

**PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH
February 20, 2018**

PRESENT:

Chair Nathan Fisher
Commissioner Summer Barry
Commissioner Dannielle Larkin
Commissioner Roger Nelson
Commissioner David Brager
Commissioner Todd Staheli
Councilman Joe Bowcutt

EXCUSED:

Commissioner Buehner

STAFF:

Assistant Public Works Director Wes Jenkins
Planning Manager John Willis
Planner II Ray Snyder
Assistant City Attorney Victoria Hales
Development Office Supervisor Karen Roundy

CALL TO ORDER

Chair Fisher called the meeting to order and asked Commissioner Brager to lead the flag salute at 5:01 PM.

1. ZONING CHANGES (ZC)(Public Hearings)

- A. Consider a zone change request on 2.63 acres to change the zoning from OS (Open Space) to PD-C (Planned Development Commercial) to develop a self-storage facility with 168 units called “**Pioneer Storage.**” Generally located on Pioneer Road. The applicant is Devin Sullivan and the representative is Jeff Mathis, MRW Design. Case No. 2018-ZC-006 (Staff – Ray Snyder)

Ray Snyder presented the item 1A zoning, location and general plan as shown on maps. This project is within the general plan land use designation. They are proposing single story storage, showing landscaping, and site plan on the maps. The materials board was shown. This is a request to approve the use and the conceptual colors and materials for 168 individual units, grading and conceptual site plan area. The applicant will have to install new trees and meet the new tree list, which will be looked at during the site plan review process. The civil plans show, height of 15’ 9” with solid wall, access, and screened roll up doors on the interior. Parking is

shown as three spaces. The applicant wished to take advantage of the temporary ordinance, which expires March 7th, and they have met the time frame window. Site plan, layout, wall and landscaping will be reviewed during site plan review.

Chair Fisher asked from the view heading north on Pioneer Road and perspective traveling on River Road.

Ray Snyder showed the building on the maps and discussed the view and wall length.

Victoria Hales stated that I think he is asking if there is a fence along the River Road project.

The views, curb and gutter and wall height is discussed with commissioners, staff and legal.

Victoria Hales asked if there is a trail in front of the RV storage.

Wes Jenkins showed the trail on the maps.

Victoria Hales asked if there is a trail along the front of the Lyman property.

Wes Jenkins stated yes.

Victoria stated that they will have to comply with the code on the landscape screening.

The commissioners and staff discussed the code requirements.

Victoria Hales stated that the zone change will require an increase in the tree requirements and staff will make sure that the plan shows this.

MAYOR INTRODUCED THE NEW CITY MANAGER ADAM LENHARD

Adam Lenhard stood to welcome and thank the public for being at the meeting

OPEN PUBLIC HEARING

Judith Harlin,

Lives in Riverstone, which is just across the street. She provided pictures at the 1) Pioneer Storage site, 2) Looking from Riverstone entrance through Monster Storage to the freeway, which is supposed to mitigate the view to Pioneer Road 3) View of the hillside that was cut away including the buffering hills between the hill and the freeway, 4) Looking out from Las Colinas Drive to the Monster Storage parking lot, with the freeway above. 5) Show what the hills used to look like with one or two little hills with our mitigation between Pioneer and the freeway. 6) Sandpiper Road which has been raised and graded to market to the freeway above our neighbors homes. This is adjacent to our neighborhood, she included a short letter to the commissioners.

Mike Harlin

Lives in Riverstone and has questions about the lighting at the Pioneer storage facility because of the contamination to the atmosphere and what kind of signage will be going up along the freeway and Pioneer Road.

John Harmon

Lives in Riverstone across from the site and has questions on curb and gutter, sidewalks and things like that. Is that going to be a requirement for this site going forward and is there a proposed sidewalk going in adjacent to Pioneer Road and the cut and fill? The proposed site has considerable hills that will be removed. Lowering of that site line and noise and visibility going down the highway is a concern as well as visibility. We have all seen what the neighborhoods look like and it is unsightly and what are we going to do with the areas being developed. The renderings on the landscape plan require questions be answered..

James Davison,

Lives in the Riverside community and is concerned about the walls covering Pioneer Storage. The wall can't be more than 4 feet tall and is very unsightly and going down Pioneer also. Will the wall height be increased?

Dennis Craft

Is there a general plan for our area from River Road to the freeway?

Nathan Fisher and John Willis showed the general plan on the wall.

Dennis wants to know what the plans are for the future in this area?

