

APPROVED: 04/26/2016  
Motion: Don Buehner  
Second: Diane Adams

**PLANNING COMMISSION  
CITY OF ST. GEORGE  
WASHINGTON COUNTY, UTAH  
August 11, 2015 – 5:00 PM**

**PRESENT:** Chair Pro Tem Nathan Fisher  
Commissioner Diane Adams  
Commissioner Julie Hullinger  
Commissioner Don Buehner  
Commissioner Todd Staheli

**CITY STAFF:** Assistant Public Works Director Wes Jenkins  
Planning & Zoning Manager John Willis  
Planner II Ray Snyder  
City Surveyor Todd Jacobsen  
Assistant City Attorney Victoria Hales  
Deputy City Recorder Annette Hansen

**EXCUSED:** Council Member Joe Bowcutt  
Commissioner Ro Wilkinson  
Chair Ross Taylor

**FLAG SALUTE**

Chair Pro Tem Nathan Fisher called the meeting to order and asked Commissioner Don Buehner to lead the flag salute at 5:03 PM.

Commissioner Todd Staheli arrived at 5:04 PM.

1. **FINAL PLATS (FP)**

A. Consider approval of an eleven (11) lot residential Final Plat for “**The Ledges of St George Hidden Pinyon Phase 1.**” The property is zoned PD-R (Planned Development Residential) and is located at approximately 1350 West Ledges Parkway (Ledges Development, north side of Ledges Parkway and north side of The Ledges of St George Phase 7). The representative is Mr. Brad Petersen, Development Solutions Group, Inc. Case No. 2015-FP-031

Assistant Public Works Director Wes Jenkins presented the final plat for The Ledges of St. George Hidden Pinyon Phase 1 to Commission for approval. There were no questions or discussion by commissioners regarding this Final Plat.

B. Consider approval of a ten (10) lot residential Final Plat for “**The Ledges of St George Northgate Peaks Phase 1**” The property is zoned PD-R (Planned Development Residential) and is located at approximately 1370 West and north of Ledges Parkway (Ledges Development, north side of Ledges Parkway and west of

The Ledges of St George Hidden Pinion Phase 1). The representative is Mr. Brad Petersen, Development Solutions Group, Inc. Case No. 2015-FP-030

Assistant Public Works Director Wes Jenkins presented the final plat for The Ledges of St. George Northgate Peaks Phase 1 to Commission for approval. There were no questions or discussion by commissioners on this Final Plat.

- C. Consider approval of a sixteen (16) lot residential Final Plat for “**Hawthorne Phase 1.**” The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and is located at approximately 3420 South and 3000 East Street (Little Valley area). The representative is Mr. Brad Petersen, Development Solutions Group, Inc. Case No. 2015-FP-024

Assistant Public Works Director Wes Jenkins presented the final plat for Hawthorne Phase 1 to Commission for approval.

Chair Pro Tem Nathan Fisher inquired if lot size averaging was available for this plat. Wes Jenkins replied that it was.

There were no further questions or discussion by commissioners on this final plat.

- D. Consider approval of a fourteen (14) lot residential Final Plat for “**Hawthorne Phase 2.**” The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and is located at approximately 3420 South and 3170 East (Little Valley area – to the east of Phase 1). The representative is Mr. Brad Petersen, Development Solutions Group, Inc. Case No. 2015-FP-026

Assistant Public Works Director Wes Jenkins presented the final plat for Hawthorne Phase 2 to Commission for approval. There were no questions or discussion by commissioners on this Final Plat.

**MOTION: Commissioner Julie Hullinger made a motion to approve the Final Plats for the following: The Ledges of St George Hidden Pinyon Phase 1, The Ledges of St George Northgate Peaks Phase 1, Hawthorne Phase 1 and Hawthorne Phase 2 with authorization for chairman to sign.**

**SECONDED: Commissioner Diane Adams seconded the motion.**

**AYES( 5 )** Chair Pro Tem Nathan Fisher  
Commissioner Diane Adams  
Commissioner Julie Hullinger  
Commissioner Don Buehner  
Commissioner Todd Staheli

**NAYS( 0 )**

**Motion carries.**

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

Consider approval of a ten (10) lot residential amended subdivision Final Plat for “**The Vistas at Entrada Phase 1, 2<sup>nd</sup> Amended and Extended.**” The property is zoned PD-R (Planned Development Residential) and is located at approximately 2055 West and 2600 North (Cougar Rock Circle). The representative is Mr. Scott Bishop, Horrocks Engineers. Case No. 2015-FPA-033

Assistant Public Works Director Wes Jenkins presented the final plat amendment for The Vistas at Entrada Phase 1, 2<sup>nd</sup> Amended and Extended to Commission for approval. He explained that originally there was a 10 ft. gap between the back of curb and lot line that was to be maintained by the HOA, and this is to re-locate the lot line and pushed the lot line up to right of way at the back of sidewalk.

