

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, March 12, 2024**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order

Flag Salute

1. **Cyprus Credit Union Planned Development Amendment** – **PUBLIC HEARING:** Taylor Smith, representing Galloway & Company is requesting approval of an amendment to the River Crossing PD-C (Planned Development Commercial) to develop a 4,160 square foot credit union on 0.89 acres. This project is located on the southeast corner of River Road and George Washington Parkway. Case No. **2024-PDA-004** (Staff – Dan Boles)

2. **Minutes**

Consider a request to approve the meeting minutes from the February 27, 2024, meeting.

3. **City Council Items**

Carol Winner the Community Development Director will report on items heard at the March 7, 2024, City Council meeting.

1. 2024-PDA-001 Les Schwab Tire Center
2. 2023-PP-062 White Sage Terrace
3. 2023-PDA-024 White Sage Terrace
4. 2024-PDA-002 Del Taco
5. 2024-PP-001 Del Taco
6. 2024-ZRA-004 Water Conservation Updates
7. 2024-HS-002 Rim Rock Wash
8. 2024-PDA-003 River Crossing Sign Amendment
9. 2024-ZRA-005 9-3C Habitat Conservation Plan

Monica Smith – Development Office Supervisor

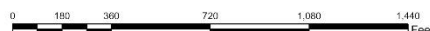
Reasonable Accommodation: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs.

PLANNING COMMISSION AGENDA REPORT: 03/12/2024

| Cyprus Credit Union Planned Development Amendment (Case No. 2024-PDA-004) | |
|---|--|
| Request: | Consider an ordinance amending an approved PD-C (Planned Development Commercial) on approximately 0.89 acres, located on the southeast corner of River Road and George Washington Boulevard for the purpose of adding a 4,160 ft ² credit union for a project to be known as Cyprus Credit Union. |
| Applicant: | Taylor Smith |
| Location: | Located at the southeast corner of River Road and George Washington Boulevard |
| 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) |
| Land Area: | Approximately 0.89 acres |



Cyprus Credit Union
PD Amendment



BACKGROUND:

This lot is a part of the River Crossing Planned Development. In 2016, The Boulder Creek Commons Planned Development was established with a general layout of the property and a use list (2015-ZC-035). In 2021, the name of this development name was changed to River Crossing and a conceptual site plan was approved (2021-ZCA-081). Prior to 2020, there was a limit of three drive-thrus allowed in this development; however, in 2020, that limit was removed, and drive-thru standards were created and approved for this specific development. The standards are as follows:

1. Restaurant drive-through lanes shall provide five stacking or queuing spaces per lane from the ordering location or the first building window, whichever is greater, in addition to the space for the vehicle at the window or ordering station.
2. Stacking or queuing spaces shall not block parking spaces or loading areas on the site.
3. Queuing lanes shall be a minimum of 13 feet in width.
4. A stacking que shall not be located within 50' of a public intersection or public ingress/egress point.
5. Drive-through facilities shall not be placed adjacent to residential properties.
6. Order boards shall be faced away from residential areas to the greatest extent possible.

The standards above were intended to minimize impacts created by restaurant drive through facilities. With that in mind, items number 1 and 6 would not apply to this particular site.

Please see the zoning requirement details below:

| Zoning Requirements | | | |
|-----------------------------|-----------------------|---|--|
| Regulation | Section Number | Proposal | Staff Comments |
| Setbacks | | Front/ Street Side: 22'/27' Side: 109' Side: 106' | The required setbacks are: Front/ Street Side: 20' Side/ Rear: 0' and 10' |
| Uses | 10-8D-2 | Credit Union | The proposed use is found on the approved use list for the River Crossing PD-C |
| Height and Elevation | 10-8D-2 | Approximate Height: 27'4" | 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 landscape strip along the public right-of-way that will meet or exceed 15' as required by city code, along with |

| | | | |
|--|---------|---|---|
| | | | landscape in the parking area. The street 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 | They are proposing two monument signs and wall signage. | Any signs will need to meet the sign regulations found in Title 9-13 and River Crossing master sign plan. |
| 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 under 11% 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 credit union will have 4,160 gross square feet. Parking provided: 37 spaces | The requirement is: 1 space per 250 ft ² gross floor area. Required = 17, Exceed parking requirement by 20 Spaces |
| EVCS And Bike Parking | 10-19-6 | None shown | 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 application for an amendment to the PD for the River Crossing development in order to allow the Cyprus Credit Union to be constructed.

1. That all of the requirements for drive throughs (as presented above) be adhered to as approved previously by City Council with the exception of numbers one and six which are specific to restaurant drive through facilities.

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 Cyprus Credit Union as presented, case no. 2024-PDA-004, 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-C zone.
2. The proposed project meets the Planned Development Commercial general requirements found in Section 10-8D-2.

Exhibit A Applicant's Narrative

Cyprus Credit Union is looking to propose a new branch to support their members in the St George Area. The total area of the is .89 acres and the building of the Credit Union will 4,160 sq feet.

AREA CALCULATIONS:

| | | |
|------------------------------------|-------------------|--------------------|
| PROPERTY AREA: | 39,063.92 sf | |
| BUILDING FOOTPRINT: | 4,160.58 sf | 11% TOTAL PROP. |
| DRIVE THRU CANOPY: | 938 sf | 2% TOTAL PROP. |
| PARKING LOT AREA: | 26,638.69sf | 68% TOTAL PROP. |
| PARKING LOT LANDSCAPING: | 3,127.70 sf | 12% PARK. LOT AREA |
| LANDSCAPING: | 10,910.90 sf | 33% TOTAL PROP. |
| LANDSCAPING: RIGHT OF WAY | 3,269.21 sf | 8% TOTAL PROP. |
| PARKING : | | |
| STALLS REQUIRED: | | |
| 2.5 STALL PER 1000 sf | | |
| 4160.58 sf ÷ 1000 sf x 2.5 STALLS= | 11 STALLS | |
| PROVIDED: | 35 STALLS (2 ADA) | |

Exhibit B

River Crossing (fka: Boulder Creek Crossing)

Approved Use List

Boulder Creek Commons (North & South)

(Approx. 16.64 acres)

“USE LIST”

Note: Future ZCA (Zone Change Amendments) may be submitted for additional uses not listed below on a case by case basis

Amusement / Recreation / Entertainment

Dance Studio
Martial Arts Studio
Health Club
Fitness Center
Indoor entertainment activities such as paintball, bowling alley, miniature golf, arcade, etc.
Theater

Animal Services (indoor only)

Small Animal boarding
Animal Hospital
Veterinarian Clinic
Pet store, pet grooming

Automotive (indoor only)

Auto parts sales (indoor only)
Automobile rental
Tire sales (indoor)
Car Wash (excluding open bays & manual car wash)

Business & Financial

Bank or financial institution
Professional or business office (real estate, travel, accounting, attorney, etc.)