Commissioners and Mr. Craft continue to discuss the future plans for this area.

Mr. Craft explained that if he knew that this growth was coming he would have bought somewhere else. Mr. Craft doesn't want affordable housing, or LACU but by putting all of this stuff in you are attracting the undesirables.

Councilman Bowcutt explained that we need to address the issue of affordability so our children and grandchildren can live here.

Jean Rigg

Has sent a couple of emails to her community and one of the people wanted to come but she was unable to come. She wrote letters and talked about the rural area she moved into and the current changes.

Sylvia Olsen

574 Latonia Circle

Her home is directly behind this property. The atmosphere will be ruined and will be an enormously negative impact on the community and the area that we live, with a great deal more freeway noise. The letter was added to the record. She is concerned that as Riverstone gets

busier it would be great to have some sort of a stop sign stating that you are entering a residential area with the speed limit posted. This is danger to the people in our community.

CLOSE THE PUBLIC HEARING

We appreciate the public for the constructive comments that have been made tonight. Some questions not specific to this item can be obtained online at the website or from city staff. We are focusing tonight on this particular issue.

Ray Snyder and applicant respond to the public questions.

Commissioners and staff continue the discussion on landscape, sign, lighting and block wall.

Once the public hearing is closed we are unable to hear anymore comments however, staff is available for questions and concerns. It is difficult to balance the existing residence with new development on new property owners, and consider their property rights. The city provides ordinances to encourage good development, and so you can anticipate what is to be done.

Bowcutt stated that he hopes that the roadway will buffer it a little bit in the area.

Jeff Mathis, MRW design

Discussed the previously discussed issues of roofing, masonry walls. We are trying hard to make it as aesthetically pleasing as possible. Compromise is necessary to get something in on this property otherwise it sits vacante. Applicant is willing to darken the roof color a few shades.

Commissioners, applicant and staff discuss the angle of the metal roof for sound, lighting reflection, block wall, parapet walls, and existing hills.

Jeff Mathis showed slides of the cut and fill numbers on the property.

There is continued discussion on the roof, height and color, noise, freeway location,

Commissioner Stahlh thanked the public for coming out to discuss the item. He stated that he is concerned about the future development of the project.

Commissioner Nelson is concerned for the property owners. Is the storage more desirable than something else that is less desirable. We can't restrict the property owners from doing what they want to do with their property

Commissioners and applicant continue to discuss the use, noise, landscape and code requirements.

Victoria Hales stated that we have talked about this a lot. In other states there are codes that protect your right to light, or to a view, and we do not have that in this city or state. You are

entitled to develop your property. That is the way the law is here and there isn't some sort of ability to regulate the neighbor's right to maintain its view.

Continued discussion on curb and gutter and signs.

Victoria Hales explained that if it meets the code, you can recommend approval, if you don't believe that it meets the code then you should recommend denial.

Victoria Hales stated that again I caution against redesigning a project. Recommend approval, approval with conditions, or denial.

Commissioners, legal and applicant discuss the roof color and landscaping.

MOTION: Commissioner Nelson made a motion to recommend approval to City Council of a zone change request on 2.63 acres to change zoning from OS to PD-C to develop a self-storage. The site plan, building elevations, use of storage and nothing else, and conceptual colors and materials are recommended, with conditions and staff comments numbers 1-12 in the staff report, with note #9 that the lighting plan shows no more than one candle foot of light at the property line.

NO SECOND

Commissioner Larkin asked if she could amend the motion.

AMENDED MOTION

To add... with regards to the freeway side, code compliance as far as landscaping, and the two tone without the vertical as presented by Mr. Mathis.

Motion fails to obtain a second

Commissioner Larkin asked that Commissioner Nelson would consider adding the verticals on the freeway side of the building.

Victoria Hales stated that we need a motion to get four votes. You can ask Mr. Nelson to add it as a condition but you need four votes.

Commissioner Nelson amended the motion to add the verticals on the freeway side of the building.

SECOND: Commissioner Larkin

Chairman Fisher asked for clarification about item #8 with landscaping. Is the landscaping ordinance the real concern, or does it really need to be compliant with this temporary ordinance. #8 on the list needs to be compliant with #13 on the list

Clarification on the motion was added; that the temporary ordinance #8 needs to be compliant with #13 on the list.

