

**PLANNING COMMISSION  
CITY OF ST. GEORGE  
WASHINGTON COUNTY, UTAH  
March 19, 2019**

**PRESENT:** Chair Nathan Fisher  
Commissioner Roger Nelson  
Commissioner Dannielle Larkin  
Commissioner Don Buehner  
Commissioner Summer Barry  
Councilmember 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 Brenda Hatch

**EXCUSED:** Commissioner David Brager

**CALL TO ORDER/FLAG SALUTE**

Chair Fisher called the meeting to order at 5:02 pm. Commissioner Summer Barry led the flag salute.

**1. HILLSIDE PERMIT (HS)**

Consider a request for a Hillside Development Permit to allow for the development of a proposed “**West Access Road**” (*Cloud Drive*) for the “Tech Ridge Development.” The representative is Alliance Consulting. Case No. 2018-HS-003

Wes Jenkins presented item 1 as shown in the packet, explaining that the purpose is to develop another access roadway to Tech Ridge.

Commissioner Danielle Larkin asked if the road already exists.

Commissioners and staff continue a discussion on roadway access, landslide area, and drainage.

Wes explained that one of the challenge has been getting the road through all the 40% to not scar the hillside. It’s located within a landslide area and they did some studies to see how they would control it for the road. Hillside felt like the little areas were not contiguous and wouldn’t disturb the actual slope. We chose this area so we wouldn’t scar the hill so bad.

Commissioners and staff continue a discussion on roadway loaccess, landslide area, and drainage.

MOTION: Commissioner Don Buehner made a motion of approval for the development of the West Access Road for the Tech Ridge Development.

SECOND: Commissioner Danielle Larkin

AYES (5)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner Roger Nelson

NAYS (0)

Motion carries

## 2. **FINAL PLATS (FP)**

- A. Consider an eight (8) lot residential final subdivision plat for “**Crimson Meadows Phase 1.**” Located at 3210 East Street and Blue Quartz Drive (at approximately 1710 South). The property is zoned RE-20 (Residential Estate 20,000 sq. ft. minimum lot size). The representative is Scott Woolsey, Alphas Engineering. Case No. 2019-FP-004 (Staff – Wes Jenkins)

Wes Jenkins presented item 2 as shown on the maps. All aspects of this final subdivision plat were reviewed and meet the conditions of the preliminary plat. This is not a Commercial Subdivision plat.

Victoria Hales asked if there are double fronting lots.

Wes Jenkins stated that there are not any double fronting lots.

MOTION: Commissioner Summer Barry made a motion to recommend approval of a final subdivision plat for Crimson Meadows Phase 1 located at 3210 East Street and Blue Quartz Drive and authorize chairman to sign.

SECOND: Roger Nelson

AYES (5)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner Roger Nelson

NAYS (0)

Motion carries

- B. Consider a twenty-two (22) lot residential final subdivision plat for “**The Ledges of St George Pocket Mesa Phase 2.**” Located at Pocket Mesa Drive and Burning Branch Drive (at approximately 1450 West and 4700 North). The property is zoned PD-R (Planned Development Residential). The representative is Brad Petersen, Development Solutions. Case No. 2019-FP-005 (Staff – Wes Jenkins)

Wes Jenkins presented item 2B as shown on the maps. All aspects of this final subdivision plat were reviewed and meet the conditions of the preliminary plat. This is not a Commercial Subdivision plat.

Commissioners, staff and legal discuss double fronting lots, landscape strip, roundabout and landscaping.

MOTION: Commissioner Roger Nelson made a motion to recommend approval of a final subdivision plat for The Ledges of St. George Pocket Mesa Phase 2 located at Pocket Mesa Drive and Burning Branch Drive and authorize chairman to sign.

SECOND: Commissioner Don Buehner

AYES (5)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner Roger Nelson

NAYS (0)

Motion carries

- C. Consider a twenty-one (21) lot residential final subdivision plat for “**Sage Canyon Phase 4.**” Located at Hayrocks Dr. and Honeycomb Dr. (at approximately 1640 East and 6190 South). The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). The representative is Brad Petersen, Development Solutions. Case No. 2019-FP-011 (Staff – Wes Jenkins)

Wes Jenkins presented item 2C as shown on the maps. All aspects of this final subdivision plat were reviewed and meet the conditions of the preliminary plat. This is not a Commercial Subdivision plat.

