PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH
July 29, 2014 – 5:00 PM

MINUTES APPROVED
By: DIANE ADAMS
Seconded: TODD STAHELI
Date: 01/13/15

PRESENT:
Commissioner Ro Wilkinson
Commissioner Don Buehner
Chairman Pro Tem Nathan Fisher
Commissioner Diane Adams
Commissioner Julie Hullinger
Commissioner Todd Staheli
Council Member Joe Bowcutt

CITY STAFF:
Development Services Manager Wes Jenkins
Community Development Coordinator Bob Nicholson
Project Manager Todd Jacobsen
Planner II Ray Snyder
Assistant City Attorney Victoria Hales
Administrative Secretary Genna Singh

EXCUSED:
Chairman Ross Taylor

FLAG SALUTE

Chairman Pro Tem Nathan Fisher called the meeting to order at 5:05 pm and asked Commissioner Ro Wilkinson to lead the flag salute.

1. **FINAL PLAT AMENDMENT (FPA)**

Consider approval of a final plat amendment to "**Vacate a ROW and easement along 3000 E"** a previously recorded residential subdivision final plat. The representative is Mr. Roger Bundy, R&B Surveying. The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size and is located on the east side of 3000 East St. and south of Seegmiller Drive. 2014-LRE-012 (Staff – Todd J.). *(Note: Public hearing at CC)*

Todd Jacobsen presented the following:
This will vacate a portion of 3000 E and the easements associated with it. This is near the Cornerstone subdivision. When Cornerstone vacated the original subdivision years ago the City retained some easements (the cross hatched portion on the graphic). This was retained for a trail which is no longer in the master plan. We want to vacate this portion of 3000 E and the easement and then when Cornerstone is developed the City will get some of it back.

MOTION: Commissioner Julie Hullinger made a motion to approve Item 1.

SECONDED: Commissioner Diane Adams seconded the motion.
AYES (6)
Commissioner Ro Wilkinson
Commissioner Don Buehner
Chairman Pro Tem Nathan Fisher
Commissioner Diane Adams
Commissioner Julie Hullinger
Commissioner Todd Staheli
NAYS (0)
Motion passes.

2. **MIXED USE BUILDING DESIGN CONCEPTUAL SITE PLAN / PROJECT DENSITY / PARKING APPROVAL (BDCSP / DEN / PRKG)**

Consider approval of the building design, conceptual site plan and residential density for a mixed use (commercial & residential) project called "**Joule Plaza**" located on approximately 3.9 acres between 200 West and 300 West Streets and south of Tabernacle Street in the commercial C-4 zone. Also, consider a request for a parking ratio of 1.5 parking spaces per residential unit, rather than 2 spaces per unit. The applicant is Dixie Sun Ventures, and the representative is Mr. Wes Davis. Case No. 2014-BDCSP-004 (Staff – Bob N.)

Bob Nicholson approached and asked that Item 3 for a Conditional Use Permit be heard prior to Item 2. (See Item 3)

Item 3 was heard. A motion was not made as the commissioners want to hear Item 2 first.

Bob Nicholson stated that this approval has three components: building design, project density and parking. The building design was addressed by the flyby as well as the drawing on the board and the display board. There's some sandstone and other materials. They are proposing 129 residential units. Each building is four-stories.

Ben Rogers (representative) stated that as we approached this project we started looking at how to break up the façade so that it looks like a row of houses or smaller buildings. We also added in terraces and greenery to soften the edge. There are six locations that occupants can go to enjoy the outdoors. The colors are intended to blend in with the local environment. Stucco and siding hold up well in this area. We are proposing materials and finishes that have a lasting quality.

Chairman Pro Tem Nathan Fisher reminded commissioners that this is the time to discuss design and color scheme as the applicant needs to know now as what is presented and approved will be built.

Bob Nicholson added that we're also looking at the site plan. The code requires a minimum of 20% landscaping and they have 30%.

Chairman Pro Tem Nathan Fisher asked if there will be angle parking on Tabernacle.
Bob Nicholson said it can be angle parking and we see a benefit from that as it will help slow traffic down. It will also give a more walk-able feel.
Chairman Pro Tem Nathan stated angle parking would be nice. Building A will have commercial right?
Bob Nicholson responded yes. The ground floor of Building A is all commercial. Portions of the ground floor of Buildings B and C are commercial.