Food Service

Bakery
Catering
Delicatessen
Ice cream parlor

Restaurant, drive-thru (limited to a maximum of three (3) in Boulder Creek Commons South area)

Restaurant, sit down

Non-Industrial Manufacturing (in shop)

Candy Shop

Medical, Dental, Counseling Services

Counseling Center (mental health, alcohol, drugs)
Laboratory, dental or medical
Medical / Dental office or clinic
Optometrist, optician

Retail Sales (indoors)

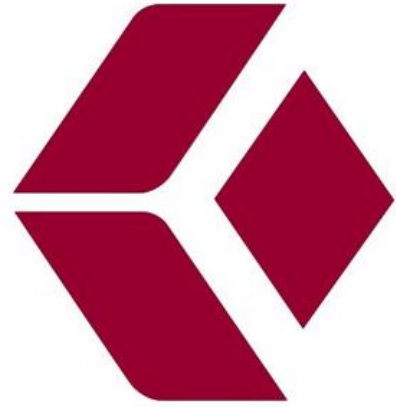
Antique store
Athletic & sporting goods
Bookstore
Department store
Drive-thru sales (pharmacy, dairy, etc.)
Florist
Furniture
Appliances
Office supplies
Paint or wall paper
Pharmacy
Retail goods establishments
Super Market / Grocery Store
Gas Station
Convenience market with gas pumps

Service Business (indoor only)

Barber Shop
Beauty Shop (incidental body piercing)
Carpet & rug cleaning
Child nursery, day care, preschool (limited outdoor with staff approval)
Educational institutions, schools, college, learning center, trade school
Janitor service & supply
Laundry or dry cleaners
Locksmith
Mail service
Massage establishment
Permanent cosmetics (as a secondary use to barber shop or beauty shop)
Pest Control
Pet grooming
Printing

Exhibit C

PowerPoint Presentation



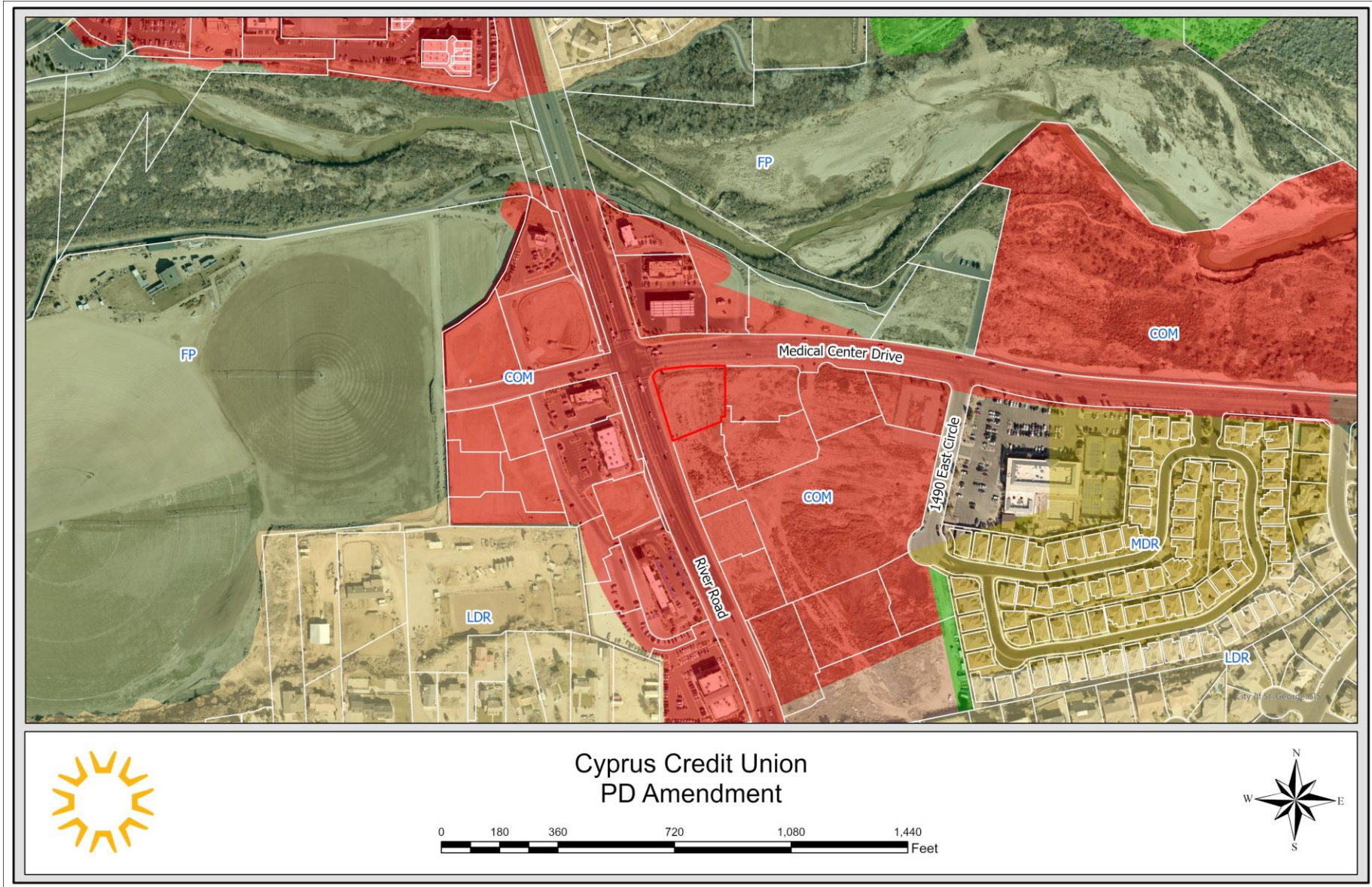
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C R E D I T U N I O N

