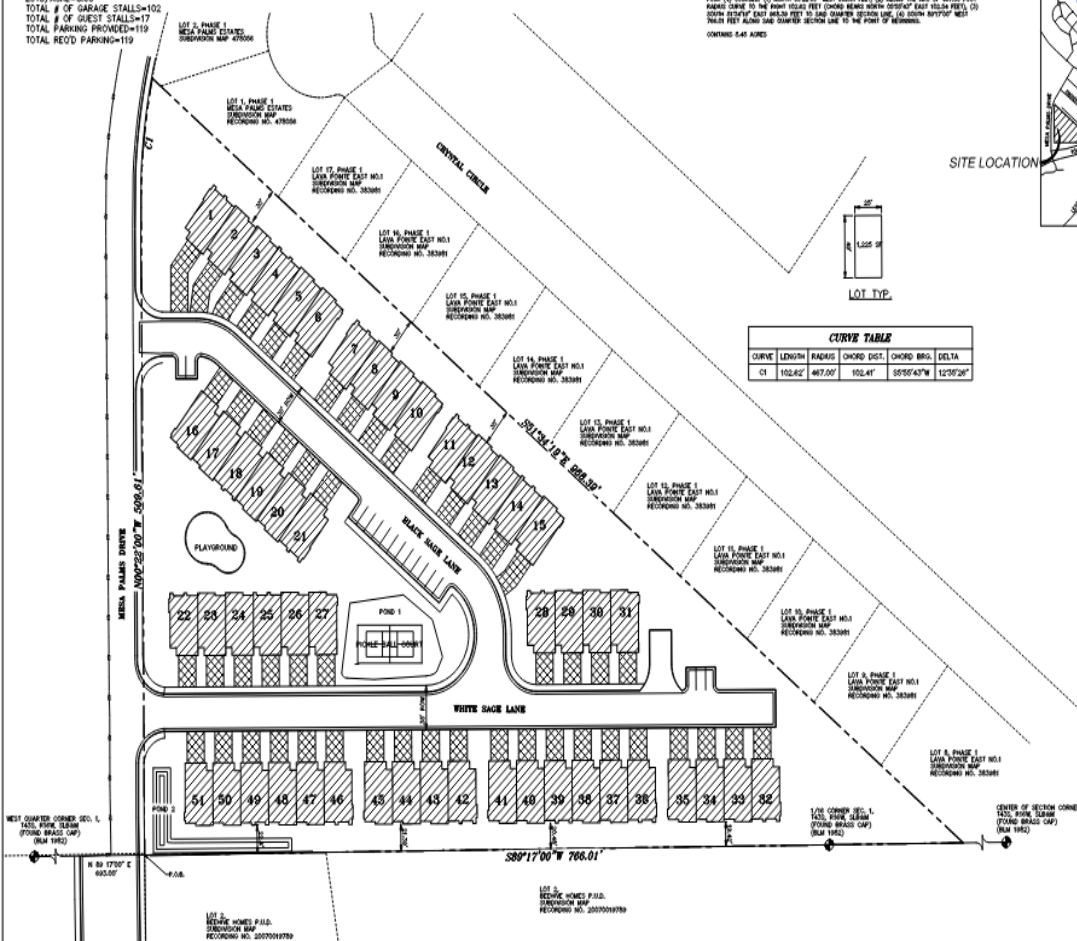
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BEG. DELTA
C1	102.64'	467.60'	102.64'	107°04'30" 12°30'34"

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EXISTING
- EXISTING SIDE LINE
- EASE OF EASEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER MAIN/VALVE
- EXISTING STORM DRAIN MAIN
- EXISTING WATER
- EXISTING PREPARED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PREPARED IRRIGATION (PUMPED FLOW)
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA



(24"=36")
 SCALE 1" = 40'
 (11"=17")
 SCALE 1" = 80'



SHEET NO. 2

OVERALL BOUNDARY

ST GEORGE, UTAH

WHITE SAGE TERRACE

ATLAS ENGINEERING LLC

PHONE 801-465-0066
 500 E. 200 N. SUITE A
 SANDHILL PARK, UT 84080

PROJECT NO. 20200109789

Landscape Plan



Elevations



Elevations



Elevations



Elevations



Elevations

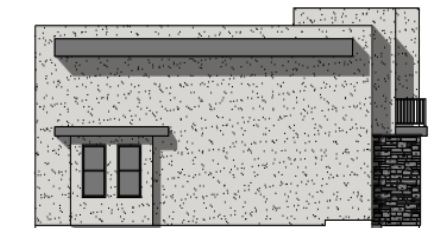


Elevations



REAR ELEVATION

THAT: 1/8" = 1'-0" SCALE 1/8" = 1'-0" SCALE



LEFT ELEVATION

THAT: 1/8" = 1'-0" SCALE 1/8" = 1'-0" SCALE



1710 Main Street
Suite 100, Portland, OR 97201
Phone: 503.255.1111
Email: info@curtisdesigngroup.com
Website: www.curtisdesigngroup.com

NEW RESIDENCE FOR

TEMPLATE

SUBDIVISION:

DEVELOPMENT

LOT NUMBER:

LOT NUMBER

ADDRESS:

ADDRESS

DATE: October 27, 2023

PAGES: NUMBER: 105

DRAWN BY: Kellie Fowler

CHECKED BY: Michael G. Lee

ENGINEER OF RECORD

REVISIONS:

SHEET

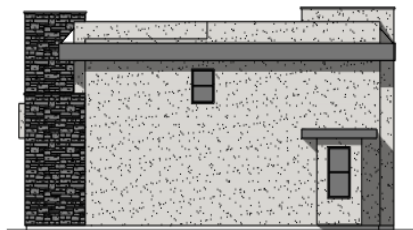
A.7

REAR & LEFT ELEVATIONS

Elevations



FRONT ELEVATION
1/4" = 1'-0" SCALE 1/8" = 1'-0" SCALE



RIGHT ELEVATION
1/4" = 1'-0" SCALE 1/8" = 1'-0" SCALE

CURTIS
DESIGN GROUP

775 North Main Street
Suite 100, Salt Lake City, UT 84103
Phone: (801) 525-1000
Email: info@curtisdesigngroup.com
Website: www.curtisdesigngroup.com

NEW RESIDENCE PLAN

TEMPLATE

SUBDIVISION:
DEVELOPMENT
LOT NUMBER

ADDRESS:
4500

DIST: December 11, 2013
PROJECT NUMBER: 03

DESIGNED BY: Kiana Proctor

FRONT & RIGHT ELEVATIONS

CHECKED BY: Michael G. Lee

ENGINEER
OF RECORD

REVISIONS:

SHEET

A.6

Materials Board



STUCCO:
BODY - REPOSE GRAY
TRIM - REPOSE GRAY



STONE:
CULTURED STONE
PROFIT LEDGESTONE ECHO RIDGE



METALS:
MATTE BLACK RAILING
MATTE BLACK ACCENTS



WINDOWS / FLASHING:
BLACK



6000 Series Advantages

Multi-Point System
Comprehensive system to achieve the best seal and energy efficiency.

Weather-Resistant Glass & SPF Foam Sealing
Enhances energy efficiency, security, and durability.

Heavy-Duty Bolt Lock
Provides security.

Low-Eco Maintenance
Full color vinyl or aluminum exterior, making painting, staining, bleaching, and cleaning.

Precision Design
Built-in weatherstripping and custom window frames.



Weather-Proof Vinyl to Wood
Provides weather resistance.

Weather-Proof Vinyl to Wood
Provides weather resistance.

Weather-Proof Vinyl to Wood
Provides weather resistance.

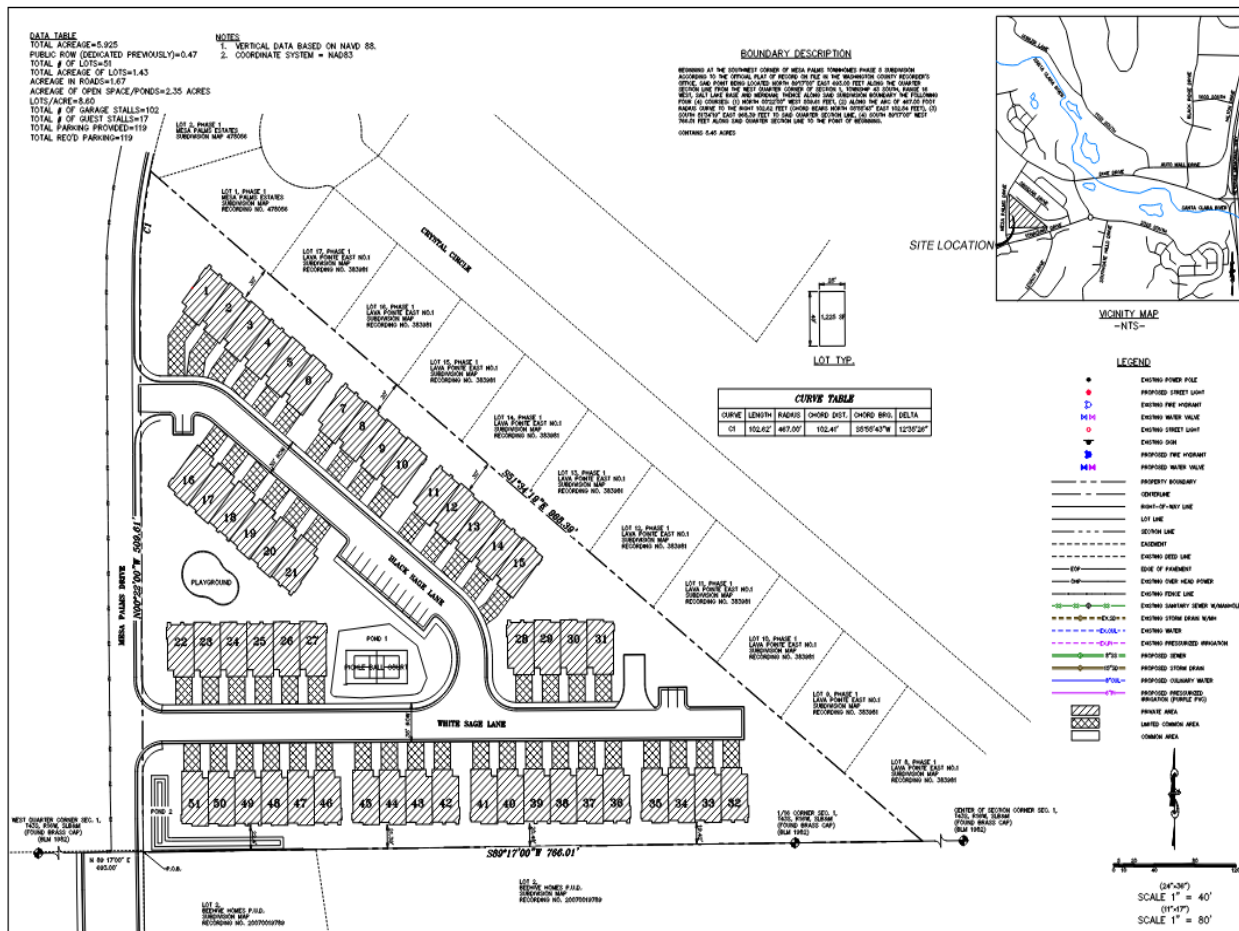
Weather-Proof Vinyl to Wood
Provides weather resistance.

Weather-Proof Vinyl to Wood
Provides weather resistance.

Weather-Proof Vinyl to Wood
Provides weather resistance.

FRONT DOOR:
MATTE BLACK IRON





PLANNING COMMISSION AGENDA REPORT: **01/23/2024**

White Sage Terrace

Case No. 2023-PP-062

Request: Consider a request for a fifty-one (51) lot preliminary plat known as White Sage Terrace, located approximately at 2000 S and Mesa Palms Dr. The property is 5.92 acres and is zoned PD-R (Planned Development Residential). The applicant is McHyve LLC/, and the representative is Ryan McDougal. Case No. 2023-PP-062 (Staff – Mike Hadley)

Location: The site is located at approximately 2000 S Mesa Palms Way.

Property: 5.92 acres

Number of Lots: 51

Density: N/A

Zoning: PD-R (Planned Development Residential).

Adjacent zones: This plat is surrounded by the following zones:
North – R-1-8 (Single Family Residential 8,000 sq ft minimum lots).
South – PD-R (Planned Development Residential).
East – R-1-8 (Single Family Residential minimum 8,000 sq ft lots).
West – R-1-8 (Single Family Residential minimum 8,000 sq ft lots).

General Plan: MDR (Medium Density Residential).

Applicant: McHyve LLC

Representative: Ryan McDougal

BACKGROUND:

The White Sage Terrace proposal was originally approved as Mesa Palms Ph.5. The project was approved for 23-patio home units. In November of 2009 the General Plan was changed to MDR (Medium Density Residential) which allows for up to 9 units per acre. In January 2014 the City Council heard and approved an amendment to Mesa Palms Ph.5. The amendment was to change the product type from patio homes to townhomes and increased the number of units from 23 units to 53 units. This new proposal is for 51 townhome units on 5.925 acres for a density of 8.60 units per acre.

RECOMMENDATION:

Staff recommend approval of this preliminary plat.

Preliminary Plat Item 1b

ALTERNATIVES:

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

POSSIBLE MOTION:

"I move that we approve the White Sage Terrace preliminary plat request, application number 2023-PP-062, based on the findings noted in the staff report."

FINDINGS FOR APPROVAL:

1. The proposed Preliminary Plat meets the requirements found in Section 10-25C-3 of the Subdivision Regulations.
2. The proposed project meets the lot size requirements found in Section 10-5-3 of the St. George City Code.