Assistant City Attorney Victoria Hales added that legal is waiting on consent from the current HOA to approve this and recommended that this stipulation be made in any motion to approve.

**MOTION: Commissioner Diane Adams made a motion to accept the amended Final Plat for The Vistas at Entrada Phase 1, 2<sup>nd</sup> Amended and Extended and recommend approval subject to approval and proper consent from the existing HOA and authorized Chairman to sign.**

**SECONDED: Commissioner Don Buehner seconded the motion.**

**AYES ( 5 )** Chair Pro Tem Nathan Fisher  
Commissioner Diane Adams  
Commissioner Julie Hullinger  
Commissioner Don Buehner  
Commissioner Todd Staheli

**NAYS ( 0 )**

**Motion carries.**

3. **PRELIMINARY PLAT (PP)**

A. Consider approval of a preliminary plat for fourteen (14) buildings with fifty-four (54) town home units in a development called “**Sunbrook Hollow Town Homes.**” The applicants are Mr. Dennis Garr and Mr. Gordon Lyle. The property is zoned PD-R (Planned Development Residential) and is located at 415 South Dixie Drive. Case No. 2015-PP-018.

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Sunbrook Hollow Town Homes and explained that this plat has previously been seen before the City Council, but the developers decided not to construct the access road required for emergency access to 4 of the town home units at this time, but would like to keep that option open for the four additional units when a second access is constructed to Dixie Drive. He also mentioned the City Council discussed this being a private street and leaving the existing trees as a buffer from existing buildings.

Chair Pro Tem Nathan Fisher asked if emergency access was the only reason the access road was needed and what that area would be without a road there. Wes Jenkins replied

that it was only needed for emergency access, and that it would remain vacant until needed sometime in the future.

Assistant City Attorney Victoria Hales asked when the second access is built if it connects to an existing road system, as this drawing does not reflect that. Wes said that it does not show on this drawing but will on the final one.

Chair Pro Tem Nathan Fisher expressed concerns with approving this tonight without seeing the correct Preliminary Plat. Wes stated that the Commission could approve this for 50 units tonight without a corrected Preliminary Plat as it is fewer units than shown and then the developer could come back with an amendment for the additional 4 units in the future. Chair Pro Tem Fisher stated that it was important that the developer present the correct Preliminary Plat to the City Council as to not cause confusion on what the Commission is approving this evening.

Commissioner Todd Staheli asked if the developer was present at the meeting. The developers Dennis Garr and Gordon Lyle introduced themselves to the Commission and fielded questions from commissioners about the Preliminary Plat.

Chair Pro Tem Nathan Fisher inquired briefly about drainage issues and if they were addressed, Wes explained that they have been addressed.

Assistant City Attorney Victoria Hales suggested that if this is approved tonight that the motion contain the wording that a corrected Preliminary Plat be presented to the City Council of the items approved, namely no road access and showing this plat as a Phase 1, and only approving 50 units because they do not have adequate roadway for 54 units. A second phase could come forward later with 4 additional units if a second access is provided.

**MOTION:** Commissioner Don Buehner made a motion to recommend that the City Council approve the Preliminary Plat for item 3A for Sunbrook Hollow Townhomes with the condition that the road going into the park to the Northeast corner become parking and not a road or road access, and also the 4 units showing on the Northwest corner become part of a second phase at a later time, if a second road access is provided, and are not included in the approval tonight, and that the Preliminary Plat presented to City Council show correctly that this preliminary plat only is for 50 units.

