

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

Public Notice

Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold a **Planning Commission** meeting in the City Council Chambers, 175 East 200 North, St George, Utah, on **Tuesday, December 12, 2023**, commencing at **5:00 p.m.**

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

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

EXCUSED:

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

1. **Red Pine Phases 5-6 Zoning Map Amendment** – **PUBLIC HEARING:** Mike Terry, representing DSG Engineering, is requesting approval of a zoning map amendment to change the zone from A-1 (Agriculture, one-acre minimum lot size) to R-1-10 (Single Family Residential 10,000 minimum sq ft lots). The property is 15.373 acres, located approximately at 2890 S Maple Crest Dr. **Case No. 2023-ZC-016** (Staff – Mike Hadley)

Mike Hadley presented the following:

Mike Hadley – The general plan designation is LDR, the density will be 2.86 units with the R-1-10 zoning designation.

Chair Kemp – This is just a continuation of what is happening to the south and to the west?

Mike Hadley – Yes, they have actually increased the density with the lot size on these phases.

Chair Kemp opened the public hearing.

Chair Kemp closed the public hearing.

MOTION: Commissioner Draper made a motion to recommend approval of this item to City Council SECOND: Commissioner Fisher ROLL CALL VOTE:
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AYES (6) Commissioner Andrus Commissioner Fisher Commissioner Anderson Commissioner Draper Chair Kemp Commissioner Lori Chapman NAYS (0) Motion Carries Unanimous Vote
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2. **Viviano Planned Development Amendment and Preliminary Plat** – Taylor Spendlove, representing Property Reserve Inc, is requesting to amend the approved PD-R (Planned Development Residential) zone. The property is located east of 3000 East Street and north of 1140 South. (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – This is a little different than the original approval. They are actually shifting it to the south. You may recall when they came in and general planned the entire northern portion to commercial. You'll notice the area in blue, it is zoned PD-C it will need to be rezoned, that will need to be in the motion for this item so it will be consistently zoned. They are well within the 9 units per acre for the medium density residential designation. Previously they were approved for 296 units. Dan described what was previously approved. They are proposing 304 units with the new layout, so they are adding 8 additional units they are using the same mix that they used previously. Single family, patio homes, town homes, and twin homes. They will have some green areas that they are keeping to a minimum that will be actively used, the rest will be xeriscape, they are meeting the 30% requirement for open space. The clubhouse is in phase 1. Dan showed the different phases as well as the access plan.

Chair Kemp – Is there any access to Merrill?

Dan Boles – No the commercial is up there.

Chair Kemp – Oh so it is reoriented to face to the west?

Dan Boles – Yes, I should have mentioned that. Dan showed elevations of the buildings included in the packet. They are asking for 4 project signs. 2b is the plat, I asked them to include the lot for the commercial portion so that there are no remnant parcels. Each individual area will be its own lot.

Chair Kemp – Is it a for sale or rent product?

Dan Boles – It is a for rent product.

Chair Kemp – Explain to me the access on the southeast corner, it looks like there is a trail behind the homes.

Dan Boles – Yes there is a trail there, it will be there and need to be constructed.

Chair Kemp – Who will own the trail?

Dan Boles – It will be a City trail. All driveways will be 25 ft.

Commissioner Chapman – Clarify for me how we do the whole front piece commercial and now we are doing the back, and they have more units?

Dan Boles – They are swapping, and it roughly works out to be about the same.

Commissioner Chapman – You have 300 and something units and you have basically 2 ins and outs, because nobody is going to take a left turn. That is a dense traffic problem. I don't know where else you would connect, maybe through the commercial.

Commissioner Fisher – Most subdivisions only require 2 accesses.

Commissioner Andrus – Did they do a traffic study.

Taylor Spendlove – Originally we did a traffic study for the site overall as we designed this we took that traffic study into account. On the first design we had 3 accesses, on this one we had 3 accesses. On this site plan this is a more efficient site. All of this was spurred because of the interest we had on the larger commercial site we had on Merrill.

Commissioner Chapman – So the traffic study was done when you had access off of Merrill and 3000, it wasn't updated?

Taylor Spendlove – The study was off Merrill and 3000. It wasn't updated to reflect the new configuration, but the current entrances are lined up with the entrances across from the project.

