

**PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH
APRIL 23, 2019**

PRESENT: Chairman Nathan Fisher
Commissioner Dannielle Larkin
Commissioner Don Buehner
Commissioner Summer Barry
Commissioner David Brager
Commissioner Roger Nelson
Council Member Joe Bowcutt

CITY STAFF: Assistant Public Works Director Wes Jenkins
Community Development Director John Willis
Assistant City Attorney Victoria Hales
Planner II Ray Snyder
Planner III Carol Davidson
Development Office Supervisor Karen Roundy

EXCUSED: Commissioner Todd Staheli

CALL TO ORDER

Chair Fisher called the meeting to order at 5:05 pm
Commissioner Dannielle Larkin led the flag salute.

Chairman Fisher welcomed those attending the meeting and expressed appreciation for those being involved in the process.

1. **HILLSIDE PERMIT (HS)**

Consider a request for a Hillside Development Permit to allow amending and extending the 'Ridge West No. 4' residential subdivision by allowing the extension of existing Lot 58 and to create new Lot 67. Located at 950 West and 950 North Circle. The representative is Brandee Walker, Civil Science. Case No. 2019-HS-003.

Wes Jenkins presented item 1 Hillside permit to allow amending and extending the Ridge West No. 4 residential subdivision as shown. Slope, pool design and materials was explained. Hillside Board recommended the following: 1) Retaining walls to comply with city zoning ordinance, 2) Fencing around future pool shall be designed to mitigate rock falls from the hillside behind the such pool, 3) Drainage shall be addressed during the plan check to prevent on-site and off-site flooding and/or erosion and 4) Preliminary and Final Plat shall include notes and details

that will show a “No Build and No Disturb area” and 5) fill area shall be landscaped to mitigate the slope as seen from the street.

Commissioners and staff discuss details of the request and Hillside Board recommendations.

MOTION: Commissioner Brager made a motion to recommend approval to city council of item 1 Hillside Permit to allow amending and extending the Ridge West No 4 residential subdivision by allowing the extension of existing Lot 58 and to create a new Lot 76 located at 950 West 950 North Circle with the following conditions: 1) Retaining walls to comply with city zoning ordinance, 2) Fencing around future pool shall be designed to mitigate rock falls from the hillside behind the such pool, 3) Drainage shall be addressed during the plan check to prevent on-site and off-site flooding and/or erosion and 4) Preliminary and Final Plat shall include notes and details that will show a “No Build and No Disturb area” and 5) fill area shall be landscaped to mitigate the slope as seen from the street. All staff and Hillside Review Board comments and recommendations are adopted.

SECOND: Commissioner Nelson

AYES (6)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

Commissioner Roger Nelson

NAYS (0)

Motion carries

2. **ZONE CHANGE AMENDMENT (ZCA)** *(Public Hearing)*

Consider a zone change amendment for “**Silverhawk Townhomes.**” Generally located north of Dinosaur Crossing Drive and west of 2200 East Street on approximately 1.27 acres. Case No. 2019-ZCA-017. (Staff – Carol Davidson)

Carol Davidson presented item 2 zone change amendment as shown in the staff report. The following conditional were reviewed 1) There shall be permanent access granted from the existing commercial development 2) There will need to be a deed restriction placed on the property allowing this property to have perpetual access to the amenities within the Grayhawk development and 3) A note on the plat allowing short-term rentals.

Commissioners, legal and staff discuss the large delivery trucks to the commercial locations, dumpsters and trash removal, wall dividing the commercial and residential properties, shared amenities and short term rentals.

Nick Mason, Bock Homes Applicant

Mr. Mason stated that he understands the concerns with shared access and this will be about 100 foot space that will be shared with the drivers and dumpsters. He referenced other developments in Salt Lake City and stated that they are willing to provide a dumpster if necessary. Redhawk was approved about 18 months ago and are doing this project the same. We are following the ordinances, for the nightly rentals.

Commissioners, staff and applicant review request and discuss access and use.