Commissioners and staff discuss the location, landscape strip and privacy wall.

MOTION: Commissioner Summer Barry motion to recommend approval of the final subdivision plat for Sage Canyon Phase 4 located at Hayrocks Drive and Honeycomb Drive at approximately 1640 East and 6190 South and authorize the chairman to sign.

SECOND: Roger Nelson

AYES (5)

Chairman Nathan Fisher  
Commissioner Dannielle Larkin  
Commissioner Don Buehner  
Commissioner Summer Barry  
Commissioner Roger Nelson  
NAYS (0)  
Motion carries

3. **AMENDED FINAL SUBDIVISION PLAT (FPA)**

- A. Consider an amended final subdivision plat for “**Entrada at Snow Canyon ‘Chaco West’ Phase 3B Amended and Extended.**” This request is to merge Lot 39 of Entrada at Snow Canyon ‘Chaco West’ Phase 3A and Lot 38 of Snow Canyon ‘Chaco West’ Phase 3B into one lot. Located at approximately 2500 North Kiva Trail. The property is zoned PD-R (Planned Development Residential). The representative is Kevan Bundy, Bundy Surveying Inc. Case No. 2019-FPA-022 (Staff – Wes Jenkins)

Wes Jenkins presented item 3A explaining that there was a one lot subdivision as shown, the property owner bought it to protect his view shed and this is to combine the properties.

MOTION: Commissioner Don Buehner made a motion to recommend item 3A for the Entrada at Snow Canyon ‘Chaco West’ Phase 3B amended and extended approval authorize chairman to sign

SECOND: Roger Nelson

AYES (5)

Chairman Nathan Fisher  
Commissioner Dannielle Larkin  
Commissioner Don Buehner  
Commissioner Summer Barry  
Commissioner Roger Nelson

NAYS (0)

Motion carries

- B. Consider an amended final subdivision plat and an easement vacation for “**Lot 303 and 304, Shadow Mountain Subdivision Phase 8.**” This request is to merge Lots 303 and 304 into one lot and to vacate the public utilities and drainage located between said lots. Located at approximately 137 South 1160 West Circle. The property is zoned PD-R (Planned Development Residential). The representative is Reid Pope, L.R. Pope Engineering. Case No. 2019-LRE-002 (Staff – Wes Jenkins)

Wes Jenkins presented item 3B as shown in the packet.

Victoria Hales asked if we are vacating the easement down the center and it was my understanding that Jay needed a wider easement on left side of lot 304. I want someone to check with Jay.

Wes Jenkins agreed to make it subject to the approved easement, I'll get with Jay and make sure were covered.

MOTION: Commissioner Summer Barry made a motion to recommend approval to City Council item 3B easement vacation for **"Lot 303 and 304, Shadow Mountain Subdivision Phase 8."** subject to City Engineers approval of the easement.

SECOND: Commissioner Roger Nelson

AYES (5)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner Roger Nelson

NAYS (0)

Motion carries

#### **4. ROADWAY DEDICATIONS (FP)**

- A. Consider a roadway dedication plat for **"Cloud Drive"** (*west access road*). Located between Indian Hills Drive and the old former airport site (*now called Tech Ridge*). The representative is Michael Bradshaw, Alliance Consulting Engineers. Case No. 2019-FP-018 (Staff – Wes Jenkins)

Wes Jenkins presented item 4A as shown in the packet.

MOTION: Commissioner Dannielle Larkin motions to make approval to City Council of the Roadway Dedication plat for Cloud Drive and authorize the chairman to sign.

SECOND: Commissioner Summer Barry

AYES (5)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner Roger Nelson

NAYS (0)

Motion carries

- B. Consider a roadway dedication plat for **"Tech Ridge Drive and Cliff View Drive."** Located at approximately 400 South and 500 West (*between Knowledge Way and 265 South Street*). The representative is Michael Bradshaw, Alliance Consulting Engineers. Case No. 2019-FP-020 (Staff – Wes Jenkins)

Wes Jenkins presented item 4B as shown in the packet.