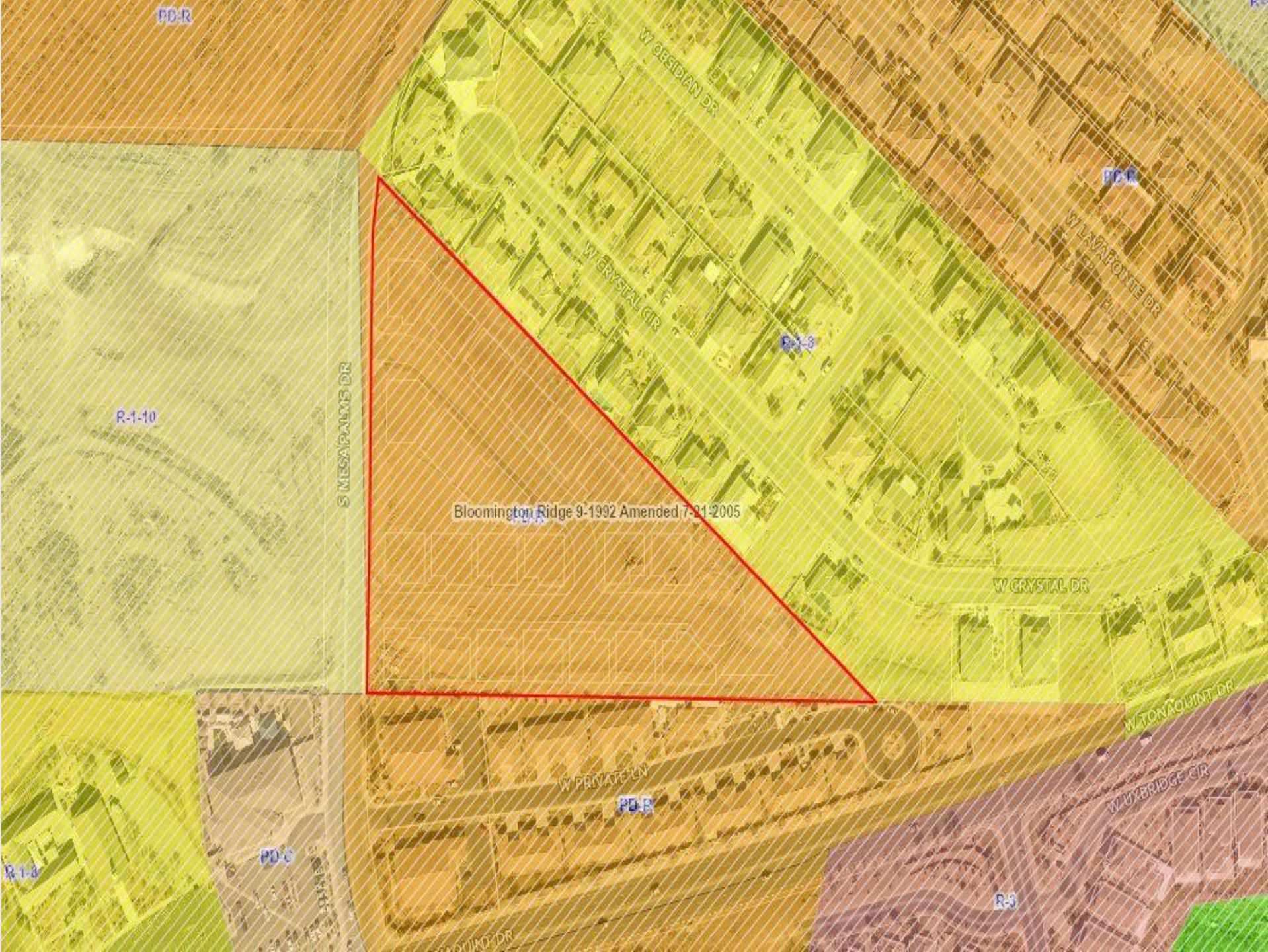
White Sage Terrace 2023-PDA-062



Vicinity Map



Zoning Map



General Plan Map



DATA TABLE

TOTAL ACREAGE=5.925

PUBLIC ROW (DEDICATED PREVIOUSLY)=0.47

TOTAL # OF LOTS=51

TOTAL ACREAGE OF LOTS=1.43

ACREAGE IN ROADS=1.67

ACREAGE OF OPEN SPACE/PONDS=2.35 ACRES

LOTS/ACRE=8.60

TOTAL # OF GARAGE STALLS=102

TOTAL # OF GUEST STALLS=117

TOTAL PARKING PROVIDED=119

TOTAL REQ'D PARKING=119

NOTES

1. VERTICAL DATA BASED ON NAVD 88.

2. COORDINATE SYSTEM = NAD83

BOUNDARY DESCRIPTION

BEING AT THE SOUTHWEST CORNER OF MESA PALMS TOWNHOME PHASE 5 SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE IN THE WASHINGTON COUNTY RECORDS OFFICE, AND POINT BEING LOCATED NORTH SUTTOFF EAST 480.00 FEET ALONG THE QUARTER SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 10 WEST, 34TH LANE BASE AND MESA PALMS PHASE 5 SUBDIVISION BOUNDARY THE FOLLOWING FOUR (4) COURSES: (1) NORTH SUTTOFF WEST ROAD FEET, (2) ALONG THE ARC OF 487.00 FOOT RADIUS, (3) SOUTH SUTTOFF EAST 96.29 FEET TO THE POINT OF BEGINNING, (4) SOUTH SUTTOFF WEST 16.29 FEET ALONG THE QUARTER SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS 5.40 ACRES

LOT TYPE

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	102.42'	487.00'	102.44'	S89°54'37"W	123°35'28"

SITE LOCATION

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PIG)
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

WHITE SAGE TERRACE

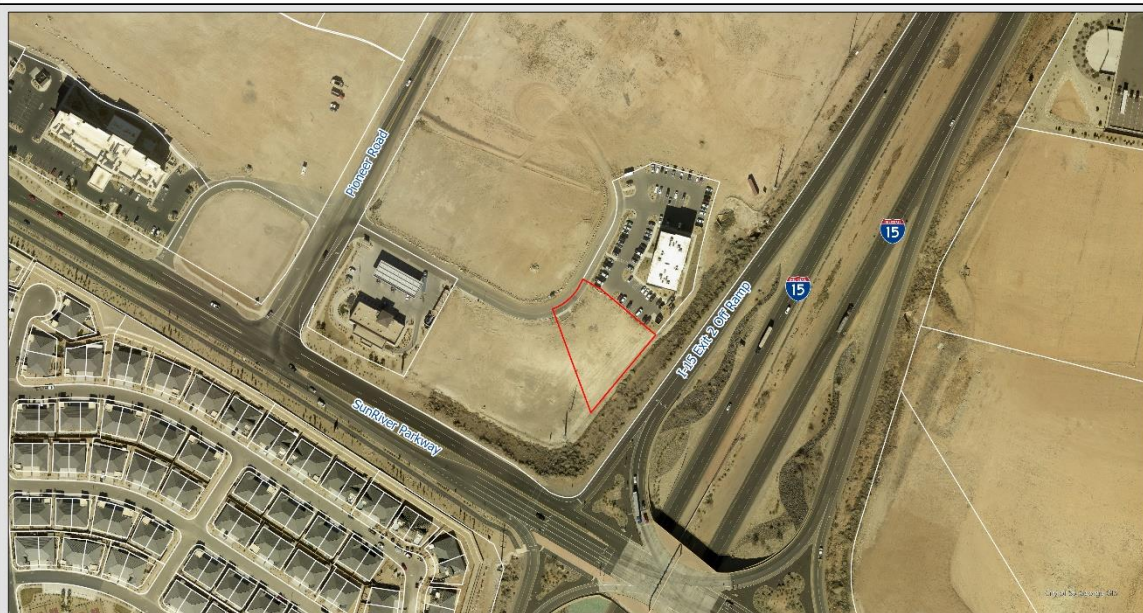
SCALE 1" = 40'

SCALE 1" = 80'

DT-1

PLANNING COMMISSION AGENDA REPORT: 01/23/2024

Del Taco Planned Development Amendment (Case No. 2024-PDA-002)		
Request:	Consider an ordinance amending an approved PD-C (Planned Development Commercial) on approximately 0.75 acres, for the purpose of adding a 2,412 ft ² restaurant for a project to be known as Del Taco.	
Applicant:	Exit 2 Del Holdings, LLC	
Representative:	Fred Barth	
Location:	Located generally south-east of Pioneer Road on the existing private road, south of the existing office building and west of the 1-15 exit 2 south-bound off ramp.	
General Plan:	COM (Commercial)	
Existing Zoning:	PD-C (Planned Development Commercial)	
Surrounding Zoning:	North	PD-C (Planned Development Commercial)
	South	PD-C (Planned Development Commercial)
	East	PD-C (Planned Development Commercial)
	West	PD-C (Planned Development Commercial)



Del Taco
Planned Development Amendment

0 112.5 225 450 675 900 Feet



BACKGROUND:

This is a request to build a Del Taco restaurant on an approximately 0.75 acres (32,668 ft²) site. The property is located generally south-east of Pioneer Road on the existing private road, south of the existing office building and west of the 1-15 exit 2 south-bound off ramp. This location falls in Area 2.1 of the Atkinville Interchange Area Master Plan which was adopted in November of 2006.

The site will contain the 2,400 ft² restaurant, required parking and landscaping, etc. The site is proposed to access off of the private drive that the office building and gas station access as well as cross access with the office on the north side. The applicant has stated that they would like the drive through portion of the restaurant to be a 24 hour operation while the lobby would hold more traditional hours.

Please see the zoning requirement details below:

Zoning Requirements			
Regulation	Section Number	Proposal	Staff Comments
Setbacks		See attached site plan.	The required setbacks are: Front/Street Side: 20' Side/Rear: 0' and 10'
Uses	10-8D-2	Drive Thru Restaurant	Area 2.1 allows C-2 uses which includes restaurant as a permitted use.
Height and Elevation	10-8D-2	Approximate Height: 24'	The maximum height allowed in a PD-C is 50'. This proposal meets the regulations.
Landscape Plan	10-8D-2	A conceptual landscape plan has been included.	The plans show a 10' landscape strip along the front of the site. Trees will be required to be at least 30' on center.
Utilities	10-8D-2	None shown	All utilities will be determined and designed during the JUC process. We will ensure this is completed during the site plan approval process.
Signs	10-8D-2	None shown	Any signs will need to meet the sign regulations found in Title 9-13.
Lighting	10-8D-2	Please see photometric plan in the presentation	The lighting will need to be at or below 1.0 foot candles at the property line with dark sky lighting.

Lot Coverage	10-8D-6	The proposed buildings cover just 7.38% of the lot.	The PD-C zone allows building coverage up to 50%.
Solid Waste	10-8D-6	This development shows the solid waste location.	The solid waste location is proposed to be screened with walls and gates.
Buffer Protection of Residential Property	10-8D-6	N/A	N/A
Parking	10-19-5	The restaurant will have 1,212 ft ² of dining space and 1,200 ft ² of kitchen space. Parking provided: 25 spaces	The requirement is: 1 space per 100 ft ² of dining area = 12. 1 space per 250 ft ² of kitchen space = 5 Required = 17, Exceed parking requirement by 8 Spaces
EVCS And Bike Parking	10-19-6	Bike rack is shown near drive thru.	They will be required to have conduit to one parking space for a future EVCS and a bike rack that holds at least two bikes.

RECOMMENDATION:

Staff recommends approval of the Del Taco PD amendment application with the following conditions:

1. That the drive-thru aisles are expanded to thirteen feet (13') wide; and
2. That 15 feet of landscaping is provided adjacent to the 1-15 corridor and that the requirements of the Parks Department are adhered to.

ALTERNATIVES:

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

POSSIBLE MOTION:

"I move that we forward a positive recommendation to the City Council for the PD amendment for Del Taco as presented, case no. 2024-PDA-002, based on the findings and subject to the conditions listed in the staff report."

FINDINGS FOR APPROVAL:

1. The proposed use is a permitted uses found in the C-2 zone.
2. The proposed project meets the Planned Development Commercial general requirements found in Section 10-8D-2.
3. That the building meets the height and coverage requirements for the PD-C zone.

Exhibit A
Applicant's Narrative

Planning Commission, Mayor and City Council:

Del Taco is the nation's second largest Mexican quick service restaurant and is excited about the opportunity to join the Sun River community in St. George. Del Taco has 35 + locations throughout the state of Utah and already has many fans of existing restaurants within the Washington County area. Del Taco provides 24-hour service through drive-through, delivery and in-app ordering. Del Taco will also showcase a variation of the brand's latest Fresh Flex building design. Each dish is prepared fresh in every restaurant's working kitchen. Del Taco looks forward to bringing their favorite dishes to the great people of this community.