Chairman Pro Tem Nathan Fisher noted that if residents are parking by Building A it won't allow as much parking for commercial traffic.
Wes Davis inserted that residents will be encouraged to park underground or toward the back of the project.

Commissioner Todd Staheli asked if there will be designated parking underneath.
Commissioner Diane Adams noted that we did mention that last time that we would like designated parking for at least 1 space per unit that is marked.

Councilman Joe Bowcutt asked if on the public road, can parking be designated?
Wes Davis said no we can't on the public road, but we can control the interior parking saying unit 1 parks in stall 1.

Bob Nicholson addressed the site plan stating there is underground parking for all three buildings. There are 288 total parking spaces. Our code requires that each dwelling unit has one covered stall. There was discussion last time about parking in various cities outside of Utah. We put together a chart of cities in Utah for comparison. We looked at St. George, Ogden, Orem, Provo and Salt Lake.

Ogden – downtown parking ranges from 1-1.5 with no visitor parking requirement. Total parking there would require 223-269 spaces.
Orem – each zone has unique parking and landscape standards. I talked to a planner there and PD-23 would have mixed use and it is all laid out in their code. PD-34 which also has mixed use requires 1.49 spaces per dwelling unit. In that case the commercial requirement was less. Assuming the zone were PD-34 they would be required 194 residential spaces for a total of 288 spaces which is what the applicant is proposing.
Provo – 2 spaces per dwelling unit plus 1:4 guest parking which was reduced so they require 239; fewer spaces than what the applicant proposes for this project
Salt Lake – has a greater transit system so it's more difficult to compare

The applicant's request for 288 spaces seems to be in line with the research I've done.
We don't count street parking or surrounding blocks but in reality it is there. We do think Tabernacle would benefit from angle parking which could help. There is a shared benefit from the commercial and residential parking. Office space parking stalls are used during the day when residential parking is used at night.

Commissioner Todd Staheli asked legal if for example I'm a restaurant owner wanting to go there - if there's one parking space per residential unit can I claim the remaining parking as open? Is it all just public parking?
Assistant City Attorney Victoria Hales said you may not want to, by changing the parking requirement, effectively zone out a restaurant or café that you may want downtown.
Commissioner Todd Staheli continued, so if a restaurant is there the shared benefit doesn't exist.
Assistant City Attorney Victoria Hales agreed. This is bulk commercial parking. They're asking for a reduction in residential and guest parking and they aren't saying you can never have a restaurant.
Commissioner Todd Staheli asked if a restaurant came in how does that impact the residential and guest parking.
Bob Nicholson inserted they have calculated parking using their commercial floor area. The 94 spaces is based on 1:250 which is typical office or retail. Restaurants require 1:100 but a furniture store or something requires less. It all depends on the mix of commercial tenants. The commercial tenants have to fit in the 94 spaces.
Chairman Pro Tem Nathan Fisher asked that if parking is approved as proposed, is it segregated between the residential and commercial.
Assistant City Attorney Victoria Hales said yes. If for instance you reduce the residential parking to 1.5 stalls per unit then the balance of the parking would be commercial. What he is asking is if you can potentially prevent a restaurant because the required parking, and that is hypothetically possible. You're proposing a density with the number of units and then you're presuming that the commercial will be office and retail and designate this much parking for those uses, but some other uses require more, so it could average out, but it may not.
Chairman Pro Tem Nathan Fisher asked if it is segregated. So if they build and the first tenants to go in are commercial businesses and not residents, can that person say I have 250 stalls here so I can do whatever I want? Or will it be identified that there are only 94 commercial spaces.
Bob Nicholson added that they would be tracked separately. The commercial has to fit within the 94 commercial spaces. How that works out we'll have to see. They may be limited to not have a restaurant but it can average out.

Wes Davis approached to state that over time the tenant mix will change. In addition to what Bob provided I looked into other cities in northern Utah and our request does fall in line with other cities.