SECOND: Commissioner Larkin

AYES (4)

Commissioner Brager

Commissioner Nelson

Commissioner Larkin

Commissioner Barry

Chair Fisher

NAYS (1)

Commissioner Staheli

- B. Consider a zone change request on approximately 19.5 acres to change the zoning from A-1 to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) for future development of “**Crimson Meadows**” subdivision. Generally located at approximately 1600 South Street along 3000 East Street (*on the east side of the road*). The applicant is Tim Kenny and the representative is Alpha Engineering, Jared Madsen. Case No. 2018-ZC-007 (Staff – John Willis)

John Willis presented the item 1B. This is a request for a zone change for the two properties as shown on the maps. Current zoning is A-1, as a history there was a request to keep this A-1 on all of the property shown on the maps with additional zoning explained. There is a major sewer trunk line here that affects development. East of 3000 East there are a lot of larger lots, including the potential zones this will fall into in the area. The zone change requirements as shown on the maps are discussed. Staff has reviewed it, and R-1-10 may be a little dense for the area. R-1-12 maybe a little bit more appropriate given the area. RE-12.5 as shown on the maps is also appropriate, and staff would feel comfortable with at least an R-1-12. The applicant is here to answer questions.

Commissioners discuss the LDR and A-1 with discussion of large animal rights and size.

OPEN PUBLIC HEARING

CLOSE PUBLIC HEARING

Kent Foot

M and F properties

There are a couple of hardships on the project. A road that needs to go in and the City of St, George has already put in some sewer that needs to be addressed.

Jared Mathews

Alpha Engineering

We have looked at a layout at the current zone and we understand staffs recommendations.

Our mentality is that you look at the overall land use and the different zones with A-1, RE-12.5, R-1-12 and what we think people would like to see is R-1-10 lots with custom homes on these lots.

Kent Foot showed the existing sewer lines on the property on the maps.

Commissioner Nelson asked about the origin of the sewer lines.

Continued discussion on the existing sewer line

Scott Taylor,

It collects all sewer from the Little Valley area, Jedora and

You do not want to relocate it. The South Mountain church has put in an 8" sewer line. I would not recommend relocating it.

What other issues will these properties have because of the water table being so high?

Scott Taylor wouldn't recommend a basement. 6' to 8' depth is where there are a lot of issues.

Commissioners continue to discuss the sewer line, groundwater, lot size and development issues.

Victoria Hales stated that only 50% of lots have to be over the R-1-12, if they do lot size averaging in an R-1-12 zone.

Commissioners and applicant continue discussion on lot size.

Victoria Hales stated that the rules and code section for required lot size and lot frontage for the applicable zone you can go down to half of the proposed lots within the subdivision can be less than the subdivisions standard lot size unless approved by city council after reviewing recommendations from the planning commission. So that's the general rule you have to stay at 50% or above when you are lot size averaging, and just as an aside this is a zone change and they are not trying to get approval of the preliminary plat at this stage.

John Willis stated that you are looking at the density and the character of the area and what makes the most sense.

Continued discussion between commissioners and staff.

MOTION: Commissioner Larkin made a motion to recommend according to the density and the character of the area, approval to City Council of a zone change request on 19.5 acres to

change zoning from A-1 to R-1-12 for item 1B.

SECOND: Commissioner Staheli

AYES (6)

Commissioner Staheli

Commissioner Brager

Commissioner Nelson

Commissioner Larkin

Commissioner Barry

Chair Fisher

NAYS (0)

- C. Consider a zone change request on approximately 2.40 acres to change the zone from OS to C-2 a 'clean-up' zoning for "**Innovative**." Generally located at 511 South Airport Road. The applicant is Innovative Property Holdings and the representative is Rosenberg Associates. Case No. 2018-ZC-008 (Staff – John Willis)

John Willis presented the item 1C. Staff is considering this a clean-up item. The location of the Cliffs Inn is shown on the maps. The general plan is commercial. Zoning as shown on the maps. C-2 appears to fit perfectly in this area but it is not zoned commercial. We are proposing to extend the C-2 to include this area as shown on maps.

Victoria Hales explained that you will see this is coming in as a plat later in the agenda.

OPEN PUBLIC HEARING

CLOSE PUBLIC HEARING

MOTION: Commissioner Staheli made a motion to recommend approval to City Council of a zone change request on 2.40 acres to change zoning from OS to C-2 for Innovative.