Fred Barth

fred@spartancre.com / 801-556-8340

Spartan CRE 6925 S. Union Park Center Ste
480 Cottonwood Heights, UT 84047

Exhibit B
PowerPoint Presentation



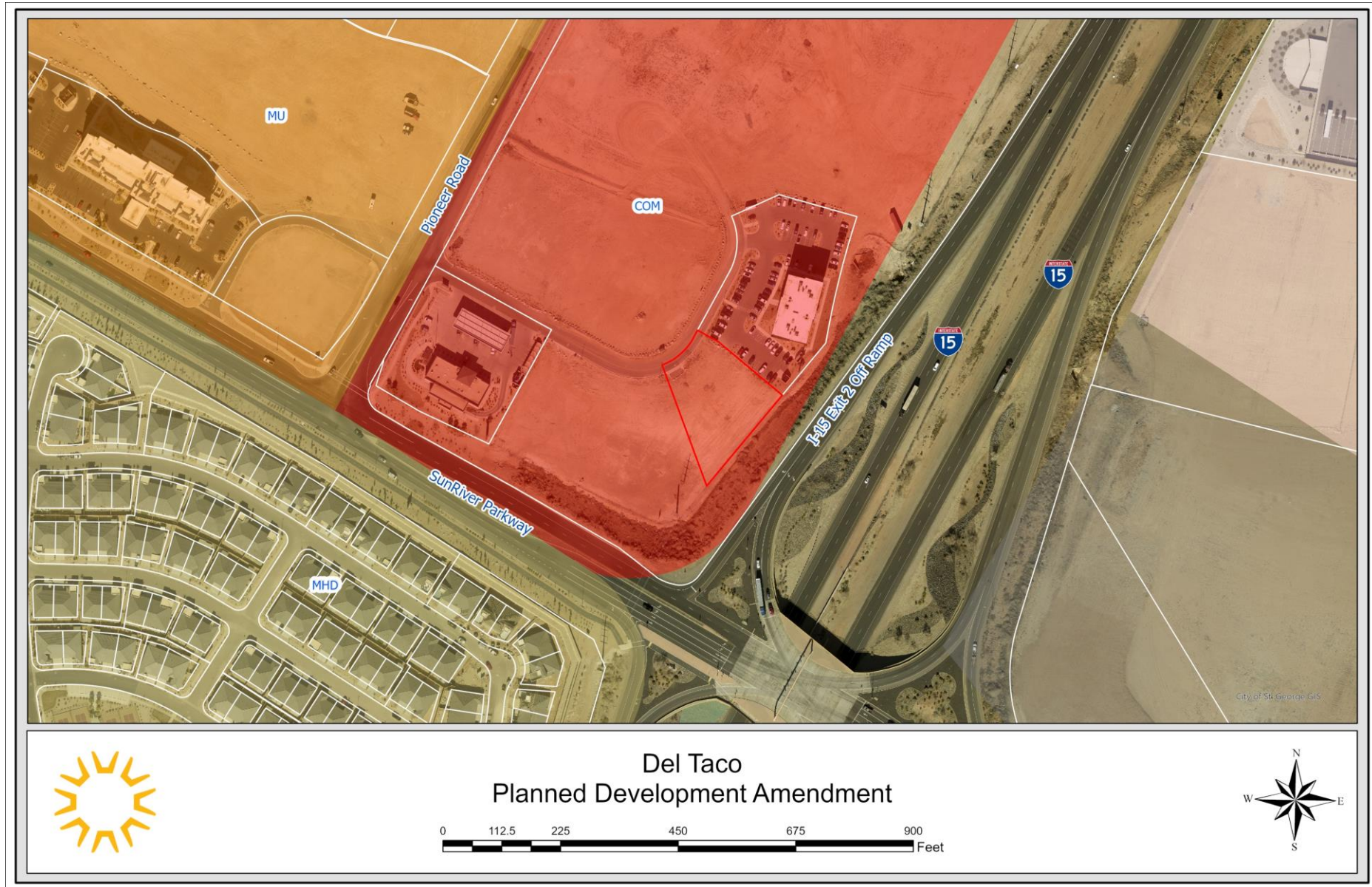
Del Taco PD Amendment

2024-PDA-002

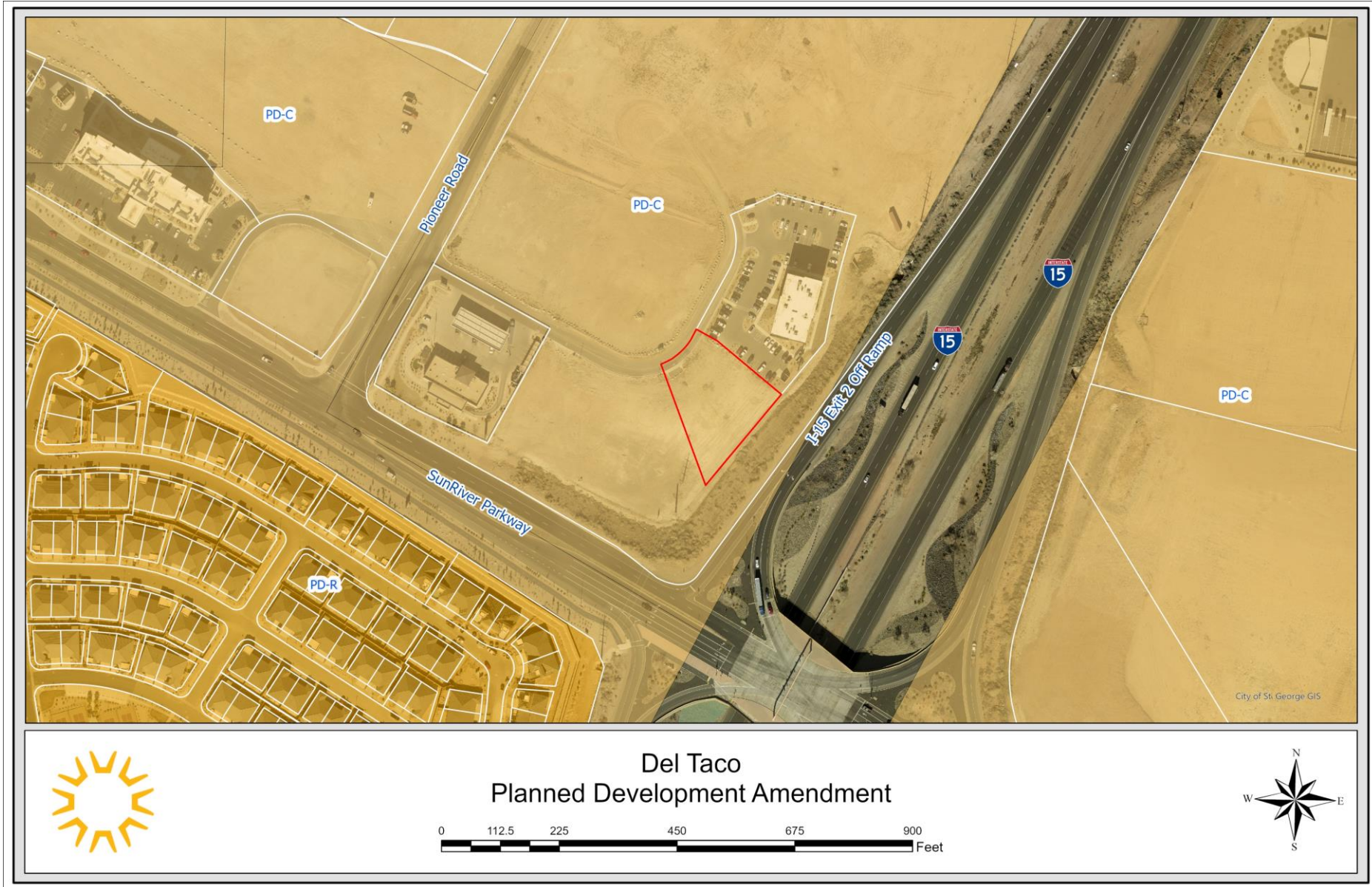
Aerial Map



Land Use Map

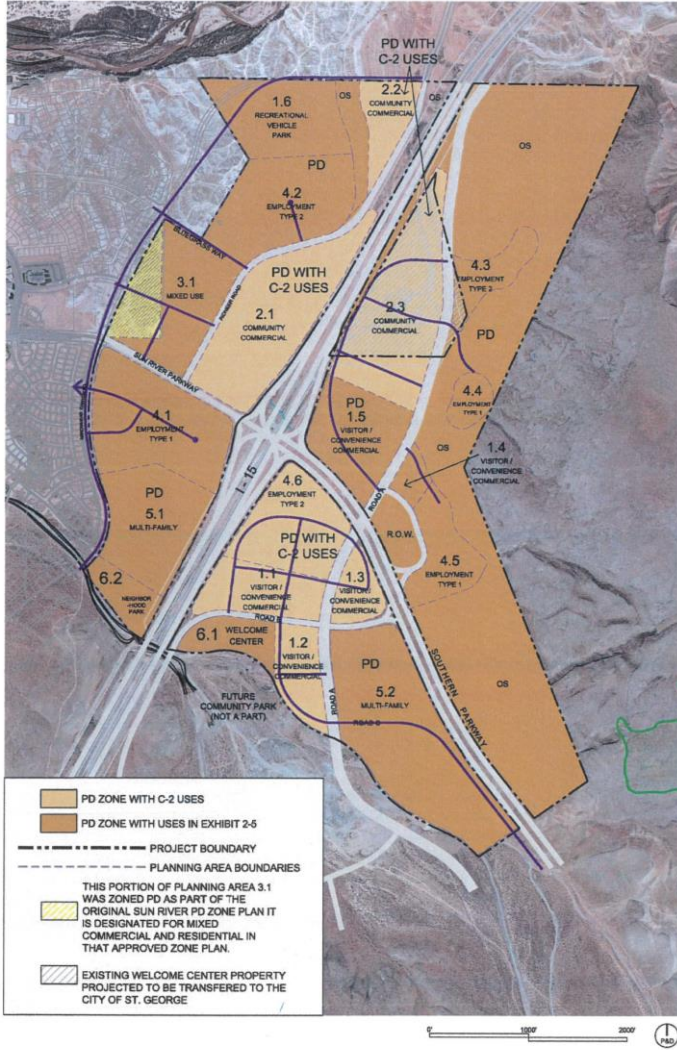


Zoning Map



Atkinville Map

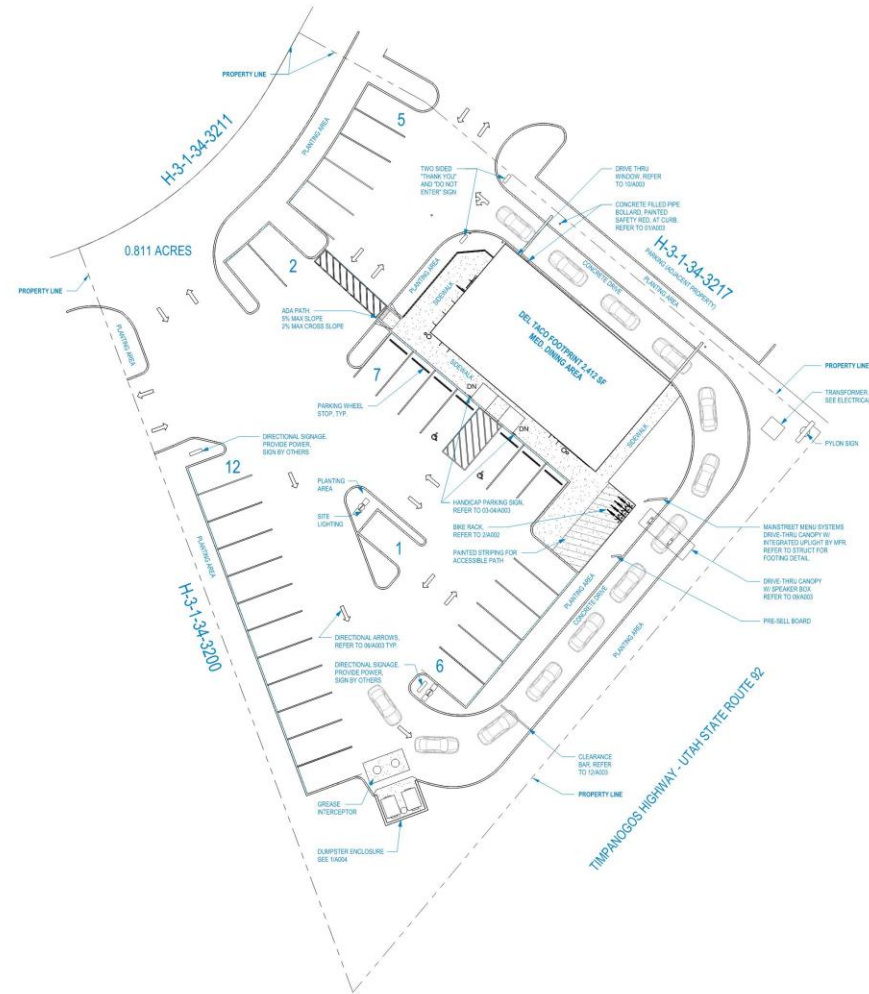
Exhibit 2-3: Zoning Designation Map



Atkinville Map



Proposed Site Plan



SITE PLAN GENERAL NOTES

1. PLACE TRASH CANS AND RECYCLING RECEPTACLES ALONG THE SITE TO MINIMIZE LITTER.
2. CLEAN UP LEAKS, DIPS AND OTHER SPILLS IMMEDIATELY SO THEY DO NOT CONTAMINATE SOIL OR WATER. CLEAN UP SPILLS IMMEDIATELY AND REPORT THEM TO THE SUPERVISOR. IF CLEANUP IS NEARLY IMPOSSIBLE, IF WATER MUST BE USED, USE JUST ENOUGH TO KEEP DIRT DOWN.
3. CHECK FREQUENTLY FOR LEAKS. LEAKS DURING UNDERPODS OR COVER WITH TARPPI OR PLASTIC. IF LEAKS ARE NOT STOPPED IMMEDIATELY, REPORT THEM TO THE SUPERVISOR. IT IS RECOMMENDED TO PREVENT LEAKAGE OF LEAKS. DO NOT CLEAN UP QUARTERS BY HOSING IT DOWN.
4. MAKE BURE PORTABLE TOILETS ARE MAINTAINED ON GOOD WORKING ORDER BY THE LEADING COMPANY AND THAT WASTE IS DEPOSITED OF PROPERLY. CHECK TOILETS FREQUENTLY FOR LEAKS.
5. DO NOT BURN WASTE MATERIALS OR LEAVE THEM IN THE STREET.
6. WHEN CLEANING UP AFTER CONSTRUCTION OR DRAINAGE CONSTRUCTION WASTE INTO DIRT ARE NOT TO BE DEPOSITED ON THE STREET OR INTO THE STREET.
7. DISPOSE OF ALL CONSTRUCTION DEBRIS AT A LANDFILL.
8. DO NOT BURN RUBB OR HAZARDOUS WASTE MATERIALS.
9. ENTRANCES AND EXITS, PATHS OF TRAVEL, AND SANITARY FACILITIES, ANY/DRINKING FOUNTAINS AND PUBLIC TELEPHONES DURING THIS TEMPORARY SPACE SHALL BE ACCESSIBLE TO PERSONS WITH PHYSICAL AND MENTAL ABILITIES.
10. FELD VELY ALL EXISTING DRAINAGE POINTS TO STARTING WORK.
11. ALL SIGN WORK SHALL BE UNDER SEPARATE CONTRACTOR AND PERMIT (UNLESS NOT OTHERWISE). SIGN COMPANY SHALL SUBMIT SIGN DRAWINGS TO DEVELOPER/OWNER FOR REVIEW AND APPROVAL.
12. CONTRACTOR SHALL OBTAIN READ AND IMPLEMENT ALL REQUIREMENTS AS SET FORTH BY THE DESIGN AND CONSTRUCTION OF THE PROJECT. ANY DISCREPANCY IN CONFLICT WITH THESE PLANS, IS TO BE REPORTED AS SOON AS THE DISCREPANCY IS DETECTED. SEE ALSO SECTION OF THE GENERAL NOTES.
13. FOR LOCATION OF COORDED CURBS, PLANTING AREAS, PAVING, PARKING STRIPS, WALKWAYS, AND DRIVEWAYS.
14. FOR PAVING REQUIREMENTS AND SITE WORK FROM FURNISH SURFACE ELEVATIONS, REFER TO CDD DRAWINGS.
15. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SURFACES DURING THE PERMIT OF WORK. THE SITE WORK SHALL BE COMPLETED OUTSIDE THE PERMIT OF WORK BY GENERAL CONTRACTOR SHALL BE REPLACED TO MATCH THE ORIGINAL CONDITION.
16. GENERAL CONTRACTOR SHALL CONSIDER ALL SIGNAGE SHALL BE PAINTED ON THE GROUND WITHIN FATHS (SOUNDING AND VIBRATING) EXCEPT THAT THIS NOTICE SHALL BE PAINTED IN WHITE. IT SHALL BE PAINTED AS SOON AS THE GROUND IS LOCATED AND SHALL BE NOTED FOR THE CONSTRUCTION OFFICIALS.
17. ALL SITE SIGNAGE (I.E. ORDERING CURB, ORDERING BARBERS, CLEARANCE BARS, DIRECTIONAL, ETC.) SHALL BE PAINTED IN WHITE. THE SIGNAGE SHALL BE PAINTED AND DETAILED IN THIS PERMIT SET FOR REFERENCE ONLY. IT IS NOT TO BE PERMITTED.