2024-PDA-004

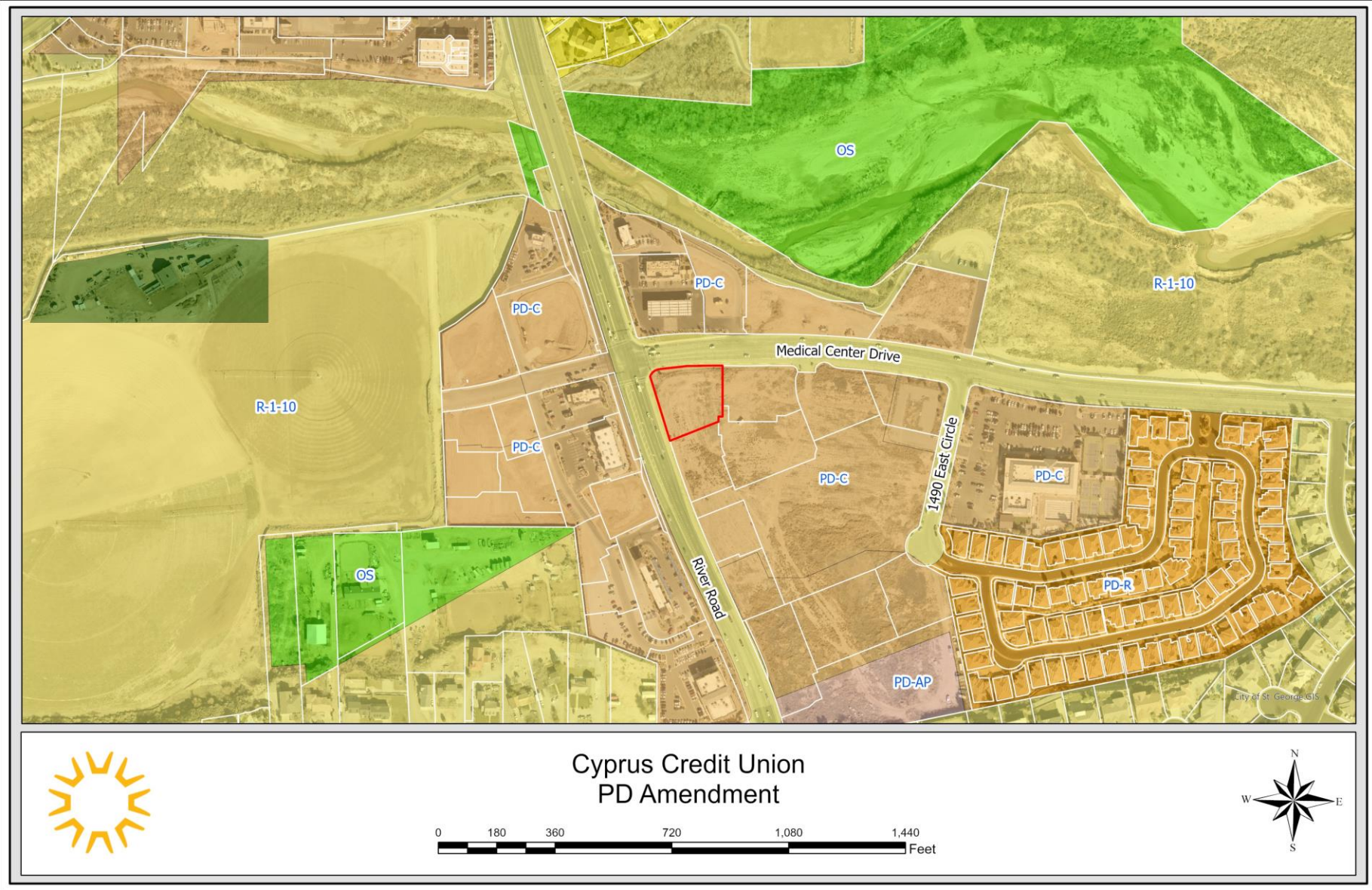
Aerial Map



Land Use Map



Zoning Map



Use List

Boulder Creek Commons (North & South)

“USE LIST”

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Animal Hospital
Veterinarian Clinic
Pet store, pet grooming

Automotive (indoor only)

Auto parts sales (indoor only)
Automobile rental
Tire sales (indoor)
Car Wash (excluding open bays & manual car wash)

Business & Financial

Bank or financial institution
Professional or business office (real estate, travel, accounting, attorney, etc.)

Food Service

Bakery
Catering
Delicatessen
Ice cream parlor
Restaurant, drive-in
Restaurant, sit down

Non-Industrial Manufacturing (in shop)

Candy Shop

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Optometrist, optician

Retail Sales (indoors)

Antique store
Athletic & sporting goods
Bookstore
Department store
Drive-thru sales (pharmacy, dairy, etc.)
Florist
Furniture
Appliances
Office supplies
Paint or wall paper
Pharmacy
Retail goods establishments
Super market / grocery
Gas Station
Convenience market with gas pumps

Service Business (indoor only)

Barber Shop
Beauty Shop (incidental body piercing)
Carpet & rug cleaning
Child nursery, day care, preschool (limited outdoor with staff approval)
Educational institutions, schools, college, learning center, trade school
Janitor service & supply
Laundry or dry cleaners
Locksmith
Mail service
Massage establishment
Permanent cosmetics (as a secondary use to barber shop or beauty shop)
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Use List

Boulder Creek Commons (North & South)