**SECONDED:** Commissioner Diane Adams seconded the motion.

**AYES (5)** Chair Pro Tem Nathan Fisher  
Commissioner Diane Adams  
Commissioner Julie Hullinger  
Commissioner Don Buehner  
Commissioner Todd Staheli

**NAYS (0)**

**Motion carries.**

- B. Consider approval of a preliminary plat for a ninety-five (95) lot residential subdivision for “**The South Rim at Foremaster Ridge.**” The owner is ‘Something of Worth’ and the representative is Mr. Todd Gardner, Alpha Engineering. The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and is located to the west of the existing Foremaster Ridge subdivision in the vicinity of Foremaster Drive and 1740 East Street. Case No. 2015-PP-020.

Assistant Public Works Director Wes Jenkins presented the preliminary plat for The South Rim at Foremaster Ridge. He explained that they are requesting lot size averaging on this plat and have the required ridgeline setback of 30 feet.

Assistant City Attorney Victoria Hales mentioned that preliminary plats are not reviewed by legal, they are done at a different stage in the process.

Chair Pro Tem Nathan Fisher asked if the privacy walls would create a corridor and Wes explained that it would and they are required to comply with the code about walls, and make it something that is aesthetically pleasing.

Assistant City Attorney Victoria Hales inquired about lot placement, no build zones, and whether the ridgeline setback would fall within the owner’s lot. Wes explained that the owner can own the setback, but once recorded building anything in that area would be prohibited.

**MOTION: Commissioner Don Buehner made a motion to recommend to City Council based on staff recommendations, to approve item 3 B for South Rim at Foremaster Ridge, subject to conditions about no build zones, ridgeline setbacks, privacy walls according to staff and legal comments.**

**SECONDED: Commissioner Diane Adams seconded the motion.**

**AYES (5)** Chair Pro Tem Nathan Fisher  
Commissioner Diane Adams  
Commissioner Julie Hullinger  
Commissioner Don Buehner  
Commissioner Todd Staheli

**NAYS (0)**

**Motion carries.**

- C. Consider approval of a preliminary plat for a thirty-five (35) lot residential subdivision for “**The Cove at Little Valley.**” The owner is Sullivan Field, LLC and the representative is Mr. Paul Blackmore, Blackrock Engineering. The property is zoned R-1-12 (Single Family Residential 12,000 sq. ft. minimum lot size) and RE-20 (Residential Estate 20,000 square foot minimum lot size) and is located at Horseman Park Drive and Little Valley Drive. Case No. 2015-PP-021.

Assistant Public Works Director Wes Jenkins presented the preliminary plat for The Cove at Little Valley. He noted that these lots will be double frontage lots along

Little Valley Road and require a 10-foot landscape strip and 6-foot high privacy wall along Little Valley Road.

**MOTION: Commissioner Todd Staheli made a motion to recommend to City Council based on staff recommendations, to approve item 3C for The Cove at Little Valley, subject to legal approval.**

**SECONDED: Commissioner Diane Adams seconded the motion.**

**AYES (5)** Chair Pro Tem Nathan Fisher  
Commissioner Diane Adams  
Commissioner Julie Hullinger  
Commissioner Don Buehner  
Commissioner Todd Staheli

**NAYS (0)**

**Motion carries.**

- D. Consider approval of a preliminary plat for an eight (8) pad commercial subdivision for **“Boulder Creek Crossing.”** The owner is River Road Investments, LLC and the representative is Mr. Matt Kelvington, Rosenberg Associates. The property is zoned PD-C (Planned Development Commercial) and is located at approximately 1450 South River Road. Case No. 2015-PP-022.

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Boulder Creek Crossing. He reminded Commissioners that this plat was recently zone changed and the applicant is requesting that this be an eight (8) pad commercial subdivision. Each pad as it comes in will have to meet all parking and other code requirements and must submit elevations and cite plans.

Commissioner Don Buehner pointed out that the southernmost building store back would be facing River Road and inquired as to why this would be. Wes explained that the orientation of the buildings would require going before City Council and a Public Hearing.

Commissioner Buehner then asked if the Planning Commission were to approve this tonight if the individual pads would be where they are represented in the illustration. Wes explained that they would not, that Commission is just approving the general Preliminary Plat as a whole and not each individual pad. He understands that this is a controversial area, so the Commission could possibly put conditions upon approval that positioning of each individual pad be subject to review.

Project representative Matt Kelvington addressed the Commission and stated that each pad in the drawing was just for preliminary purposes and not representative of final placement and that the pad placement is flexible.