MOTION: Commissioner Roger Nelson made a motion to recommend dedication  
SECOND: Commissioner Dannielle Larkin  
AYES (5)  
Chairman Nathan Fisher  
Commissioner Dannielle Larkin  
Commissioner Don Buehner  
Commissioner Summer Barry  
Commissioner Roger Nelson  
NAYS (0)  
Motion carries

- C. Consider a roadway dedication plat for “**Tech Ridge Drive** (*a portion of*).” Located at approximately 400 South and 500 West (*between Knowledge Way and 265 South Street*). The representative is Michael Bradshaw, Alliance Consulting Engineers. Case No. 2019-FP-019 (Staff – Wes Jenkins)

Wes Jenkins presented item 4C as shown in the packet, explaining the alignment of Tech Ridge Road as it is now. Their proposal is to vacate a portion of the roadway as shown

Commissioners and staff review the alignment as shown in the packet.

John Willis explained that now when you drive on that road you will drive right into the center of their project instead around the outside.

Mike Bradshaw, Alliance Consulting

Mr. Bradshaw explained the current Tech Ridge Dr will remain the same but be renamed, showed the area to be vacated and the location through the center of the project.

Victoria Hales asked if there will be a 4 way stop.

Mr. Bradshaw explained that it will, until something else is needed.

Commissioners, staff and legal discuss the pedestrian traffic, auxiliary roads, landscape and ownership.

MOTION: Commissioner Dannielle Larkin made a motion to recommend approval of the roadway dedication plat for “**Tech Ridge Drive** (*a portion of*).” Located at approximately 400 South and 500 West (*between Knowledge Way and 265 South Street*) subject to the development agreement ownership and improvement.  
SECOND: Commissioner Don Buehner

AYES (5)  
Chairman Nathan Fisher  
Commissioner Dannielle Larkin  
Commissioner Don Buehner  
Commissioner Summer Barry  
Commissioner Roger Nelson  
NAYS (0)  
Motion carries

**5. LANDMARK HOME – HISTORIC PRESERVATION (HP)**

Consider a landmark home designation for the Henry Carlos Ferdinand Eyring home zoned RCC (Residential Central City) located at 143 South 200 West. The representative is Steven Bennion Case No. 2019-HP-002 (Staff – Carol Davidson)

Carol Davidson presented item 5 showing pictures and the general location as shown. They want to put this home on the landmark list for the city. There are two different sets of requirements that have to be met, you have to meet 1) located in St. George, 2) a minimum of 50 years and 3) you have to keep the historic integrity. This property meets all three of these requirements, the last part in Title 10 Chapter 21 one of the items from 4 through 8 this one meets item 6 which is it is associated with lives of persons significant in the City, State or Nation. The applicant and staff feel that the home meets the requirements.

Steven Bennion, Representing the Sons of Utah Pioneers

Mr. Bennion stated that Henry Carlos Ferdinand Eyring, was born in Germany, came to America and moved here in 1862 and not long after built this home. The home is in wonderful shape. Bruce and Andy Jensen have signed a document that states they would be happy to have the home designated as an historic site.

Commissioner Don Buehner stated that he can vouch that the home has been restored and in great shape, I'm happy to hear this effort.

Commissioner Dannielle Larkin asked that once something is designated like this does it change the homeowner's ability to sell home or make changes.

Steven Bennion explained that it does not stop them from selling the property, they would not be able to make changes to the outside of the home.

Carol Davidson stated that they will have to go through the historic district to make any changes to the outside.

Victoria Hales explained that staying on the list is voluntary, if they wanted to be taken off they would need to give us notice.

MOTION: Commissioner Summer Barry made a motion to approve item 5 landmark site designation at the Henry Carlos Ferdinand Eyring home located at 143 South 200 West

SECOND: Commissioner Roger Nelson

AYES (5)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner Roger Nelson

NAYS (0)

Motion carries

**6. CITY COUNCIL ACTIONS – March 7, 2019**

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

A. ZC – Quarry Ridge

B. ZCA – Sun River Ph 3

C. CUP – Crimson Cliffs Ph 2 – Lot 27 –RV garage

D. CUP – Carter – Indian Hills Dr – RV garage

**ADJOURN**

MOTION: Commissioner Roger Nelson made a motion to adjourn.

SECOND: Commissioner Summer Barry

Meeting adjourned at 6:11pm