

**PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH
June 24, 2014 – 5:00 PM**

MINUTES APPROVED

By: Ro Wilkinson
Seconded: Diane Adams
Date: 7/29/14

PRESENT:

Commissioner Ro Wilkinson
Commissioner Don Buehner
Commissioner Diane Adams
Commissioner Nathan Fisher – Chairman Pro Tem
Commissioner Julie Hullinger
Council Member Joe Bowcutt

CITY STAFF:

Development Services Manager Wes Jenkins
Community Development Coordinator Bob Nicholson
City Surveyor Todd Jacobsen
Planner I Craig Harvey
Planner II Ray Snyder
Assistant City Attorney Victoria Hales
Administrative Professional Miriam Palma

EXCUSED:

Chairman Ross Taylor
Commissioner Todd Staheli

FLAG SALUTE

Chairman Pro Tem Nathan Fisher called the meeting to order and led the flag salute at 5:00 pm.

1. **FINAL PLATS (FP)**

- A. Consider approval of a final plat for “**Desert Plateau Phase 1**” a seventeen (17) lot residential subdivision. The representative is Mr. Brad Petersen, Development Solutions. The property is zoned PD-R (Planned Development Residential) and is located at approximately 3400 East 6150 South (South of Exit 6 of the Southern Parkway). 2014-FP-048. (Staff – Todd J.)

Todd Jacobsen noted that any action made tonight will be subject to dedication of the correct amount and type of open space and to legal approval.

- B. Consider approval of a final plat for “**The Plaza at Sunbrook Phase 1**” a two (2) lot commercial subdivision plat. The representative is Mr. Brandon Anderson, Rosenberg Associates. The property is zoned C-3 (General Commercial) and is located at 360 North Street and Dixie Drive (west side of Dixie Drive). Case No. 2014-FP-019. (Staff – Todd J.)

Todd Jacobsen introduced the item and reviewed the location. Approval of this plat will need to be subject to implementation of a cost-sharing agreement for a block wall and legal approval.

Council Member Joe Bowcott asked if protection of the trail was also part of this approval.

Todd Jacobsen said “yes”, the property owner will dedicate a trail easement to the City.

MOTION: Commissioner Don Buehner made a motion to recommend to City Council approval of the Final Plat for Desert Plateau, Phase I, a seventeen (17) lot residential subdivision located at 3400 East 6150 South, approval to be subject to the dedication of the correct amount and type of open space and legal approval and the Final Plat for The Plaza at Sunbrook, Phase I, subject to execution of a cost-share agreement for the block wall and Legal approval and to authorize Chairman Pro Tem Fisher to sign both plats.

SECONDED: Commissioner Ro Wilkinson seconded the motion.

AYES (5)

Commissioner Ro Wilkinson

Commissioner Don Buehner

Commissioner Diane Adams

Chairman Pro Tem Nathan Fisher

Commissioner Julie Hullinger

NAYS (0)

Motion passes.

2. FINAL PLAT AMENDMENT (FPA)

Consider approval of a final plat amendment for “**Lots 6 & 7 of Crown Point Amended**” to amend a previously recorded residential subdivision Final Plat. The representative is Mr. Roger Bundy, R & B Surveying. The property is zoned PD-R (Planned Development Residential) and is located at 584 South Dixie Drive. Case No. 2014-LRE-007. (Staff – Todd J.)

Todd Jacobsen noted that the current owners of the property did not create this problem, but they have inherited it and they have complied with all conditions and approvals. They are here tonight to answer any questions the Commission may have regarding this matter. The problem occurs because the home is on Lot #7 and the pool and garage are on lot #6. In order to comply with City ordinances, the lots must be merged, locating the house, pool and garage all on one lot.

Commissioner Don Buehner asked if there were any other issues the Commission should be aware of in association with this amendment.

Todd Jacobsen responded that this is simply a housekeeping item and there are no other problems.

Chairman Pro Tem Fisher asked if sufficient noticing had been done prior to this meeting.

Todd Jacobsen explained that noticing was not required as the two lots are owned by the same family and there are no easements. Typically there would have been an easement, but wider side easements were supplied on the original plat and that is sufficient.