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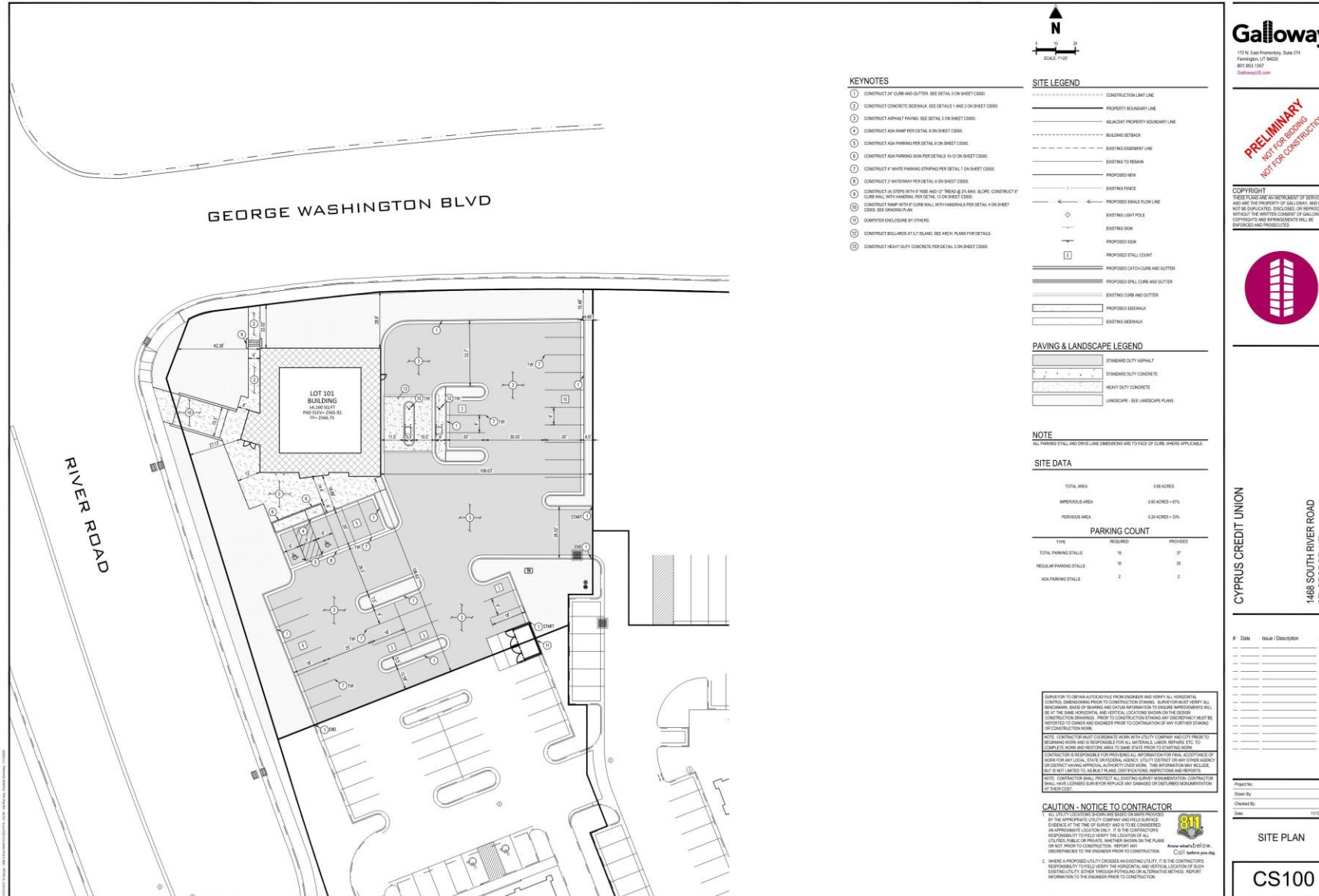
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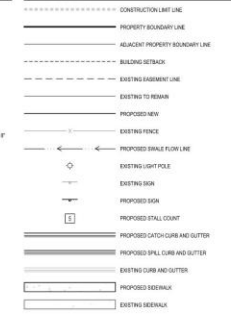
Site Plan



KEYNOTES

- 1. CONSTRUCT CURB AND GUTTER. SEE DETAIL 3 ON SHEET CS00.
- 2. CONSTRUCT CONCRETE SIDEWALK. SEE DETAILS 1 AND 2 ON SHEET CS00.
- 3. CONSTRUCT ASPHALT PAVING. SEE DETAIL 1 ON SHEET CS00.
- 4. CONSTRUCT ADA RAMP PER DETAIL 5 ON SHEET CS00.
- 5. CONSTRUCT ADA PAVING PER DETAIL 6 ON SHEET CS00.
- 6. CONSTRUCT ADA PAVING SIDEWALK PER DETAIL 1 ON SHEET CS00.
- 7. CONSTRUCT 4" WHITE PAVING SURFACE PER DETAIL 7 ON SHEET CS00.
- 8. CONSTRUCT 4" BITUMEN AND DETAIL ON SHEET CS00.
- 9. CONSTRUCT 1/2" TOP COAT OF BASE AND 1" BASE OF FILL BASE. SLOPE. CONSTRUCT 1/2" CURB WALL WITH HANDRAIL PER DETAIL 12 ON SHEET CS00.
- 10. CONSTRUCT RAMP WITH 1/2" CURB WALL WITH HANDRAILS PER DETAIL 4 ON SHEET CS00. SEE GRADING PLAN.
- 11. DAMPFER ENCLOSURE BY OTHERS.
- 12. CONSTRUCT BILLBOARDS AT LOT ISLAND. SEE ARCH. PLANS FOR DETAILS.
- 13. CONSTRUCT HEAVY DUTY CONCRETE PER DETAIL 3 ON SHEET CS00.

SITE LEGEND



PAVING & LANDSCAPE LEGEND



NOTE

ALL PARKING STALL AND DRIVE LINE DIMENSIONS ARE TO FACE OF CURB WHERE APPLICABLE.

SITE DATA

| | |
|-----------------|------------------|
| TOTAL AREA | 0.96 ACRES |
| IMPERVIOUS AREA | 0.80 ACRES = 83% |
| PERVIOUS AREA | 0.16 ACRES = 17% |

| PARKING COUNT | | |
|------------------------|----------|----------|
| TYPE | REQUIRED | PROVIDED |
| TOTAL PARKING STALLS | 18 | 37 |
| REGULAR PARKING STALLS | 16 | 35 |
| ADA PARKING STALLS | 2 | 2 |

DIRECTOR TO OBTAIN AND INSTALL FROM BARRIERS AND VERIFY ALL HEIGHTS BY CONTROL. DIMENSIONAL PRIOR TO CONSTRUCTION STIPEND. SURVEYOR MUST VERIFY ALL DIMENSIONS, BASES OF BUILDING AND OTHER INFORMATION TO BE SHOWN APPLICABLE SHALL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STIPEND ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STIPEND CONSTRUCTION WORK.

NOTE: CONTRACTOR MUST CONSIDERATE WORK WITH UTILITY COMPANY AND NOTIFY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL INFORMATION FOR PUBLIC ACCESIBILITY OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR AGENCY TRADING SPECIAL ASSET LOCATION. THIS INFORMATION MAY INCLUDE BUT IS NOT LIMITED TO SIGNAL TRANS, STATE OR FEDERAL AGENCIES AND REPORTS.

NOTE: CONTRACTOR SHALL PROTECT ALL UTILITIES BASES BY SIGNPOSTING, CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DETRIEVED INSTRUMENTATION AT THEIR COST.