SITE DATA

Code: Hurricane Code of Ordinances
Chapter 15 COMMERCIAL ZONES

Total Site Area:	32,668 sf (0.75 acre)
Current Zone:	HC - Highway Commercial
Allowable Use:	Restaurant
Building Area:	2,412 sf

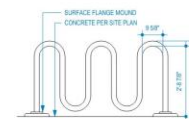
Zoning: HC (Highway Commercial)

Lot Area	N/A
Lot Width min.	N/A
Setback - Front	20' (10' not Res on
Setback Side	0' & 20' (adj. Res)
Setback Rear	10'
Max bldg Height	30'
Max bldg Coverage	50%

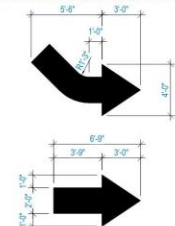
Parking - Chapter 12 (Table 10-34-10)
Required: 1 space per 100sf gross
 $2,412 / 100 = 25$ stalls
Parking Provided = 25 stalls

Landscape - Chapter 32

DIRECTIONAL ARROWS TO BE RETRO GREEN REFLECTIVE



2 BICYCLE RACK
12" x 14"



3 DIR. ARROWS



Architecture
Landscape Architecture
Land Planning
Interior Design
Construction Management
LEED Consulting

9872 South 700 East Suite 20
Sandy Utah 84070
ph. 801.987.3911
www.lmrtarch.com

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project:
DEL TACO - SAINT GEORGE

project no:
Project Number

date: 12/19/2023

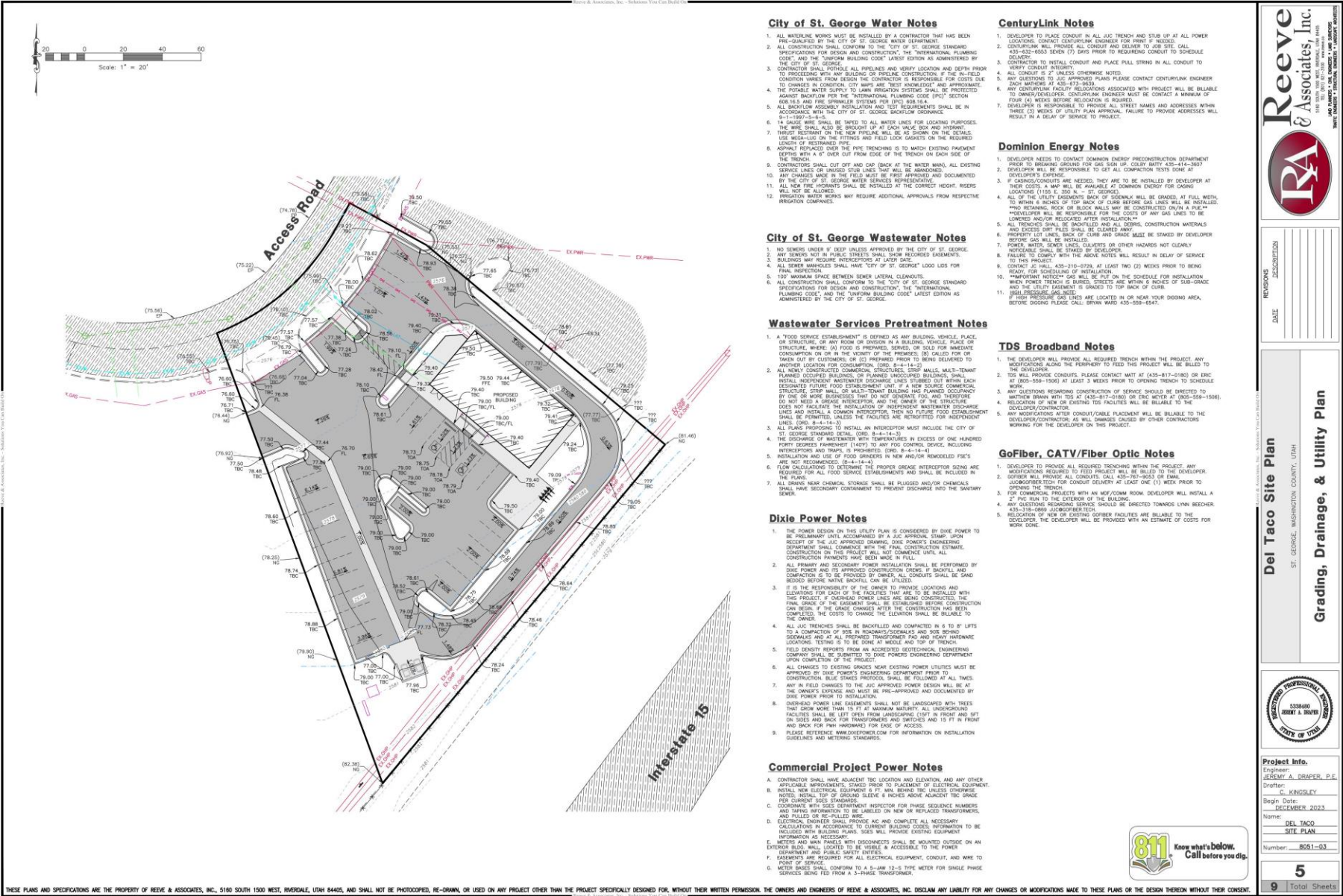
revisions:

CONCEPT PLAN
sheet:
ARCHITECTURAL
SITE PLAN

A002

SHEET SIZE: 24" x 36"

Civil Drawing



Landscape Plan



Print Date: 1/16/2024 9:00:29 AM



LMnt
ARCHITECTURE

Architect
Landscape Architect
Land Planning
Interior Design
Construction Management
LEED Consulting

8672 South 700 East Suite 200
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www.3march.com

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1



LMnt
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Landscape Architecture
Land Planning
Interior Design
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www.cmidarch.com

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Project: DEL TACO - SAINT GEORGE

project no:
Project Number

date: 140521

revisions:

CONSTRUCTION
PLAN

sheet:
EXTERIOR
ELEVATIONS

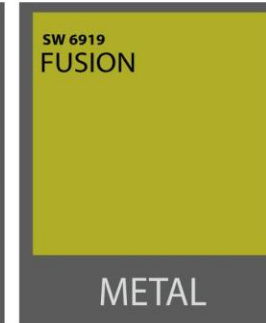
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Journal of Management Education 32(10)

Renderings



Renderings



PLANNING COMMISSION AGENDA REPORT: 01/23/2024

Preliminary Plat

Del Taco Preliminary Plat

Case No. 2024-PP-001

Request: The applicant is requesting approval of a preliminary plat to create a single lot subdivision. The purpose for this preliminary plat is to create a single legal lot in the PD-C (Planned Development Commercial) zone.

Representative: Fred Barth

Parcel Number: SG-6-3-23-128

Location: The property is located generally south-east of Pioneer Road on the existing private road, south of the existing office building and west of the I-15 exit 2 south-bound off ramp.

Total Acreage: Approximately 5.17 acres (225,205 ft²)

Existing Zoning: PD-C (Planned Development Commercial)

General Plan: COM (Commercial)



Adjacent zones:	The property is completely surrounded by PD-C (Planned Development Commercial) zoning. To the west is the freeway.
Background & Analysis:	This parcel of land is located in the Sun River Commons area just off Pioneer Road north of Sun River Pkwy. This preliminary plat consists of one single lot. The proposed lot is 0.78 acres. The preliminary plat includes a private access drive. The proposed plat is consistent with the development is the area.
Recommendation:	Staff recommends approval of this preliminary plat.
Alternatives:	<ol style="list-style-type: none">1. Recommend approval as presented.2. Recommend approval with additional conditions.3. Recommend denial.4. Continue the proposed preliminary plat into the future.
Sample Motion:	“I move that we forward a positive recommendation to the City Council for the Del Taco Preliminary Plat request, application number 2024-PP-001, based on the findings and subject to the conditions noted in the staff report.”
Conditions:	<ol style="list-style-type: none">1. That any corrections outlined by the Engineering Department are addressed and approved prior to submittal of a final plat.2. That, if needed, utility extensions are required depending on the neighboring properties and their schedules.3. That a final plat is applied for and approved prior to filing for the subdivision with the County.
Possible Findings:	<ol style="list-style-type: none">1. That the plat is consistent with and compliant to the zoning on the property.2. That development in the plat is consistent with the PD amendment previously proposed by the applicant.