SECOND: Commissioner Barry

AYES (6)

Commissioner Staheli

Commissioner Brager

Commissioner Nelson

Commissioner Larkin

Commissioner Barry

Chair Fisher

NAYS (0)

2. CONDITIONAL USE PERMIT (CUP)

Consider a request to construct a “**Head Works**” building at the WWTP (Wastewater treatment Plant) that will exceed 35 feet in height. The property is generally located at 2176 West 3780 South within the City’s WWTP facility and is zoned OS (Open Space). Case No. 2018-CUP-005. The City is the applicant. (Staff – Ray Snyder)

Ray Snyder presented the item 2. The new head works building and existing buildings are as shown on the maps. The elevations are as shown on the maps and photos. The height is 45’ but may be a foot or two more at the most. This is a CUP with findings on page 2 and . Staff has included findings in the packet with a focus on item G.

Scott Taylor,

Water Services Director, wants to point out that right now our existing head works, which is the front end of the treatment process, takes out all the things that you are not supposed to flush. Then we remove the grit, and get it to a point where we can run the treatment plant. But the existing headworks, there is an open headworks system where most of the smell comes from, this one we have taken great lengths to address this with the new facility, and it is enclosed, and it should improve the smell, but there will always be some odor. We will replace the old one. This is the first stage of a three stage expansion in preparation to the next expansion as show on the maps. The new process is much more efficient than what we currently have.

There is continued discussion on the water discharge, usage for secondary irrigation system, and water demand.

Victoria Hales stated that this is a CUP for height, a CUP shall be approved if reasonable conditions can be imposed to mitigate any detrimental effects of the conditional use. In this case, they are requesting approximately 45’ in height in one building, the headworks building and a CUP once approved stays with the land. Please include findings in your motion regarding mitigation of any detrimental effects.

MOTION: Commissioner Brager made a motion to recommend approval to City Council a request to construct a Head Works building at the WWTP that will exceed 35 feet in height at 2176 West 3780 South and find that the detrimental effects have been mitigated with items A-K as conditions.

SECOND: Commissioner Barry

AYES (6)

Commissioner Staheli

Commissioner Brager

Commissioner Nelson

Commissioner Larkin

Commissioner Barry

Chair Fisher

NAYS (0)

3. **FINAL PLATS (FP)**

- A. Consider a five (5) lot commercial final subdivision plat for “**City View**” located at Block 25, Plat A, St George City Survey (*between St George Blvd. & Tabernacle Street and also between Main Street & 100 West Street*). The property is zoned C-4 (Central Business District Commercial). The representative is Greg Meyers, Bush and Gudgell. Case No. 2017-FP-101 (Staff – Wes Jenkins)

Wes Jenkins presented item 3A as shown on the maps. All aspects have been reviewed by staff.

Victoria Hales stated that this will be conditioned on lot five being deeded to the city at a later date.

MOTION: Commissioner Nelson made a motion to recommend approval to City Council a final plat for City View a five (5) lot commercial final subdivision plat and include the condition on lot 5 being deeded to the city at a later date and authorize the chairman to sign.

SECOND: Commissioner Larkin

AYES (6)

Commissioner Staheli

Commissioner Brager

Commissioner Nelson

Commissioner Larkin

Commissioner Barry

Chair Fisher

NAYS (0)

- B. Consider a twenty-three (23) lot residential final subdivision plat for “**The Villas at Sun River St George Phase 5**” located at Arrowhead Canyon Drive and Grayson Drive (*at approximately 1300 West and 4640 South*). The property is zoned PD-R (Planned Development Residential). The representative is Brandon Anderson, Rosenberg Associates. Case No. 2017-FP-102 (Staff – Wes Jenkins)

Wes Jenkins presented item 3B as shown on the maps. All aspects have been reviewed by staff and it meets the conditions of the preliminary plat.

MOTION: Commissioner Staheli made a motion to recommend approval to City Council a final plat for The Villas at Sun River Phase 5 located at Arrowhead Canyon Drive and Grayson Drive, and authorize the chairman to sign.

SECOND: Commissioner Barry

AYES (6)
Commissioner Staheli
Commissioner Brager
Commissioner Nelson
Commissioner Larkin
Commissioner Barry
Chair Fisher
NAYS (0)

4. **PRELIMINARY PLATS (PP)**

- A. Consider a three (3) lot commercial preliminary plat for “**Kenworth Commercial Subdivision**” located northeast of Exit 2 at the old Welcome Center. The property is zoned PD-C (Planned Development Commercial). The applicant is Alliance Consulting and the representative is Mr. Craig Coats. Case No. 2018-PP-017 (Staff - Wes Jenkins)

Wes Jenkins presented item 4A as shown on the maps. They are doing these three lots with a facility being built. They will be required to improve the road as shown on the maps.