CAUTION - NOTICE TO CONTRACTOR
 1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND SHALL REPORT ANY DAMAGE TO THE UTILITY COMPANY AND THE ENGINEER PRIOR TO CONSTRUCTION.
 2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE WITH THE OWNER AND RECORD LOCATION OF SUCH EXISTING UTILITY EITHER THROUGH PHOTOGRAPHY OR ALTERNATIVE METHODS. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

Galloway
 173 N. East Promenade, Suite 274
 Farmington, UT 84202
 801.883.2537
 GallowayUS.com

PRELIMINARY
 NOT FOR BIDDING
 NOT FOR CONSTRUCTION

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CYPRUS CREDIT UNION
 1468 SOUTH RIVER ROAD
 ST. GEORGE, UT

| # | Date | Issue / Description | Init. |
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Drawn By: ES
 Checked By: BS
 Date: 11/15/2023

SITE PLAN
CS100

Elevations



01 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

○ KEY NOTES:

Galloway
100 Overhead Blvd, Suite 100
Bloomington, MN 55425
612.774.8400
galloway@galloway.com

DATE: _____

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EXTERIOR ELEVATION LEGEND:

- FINISHED GIP
- BRICK, INTERMEDIATE BRICK - COLOR: TRENDS
- BRICK, INTERMEDIATE BRICK - COLOR: INTERMEDIATE BRICK
- ALUMINUM COMPOSITE WALL PANEL SYSTEM
- ALUMINUM COMPOSITE WALL PANEL SYSTEM - CLEAR, SLAT-GRAY

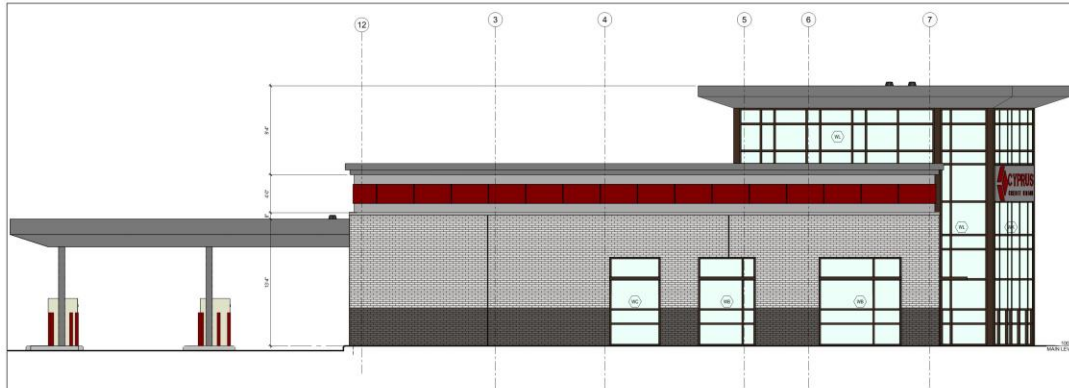
CYPRUS CREDIT UNION RIVER ROAD
CYPRUS CREDIT UNION
1450 S RIVER RD
ST. GEORGE, UT 84790

| # | Date | Issue/Description |
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| | | |
| | | |
| | | |

Prepared by: WST
Checked by: KJL
Designed by: DLR

EXTERIOR ELEVATIONS

AE202



02 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

○ KEY NOTES:

0.1.1. All exterior walls are finished with 1 1/2" thick brick, laid in a running bond pattern with standard stretcher courses.

0.2.1. All window and door frames are finished with standard aluminum frames.

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EXTERIOR ELEVATION LEGEND:

- FINISHED GIP
- BRICK, INTERMEDIATE BRICK - COLOR: TRENDS
- BRICK, INTERMEDIATE BRICK - COLOR: INTERMEDIATE BRICK
- ALUMINUM COMPOSITE WALL PANEL SYSTEM
- ALUMINUM COMPOSITE WALL PANEL SYSTEM - CLEAR, SLAT-GRAY

Galloway
100 Overhead Blvd, Suite 100
Bloomington, MN 55425
612.774.8400
galloway@galloway.com

DATE: _____

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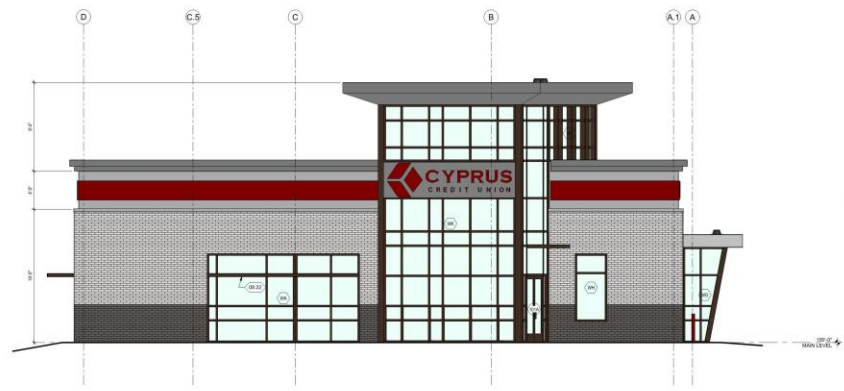
CYPRUS CREDIT UNION RIVER ROAD
CYPRUS CREDIT UNION
1450 S RIVER RD
ST. GEORGE, UT 84790

| # | Date | Issue/Description |
|---|------|-------------------|
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Prepared by: WST
Checked by: KJL
Designed by: DLR