MOTION: Commissioner Ro Wilkinson made a motion to recommend to City Council approval of a Final Plat Amendment for the previously recorded Crown Point Residential Subdivision Plat merging lots #6 & #7 together into one lot and authorize Chairman Pro Tem Fisher to sign.

SECONDED: Commissioner Julie Hullinger seconded the motion.

AYES (5)

Commissioner Ro Wilkinson

Commissioner Don Buehner

Commissioner Diane Adams

Chairman Pro Tem Nathan Fisher

Commissioner Julie Hullinger

NAYS (0)

Motion passes.

3. **ZONE CHANGE(ZC) PUBLIC HEARING**

Consider a zone change from C-3 (General Commercial Zone) to PD-C (Planned Development Commercial) on 6.02 acres. The property is located on the northwest corner of 1200 S and 400 E, East of Furniture Row. The applicant is **U-Haul** and the representative is Mr. Mark Howard, Amerco Real Estate Company (developer). The site is proposed to be a commercial U-Haul storage and truck rental center. Case No. 2014-ZC-009. (Staff – Bob N.) *Note: This item was tabled at the May 27th PC meeting*

Item 3 to consider a zone change has been pulled from the agenda per applicant request.

Bob Nicholson announced that the applicant has requested that this item be tabled to the August 12 Commission Meeting in order make changes to the site plan.

Council Member Joe Bowcutt asked if the drawing in the packet would remain the same. Bob Nicholson said it was possible, but the applicant needs to provide building elevations for every building and that may necessitate other changes.

Chairman Pro Tem Nathan Fisher noted that the item will be tabled until the August 12 meeting.

4. **CONDITIONAL USE PERMIT (CUP)**

Consider a request for a Conditional Use Permit to construct a **detached accessory structure** to a maximum height of eighteen feet (18') high and to reduce the side and rear setback to five feet (5'). The property is located at 1006 S Five Sisters Drive. The applicant is Mr. and Mrs. Scott Stucki. Case No. 2014-CUP-012 (Staff – Craig H.)

Craig Harvey introduced this item and stated that there are two different requests, one for the garage height and one for a change in setbacks from 10 ft. to 5 ft. He cited the applicable City

codes and explained the implications of each. He showed slides of the site and proposed building.

Commissioner Ro Wilkinson asked if this plan had been approved by the Joint Utility Commission (JUC) as the structure would extend over the utility easement.

Craig Harvey responded that it has not, but will need to be presented there if the setback reduction is approved.

Commissioner Don Buehner asked about the contiguous lots.

Craig Harvey said there are six lots, two on the north side, two at the rear and two to the south.

Commissioner Don Buehner asked if Mrs. Stucki had spoken to all neighbors for their approval.

Mrs. Stucki responded she had.

Craig Harvey noted that staff has received one objection from Laura Kenworthy, who owns lot #27.

Mrs. Stucki was aware of the objection and told the Commission that she met with Mrs. Kenworthy last night and, after explaining the situation, received her approval as well.

Council Member Joe Bowcutt asked if all neighbors within 300 ft. had been notified of the possible action.

Craig Harvey said the letters were sent out two weeks ago.

A lively discussion ensued as the Commission Members discussed the surrounding lots and the elevation of each. They asked the applicant why she was requesting a waiver of setback standards rather than moving the garage forward.

Mrs. Stucki told the group that there is a basketball standard which would be impacted if the garage were anywhere else on the property; that getting the RV into the garage would be much easier if the garage were in this requested location; and that this location makes use of otherwise dead space at the back of the lot.

The Commissioners asked Assistant City Attorney Victoria Hales if waiving the setbacks would violate any City codes or ordinance.

At 5:30 p.m. Assistant City Attorney Victoria Hales requested a recess to research the ordinances before giving a ruling.

The Commission decided to discuss the final item on the agenda, but withhold a decision until legal counsel returned.

Assistant City Attorney Victoria Hales returned at 5:40 p.m., but the discussion on the Building Design Conceptual Site Plan continued.

5. **BUILDING DESIGN CONCEPTUAL SITE PLAN (BDCSP)**

Consider development of approximately a 35,000 sq. ft. building for the “**Meadows Memory Care**” facility located near the intersection of 400 East Street and 1160 South Street (near the I-15 Freeway) and southwest of the existing Meadows facility. The zoning is C-2. The representative is Mr. Todd Gardner, Alpha Engineering. Case No. 2014-BDCSP-003 (Staff – Ray S.)