Exhibit A Presentation



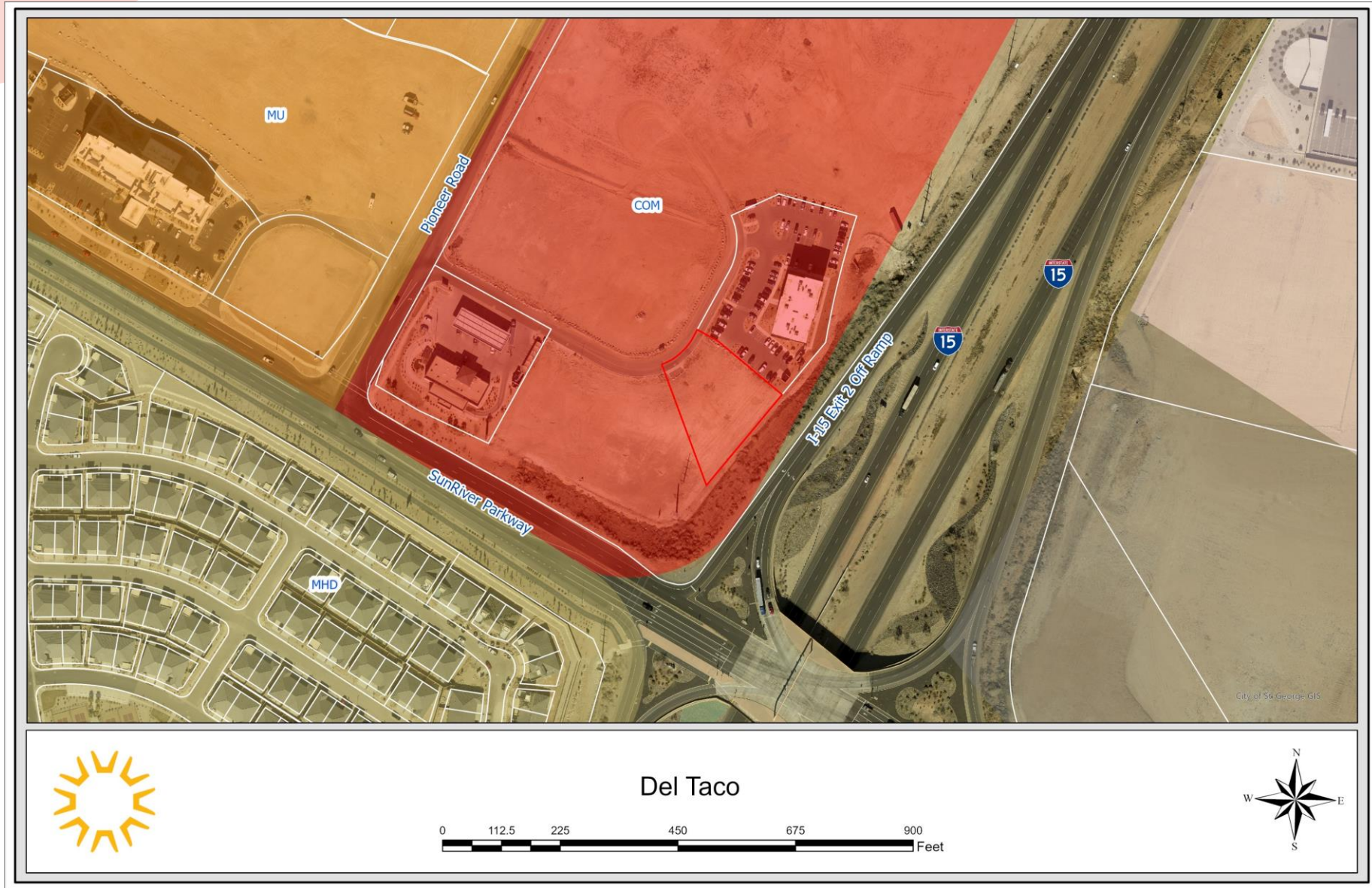
Del Taco Preliminary Plat

2024-PP-001

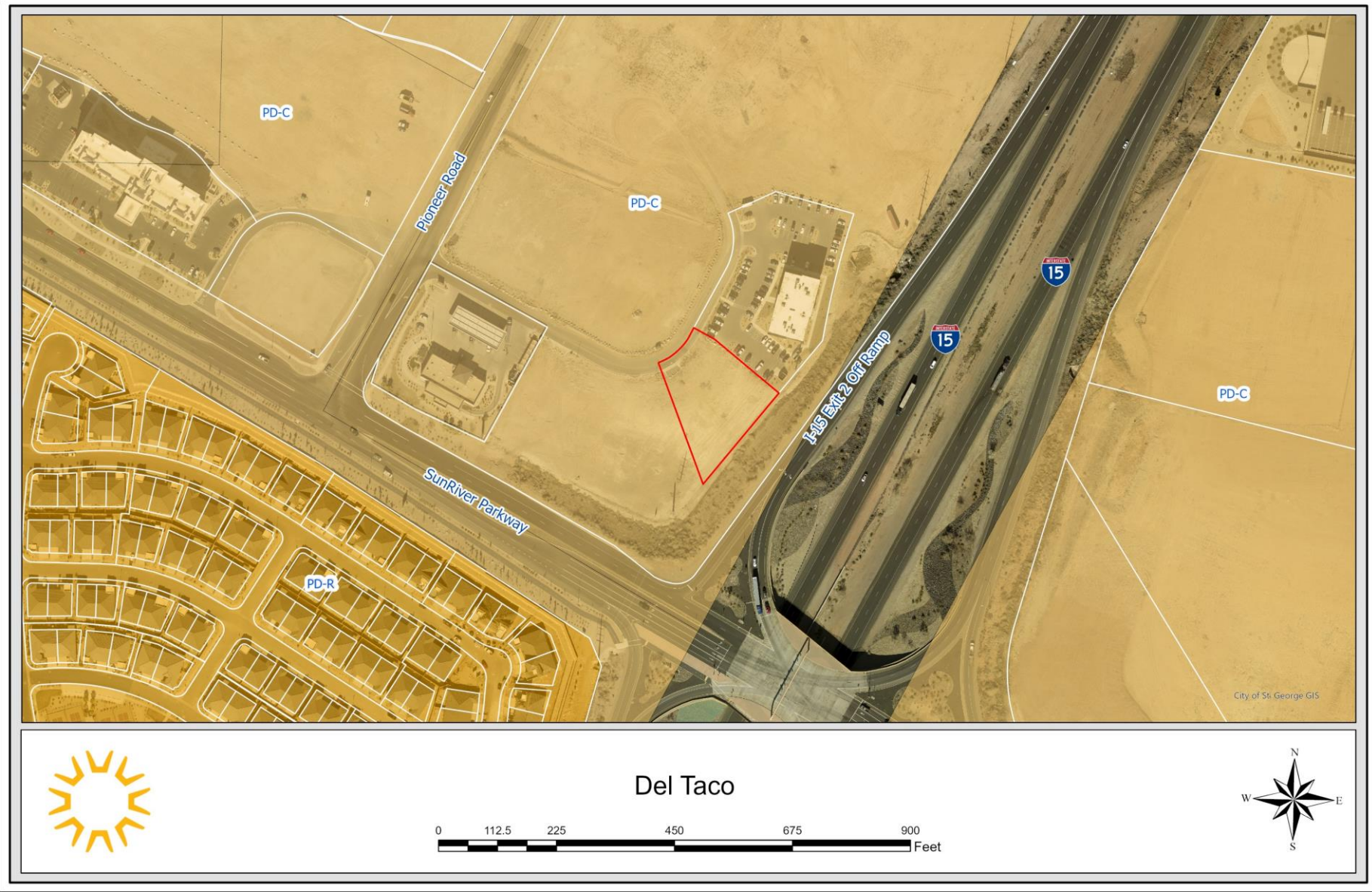
Aerial Map



Land Use Map



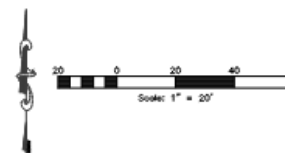
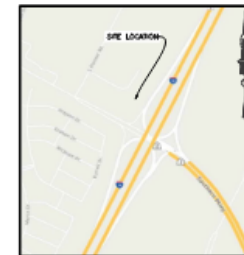
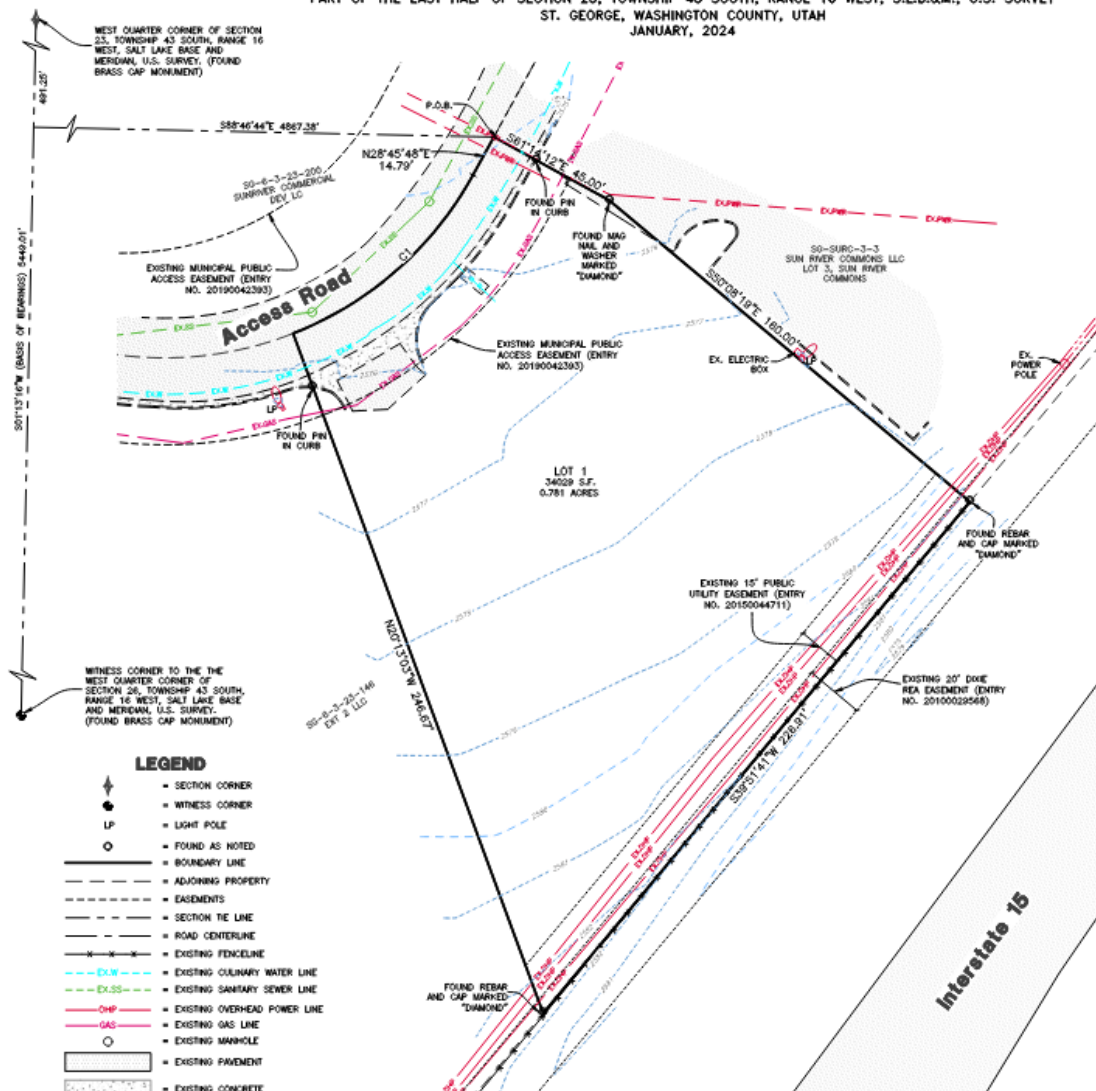
Zoning Map



Proposed Plat

Preliminary Sun River Commons Del Taco

PART OF THE EAST HALF OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 16 WEST, S.L.B.&M., U.S. SURVEY
ST. GEORGE, WASHINGTON COUNTY, UTAH
JANUARY, 2024



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE WEST QUARTER CORNER OF SECTION 23 AND THE WEST QUARTER CORNER OF SECTION 26, T.43S., R.16W., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS 50°13'16"W.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO A ONE LOT SUBDIVISION AS SHOWN. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REBEA & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

BOUNDARY DESCRIPTION

PART OF THE EAST HALF OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING 491.25 FEET SOUTH 01°13'16" WEST AND 4867.38 FEET SOUTH 88°46'44" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 61°14'12" EAST 45.00 FEET; THENCE SOUTH 50°08'19" EAST 160.00 FEET TO AN EXISTING FENCELINE; THENCE SOUTH 39°51'41" WEST 226.91 FEET ALONG SAID FENCELINE; THENCE NORTH 20°13'01" WEST 246.67 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 85.32 FEET, A DELTA ANGLE OF 38°47'05", A CHORD BEARING OF NORTH 48°39'17" EAST, AND A CHORD LENGTH OF 81.66 FEET; THENCE NORTH 28°45'48" EAST 14.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 34029 SQUARE FEET OR 0.781 ACRES.

CURVE TABLE

CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH
CT 1	120.00	38°47'05"	85.32
CT 2	81.66	48°39'17"	81.66

DEVELOPER

Frederick M. Barth
Pentad Retail/Hospitality
560 E 500 S, Suite 200
Salt Lake City, UT 84102
PH: (801) 556-8340

PLANNING COMMISSION AGENDA REPORT: 01/23/2024

ZONING REGULATION AMENDMENT**Airport Use Table**

(2024-ZRA-003)

Amendment to Title 10-10-1

Allowed Uses in the Airport Vicinity Zones

REQUEST:

Consider a request to amend Title 10-10-1, Airport Vicinity Zones, of the City Code, to add Airport Lounge as a permitted use in the ASBP (Airport Supporting Business Park) zone. The applicant is The City of St. George. (Case No. 2024-ZRA-003)

BACKGROUND:

For many years, the only airport in the State of Utah that has allowed airport lounges is the Salt Lake City International Airport. However, in 2023, the state code was updated. The Utah State Alcoholic Beverage Services Commission now can issue three domestic airport lounge licenses within the State of Utah (Title 32B-6-503). This request is to amend Title 10-10-1 of the St. George Zoning Regulations to add Airport Lounge as a permitted use in the ASBP (Airport Supporting Business Park) zone.

Proposed Changes:

The proposed revisions are shown below. The proposed addition is in green.

Title 10-10-1

Allowed Uses

	ASBP	AVI	C-RM
Airport Lounge	P		

RECOMMENDATION:

Staff recommends approval of the amendment to Title 10-10-1, Airport Vicinity Zones, of the City Code, to add Airport Lounge as a permitted use in the ASBP (Airport Supporting Business Park) zone.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend approval with changes.
3. Recommend denial.
4. Continue the proposed zoning regulation amendment to a specific date.

POSSIBLE MOTION:

The Planning Commission recommends approval of the Zoning Regulation Amendment to Title 10-10-1, Airport Vicinity Zones, of the City Code, to add Airport Lounge as a permitted use in the ASBP (Airport Supporting Business Park) zone.

FINDINGS:

1. It is in the best interest of the city to update city zoning regulations periodically.
2. The proposed revisions will allow the city to welcome appropriate business activity at approved locations.

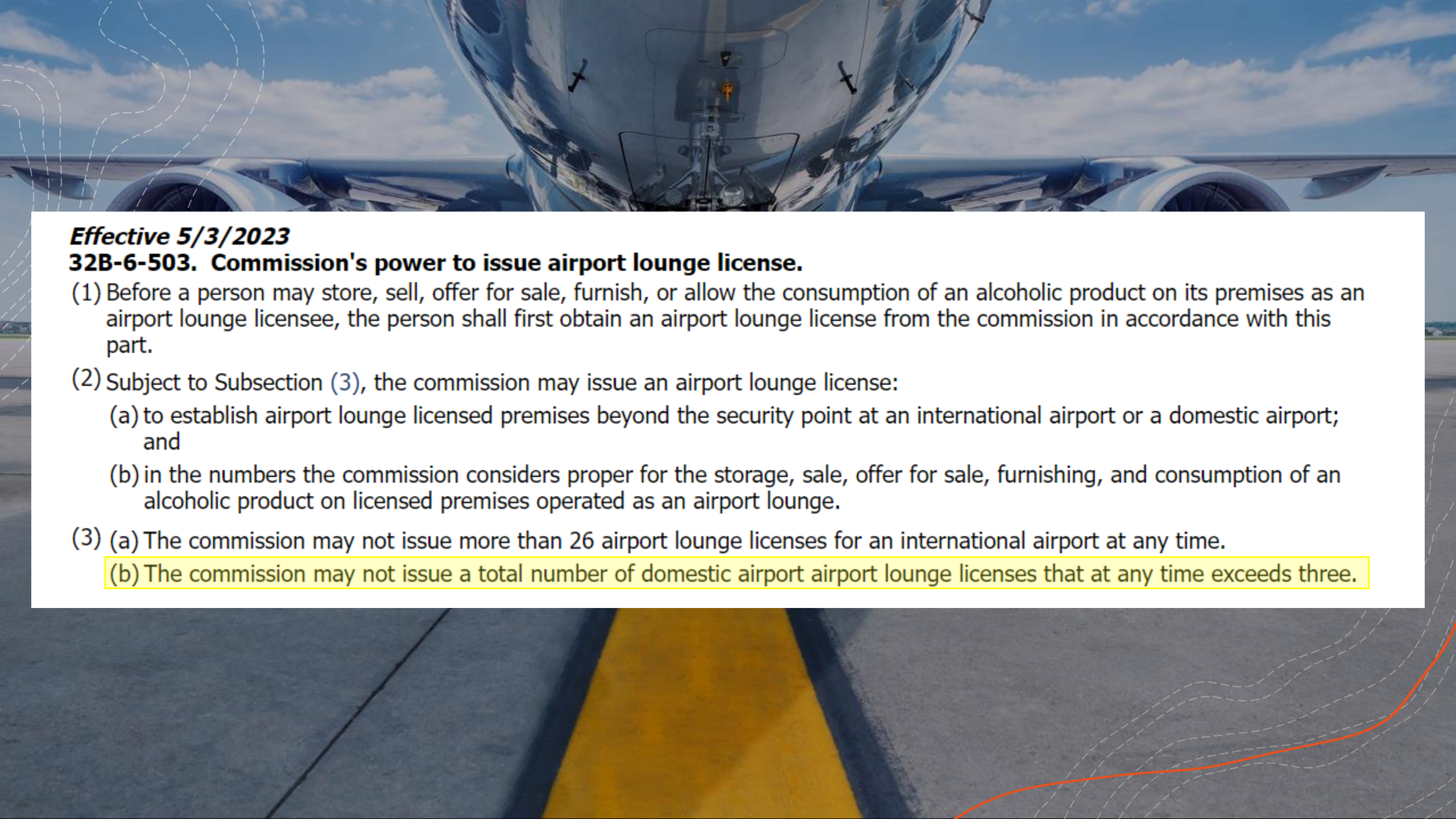
EXHIBIT A
PowerPoint Presentation

A low-angle, front-facing view of a large commercial airplane on a runway. The aircraft's nose, landing gear, and two large engines are prominent. The runway has a yellow center line that leads towards the plane. The sky is blue with scattered white clouds. There are decorative white dashed lines in the top left and bottom right corners, and a solid orange line in the bottom right corner.

Airport Use Table

Zoning Regulation Amendment

2024-ZRA-003



Effective 5/3/2023

32B-6-503. Commission's power to issue airport lounge license.

- (1) Before a person may store, sell, offer for sale, furnish, or allow the consumption of an alcoholic product on its premises as an airport lounge licensee, the person shall first obtain an airport lounge license from the commission in accordance with this part.
- (2) Subject to Subsection (3), the commission may issue an airport lounge license:
 - (a) to establish airport lounge licensed premises beyond the security point at an international airport or a domestic airport; and
 - (b) in the numbers the commission considers proper for the storage, sale, offer for sale, furnishing, and consumption of an alcoholic product on licensed premises operated as an airport lounge.
- (3)
 - (a) The commission may not issue more than 26 airport lounge licenses for an international airport at any time.
 - (b) The commission may not issue a total number of domestic airport airport lounge licenses that at any time exceeds three.