Nick Mason explained that the owner has been unable to sale, this property as a commercial development and we felt we would be able to develop it as residential.

Rick Woodbury, Woodbury Corporation

This has evolved as we developed the site but we were originally thinking we could do a two or three story office but the footprint of the office would be small and the cost of construction does not justify building a commercial project. The residential development makes sense next to the other properties.

Open the Public Hearing

Close the Public Hearing

Commissioners, applicant and staff discuss the short term rentals. Carol Davidson explained that Greyhawk does not allow short-term rentals but Red Hawk does allow for short-term rentals as shown on the maps. The trash disposal, management companies, and nightly rentals were discussed. All units at Red Hawk are approved for short-term rentals. Dannielle Larkin suggested a pedestrian crosswalk for people to get to the amenities that you are creating. Nick Mason explained that they would provide some way to get access to the amenities.

Wes Jenkins stated that we would not support a mid-block crossing. It has to be on an intersection for a crosswalk. Commissioners and staff discuss the pedestrian access requirements.

Mr. Woodbury explained that if apartments are above commercial, they exit into commercial. The majority of the traffic is at the front of the store. There are trucks but only a few and some occasional drivers but we don't feel that it is that big of a concern. He explained that in Layton there is a Target Center and with mixed use with residential in the shopping centers is more modern. The concerns with this type of development was discussed and the issues of traffic.

Commissioners continue to discuss the pedestrian access and amenities.

Victoria Hales stated that this is a PD requested zone change it is in your broad discretion the request is from commercial to PD-R to join in the Grayhawk and Redhawk projects. The issues are whether or not the zone change is suitable for the location, whether it is suitable for the residential designated currently designated commercial area, whether the density is appropriate in this area and because it is a PD you can discuss parking spaces, architecture, amenities, common space, all needs to be defined and resolved in the PD zone change request.

Commissioners continue the discussion on pedestrian access.

MOTION: Commissioner Don Buehner made a motion to recommend approval to city council of item 2 zone change amendment for Silverhawk Townhomes located north of Dinosaur Crossing Dr and west of 2200 East street on approximately 1.27 acres. Conditional on adopting the staff report recommendations, subject to a permanent cross access and use through the commercial by Ace Hardware and residential, subject to permanent access to the Grayhawk amenities, all with agreements acceptable to the city. Provide better pedestrian access to 2200 East and approve short term rentals with approved use of Grayhawk amenities. The driveway need to be 25' and driveway accessing the interior all need to be 25' of asphalt. The trash collection be in the alleyway for all units.

SECOND: Commissioner Larkin

AYES (3)

Commissioner Summer Barry

Commissioner Dannielle Larkin

Commissioner Don Buehner

NAYS (3)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Roger Nelson

Motion fails

Commissioners discuss the reasoning for the failed motion.

Applicant agrees to Table the Motion to a date certain of May 7, 2019.

SECOND MOTION: Commissioner Don Buehner made a motion to table item 2 Zone Change Amendment to Silverhawk Townhomes with applicant approval set for a time certain of May 7, 2019 with applicant approval and noting that the Public Hearing has been open and closed.
SECOND: Commissioner David Brager
AYES (6)
Chairman Nathan Fisher
Commissioner Summer Barry
Commissioner Dannielle Larkin
Commissioner Don Buehner
Commissioner David Brager
Commissioner Roger Nelson
Motion carries

Chairman Nathan Fisher recused himself from item 3

3. **ZONING REGULATION AMENDMENT (ZRA)** *(Public Hearing)*

Consider a zoning regulation amendment to Title 10, Chapter 8 “Planned Development Zone (PD)”, Section 6 Commercial/Manufacturing Development Standards to add **Storage Rental Unit regulations**. Case No. 2019-ZRA-003. (Staff – Carol Davidson)

Carol Davidson presented item 3 request to amend Title 10 Chapter 8 Planned Development Zone (PD) Section 6 to add Storage Rental Unit regulations as shown in the staff report.