Bowcutt asked about development on the right side of the road

They will have to do half of the road to 32’ width.

Craig Coats, Alliance

Truck sales and service. They will be improving the road past lots 1 and 2, with a delay agreement for the road on lot 3. The property line is down the center of the road. The facility is on lot 2 and they will improve through lot 1.

Lot 1 and 3 are to be sold.

The location of existing water lines will be the only access to lot one, and they must improve the access. Lot one is 6 acres but only 3 acres are developable.

Victoria Hales stated that any truck sales at this location must be very incidental to the primary use of truck maintenance.

Craig Coats stated that the primary use is maintenance.

Commissioner Nelson asked if the road will continue as a frontage road.

MOTION: Commissioner Nelson made a motion to recommend approval for a preliminary plat for Kenworth Commercial Subdivision location northeast of Exit 2 at the old Welcome

Center with the details as stated by staff.

SECOND: Commissioner Staheli

AYES (6)

Commissioner Staheli

Commissioner Brager

Commissioner Nelson

Commissioner Larkin

Commissioner Barry

Chair Fisher

NAYS (0)

- B. Consider a two (2) lot commercial subdivision for “**Innovative Property Holding**” located at the old airport along Tech Ridge Drive at approximately 500 South. The property is zoned C-2 (Highway Commercial). The applicants are Tom and Dorothy Heers and the representative is Rosenberg Associates. Case No. 2018-PP-013 (Staff – Wes Jenkins)

Wes Jenkins presented item 4B as shown on the maps. This was a zone change previously with a 30’ dedicated easement required on the property. This is a fair amount of parking

Victoria Hales stated that the conditions will be: (1) require a cross access, parking, utilities and maintenance, (2) require a restrictive covenant and the same agreement must be recorded against lot 2 so you can use the relevant area as parking only, no structures or buildings where there must be parking, and (3) develop public trail and public utility easements and roadway improvements and asphalt along ridge top drive with curb gutter and foot path installed by the developer and (4) follow the design of the city approved landscape plan and the purchase and sale agreement.

MOTION: Commissioner Barry made a motion to recommend approval for a preliminary plat subdivision for Innovative Property Holdings located at the old airport with the four conditions as stated.

SECOND: Commissioner Brager

AYES (6)

Commissioner Staheli

Commissioner Brager

Commissioner Nelson

Commissioner Larkin

Commissioner Barry

Chair Fisher

NAYS (0)

- C. Consider a twelve (12) lot residential preliminary plat for “**Bristlecone Phase 1**” located at approximately 1400 West Ledges Parkway. The property is zoned PD-R (Planned Development Residential). The applicant is Development Solutions Group, Inc. and the representative is Mr. Logan Blake. Case No. 2018-PP-010 (Staff – Wes Jenkins)

Wes Jenkins presented item 4C as shown on the maps, a single family lot subdivision.

MOTION: Commissioner Larkin made a motion to recommend approval for a preliminary plat for Bristlecone Phase 1 located at approximately 1400 West Ledges Parkway.

SECOND: Commissioner Staheli

AYES (6)

Commissioner Staheli

Commissioner Brager

Commissioner Nelson

Commissioner Larkin

Commissioner Barry

Chair Fisher

NAYS (0)

- D. Consider a sixty-five (65) lot residential preliminary plat for “**Firepit Knoll Phases 1-4**” located at approximately 1400 West and Ledges Parkway. The property is zoned PD-R (Planned Development Residential). The applicant is Development Solutions Group, Inc. and the representative is Mr. Logan Blake. Case No. 2018-PP-022 (Staff – Wes Jenkins)

Wes Jenkins presented item 4D as shown on the maps. Developer is proposing that these are private streets instead of public streets.

MOTION: Commissioner Brager made a motion to recommend approval for a preliminary plat for Firepit Knoll Phase 1-4 located at 1400 West and Ledges Parkway including staff comments on the private streets.

SECOND: Commissioner Nelson

AYES (6)

Commissioner Staheli

Commissioner Brager

Commissioner Nelson

Commissioner Larkin

Commissioner Barry

Chair Fisher

NAYS (0)

ADJOURN

MOTION: Commissioner Staehli
SECOND: Commissioner Barry
Meeting adjourned at 7:27 pm.