EXTERIOR ELEVATIONS

AE201

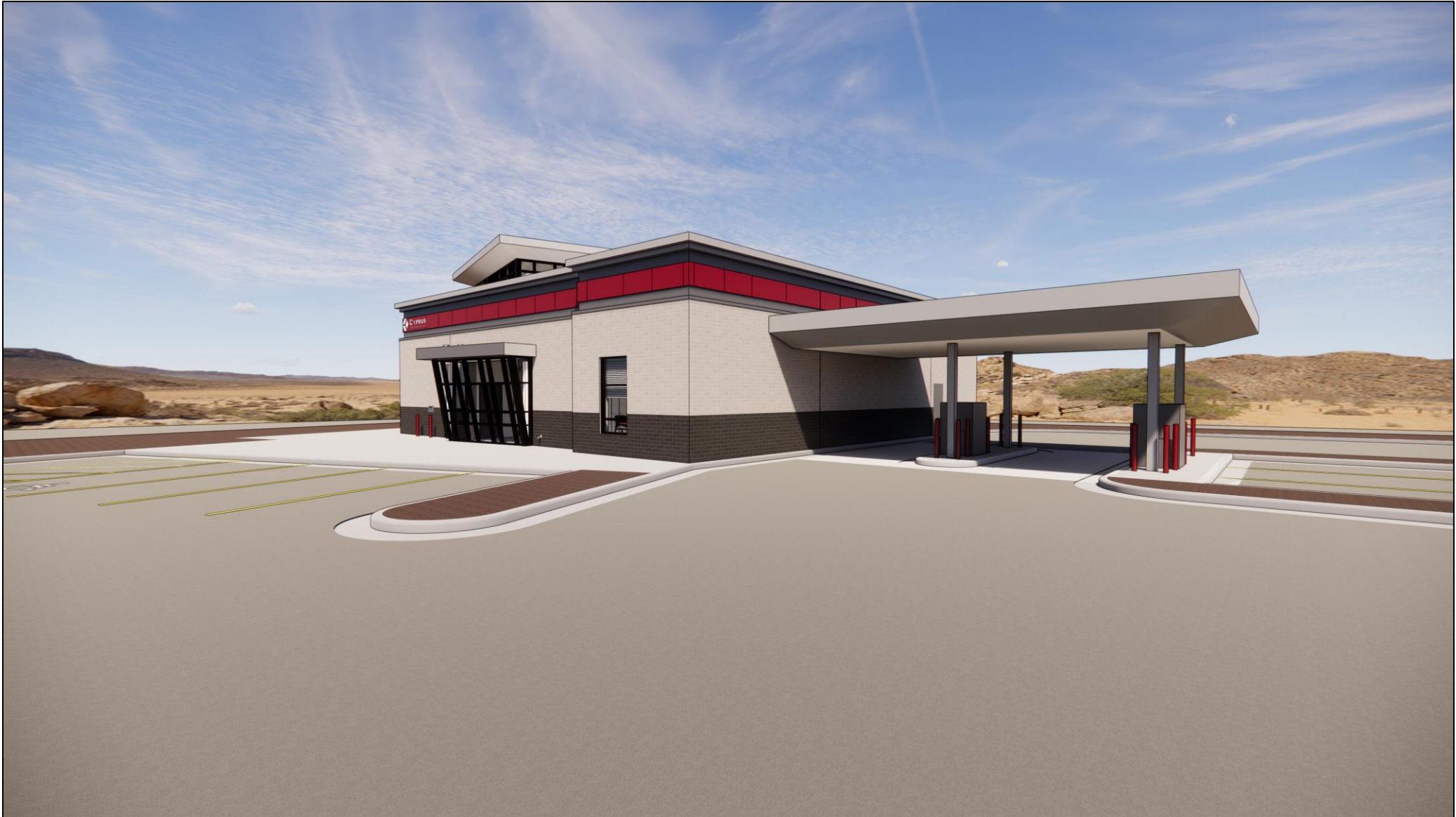


03 WEST ELEVATION
SCALE: 1/8" = 1'-0"

Renderings



Renderings



Renderings



Materials Board

ACM Panel
Cyprus Maroon, Similar to development

Storefront Frame
Dark Bronze

Metal Panel
MBCI - Slate Gray 12" Flat Panels

Tinted Glass

Brick
Interstate Brick - Pewter, Modular

Brick
Interstate Brick - Midnight Black, Modular

CYPRUS CREDIT UNION - RIVER ROAD
EXTERIOR FINISHES

Galloway

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, February 27, 2024**, commencing at **5:00 p.m.**

PRESENT: Chair Austin Anderson
Commissioner Nathan Fisher
Commissioner Terri Draper
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 Ben Rogers
Commissioner Lori Chapman

Commissioner Fisher - We will open with the Pledge of Allegiance; we have asked Commissioner B. Anderson to lead us. Our Chair isn't here yet, but we will get started and we appreciate all of you here taking part in the local government and look forward to hearing what you have to say on the agenda item tonight.

- 1. 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) and MDR (Medium Density Residential) to COM (Commercial) and MDR (Medium Density Residential). This proposal would convert a portion of the existing LDR and MDR areas to COM and convert some areas of 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 20.20 acres, generally located on the north-west corner of 3000 East 2450 South. Case No. **2024-GPA-004** (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – The zoning map currently shows A-20 and R-1-20 the portion that is R-1-20 is not changing, that came before you about a year ago. The commercial has always been anticipated on that corner, they are asking to expand it to the north and the west, that would take out some of the medium density residential which is 5 to 9 units per acre which is typically a townhome product.

Commissioner Fisher – Just for clarification, everything you are talking about is the general plan?

Dan Boles – Yes. So, because the commercial is taking up some of the medium density residential, they are asking to expand that and they are actually getting less medium density than before. The next ask has to do with the park. Everything else around it is Low Density Residential. Low Density Residential is 1 unit to 4 units per acre. I want to include briefly that this is not a zoning request they are not proposing

any specific plan. No road details or specifically where anything will go. Only generally where the densities and the commercial will go.

Commissioner Fisher – The only issue tonight is does it make sense to have this amount of commercial in this area, does it make sense to have this amount of medium density residential, do these things make sense in this area.

Dan Boles – Regardless of what is approved tonight anything that would want to be done would need to come back through as a zoning amendment.

Bill Cox – I appreciate the neighbors being here, we are proposing some change and I understand that change brings pain. This property has been in my family since 1911. I saw all of the growth happen in this area. We are rooted in this area, and we love the community. We have spent 10 years on concepts to bring forward. The current general plan was adopted by the city in 2006. A lot has changed since then. We have seen the good and the bad with change. We want to present the three things that we are after tonight. The interest in moving the park is to locate it centrally in the neighborhood and to connect it to the trail system in 3000 East. The second point we will make is the commercial. The current 5.66 acres can service a gas station, a strip mall, and a car wash. If we want an anchor store, we need more commercial. We want to provide that for Little Valley residents. We wanted to match the zoning of the surrounding neighborhoods. We feel like we should match the surrounding neighborhoods. With that we think it makes sense for some sort of MDR to buffer the single family from the commercial. We do want to note that the max number of dwelling units with the current plan is 507. With the change tonight the max number of dwelling units will be 470. We will bring in a plan later to ask for what we want.

Chair Anderson opened the public hearing.

Ashley Wiggins – I got a text saying that a Stake center was proposed in this area. I am currently a member of a group text that has over 107 members of our community and a Facebook page that has 90 members that are concerned about this project. In this proposed plan the developer proposes 8 acres of commercial and only loses 13 to 36 residences in the process. However, the proposed amount does not consider his desire to have a medium density buffer around this west edge. Because the general map lines are considered soft, I believe the developer will come back during zoning to add medium density right here where currently there is low density. If he does this, he will make absolutely no concessions. He won't lose anything on his end. A proposed change to the map should benefit both the citizens and the developer. I do not see how this proposed plan does that. We propose that the city denies the developer any changes to the current map and we ask the developer go back to the drawing table. I think there is a peaceful resolution that would appease both parties. One of the biggest issues on our neighborhood groups has been brought up to us is how many medium density units are on both the current and proposed maps. It does not fit within the surrounding area. We do not want to see rows of condos or townhomes back-to-back. Removing an acre of the park is not a benefit to the neighborhood. Removing nearly an acre of the park is not fair to the neighborhoods it would benefit. We would really like to see a single row of townhomes; not rows of them around the commercial. We think that would benefit the developer and the neighbors. On the notice the map was unclear so in the future if we could send out what was actually proposed that would be really great.