Allowed Uses

	ASBP	AVI	C-RM
Airfreight and express delivery services	P	P	P
Airport Lounge	P		
Animal hospital, including care of small and large animals, indoor only			P

PLANNING COMMISSION AGENDA REPORT: **11/14/2023**

PLANNING COMMISSION AGENDA REPORT: **01/23-2024**

Red Industrial

Case No. 2023-PP-041

Request: Consider a request for a four (4) lot preliminary plat known as Red Industrial, located approximately at 1630 E and Commerce Dr in Fort Pierce Industrial Park. The property is 20 acres and is zoned M-1 (Manufacturing). The applicant is Kenneth & Patricia Ann Blake, and the representative is Eric McFadden. Case No. 2023-PP-041 (Staff – Mike Hadley)

Location: The site is located at approximately 1630 E Commerce Dr in Fort Pierce Industrial Park.

Property: 20 acres

Number of Lots: 4

Density: N/A

Zoning: M-1 (Manufacturing).

Adjacent zones: This plat is surrounded by the following zones:
North – M-1 (Manufacturing).
South – M-1 (Manufacturing).
East – R-1-10 (Single Family Residential minimum 10,000 sq ft lots).
West – M-1 (Manufacturing).

General Plan: IND (Industrial).

Applicant: Kenneth & Patricia Ann Blake.

Representative: Eric McFadden

Comments: Engineering had comment as a condition of approval.

Planning Commission: This item came before the Planning Commission on November 14, 2023 and the Commissioners recommended approval of the preliminary plat. Since the commission's recommendations the applicant has added another lot to this preliminary plat and is seeking approval for the four (4) lot preliminary plat.

Preliminary Plat Item 4

RECOMMENDATION PRELIMINARY PLAT:

Staff recommend approval of the Preliminary Plat for the Venture Park with the following condition.

1. As a condition of approval of the preliminary plat the owner will be required to finish the roadway improvements along Commerce Drive, which include asphalt pavement, curb, gutter, and sidewalk. A note will need to be added to the final plat that states this requirement.

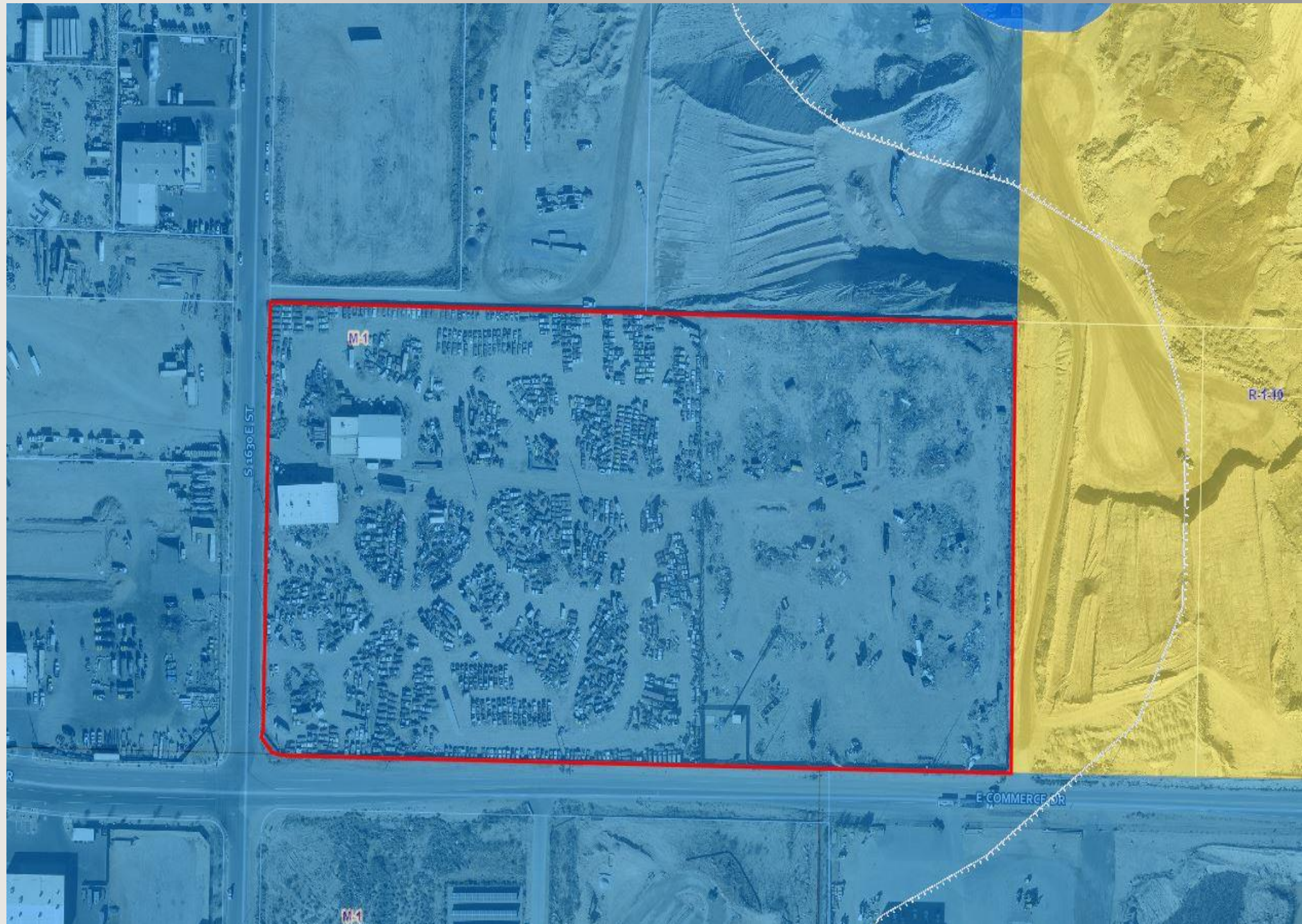
Red Industrial 2023-PP-041



Vicinity Map



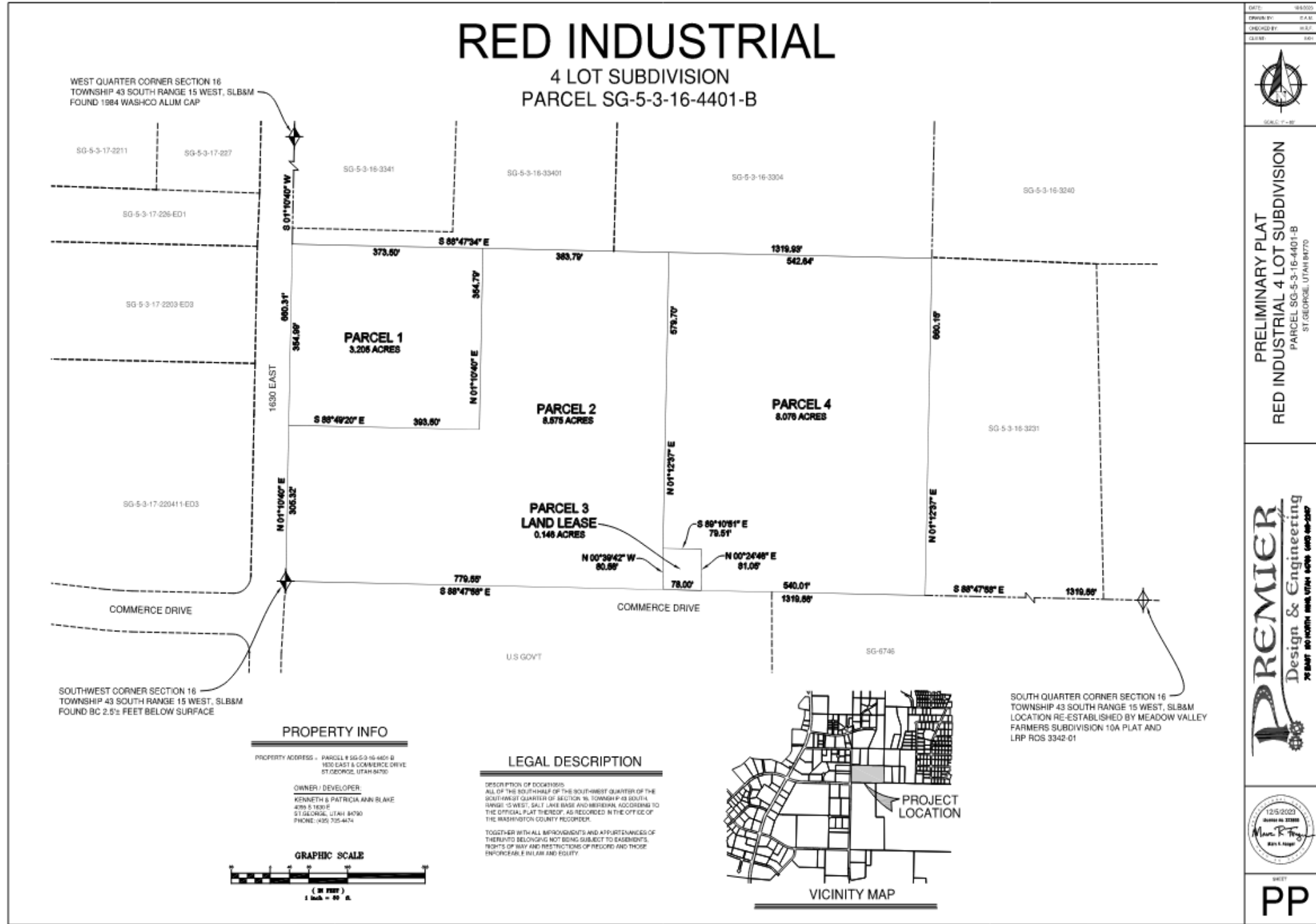
Zoning Map



General Plan Map



Preliminary Plat



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, January 9, 2024**, commencing at **5:00 p.m.**

PRESENT: Commissioner Rogers
Commissioner Nathan Fisher
Commissioner Austin Anderson
Commissioner Terri Draper
Commissioner Lori Chapman
Commissioner Brandon Anderson
Commissioner Kelly Casey

CITY STAFF: Community Development Director Carol Winner
Deputy City Attorney Jami Brackin
Planner III Dan Boles
Planner III Mike Hadley
Planner II – CDBG and Housing Brenda Hatch

EXCUSED:

Commissioner Fisher opened the meeting. Commissioner Anderson led us in the Pledge of Allegiance. Commissioner Fisher announced that Item 5 was removed from this agenda and will be heard at a later date. He also announced that we have two new commissioners and asked them to introduce themselves.

Commissioner Casey – My name is Kelly Casey I have been a resident of St. George about 26 years, and I am the owner of Stout Roofing.

Commissioner B. Anderson – My name is Brandon Anderson. I’ve been here in the City about 21 years. And I am an owner over at Rosenberg and Associates we do engineering.

Commissioner Fisher – I’ve had the pleasure of working with both of these gentlemen and they’re great to work with, great men and they will bring a lot to this commission I am certain. I want to welcome everyone else out and say Happy New Year. It’s great to see everybody. Our first item is the election of officers.

1. **Elect Officers** – The Planning Commission will elect officers to serve in the role of Chair and Vice Chair during the 2024 calendar year.

MOTION: Commissioner Fisher nominated Austin Anderson as Chair for this year.

SECOND: Commissioner Chapman

ROLL CALL VOTE:

AYES (6)

Commissioner Andrus

Commissioner Fisher

Commissioner Draper

Commissioner B. Anderson

Commissioner Lori Chapman
Commissioner Casey
NAYS (0)
Motion Carries Unanimous Vote

MOTION: Commissioner Rogers nominated Lori Chapman as Vice Chair.

SECOND: Commissioner B. Anderson

ROLL CALL VOTE:

AYES (6)

Commissioner Andrus

Commissioner Fisher

Chair Anderson

Commissioner Draper

Commissioner B. Anderson

Commissioner Casey

Commissioner Rogers

NAYS (0)

Motion Carries Unanimous Vote

2. **St. George Musical Theater Conditional Use Permit** – Jake Heward, representing Alpha Engineering, is requesting approval of a Conditional Use Permit to build a new musical theater building on a two-acre site. The project is located at approximately 974 South Main Street. If approved, the proposed building will be approximately 40 feet in height and 21,000 sq ft. **Case No. 2024-CUP-001** (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – The land use map calls for lively in this area on the Downtown Master Plan. This is the type of use we are looking for in this area. The zoning is C-3, the reason it is before you today is that the building is over 20,000 sq. ft. Please remember that Conditional Use Permits are assumed a permitted use assuming you can mitigate any circumstances that would need to be mitigated. Dan showed the site plan included in the packet. They are providing some buffers and landscape around this site; it's not required because it is commercial, but they are providing it. This building is 40 ft in height to the parapet walls. Staff recommends approval of the Conditional Use Permit.

Chair Anderson – Does the sidewalk continue on Main Street? It looks like it stops.

Dan Boles – There is a 5 ft wide existing.

Commissioner Chapman – When I looked at the parking they are assuming 3.2 people in each car, and they have 2 extra parking spaces. That doesn't include any staff, or any performers.

Dan Boles – That is included in the formula. We use the same formula for a theater as well.

Commissioner Chapman – So if the house is full there is still room for parking for the performers and staff?

Dan Boles – Yes.

MOTION: Commissioner Draper made a motion to recommend a positive approval to the City Council for the St. George Musical Theater.

SECOND: Commissioner Chapman

ROLL CALL VOTE:

AYES (7)

Commissioner Andrus

Commissioner Fisher

Chair Anderson

Commissioner Draper

Commissioner B. Anderson

Commissioner Chapman

Commissioner Casey

Commissioner Rogers

NAYS (0)

Motion Carries Unanimous Vote

3. **1650 W Snow Canyon Parkway General Plan Amendment** – **PUBLIC HEARING:** Stephen Clark, representing Dixie Downs Limited Partnership, is requesting approval of a General Plan amendment to change the land-use map from LDR (Low Density Residential) to COM (Commercial). The property is approximately 3.18 acres and is generally located at 1650 W Snow Canyon Parkway. The applicant is Dixie Downs Limited Partnership/Stephen Clark. **Case No. 2024-GPA-001** (Staff – Mike Hadley)

Mike Hadley presented the following:

Mike Hadley – The zoning is R-1-10, this piece exists as a remanent piece from the Artesia subdivision across the road there. The applicant wanted to come in and change it to commercial, he doesn't know what uses he would like to do there yet but would like to know if the city is amenable to the change. If this is approved the applicant will have to come back through to show what they would like to do.

Commissioner Chapman – Is professional office part of commercial designation for

Chair Anderson opened the public hearing.

Dan Cushing – I understand that the General Plan provides for guidance, and it's basically a 3-step process. I feel like section 14 gives us some direction to consider. It states that small commercial buildings can be considered on a case-by-case basis if compatible with the neighborhood. Being this is the first step of the process I would think that the intent of what would be built should be known so we could know if it would be compatible with the community and neighborhood. Section 14.2 states that along collector streets (Dan continued to read from the general plan) strictly speaking Snow Canyon Parkway is a limited access road so probably access to the property wouldn't go through there. 1650 North is like a 50 ft neighborhood access street and in my mind that wouldn't fit into the description of a collector street for a commercial property. In my mind we wouldn't want a development without knowing what they are building and planning there. We purchased a year ago because of the view we have from our back patio. It's a great concern of what the builder might build there without knowing what it is ahead.