Wes Davis handed out a parking analysis

The analysis shows percentage usage per residential or commercial tenant throughout the day.

Wes Davis went over the information on the analysis

Wes Davis continued stating there should be more than ample parking even if a restaurant were to operate in this project. We feel there is more than ample parking to support the project even if we have 100% occupancy in both the commercial and residential units.
Commissioner Todd Staheli asked if guest parking is figured into the analysis. If 50% of the residential tenants had guests they would occupy 60 more stalls.
Wes Davis responded there would still be 36 vacant stalls.

Commissioner Julie Hullinger asked if this includes off street parking.
Wes Davis said no, adjacent or street parking is not in the calculation.

Commissioner Diane Adams asked legal if the Planning Commission can request that parking be designated for the residents.
Assistant City Attorney Victoria Hales responded that the code does allow the Planning Commission to reduce the number of parking stalls from 2 down to 1.5 per residential unit. You can reduce the parking subject to a condition. There is nothing in the code that addresses reducing the covered parking requirement which is 1 per unit.
Chairman Pro Tem Nathan Fisher asked if the applicant meets the covered parking requirement.
Wes Davis said that we exceed the covered parking.
Assistant City Attorney Victoria Hales said it is in your purview.
Commissioner Todd Staheli mentioned that Main Street Plaza has assigned parking.
Assistant City Attorney Victoria Hales inserted that guest parking is a Planning Commission recommendation with City Council final approval. You can reduce guest parking if you find evidence of the reduction. Both requests are before you today.
Bob Nicholson said that the guest parking is tied into the parking issue and it'll all go to City Council.
Chairman Pro Tem Nathan Fisher noted that the request is to waive visitor parking.
Wes Davis added that the vacancies in parking stalls are given the usage but the number of stalls is per code. We are not asking for a reduction in the commercial. We ask that 2 stalls go to 1.5 per residential unit and then elimination of the guest parking. The usage will work. We are not opposed to designating the residential parking. We feel there is more than ample parking.

Commissioner Todd Staheli asked what security measures are being taken for the parking.
Wes Davis responded that we are exploring our options there. It won't be wide open. It is private property and we do want to take care of it.
Commissioner Diane Adams noted that the City asked online today what the public wanted downtown and bicycle parking was popular. Are you looking at that?
Wes Davis said we do have some corridor areas that could have bicycle parking.

Assistant City Attorney Victoria Hales reminded the Planning Commission that the motion tonight is for density, height, parking code including any reduction for residential and guest parking, and findings for the conditional use permit.

MOTION: Commissioner Diane Adams made a motion to approve the building design and conceptual site plan, the residential density, the reduction of the parking ration from 2 to 1.5 per residential unit, the conditional use request for height not to exceed 54' subject to findings D and G, and a waiver of guest parking supported by the provided report from the applicant that ran through the hourly usage rates regardless of the businesses that may go into this project and to support the conditional use for height as there are other buildings in the downtown area that are taller than requested.
SECONDED: Commissioner Julie Hullinger seconded the motion.

Commissioner Diane Adams added the condition that at least 1 stall per residential unit must be reserved and must be covered.
Commissioner Julie Hullinger agreed to the addition.

Commissioner Don Buehner asked the applicant if the amendment is feasible for the project. Randy Wilkinson said that will be fine.

AYES (5)
Commissioner Don Buehner
Chairman Pro Tem Nathan Fisher
Commissioner Diane Adams
Commissioner Julie Hullinger
Commissioner Todd Staheli
NAYS (0)
RECUSED (1)
Commissioner Ro Wilkinson
Motion passes for Items 2 and 3.
Bob Nicholson noted that this will go to City Council on August 07, 2014.

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

Consider a request for a conditional use permit to construct three buildings which exceed a height of 35', in a mixed-use project called "**Joule Plaza**" located between 200 West and 300 West on the south side of Tabernacle Street in a commercial C-4 zone. The main building located along Tabernacle Street proposes a height up to fifty-four feet (54') to roof peak, and the two interior buildings, located to the rear of the main building would have heights of approximately fifty feet (50'). The applicant is Dixie Sun Ventures, and the representative is Mr. Wes Davis. Case No. 2014-CUP-014.