Chair Kemp – So is that a 66-foot road in the northeast corner, along the Washington City boundary?

Taylor Spendlove – That is probably a question for staff.

Chair Kemp – And then also for staff, is that a trail I'm seeing, with the gate that looks like it leads to a road?

Taylor Spendlove – That's not a road that is the storm drain pipeline and that will continue through the project along that trail section up into the commercial.

Commissioner Anderson – Is it a 6-foot masonry wall on the perimeter around the project? And the trail is outside the wall?

Taylor Spendlove – It is a 6-foot wall, and the public trail is outside the wall.

Commissioner Chapman – The signage points, I am confused why we need one on the corner and then one back in. Do they need to be allowed that many signs on one project? I think the signage is fine for the entrances going in. I can see you need to mark those. I don't think the sign is needed on the corner of 3000.

Taylor Spendlove – We're not tied to that; it would be great to have.

Commissioner Fisher – On the east side, the access isn't there a road there?

Wes Jenkins – Yes and originally it was supposed to go all the way through, but it doesn't now.

Commissioner Fisher – Are you concerned with 3 access points?

Wes Jenkins – No, we don't we were good with 2 but 3 are great.

Commissioner Draper – What were the concerns with fire and their turn arounds with their apparatus?

Dan Boles – That was with the last project, they will look at that during JUC and site plan.

Taylor Spendlove – These are public right of way widths and there are no dead ends.

Jami Bracken – The motion needs to include that the previous zoning is vacated and that lot 1 will be commercial and the remainder will be residential.

Chair Kemp – So how many lots will this be?

Jami Brackin – It will be a 12-lot preliminary plat.

Commissioner Fisher – Is it typical for us to use lettering instead of numbering?

Dan Boles – No, that is why the condition is on there that they should use lots.

Discussion continued on what the motion should look like.

Wes Jenkins – One more condition is a 50-foot easement for the storm drain.

- a. PUBLIC HEARING:** Consider a request to amend the approved PD-R (Planned Development Residential) zone on approximately 44.8 acres. The proposed PD amendment would redesign the layout of the site, add eight additional units, and propose building elevations. Additionally, approximately 3.5 acres is proposed to be rezoned from PD-C (Planned Development Commercial) to PD-R (Planned Development Residential) and incorporated into the PD for a total of approximately 48.3 acres. **Case No. 2023-PDA-023**

Chair Kemp opened the public hearing.

Chair Kemp closed the public hearing.

Commissioner Anderson – The only concern I had was the rear elevation of those along 3000 East and 1140 East. You will see the whole row of them down 3000, the trees and the wall will help.

Taylor Spendlove – We are willing to change some rooflines, add shutters, change some windows.

Commissioner Fisher – Some of the sides will be visible on 3000 and 1140 so I would consider changing those.

MOTION: Commissioner Anderson made a motion to recommend approval of Item 1A amend the PD-C 3.5 acres to PD-R

SECOND: Commissioner Fisher

ROLL CALL VOTE:

AYES (7)

Commissioner Andrus

Commissioner Fisher

Commissioner Anderson

Commissioner Draper

Chair Kemp

Commissioner Rogers

Commissioner Lori Chapman

NAYS (0)

MOTION: Commissioner Anderson made a motion to recommend approval of item 1 a to City Council with staff recommendations as well as adding more character to the rear and sides of the units that are along 1140 South and 3000 East.

SECOND: Commissioner Rogers

ROLL CALL VOTE:

AYES (7)

Commissioner Andrus

Commissioner Fisher

Commissioner Anderson

Commissioner Draper

Chair Kemp

Commissioner Rogers

Commissioner Lori Chapman

NAYS (0)

Motion Carries Unanimous Vote

- b. Consider a request for a preliminary plat in order to divide the property into eleven lots on approximately 70.95 acres. **Case No. 2023-PP-042**

MOTION: Jamie Brackin - forward a positive recommendation to the City Council for a subdivision plat on Viviano with all staff recommendations as listed in staff report in addition to add the church parcel as another lot within the subdivision plat and to amend the naming of the lots to reflect lot numbers rather than lot letters. Commissioner Rogers – So moved

SECOND: Commissioner Fisher

ROLL CALL VOTE:

AYES (7)