Commissioner Fisher – So I can understand you think it should be limited Medium Density so that it doesn't affect the single-family homes around it?

Ashley Wiggins – No, we want it to match what we have and leave the low-density matching.

Andrew Clint – I live in the southeast. I am in the Facebook group; I wouldn't say it represents everyone the same. I like the movement of the park. I don't like it being reduced. I like the commercial increase. A gas station would be needed. Even if you took the medium and evened it out on both sides.

Elizabeth Hartline – I like the park, the commercial I don't like that. River Road is right there. My problem is you don't know what it will be. Just down the road 10 minutes past Lin's is a carwash and gas station.

Gary Henderson – On that table with all the data, it showed the whole project size and data. It didn't sound like the whole project size was changing but it shows that it changed. I do appreciate the increase in commercial. A grocery store would be great. I also share the concern about minimizing the amount of medium density and maximizing the low density that is there.

Steve Kirkhab – I appreciate the park also, but I don't know why it needs to be reduced. I am opposed to doubling the size of the commercial. The main concern for me with the increased commercial is light pollution, noise pollution and traffic.

Richard Holdaway – I just learned about this recently. It would be nice if the applicant would come to our national HOA meeting and show what he is proposing. The letter doesn't give any information of what needs will be met; it doesn't give any factual information. The findings are totally in conclusory. There is no traffic study. We have two schools on 2450 with lots of traffic. I propose that the applicant come back with both the general plan and the zone change.

Dr. Julie Buchanan – My house is directly on this street; it does directly affect my house. I didn't know all of the things that were going to be here when I built my home. I have seen more car accidents in my area in the last 6 months than I have in the last 20 years of living here. I think we need more information before we can make any decision on this. I think we need an infrastructure study.

Amber Page – I live in Serenity Hills; my biggest concern is the medium density housing and the crime that it would bring. I feel it is very safe and I have 5 boys. I think medium density housing is a lot of in and out, it brings in a lot of renting and a lot of drugs. Also, I prefer the park to be bigger. I don't know if I'm for this commercial stuff.

Joan Christensen – I am concerned about the medium density housing as well; I lived outside of Houston and they brought in a lot of different types of housing and within 10 to 15 years my parents had to move. I also have horses so I would like.

Jake Corkin – I back to 2000 South. I have 3 young children; I hope we have as many large parks as possible and as accessible as possible.

Marcy Taylor – I live in Little Valley. We use this to get to River, to get to Mall Drive. Quality Land is excavating hundreds of lots in our area, which will escalate traffic in this area as well. Additionally, we are concerned because there are at least 4 elementary schools in this area. We moved here because our kids can ride their bikes to places to play. We are concerned that this strip of homes will increase crimes and this commercial will increase crime.

Theresa Morten – We love the fact that we don't live in the middle of town and the fact that there are not grocery stores and apartments there. If you go just south of there, there is commercial that only has 3 businesses, if that isn't built out why do we need more here? We don't need loud tanker trucks to bring in gas.

Kristen Sullivan – I have lived in Crimson Cliffs for over 20 years. This development will dramatically change my view. I support this change. The Cox's are fantastic people. I think we spend a lot of time as a community talking about things that are problems, lack of affordable housing and traffic congestion. To me projects like this are addressing that. If we constantly deny things like this saying I don't want this in my backyard, how are we going to make any headway solving that problem? I am a parent of two newly married young adult kids and they are desperately wondering if they are ever going to be able to live here and if we constantly deny projects that are bringing in townhouses and other opportunities I think that is going to be true, they won't have an opportunity to live here. For those reasons, and also I would say, I would support increasing the size of park and the commercial. I spend a lot of time driving up and down 3000 East and River Road going to the grocery stores and the car washes and the drinks and the banks and all those places that take me away from my community. If those are right there, I'm shopping locally. I may be walking to the store, and I'm shopping with these fine people behind me and creating this community that is close to where I am and to solve the problem that we talked about.

Daryl Hensly – I would like to point out that there is additional commercial here and there is a for sale sign here. You said that MDR is not typically condos, could it be?

Ally McQuivey – I also live in Crimson Cliffs. I am also in favor of this as well, I think that the Cox family are giving us an opportunity to let us live, work and play in our community. I think one of the ways you keep crime down, you get to know your neighbors. This is how you do it, you create a community where you stay, work, live. I support it. I also want to say, when they came to do the subdivision approval here at Planning Commission, there are only two of us here me and Angie that live on the same street, we came and we addressed all of our concerns, Bill Cox said "You got it, I will do that winding sidewalk. I see that you are concerned about your kids walking to school." They do work with us, they hear our concerns.

Tyler Feller – I would say that I am in support of it also. As an employer I have struggled with the housing. The employees, most of them are coming out Cedar or farther away.

Bobbye Wetzel – My home does back up to 3000, I moved out here for the openness. If we want to look at facts, there is commercial very close at hand. I don't need it in my back yard. I agree that we would need to put this on hold and have more information on this. I think we need more affordable housing but I doubt very much that townhomes put in this area next to 5 million and 8 million dollar houses will be affordable.

Lisa Vincent – I live in Serenity Hills. Within a 3 mile span we have 2 grocery stores, we also have at least 4 gas stations 3 car washes, 2 soda shops and many food establishments and at least 3 gyms. I like the person that commented we want to be around the people that we live amongst that we want to get to know our neighbors, there is a place designated for that and it doesn't need to be in our back yard. We have 6 young children we moved here because of all the open fields and space for kids to run and play safely. We also really loved being a part of a single family home community, that is what we would like to keep. I appreciate Bill sharing his background, I hadn't heard much about who owned the land or the background of the person who was selling it. I appreciated him saying how important it was to him to

benefit the community that his multigenerational family has been a part of. Me and my family, we are now eight years in, there's 8 of us, and we are a part of this community and we want to keep what we have. We would love to keep single family homes, we don't want rows and rows of townhomes. I'm speaking for many of my neighbors who weren't able to be here tonight. A lot of us have been saying the same thing. We really don't want medium density housing. This will bring us more traffic. I don't see how 400 townhomes will benefit our community. We would love the benefit of a park we just don't want to see medium density housing.

Shoney Christensen – I back 3000, I think after today's meeting I have more questions than answers. I would like more information that could be shared and maybe some studies. I will just say that the traffic is horrendous, and the accidents are terrible that is one of my big concerns with more commercial.

Brandon Adams – I live in Crimson Vista; we moved here from Ivins. I don't, this area is never going to be affordable. I don't think I would call a medium density townhouse affordable in this area. That would be my concern about what we are changing and what is already there. The trail system that they already put in is on the other side of the street, so you want kids to ride across a 4 lane road?