Ray Snyder introduced the conceptual site plan for a memory care unit located at 1160 South 400 East. He said that the zoning is actually PD-R (as noted in the staff report) rather than C-3 (as noted on the agenda). He told the group that the applicant was required to do a Building Design Conceptual Site Plan because of the proposed square footage of approximately 35,000 sq. ft.

The Commissioners asked if this building was on the original Meadows Facility Plat. He said it was not because it will be a separate building.

Ray Snyder showed slides of the planned facility which will consist of a single story building containing 48 beds, lobby, marketing room, office, conference room, dining area, therapy room, beauty parlor, activity space, TV/meeting room, kitchen, laundry, staff break room and interior courtyard. All common areas will look out on the interior courtyard which will provide a safe and secure outdoor environment for the residents.

Ray Snyder pointed out the colors and styles of the building materials which were displayed on the wall. He suggested that the Commissioners consider requiring use of some synthetic stone with the stucco in order to tie into the design of the original building and in keeping with the St. George theme.

Staff feels that setbacks meet and possibly exceed requirements, although they will be examined more closely when the plat is received. He noted that the applicant has updated the site plan to include the required twenty-four parking spaces rather than twenty-three which are shown on the site plan in the agenda packet.

Commissioner Ro Wilkinson felt that the colors would not coordinate with the existing building. A lengthy discussion ensued regarding color and design. Of particular interest was the yellow colored stucco which would cover most of the building and the green metal roof which is very unlike the roof of the existing building. It was noted that although they are separate buildings, they will both be highly visible from the freeway.

Commissioner Julie Hullinger felt that the Commission should ask the architect to rework the color scheme, matching it more closely to the existing building and connecting it with the St. George color scheme. She agreed that some stonework should be added to the front columns.

The Commissioners wondered how they could let City Council know of their concerns.

Ray Snyder told them they could approve it conditionally or could ask the representative to voluntarily table the item to the next meeting where the architect could give a presentation of a more appropriate color scheme.

Commissioner Don Buehner felt it was important for the Commissioners to see the new color scheme before giving their approval.

Commissioner Diane Adams emphasized that one of the concerns is about what people see from the freeway. She felt it would reflect on the character of St. George and that the building should blend into the environment.

All agreed that they liked the design and how the building is laid out.

Chairman Pro Tem Nathan Fisher asked the owner's representative if he would voluntarily request that the item be tabled to the July 8th meeting. The item could then go to City Council on July 10.

Todd Gardner voluntarily agreed to table the item and said he would speak with the architect regarding colors and materials.

4. **CONDITIONAL USE PERMIT (CUP)CONTINUED**

Assistant City Attorney Victoria Hales told the Commissioners that after her review of City code, that a conditional use permit can be granted for wall height only and that setbacks cannot vary without a change to the Code. This code is in place to address fire danger, impact on the neighbors, and aesthetics.

Commissioner Don Buehner asked Mrs. Stucki if she still wanted them to address the issue of a conditional use permit for the wall height.

Mrs. Stucki responded yes.

MOTION: Commissioner Buehner made a motion to recommend to Council approval of a Conditional Use Permit to construct a detached residential garage, eighteen (18') feet in height at 1006 South Five Sisters Drive with no change in setbacks, and that the applicant address the applicable findings with reference to aesthetics, height, and character and purpose of the zone.

SECONDED: Commissioner Julie Hullinger seconded the motion.

AYES (5)

Commissioner Ro Wilkinson

Commissioner Don Buehner

Commissioner Diane Adams

Chairman Pro Tem Nathan Fisher

Commissioner Julie Hullinger

NAYS (0)

Motion passes.

ADJOURN

MOTION: Commissioner Diane Adams made a motion to adjourn.

SECONDED: Commissioner Julie Hullinger seconded the motion.

AYES (5)

Commissioner Ro Wilkinson

Commissioner Don Buehner

Commissioner Diane Adams

Chairman Pro Tem Nathan Fisher

Commissioner Julie Hullinger

NAYS (0)

Meeting adjourned at 6:15 pm.