Commissioners and staff discuss the requested changes.

Victoria Hales stated that we have drafted better language for Title 10 that what we have here and if you want us to review the language we can do it.

Nathan Fisher, representing the applicant

Mr. Fisher explained that the client develops multi story storage units in multiple states and he would like to present this rather than wait for the change to Code 10. The color change request is because he could hear Joe Bowcutt’s voice saying not everything is earthtone. I explained that

by doing it this way it will be a PD and will be approved during the review process. As far as colors go, if there is a better language coming out with Title 10, the applicant is okay with that change. I suggested that isolated be removed because isolated means that it is separated from all other things. My concern was how you define isolated could mean that nothing could be built.

Travis Parry,

Mr. Parry is in support of this item. I work with commercial real estate and we have had challenges with the way the code is written. I would make an observation, if this is a commercial PD-C zone it would take care of number one, the issue of isolated. Strike number one. Colors on Riverfront are a little different but it looks beautiful. Being that it is a PD you would have the liberty to approve the colors. I am all in favor of the change.

Rick Rosenberg,

Mr. Rosenberg questioned if the last sentence on the landscaping, is the front landscaping and setback being eliminated. It doesn't talk about the front landscape.

Victoria Hales stated that you still have to meet the code requirements for front landscape.

Rick Rosenberg asked that on item number two, they have to provide a transition or take out the residential residence. If you didn't have a residential residence would it preclude you from providing the transition.

Victoria Hales stated that was drafted for those projects. That is a good question whether you want to put a transition language into the

Commissions, legal and Mr. Rosenberg continue to discuss the transition wording.

Close Public Hearing

Legal, commissioners, applicant and staff continue to discuss the language of the request.

provided that the residential zone is located adjacent to the proposed area the storage units provide a transition use for zoning.

MOTION: Commissioner Dannielle Larkin made a motion to recommend approval to the City Council of item 3 Zoning Regulation Amendment to Title 10, Chapter 8, Section 6 to add Storage Rental Unit regulations. Under proposed changes 1) Paragraph 1 - Strike the word “isolated”, 2) Paragraph 2 - reword as follows: “The storage rental units provide a transition from a more intense use or zoning district from residential, if residential zoning is adjacent to the proposed storage rental units; and 3) Paragraph 8 - use proposed new language in Title 10 regarding colors as follows: “Building colors are limited to natural, muted tones that emulate the local geologic formations common to the area and blend with the predominant colors of the natural surroundings.”

SECOND: Commissioner Brager

AYES (5)

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

Commissioner Roger Nelson

NAYS (0)

Motion carries

4. **PRELIMINARY PLATS (PP)**

A. Consider a 28-lot residential subdivision for “**Sage Canyon Phase 6 and 7.**” Located east of River Road and south of White Dome Drive. The property is zoned R-1-10 (Single-Family Residential, 10,000 sf minimum lot size). The representative is DSG Holdings, LLC. Case No. 2019-PP-014 (Staff – Wes Jenkins)

Wes Jenkins presented item 4A shown on the maps and in the staff report.

MOTION: Commissioner Dannielle Larkin made a motion to recommend approval for item 4A preliminary plat for “Sage Canyon Phase 6 and 7” located east of River Road and south of White Dome Drive and include all staff comments.

SECOND: Commissioner Roger Nelson

AYES (6)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

Commissioner Roger Nelson

NAYS (0)
Motion carries

B. Consider a 4-lot residential subdivision for “**River Hollow Phase 5.**” Located on 1190 South Circle, west of 2580 East Street. The property is zoned RE-12.5 (Residential Estate, 12,500 sf minimum lot size). The representative is MK Cox Development. Case No. 2019-PP-017 (Staff – Wes Jenkins)

Wes Jenkins presented item 4B shown on the maps and in the staff report.