Shawna Stoddard – In an email I received it says they were wanting to add moderate high density residential. Another thing, I wouldn't mind a restaurant there, but anytime there is a 24-hour gas station there is always drugs.

Betty Bell – I live in Bridal Gate, you asked for factual information. I don't feel like the developer didn't come with factual information; he could come with a plan for high density plan. You want facts, I want facts.

William Vivint – It seems odd that the Commission wants facts from people, maybe there wasn't a study done because y'all know such things. They bring in multifamily and the traffic gets way worse. It exacerbates a lot of the issues.

Commissioner B. Anderson – I just want to point out with this plan the MDR is less, it will be 3 acres less with this current plan.

Angie McArthur – I live in Crimson Cliffs, and I was going to point out that this is less and that is what we want. I would love to see this all commercial, isn't that what we want? I'm for this, like you said, it's less traffic.

Gary Lindstrom – We can hear the traffic. If you want to pull out of my neighborhood between 7 and 8 or 3 and 4 you cannot do it. The neighborhood we moved out of went to multifamily and the crime went up. That's why we retired down here.

Joe Shigouri – I would like to invite you all out there in the morning when that school has parents to drop kids off then in the afternoon when they are coming to pick them up. My biggest concern is the commercial. That will be an accident waiting to happen.

Shauna Stoddard – I feel like you don't have to drive too far to see townhouses and apartments.

Chair Anderson closed the public hearing.

Chair Anderson – Is there a typo on the map with the acreage difference?

Bill Cox – Yes, the total acreage is representing the difference between the commercial and the MDR.

Chair Anderson – The acreage of the park is changing, you're asking to decrease it by .86 acres?

Bill Cox – Yes so that has to do with the size that the parks department for the City wants. That is the size the parks department wants it to be.

Chair Anderson – So that was requested by St. George City that it be 4 acres?

Bill Cox – Yes, that's right.

Commissioner Fisher – Dan what would be the requirement for the park, there's no requirement, right? As far as the acreage? It's what the City is requesting?

Dan Boles – Right, I mean it's like you said, it would just come from the parks department.

Chair Anderson – Can you show us the alignment of the trail with the park?

Bill Cox – We've seen the 3000 East improvement from 2000 South up to 1450 South and we've seen that trail is on the east side of 3000 East. Once we get to 2000 South the City is actually moving that trail system on to the west side of 3000 East That is happening because of the existing agreements in place with Crimson Vista along with George Washington Academy. We agree that the roads are an issue in the area. The 3000 East expansion is happening soon. We are working with the City on improving 2450 and doing acceleration lanes, turning lanes etc. with our project. For clarification we are not talking about 470 townhomes. That is a total number of dwelling units, not the townhomes themselves.

Bob Hermandson – It is a combined density with combined density with all those with a max density of 470, everything will be clarified when this is submitted as a PD zone change.

Bill Cox – I wanted to share that our family has been here for a long time, we are rooted in the community. I know there have been comments about what different housing types bring. That hasn't been my experience. We aren't trying to create affordable housing, we are trying to create sustainable housing.

Chair Anderson – I would remind the commissioners and the public that we are looking at just a general land use. I know some of you have asked for a plan. That step doesn't come first. I know that from my perspective we need more affordable housing. In my experience townhomes don't bring more crime and drugs, I think most of our police officers live in townhomes. The commercial to me makes a lot of sense on that corner, it's a busy corner. That's how we get the money for the infrastructure.

Commissioner B. Anderson – I would second what you are saying. There is already commercial there, and what you could do is put a gas station there, but most of you said you don't want a gas station there. Extending gives them more options. I know MDR is always.

Chair Anderson – I would keep the park the same size.

Commissioner Draper – With our work today, it appears to be consistent with the surrounding zoning. The applicant has put in a lot of time on the application and his family is rooted in the community, and I find the request to be reasonable.

Kelly Casey – I appreciate everybody coming and their comments, it’s a hard thing, change is a hard thing. I know that it’s common for us, when change is taking place neighborhoods across the City, the people closest to the change are the ones with the greatest concerns. Right now if I look at some of the arguments or some of the criticisms, especially when it comes to affordable or attainable housing, from what you are telling me it won’t be safe to shop at Lin’s or Smith’s in the near future because they are all surrounded by multifamily dwellings. So, I personally live in maybe one of the rougher areas of St George, in Middleton and I feel safe there. I know my neighbors and I feel safe there. Also, at George Washington School, I agree, traffic is a disaster there, but part of the problem with that is, it is a school that draws from all of the community so most of the children are brought there by car. Which is why the traffic is more congested. My son lives in Ancestor Estates, which is not far north of you guys. His kids go to Majestic. When I go to Majestic Elementary in the morning and afternoon it is the same type of congestion. There is no way to really avoid that. I feel like that everything that is being asked for is a good thing. I do like the idea of the park moving closer to a road, to a heavier use road. Just a reminder that this is a preliminary process and we have the opportunity in the future to see more and make better decisions.

Commissioner Fisher – Just a reminder, if nothing changes, the developer will be able to do more of what you don’t really want except the commercial. Understand that this general plan was done a while ago and the City had already identified a need for commercial that long ago. All four corners were supposed to be commercial. Little by little it was whittled down. I drive that road; we need that commercial. I have a newly married daughter that lives in the townhomes by Lins. I think if you give the City a chance to continue with its plan to commercial in that area it will be a benefit to you. I think the developer is correcting the need of what the City needs for commercial on that corner. The developer is already wanting to buffer it out, most likely a single-family resident is not going to want to live right next to commercial. I am excited to see the different types of products. As far as the park is concerned, I think we just need to trust the parks department in the City.

MOTION: Commissioner Fisher made a motion to recommend approval to City council on item 1 on all three points.

SECOND: Commissioner B. Anderson

ROLL CALL VOTE:

AYES (5)

Chair Anderson

Commissioner Fisher

Commissioner Draper

Commissioner B. Anderson

Commissioner Casey

NAYS (0)

Motion Carries Unanimous Vote

2. Minutes

Consider a request to approve the meeting minutes from the February 13, 2024, meeting.

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

SECOND: Commissioner Casey

ROLL CALL VOTE:

AYES (5)

Chair Anderson

Commissioner Fisher

Commissioner Draper

Commissioner B. Anderson

Commissioner Casey

NAYS (0)

Motion Carries Unanimous Vote

3. City Council Items

The February 15, 2024, City Council meeting was a budget retreat meeting, no land use items were heard.

4. Adjourn

Commissioner Fisher moved to Adjourn.