Debbie Anderson – I would actually like to thank Steven Clark for investing and developing Artesia Terrace. I checked on the zoning for the property that is in question and Steven Clark also knew that the property was residential when he bought the property. I spoke to Mr. Hadley, and he said he hasn't seen the property. I invite the Planning Commission and Mr. Hadley out to see the property to see how it will affect the residents. He won't build another medical building because there is already another medical building being built on Snow Canyon, we don't need another. The only way he can make money is to go up.

Jerry Ewell – I've never attended these types of meetings; I don't know if the decisions have been made. My primary concern is the property right in front of me. I talked to my neighbors and all of us checked the zoning, I would have never bought if I thought it could be commercial. My point is, I don't know how other neighbors feel, but if it ended up being low traffic doctor's office, I don't know. I'm opposed to it.

Mark Taylor – I am appointed with about 8 homes that are here tonight. We had an entirely unobstructed view of the valley because none of the houses of Artesia were built, we knew they were coming. What we didn't expect was commercial. Our covenants are pretty strict on height so that we can have good views. We have seen significant changes in access on Snow Canyon, more often than not we will go out of our way to get to the traffic light to get onto the Parkway. I can tell you that the traffic speed is 10 miles above the speed limit. I always drive the speed limit, that is a residential street with difficult entry, people are driving 20 miles over the speed limit. I am afraid someone is going to get killed there.

Ron Barney – I live in the Estrella development. My concern is simply about traffic. We have witnessed in 3 years incredibly difficult ingress and egress. I would just state that is a concern of most if not all of the residents in that area.

Bruce Christensen – I also live in Estrella, as many have said that is a really dangerous road. Many are driving 10 miles or more over the speed limit. We have 99 homes, and we have 2 accesses. The shrubbery that is up and down Snow Canyon Parkway obstructs the view, that is dangerous. The 1650 entrance there are cars, trucks, buses, trailers, whatever parked on both sides of the road there. Two cars can't fit on that road anymore. Many of us are concerned how we will get in and out if something is approved there with a high traffic program. I would caution you to let something high traffic be developed there.

Brad McDonald – I also live in Estrella, I bought thinking this would be developed residential. My perspective maybe is a little different. I was reminded of how I saw a video on YouTube, there is a person who does videos with drones, he said this is one of the most beautiful corridors in this area. I agree with him. I know that there are concerns in the St. George area to maintain the natural beauties. One of the concerns are the dark sky initiatives. The exception is as you head toward the Bluff Street intersection, the optometrist office has a blazing light. I know we have Maverik and the store a bit further down, that may be a bit less of a concern because it is further down. There is also a concern of how it would be developed, I could see floodwaters coming right down the street.

Julia Madsen – My concerns, I walk down 1650 West every morning and afternoon. The school is down that street. The kids are walking with no adult supervision, they are going to get hit. There was a semi-truck that I emailed about. Why we are here today to put commercial on that road, they will hit those kids. To hear you are not going to have an entrance on Snow Canyon Parkway, that means the entrance will be right in front of my house. I would ask that you table this item, I got my letter Saturday and didn't have time to contact everyone. I would like to do a power presentation and show you the school.

Greg Simas – I concur with everything that has been said, I would like to keep that residential. Light pollution, traffic, they would end up putting another traffic modifier there. We would have 4 of them within a mile. There would be a lot of start and stop type accidents. It would start driving traffic into the residential areas to avoid the lights. Please consider keeping it residential. That is what it was made for, it was done right the first time.

James Young – We are all concerned with welfare and safety. It would be a travesty to put more traffic into 1650 West neighborhood. It will filter into all the neighborhoods. If you do it will eventually be collected into all the streets in that area. I believe it will diminish property values. It will decrease the property tax income to the City of St. George which would more than offset any increase in taxes the City may think it would get from commercial development. I encourage you to think of that aspect also.

Chair Anderson closed the public hearing.

Commissioner Fisher – I am assuming the distance between the light on Dixie Drive and here is not enough?

Wes Jenkins – We are not anticipating a light here. We were anticipating access here, there is an elevation change here, there will be a right in right out on Snow Canyon similar to the Maverik.

Commissioner Rogers – And would that be the only access?

Wes Jenkins – You could do that, but I think they would line the other access up down here with the road on 1650 West.

Mike Hadley – Remember that if the general plan changes they will need to come back through to provide the zone change details.

Commissioner Chapman – Just one clarification, if it didn't change from residential the maximum height for residential is 30 ft?

Mike Hadley – It's 40 ft.

Commissioner Fisher – I think the clarification is for the gallery, the only way to protect your view is to buy the property surrounding you. As much as we would like to protect that, we can't. Whether it's commercial or residential, it could be as high as 40 ft.

Commissioner Rogers – A couple of things I have learned, the traffic will be compounded exponentially with Black Desert alone on this road. Additionally, Snow Canyon Parkway is a busy collector, and the industry and growth that is coming to Snow Canyon Parkway from Black Desert Resort alone and the activities that will occur from there will compound the traffic exponentially during those periods. I would estimate that maybe an 8,000 sq ft footprint of a building looking at 100 parking stalls if that was the scenario with 100 occupants and you kept the access Snow Canyon Parkway, and the traffic was prohibited from accessing 1650 North I don't see those communities being significantly impacted. The impact on Snow Canyon Parkway would be very minimal once all the other activities are filled out along that corridor.

Commissioner Fisher – It's a tough decision to consider commercial right next to residential when it could be right next to a person's driveway. I agree with Commissioner Rogers, if you don't plan well enough for commercial in congested areas then you will see so much traffic trying to get into town. It's not always ideal to have it in your backyard, but I think when you're planning this homes backed up to there isn't ideal either. As far as the community, commercial makes sense here. It's a difficult piece as far as access goes.

Commissioner Chapman – Regardless of which way it goes the developer needs to come back in to show what he wants to do. At that time, you can come back in to talk about the night skies, the parking, the uses, those types of things. There is additional public input at that point.

Chair Anderson – It is a tough piece and it's surrounded by residential.

Commissioner B. Anderson – I think why it is still vacant is because it is a triangle and to put residential in there would be tough.

Discussion continued on how the piece should be developed.

Commissioner Chapman – I can see the difference between this piece and the piece on Dixie Drive, this doesn't have a light and if there are cars parked on both sides then maybe that won't be good.

Commissioner B. Anderson – There is room to grow there if the road needs to be wider.

Commissioner Kelly – The way that I view this is that the developer wants to see if it's worth his added expense to proceed any further with a commercial project in this location. If it was me owning the property and I had no chance to develop it commercially, why would I hire an architect to design anything? At the end of the day there is going to be something there. I would lean toward the opportunity for him to present more and see if what he presents is acceptable at that time.

MOTION: Commissioner Rogers made a motion for a positive recommendation to City council for item 3.

SECOND: Commissioner Fisher

ROLL CALL VOTE:

AYES (6)

Commissioner Andrus

Commissioner Fisher

Chair Anderson

Commissioner Draper

Commissioner B. Anderson

Commissioner Casey

Commissioner Rogers

NAYS (1)

Commissioner Chapman

Motion Carries Unanimous Vote

4. **Manning Property for Dixie Power General Plan Amendment** – **PUBLIC HEARING:** Russ Condie, representing Dixie Power, is requesting approval of a General Plan amendment to change the land-use

map from LDR (Low Density Residential) to COM (Commercial). The property is approximately 1.22 acres and is located on the northwest corner of Sugar Leo Road and Pioneer Road. The applicant is Dixie Power. **Case No. 2024-GPA-002** (Staff – Brenda Hatch)

Brenda Hatch presented the following:

Brenda Hatch – North of the property is the Dixie Power office building. On the west side is residential and then on the east side you have Pioneer Road and I-15. The property is currently zoned RE-37.5 which is residential estates 37,500 sq ft lot minimum lots. It is on the edge of the Bloomington Ranches phase 1 subdivision with on neighboring residential lot. Further north is Walmart and the commercial located up there. This property has good connectivity with the PD-C to the north and it doesn't appear to any physical barriers. The property is currently Low Density Residential and the property to the north is Commercial. The last slide shows where they would like to use it for parking in the short term, in the long term they would like to expand their offices.

Russel Condie – We are proposing to tie this in where it is connected. We are hoping not to move as everyone everywhere is growing. This is just an opportunity that Dixie was hoping to use to utilize the space and as we're growing to utilize as a future office building. I have contacted and gone around and tried to approach all the residences that were within that 500 ft., and everybody seemed open to this and felt it would be a good use for that property.

Commissioner Chapman – Access to that piece, where is that going to come from?

Russ Condie – Great question, I anticipate that in the long run there would be access off of Sugar Leo Road. Today what we are hoping with just some short term we are hoping to tie off from the bottom of our existing property and we would have to take out probably 3 parking spots to add some additional overflow. If someone comes in with a trailer or something like that. We would definitely like to tie the two properties together and have access in between there.

Commissioner Chapman – But not off Pioneer Parkway?

Russ Condie – Not off Pioneer Parkway. There is actually existing landscaping in that area that looks really nice, so that wouldn't be a desire at all. There is some debris and some other stuff so we would propose to do some cleaning up if this were approved to try and beautify the property right away. One of the residences was complaining about some trash and weeds and stuff like that so we would try and beautify it as much as we can.

Commissioner Fisher – Just to clarify, as much as we would like to talk about where their access might come from again it is just General Plan, so they could do whatever they want.

Chair Anderson opened the public hearing.

Ben Dalley – We live on Sugar Leo and share our back yard with Dixie Power, we would just like more information before approval. If it will be single story, multi-story? Many people use Sugar Leo as a cut through for Man O War, for customers or offices. We spoke to many of the neighbors, and they would be concerned as well.

Amy Dalley – I agree with what he said. I think after talking to a lot of our neighbors in the area who had spoke with Russ previously it was proposed that it was going to be a parking lot which it has been used as for quite a long time now. It doesn't seem to be an issue but knowing that once it gets changed into commercial zoning the regulations will be changed to commercial zoning rather than residential zoning and so it will be a lot harder to fight. In my opinion it makes our voices not quite as loud because at that point and time it's already commercial zoning and we won't be able to say stuff. Where he is saying they are going to put the entrance on Sugar Leo, that's a concern for me as a mother. We already have people coming down that road, but in addition to that Sugar Leo is a residential road, even if there is commercial that is already behind it, nobody is using Sugar Leo commercially. This would change that.

Vicki Butterson - I'm the first residential circle after Dixie Power, I wasn't really prepared to speak but I didn't know if you were going to vacate your current occupancy and move it or extend your property. They maintain their property well. I would be concerned about an access on Sugar Leo as well.

Ben Dalley – Russ has done a great job of informing us, but I do know that there are people moving in that would like to be informed on the matter.

Chair Anderson closed the public hearing.

Brenda Hatch – If this is approved through you and the City Council it would come back for a zone change, there would be more detail at this time. Most likely it would be a Planned Development Commercial so you would see very specific details such as the elevations, all the access, everything that would pertain to the entire site because Planned Developments are very specific.

Commissioner Fisher – At this stage the issue is whether it makes sense to have commercial in this area and an applicant isn't required to come in with any other detail except commercial. As Brenda had said, if this is approved for commercial when they come in for zoning, type of zoning they would be steered for would be PD, which means then they will have to bring in all the detail and it allows the City to consider kind of use they want and how it is designed in order to make it harmonious with the residential area around it. That is where you will see the details at that stage there.

Commissioner Chapman – If they determine right now that they want to use it for a parking lot do they have to have any additional anything?

Chair Anderson – Yes, they would have to change the zone.

Commissioner Chapman – And then if they plan to do a building?

Carol Winner – They would need to if they chose to do a Planned Development, which most likely they would because that is what they currently have on the other property. If you choose a straight zone you don't have to.

Chair Anderson – Is there a requirement that an access has to be a certain amount of feet from an intersection?

Wes Jenkins – When I first met with Russ, it really doesn't meet our access management policy for this type of road. However today Cameron and I looked at the average trips along the road, they are about 12,000 a day. This is an arterial street, but the trips are very low, so Cameron and I looked at it today and

we may give them an access off of Pioneer a right in right out or maybe even a full access on Pioneer. We will look at that when they decide to build their building. Most of Bloomington is built out, it will probably stay around 12,000 trips.

Commissioner Chapman – Just so I am understanding, you wouldn't be completely opposed to accessing Pioneer if things stay the same?

Wes Jenkins – Yes, we would look at it.

Commissioner Anderson – I am concerned about dumping traffic on Sugar Leo.

Russ Condie – I don't know if Dixie has any preference of where they would like to access the lot, if it can come off of Pioneer I think that it would be fine.

Chair Anderson – If this is going to be parked on it would need to be paved, right?

Carol Winner – Yes.

Commissioner Rogers – On Pioneer Parkway and being right adjacent to a commercial zone, it makes sense. I am mindful of the access on Sugar Leo.

MOTION: Commissioner Fisher made a motion to recommend approval of Item 4 for Dixie Power.

SECOND: Commissioner Rogers

ROLL CALL VOTE:

AYES (7)

Commissioner Andrus

Commissioner Fisher

Chair Anderson

Commissioner Draper

Commissioner B. Anderson

Commissioner Chapman

Commissioner Casey

Commissioner Rogers

NAYS (0)

Motion Carries Unanimous Vote

5. **Old Farm General Plan Amendment** – **PUBLIC HEARING:** Bill Clark is requesting approval of a General Plan amendment in order to change the land use map from LDR (Low Density Residential), MDR (Medium Density Residential), and PK (Park) to COM (Commercial), MHDR (Medium High Density Residential) and MDR (Medium Density Residential). This proposal would convert a portion of the existing LDR and MDR areas to COM, convert some areas of LDR and MDR to MHDR, and convert portions of existing LDR to MDR. The area designated for a park would be shifted south and the existing park designation would become LDR. The total area of change is approximately 54.56 acres, generally located on the West of 3000 East and between 2000 South and 2450 South. The project will be known as Old Farm General Plan Amendment. Case No. **2024-GPA-004** (Staff – Dan Boles)

THIS ITEM WILL BE NOTICED AND HEARD AT A LATER DATE

6. **Les Schwab Tire Center Zoning Map Amendment** – **PUBLIC HEARING:** Zach Graham, representing Les Schwab, is requesting approval of a PD (Planned Development) amendment to the Sun River Commons Planned Development Commercial (PD-C) zone. The property is approximately 1.92 acres, located approximately north of Sun River Parkway and east along Pioneer Parkway. The applicant is Sun River Commons. **Case No. 2024-PDA-001** (Staff – Mike Hadley)

Mike Hadley presented the following:

Mike Hadley – The general plan designation is commercial. They will have a larger building here that will service larger vehicles and RVs. This is the proposed tire storage. It will be cleaned out weekly or biweekly. Their plans show compliance with the landscape and photometric codes. We worked with the SunRiver HOA, and they wanted a condition added regarding the large trucks. We added a condition of approval that the large trucks will turn right onto Pioneer Rd and then access the Freeway at Brigham Rd.