Commission discussed this issue, and Assistant City Attorney Victoria Hales reiterated that each pad would be an amendment to the PD-C and have to meet all

code requirements and the required approvals by staff, legal, the Commission, and City Council.

**MOTION:** Commissioner Julie Hullinger made a motion to approve the preliminary plat for Boulder Creek Crossing for an eight (8) pad commercial subdivision with a condition that the preliminary plat presented to Council not show individual pad placement.

**SECONDED:** Commissioner Diane Adams seconded the motion.

**AYES( 5 )** Chair Pro Tem Nathan Fisher  
Commissioner Diane Adams  
Commissioner Julie Hullinger  
Commissioner Don Buehner  
Commissioner Todd Staheli

**NAYS( 0 )**

**Motion carries.**

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

Consider a request to construct an addition to an existing garage which will exceed the allowable height of 15'-0" unless a CUP is approved by council. The requested height is 18'-6" to the midpoint of the roof. The property is APN SG-RAVE-1-4 and is located at 2484 E 3670 S (on 3760 South Street westerly of Little Valley Road). The zoning is A-1 (Agricultural). The applicant is Mr. Eggertz. Case No. 2015-CUP-010

There was an address correction on this CUP, as the one printed was incorrect showing as 284 E 3760 S instead of the correct 2484 E. 3670 S.

City Planner Ray Snyder presented the CUP to the Commissioners and explained that this was an existing house wanting to remodel and add an additional pool house with covered patio, which staff has already approved. This CUP is for an addition to the existing garage. Chair Pro Tem Nathan Fisher inquired as to the height of the garage and Ray explained that the height approval being proposed is 18.6 feet to the midpoint or 21 feet to the ridgeline. Commissioner Todd Staheli asked if you would be able to see the garage roof over the existing house roof, and Ray explained that you would not, as the street is lower than the home.

Assistant City Attorney Victoria Hales stated that as long as the CUP meets conditions and can mitigate any detrimental effects, it should be approved, and the CUP stays with the property. She also reminded Commissioners that the findings have to be approved as part of the CUP as well.

**MOTION:** Commissioner Don Buehner made a motion to recommend to City Council to approve the Conditional Use Permit that would allow for 18.6 ht from midpoint of roof for a garage addition and the findings in sections D, G and J of the staff report be met as part of the condition to approve to mitigate any detrimental effects.

**SECONDED:** Commissioner Diane Adams seconded the motion.

**AYES( 5 )** Chair Pro Tem Nathan Fisher  
Commissioner Diane Adams

Commissioner Julie Hullinger  
Commissioner Don Buehner  
Commissioner Todd Staheli

**NAYS ( 0 )**

**Motion carries.**

Assistant City Attorney Victoria Hales added that the findings of the impact of this CUP is mitigated by the following: that all detrimental effects of the height will be mitigated.

5. **DISCUSSIONS**

A. Discuss as required any recent City Council Actions and other current items:  
No items were discussed in this regard.

B. Storage Containers:

It was mentioned that City Council will be having a work meeting to discuss this issue and that all Planning Commission members were invited to attend and participate in the discussion.

C. TND Ordinance – proposed changes – Quality Development:

Commissioners were informed that there are plans to meet on August 27<sup>th</sup> to modify this portion of the code, this is a work meeting to be held in the Administrative Conference Room. Chair Pro Tem Nathan Fisher mentioned that he would be out of town and unable to attend this meeting.

D. Discuss U.L.C.T annual fall conference in SLC:

Commissioners were urged to contact Genna Singh as soon as possible with confirmation on attending this informative conference to be held Sept 16-18. Chair Pro Tem Nathan Fisher stated that he would be unable to attend.

Commissioners Julie Hullinger and Nathan Fisher mentioned that they would not be in attendance at the August 25<sup>th</sup> Planning Commission meeting.

**ADJOURN**

**MOTION: Commissioner Julie Hullinger made a motion to adjourn.**

**SECONDED: Commissioner Diane Adams seconded the motion.**

**AYES (5)**      **Chair Pro Tem Nathan Fisher**  
                    **Commissioner Diane Adams**  
                    **Commissioner Julie Hullinger**  
                    **Commissioner Don Buehner**  
                    **Commissioner Todd Staheli**

**NAYS (0)**

**Meeting adjourned at 6:20 PM.**