Bob Nicholson presented the following:

The property is between 200 W and 300 W and takes everything north of the homes on 100 S. There is an existing office building on the corner which is not part of it. Across the street to the north is the Fifth District Courthouse. That parking lot is not full often and is not counted in the calculations but is there if needed. To the west of the property is a Washington County School District building for adult education. Adjacent to the adult education building there will be a hearing aid office. To the east is town square and the school district building.

In terms of building heights; the school district and the old Woodward school are three-stories as well as the library and a few other buildings.

This project will have three buildings. Buildings B and C are primarily residential with parking in the rear.

Bob Nicholson went through the photo simulations

Commissioner Ro Wilkinson recused herself from Items 3 and 2

Bob Nicholson showed the fly around video of the project

Diane Adams asked what the barrier between the houses and the complex will be.
Chairman Pro Tem Nathan Fisher said there will be parking.
Wes Davis added there will also be landscaping.

Bob Nicholson noted that in terms of the downtown area there are three buildings taller than the proposed project. Main Street Plaza, Tabernacle Towers and Village Bank are each taller.
Councilman Joe Bowcutt asked how tall the courthouse and Board of Education buildings are.
Bob Nicholson said the courthouse is higher than Joule Plaza. Because the Board of Education building is State property we didn't do a design review as they are exempt from local zoning regulations.

Chairman Pro Tem Nathan Fisher asked where the height is measured from.
Bob Nicholson responded from sidewalk to the top of the roof on a flat roof like this.
Don Buehner asked which building the Gardner Building is as referenced in the submitted letter.
Bob Nicholson said that's Main Street Plaza.

Wes Davis added that the one thing I wanted to bring up is that letters did go out to the neighbors regarding height. Mr. and Mrs. Tew came in concerned about the setback but other than that people were not concerned with the height. It is in line with the vision of what is wanted for downtown.

Randy Wilkinson stated the zero setback is from the street itself not from the back property line there at 100 S. That has over 100' there.
Wes Davis stated the graphic in your packet shows the line of sight of the project from the homes on 100 S. The building doesn't stand out like a sore thumb.
Councilman Joe Bowcutt asked when the letters went out.
Wes Davis responded the City sent them at least 10 days prior to the last meeting.
Councilman Joe Bowcutt noted his surprise that only the Tews were concerned.
Wes Davis stated that we've had a few phone calls but we've shown them what we're planning to do and they seem to like it.

Commissioner Don Buehner inserted there is a letter suggesting the height is too high from an Emily Cox but it doesn't say if she's an adjacent property owner.
Chairman Pro Tem Nathan Fisher said she's just trying to express her feelings for what the atmosphere should be downtown which is understandable.
Randy Wilkinson said that the Cox family lives on the corner of 100 S and 200 W.

Chairman Pro Tem Nathan Fisher asked the commissioners if they would like to make a motion now or hear Item 2 first and make a joined motion.

Discussion on how to go about the motion

Decision was made to hear both items before making a motion

Bob Nicholson added that as a staff member I am in favor of the height request. As we grow and change some taller buildings in downtown are to be expected.

**Item 2 will now be heard. Please go to Item 2. **

4. **MINUTES**

Consider approval of minutes from the March 25, 2014; May 27, 2014; June 10, 2014; and June 24, 2014 meetings.

No edits were suggested.

MOTION: Commissioner Ro Wilkinson made a motion to approve the minutes.
SECONDED: Commissioner Diane seconded the motion.
AYES (6)
Commissioner Ro Wilkinson
Commissioner Don Buehner
Chairman Pro Tem Nathan Fisher
Commissioner Diane Adams
Commissioner Julie Hullinger
Commissioner Todd Staheli
NAYS (0)
Motion passes.

ADJOURN

MOTION: Commissioner Diane made a motion to adjourn.
SECONDED: Commissioner don seconded the motion.
AYES (6)
Commissioner Ro Wilkinson
Commissioner Don Buehner
Chairman Pro Tem Nathan Fisher
Commissioner Diane Adams
Commissioner Julie Hullinger
Commissioner Todd Staheli
NAYS (0)
Meeting adjourned at 6:26