Chair Anderson – The freeway is only a couple blocks away.

Mike Hadley – We are still working with them on the access, we did have a right in right out that we removed.

Zach Graham – We will have a neighborhood meeting with the SunRiver neighborhood before we go to City Council because Les Schwab wants to be good neighbors. One of the things I want to point out about Les Schwab is that they promote from within. 50% of the store is owned by the store manager. The store manager has to work every job in the store. What I'm showing here is the access road and the widening of the local access road. New tires are all stored inside the main building. Used tires are all stored in the outdoor 8ft CMU area, those are picked up once per week depending on how busy the store is. New tires are dropped off weekly. Because this is a large 53 ft trailer that will come in they will have to access here and head out to the north. This is a CMU building, the architecture is matched, and the steel doors are fully enclosed so that you can't see inside. This is a big store for Les Schwab. There will be two signs on the site plan they conform with the signs for SunRiver Commons. They will be approved separately and installed by the developer. I wanted to talk about noise. They like to operate with the doors open. They are open from 8-6 Monday through Saturday. The sound is about 64 decibels.

Commissioner Chapman – Is there a radius that they could go back south and go on the freeway or is that not possible with that configuration?

Zach Graham – Putting a median in the road takes the control to make it only right in and right out.

Chair Anderson – Is the median only here or will it go the full length?

Wes Jenkins – It doesn't meet our access policy, so it would only qualify for a right in right out so we are comfortable for them to give us the money and we will put it in when it is determined that it's necessary to be put in. The SunRiver folks are required to build that private road and access so we will get with them to put in some road base for turnaround in case someone gets in there and realizes that they are in the wrong place, so they don't need to go through the site.

Chair Anderson opened the public hearing.

Curly Carey – I want to say thank you Les Schwab for coming. They are a great corporate client and a great company. I want to say thank you to Zach for talking to us and making sure that the traffic doesn't turn around and come into our residential subdivision. I think that is a great idea Wes had about putting that turn around in there, you never know who will get in there and get stuck.

Chair Anderson closed the public hearing.

Commissioner Rogers – I am a little concerned about the non-relief of the building on the back side of the building along I-15.

Chair Anderson – So it looks like we have just the one bump out for the high base. This is where we have a hard time blowing up these elevations. It looks like the green is CMU and that, is there some metal on that, maybe under the Les Schwab sign? Maybe the applicant can come up.

Zach Graham – The truck service area itself, that 80 ft. portion is metal and then the rest is CMU. It's a variation of CMU between the color and also split face to ground face block.

Chair Anderson – Is it a core 10 type product?

Zach Graham – On the metal siding?

Commissioner Rogers – No, it's just aluminum siding.

Commissioner Kelly – Is this color scheme the same as your Cedar City location?

Zach Graham – It is similar, with specific modifications for the SunRiver development and their design standards. Specifically on those modifications, on this rear elevation, the gray on the one side and then maroon color on the other side then on the front kind of breaking that up more. It's specifically for them they wanted more of that banding around the top and the side there. It is very similar to Cedar City.

Commissioner Fisher – I'm just wondering if Commissioner Rogers was satisfied with looking at that rear elevation or whether we are looking for something else.

Commissioner Rogers – Last year we were concerned about the aesthetics along I-15 on the opposite end of St. George. There was some screening, there was some landscape that was required and requested. I would like to see some more relief on that backside, in addition to that some landscaping and trees.

Mike Hadley – If the commission wants we are happy to work with the applicant to add some design features on that rear portion along the freeway if you wanted to make that as a condition. They do have landscaping here, they have about 28 ft of it with the 6 ft minimums near the building in the rear.

Commissioner Fisher – I agree with Commissioner Rogers, some relief in the structure itself on that rear side but also combined with some creative landscaping, not one or the other but both.

<p>MOTION: Commissioner Rogers made a motion to forward a positive recommendation on item number 6 Les Schwab Tire Center rezoning amendment with the requirement that they address additional relief in the structure on I-15 with some rhythm of columns or materiality breaking that up as well in addition to that with some landscaping and trees.</p>
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SECOND: Commissioner B. Anderson

Chair Anderson – Can we add Wes’s roundabout there?

Commissioner Rogers – And a requirement for a turnaround into the SunRiver development.

Commissioner B. Anderson – Second

ROLL CALL VOTE:

AYES (7)

Commissioner Andrus

Commissioner Fisher

Chair Anderson

Commissioner Draper

Commissioner B. Anderson

Commissioner Chapman

Commissioner Casey

Commissioner Rogers

NAYS (0)

Motion Carries Unanimous Vote

Chair Anderson – We will skip ahead to Item 8.

7. **Title 10 Chapter 25 Subdivision Regulations Zoning Regulation Amendment** – **PUBLIC HEARING:** Consider a request to amend portions of Title 10, Zoning Regulations, to amend the subdivision regulations for the purpose of updating the development review process. The applicant is the City of St. George. **Case No. 2024-ZRA-001** (Staff – Carol Winner)

Carol Winner presented the following:

Carol Winner – We are proposing to amend them now because our deadline is February 1, 2024, by the state. We know that there are going to be changes that will be necessary. Let me first mention that the City Council has not had this presented to them in a work meeting. We didn’t have time on this one. I wanted to go over the highlights. The most important change that is happening is that all the preliminary plats will stop here. The Land Use Authority for those will be the Planning Commission. We thought you were a well-functioning body so that is why you got that. The whole purpose of this was to increase the development process for residential developments and so the State code is only addressing residential. Because it would be way too difficult for us to have separate development processes for residential and commercial/industrial we just put it all as one. We will keep the same process for everything. We are changing the subdivision regulations to be development regulations. When an applicant submits a plat we have 15 days to look at the plat. We give them our feedback then they can resubmit everything. If they didn’t address everything then we make it as a condition. This is for any development besides a Planned Development. That takes a longer cycle, everything has to be addressed with a Planned Development.

Commissioner Fisher – In that cycle what kind of time period do we have to go back and forth?

Carol Winner – We’re hoping it will be as quick as possible.

Commissioner Fisher – But could they submit a change, and we sit on it for 6 months?

Carol Winner – No, the idea is, we don’t have specific timelines on things. We did have a working group with the developers. They gave us their opinions. So, on something like this, they submit the preliminary

plat, we have 15 days to look at it, and I'll remind you that the reason we added the preapplication meeting is so that most of the items could be addressed before the applications are turned into to us. When this legislation first came out staff was very concerned. In the past we have been short of staff. We have had so many plans and so few engineers it was taking a long time to even get to the first reviews. We don't want anything to be stuck in one of those forever cycles. We hired a new engineer and we're hoping to hire a new planner.

Commissioner B. Anderson – So if one staff member doesn't do a review then does it not matter?

Carol Winner – Here is the thing, if one person isn't responding it is the job of the planner to get on that person to say if you don't give a comment then you don't get to comment later. You can't bring it up later on if it wasn't brought up in the first review. That will be different than what we have done in the past. The 15 days is preliminary plats and then the final plats and the construction drawings will be 20 business days. Then once we get it back to the applicant they have 20 days as well. There is a stipulation that the cycle can only go 4 times. All the comments must be addressed for the time to start. There are a couple things that are last minute changes. 10-25-A3 Legal conforming status of development lot or parcel, we have been asked to take that out, it doesn't change anything because it is a state law, you would still not be able to develop on a lot that was legally subdivided. It was put in to reaffirm what the state says but we will take it out, it doesn't change anything, we still follow the state.

Chair Anderson – So you are just deleting that whole paragraph?

Carol Winner – Yes. And the other change that I was going to mention is the preliminary plat approval and it is 10-25C-3, and it is A, which is the preliminary plat requirements, it lists on that page and then it goes through over to page 9 all of the requirements that we want to see on the preliminary plat. We have created a list, the engineering department I should say has created a list that coincides with all of our requirements. This list that is here and then there is a few redlines here and there, that's what has been in our subdivision regulations but it's not really what we are looking for.

Chair Anderson – Do we have the new list?

Carol Winner – I don't have the new one with me.

Chair Anderson – I know there was some discussion that we were going to require construction drawings with the preliminary plat, did we change that or is that what is going in?

Carol Winner – We will require construction drawings, but it won't be the full set. Wes can tell you more what we will be looking for.

Wes Jenkins – Basically we will anticipate 3 drawings, an overall grading plan that kind of shows how we want to grad our property, this is what we want to do. And then an overall utility plan that shows the utility mains and then a site plan that is kind of bare that shows the layout of the lots and all of that. So, you're not putting too much into it and getting all the details. We're hoping that it gives us enough information that we can give valid comments but that they don't have to spend too much money.

Commissioner Chapman – On section C the preapplication process says they have to get all the approvals before the preapplication process, is that standard?

Carol Winner – Yes, that is standard, this doesn't apply to Planned Developments. The preapplication is for the preliminary plat so they would need the zoning in place to plat it.

Chair Anderson – So when the applications come in does one of the Planners shepherd it through all the departments?

Carol Winner – Yes, the application will come through and a Planner will be assigned then they will be responsible for the application, and keeping track of it where it should be with the departments and reviewing. One thing that will be nice is we will have the in-person meeting so it will be everyone together.

Commissioner Fisher – In the past were the planners involved before?

Carol Winner – In the past it was engineering. We have pretty good communication with them.

Commissioner Chapman – So now there is a timeline where they will have to address the plans within 15 or 20 days?

Carol Winner – Yes, 15 days for a preliminary plat and 20 days for a final plat.

Commissioner Fisher –

Carol Winner – And there has been discussion that let's come up with something that works for the City of St. George.

Commissioner Chapman – Do we have manpower to actually get to them within 15 days?

Carol Winner – That is a really good question. It's not a surprise that we are slowing down, it's a really good time to try this out.

Commissioner Draper – How do you see this impacting the flow of work this body will review?

Carol Winner – I'm hoping it improves it. The whole reason was to get us on the right path in the beginning. It makes sense on paper. Everyone doesn't like that the state has put timelines on us. I think this is what developers want, they want to know how much time it's going to take.

Commissioner Draper – It seems like there will be efficiencies that will be gained. So, we may have more items come through this body?

Chair Anderson opened the public hearing.

Stacy Young – I just wanted to underline some of Carol's comments and add some of my own. We approached St. George City to see if they would invite us into the process. Another entity said we just won't find your application complete, then the clock won't start. St. George has never taken that tactic. I think the other thing that we agreed in the first meeting or two, one, everyone is kind of interpreting this differently, so we really wanted to solve the issue. I think we would from the developer's side spend a little more money up front but have higher certainty than we have had. Once you make comment the City is held to the comments they make in the first round. That in-person pre-application meeting will help, also the City is putting into writing what constitutes a complete application. I think we will get better plans

up front, and I think we'll get through it more quickly. We appreciate that you would consider removing those couple of provisions that Carol flagged. Without getting in the weeds of it, we agreed that you can't sell illegally subdivided lots, but we want to keep that discussion for another day. I think those were the main discussions. We really appreciate Carol, Wes and Jami. This is something we can build upon and take into other parts of the land use and development process.

Chair Anderson closed the public hearing.

Commissioner Fisher – I appreciate all the work the staff has done to put this all together. I know Stacy has done a lot of work on this also.

Chair Anderson – St George usually leads the county for sure over any other cities. I think our planners do a good job.

MOTION: Commissioner Chapman made a motion to the City Council recommend approval of Item 7 with leeway for staff adjustments as necessary, 10-25-A-3 struck from the document.

SECOND: Commissioner B. Anderson

ROLL CALL VOTE:

AYES (6)

Commissioner Andrus

Commissioner Fisher

Chair Anderson

Commissioner Draper

Commissioner B. Anderson

Commissioner Chapman

Commissioner Casey

NAYS (0)

Motion Carries Unanimous Vote

8. **Desert Canyons Business Park Phase 2 Preliminary Plat** – Ken Miller, representing DSG Engineering, is requesting approval of a thirteen (13) lot commercial Preliminary Plat. The property is approximately 59.49 acres and is located north of Airport Parkway and northwest of Southern Parkway. **Case No. 2023-PP-028.** (Staff – Mike Hadley)

Mike Hadley presented the following:

Mike Hadley – The zoning is CRM; the general plan is commercial. You may remember a while back we came in with another phase of this business park.

MOTION: Commissioner Rogers made a motion to recommend a positive recommendation to City Council.

SECOND: Commissioner Chapman

ROLL CALL VOTE:

AYES (7)

Commissioner Andrus

Commissioner Fisher

Chair Anderson

Commissioner Draper
Commissioner B. Anderson
Commissioner Chapman
Commissioner Casey
Commissioner Rogers
NAYS (0)
Motion Carries Unanimous Vote

9. Minutes

Consider a request to approve the meeting minutes from the December 12, 2023, and the December 19, 2023, meetings.

MOTION: Commissioner Draper made a motion to approve the minutes from the last meetings.
SECOND: Commissioner Fisher
ROLL CALL VOTE:
AYES (7)
Commissioner Andrus
Commissioner Fisher
Chair Anderson
Commissioner Draper
Commissioner B. Anderson
Commissioner Lori Chapman
Commissioner Casey
NAYS (0)
Motion Carries Unanimous Vote

10. City Council Items

Carol Winner, the Community Development Director will report on items heard at the January 4, 2024, City Council meeting.

1. 2023-PDA-023 Viviano at Red Cliffs
2. 2023-PP-042 Viviano at Red Cliffs
3. 2023-ZC-017 Red Pine 5-6 R-1-10 Zone Change
4. 2023-ZC-019 Lex Ence Property
5. 2023-PP-043 Sun River Commons Les Schwab

11. Adjourn

MOTION: Commissioner Fisher made a motion to adjourn
SECOND: Commissioner Chapman
ROLL CALL VOTE:
AYES (7)
Commissioner Andrus

Commissioner Fisher
Chair Anderson
Commissioner Draper
Commissioner B. Anderson
Commissioner Lori Chapman
Commissioner Casey
NAYS (0)
Motion Carries Unanimous Vote