Commissioner Andrus

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

3. **Lex Ence Property Zoning Map Amendment** – **PUBLIC HEARING:** Bob Hermandson, representing Bush and Gudgell, is requesting approval of a zoning map amendment to change the zone from RE-12.5 (Residential Estates minimum 12,500 sq ft lot size) and OS (Open Space) to A-1 (Agriculture, one-acre minimum sq ft lots). The property is approximately 1.6 acres, located on the northeast corner of Quarry Ridge Dr and Knolls Dr. The applicant is Lex Ence. **Case No. 2023-ZC-016** (Staff – Mike Hadley)

Mike Hadley presented the following:

Mike Hadley – The general plan is LDR, this property is also in the floodway and the floodplain. They will have to work with public works on the property.

Bob Hermandson – The parcel to the north is the family's as well they have a barn and some animals on that. They intend to do the same thing on this parcel.

Chair Kemp – What is the process to develop that in the flood plain?

Bob Hermandson – We will put it on the high side, we will work with Jay Sandberg.

Chair Kemp opened the public hearing.

John Lemme – I live across the street; I'm just wondering what would happen if Mr. Ence would decide to sell that property and the new owner would want to put in a hog farm or a whole bunch of roosters? How high can a structure be?

Chair Kemp closed the public hearing.

MOTION: Commissioner Andrus made a motion to recommend approval of Item 3 the Lex Ence Property zoning map amendment with staff comments and findings.

SECOND: Commissioner Rogers.

ROLL CALL VOTE:

AYES (7)

Commissioner Andrus

Commissioner Fisher

Commissioner Anderson

Commissioner Draper

Chair Kemp

Commissioner Rogers

Commissioner Lori Chapman
NAYS (0)
Motion Carries Unanimous Vote

4. **Sun River Commons Lot 4 Subdivision Preliminary Plat** – Jared Bates, representing Rosenberg and Associates is requesting approval of a Commercial Preliminary Plat to develop a two (2) lot subdivision. The property is approximately 16.14 acres and is located along Pioneer Road and north of Sun River Parkway. The applicant is Sun River Commons LLC. **Case No. 2023-PP-043** (Staff – Mike Hadley)

Mike Hadley presented the following:

Commissioner Chapman – Why is it called parcel A?

Jared Bates – There is already a lot 1, 2 and 3. We can call it lot 5 or 4 a and b.

Commissioner Rogers – Does this include the horseshoe piece?

Jared Bates – No that is a separate lot.

Carol Winner – They do their lots by phases, so lot 1 was phase 1, lot 2 is phase 2 etc. It will be easier to call it 4a and 4b because we know it will be subdivided further in the future.

MOTION: Commissioner Draper made a motion to recommend approval of Sun River Commons lot 4a and 4b preliminary plat.

SECOND: Commissioner Anderson

Commissioner Fisher – Do we amend the motion to say that they need to amend the plat to read lots 4a and 4 b?

Commissioner Draper- I amend my motion.

Commissioner Anderson – I second

ROLL CALL VOTE:

AYES (7)

Commissioner Andrus

Commissioner Fisher

Commissioner Anderson

Commissioner Draper

Chair Kemp

Commissioner Rogers

Commissioner Lori Chapman

NAYS (0)

Motion Carries Unanimous Vote

5. **Tonaquint Terrace Planned Development Amendment** – **PUBLIC HEARING:** Ryan McDougal, representing McHyve LLC, is requesting to amend the approved PD-R (Planned Development Residential) (formerly known as Mesa Palms) Planned Development Residential (PD-R) zone. The

applicant is proposing 51 townhome units. This property is located approximately at 2000 S Mesa Palms Way. **Case No. 2023-PDA-024**

THIS ITEM WILL BE NOTICED AND HEARD AT A LATER DATE

6. Minutes

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

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

SECOND: Commissioner Anderson

ROLL CALL VOTE:

AYES (7)

Commissioner Andrus

Commissioner Fisher

Commissioner Anderson

Commissioner Draper

Chair Kemp

Commissioner Rogers

Commissioner Lori Chapman

NAYS (0)

Motion Carries Unanimous Vote

7. City Council Items

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

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

8. Adjourn

MOTION: Commissioner Lori made a motion to adjourn.

SECOND: Commissioner Anderson

ROLL CALL VOTE:

AYES (7)

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