MOTION: Commissioner Brager made a motion to recommend approval for item 4B preliminary plat for “River Hollow Phase 5” located on 1190 South Circle west of 2580 East Street and include all staff comments. Conditional that irrigation line be reviewed and the on the developer providing a temporary turnaround with public access on the adjacent property that later will provide access to future development..

SECOND: Commissioner Summer Barry

AYES (6)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

Commissioner Roger Nelson

NAYS (0)

Motion carries

C. Consider a 48-lot residential subdivision for “**Arancio Point at Divaro**” (formally known as The Lakes). Located west of Plantation Drive at the extension of Sunbrook Drive to the west. The property is zoned R-1-10 (Single-Family Residential, 10,000 sf minimum lot size). The representative is Mark Teeppen. Case No. 2019-PP-016 (Staff – Wes Jenkins)

Wes Jenkins presented item 4C shown on the maps and in the staff report.

MOTION: Commissioner Larkin made a motion to recommend approval for item 4C preliminary plat for “Arancio Point at Divaro” located west of Plantation Drive at the

extension of Sunbrook Drive to the west and include all staff comments. Conditional upon lots outside the hatching and to the NW are subject to further testing, and utilities will have to be installed, and developer will have to test and present proof acceptable to city of flow testing in the summer months that meets State standards (40 PSI or greater) before final platting.

SECOND: Commissioner Roger Nelson

AYES (6)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

Commissioner Roger Nelson

NAYS (0)

Motion carries

D. Consider a 48-lot residential subdivision for “**Rosalia Ridge Phase 1 at Divario**” (formally known as The Lakes). Located west of Plantation Drive at the extension of Sunbrook Drive to the west. The property is zoned R-1-10 (Single-Family Residential, 10,000 sf minimum lot size). The representative is Mark Teepen. Case No. 2019-PP-016 (Staff – Wes Jenkins)

Wes Jenkins presented item 4D shown on the maps.

MOTION: Commissioner David Brager made a motion to recommend approval for item 4D preliminary plat for “Rosalia Ridge Phase 1 at Divaro” located west of Plantation Drive at the extension of Sunbrook Drive to the west and include all staff comments. Conditional upon the lots outside of the hatching and to the NW are subject to further testing, utilities will have to be installed, and developer will have to test and present proof acceptable to city of flow testing in the summer months that meets State standards (40 PSI or greater) before final platting. The natural waterfall area shall be kept undisturbed and as open space.

SECOND: Commissioner Buehner

AYES (6)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

Commissioner Roger Nelson

NAYS (0)

Motion carries

5. **AMENDED FINAL PLATS (FPA / LRE)**

Consider an amended residential final subdivision plat for “Lot 2 and 3 Hyde Berry Park.” Located at 3744 S Hydeberry Park Cv. This is to adjust the lot line, public utilities, and drainage easement. The property is zoned R-1-10 (Single-Family Residential, 10,000 sq. ft. minimum lot size). Case No. 2019-LRE-003 (Staff – Wes Jenkins)

Wes Jenkins presented item 5 as shown on the maps. All aspects of this amended final subdivision plat were reviewed and meet the conditions of the preliminary plat. This is not a Commercial Subdivision plat.

MOTION: Commissioner Barry made a motion to recommend approval for item 5 amended final plat for “Lot 2 and 3 of Hyde Berry Park” located at 3744 South Hydeberry Park Cv. to adjust the lot line, public utilities and drainage easement and authorize the chairman to sign.

SECOND: Commissioner Don Buehner

AYES (6)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

Commissioner Roger Nelson

NAYS (0)

Motion carries

6. **CITY COUNCIL ACTIONS – April 18, 2019**

Planning staff will report on the following items heard at City Council

- A. ZCA – Desert Color Phase 1
- B. ZCA – B.G.G. #5
- C. ZC – Ranches at Little Valley
- D. BDCSP - Building 300 - Commerce Point

ADJOURN

MOTION: Commissioner Brager made a motion to adjourn.
SECOND: Commissioner Buehner
Meeting adjourned at 7:27 pm.