

**PLANNING COMMISSION  
CITY OF ST. GEORGE  
WASHINGTON COUNTY, UTAH  
APRIL 9, 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 III Carol Davidson  
Development Office Supervisor Brenda Hatch

**EXCUSED:** Planner II Ray Snyder

**CALL TO ORDER**

Chair Fisher called the meeting to order at 5:08 pm  
Commissioner Brager led the flag salute.

**1. GENERAL PLAN AMENDMENT (GPA) *Public Hearing*)**

Consider a general plan amendment from FP (Flood Plain) and MDR (Medium Density Residential) to COM (Commercial) on approximately 2.85 acres and MDR (Medium Density Residential) on approximately 6.72 acres generally located west of River Road near the intersection of **2800 South Street and River Road**. The total combined acreage change is approximately 9.57 acres. The applicant is Sharon D Welch TR and the representative is Tim Stewart. Case No. 2019-GPA-005 (Staff – John Willis).

John Willis presented item 1, the zoning on the site is A20, the applicant is proposing that the intersection is commercial. Part of the conditions would be that they would go through FEMA to remove the MDR from the flood plain. There is current MDR here and you have LDR across the street.

Commissioner Larkin asked if the Horseman Park road would carry through from the light.

John Willis stated that it could, but we would need to see a plan.

Chair Fisher asked if there is an elevation change.

John Willis stated that yes, there is an elevation change all along here as shown on the maps.

Commissioner Larkin stated that this property has typically been under water and asked if they would raise the property.

John Willis explained that there are a couple different ways but typically a clamor would be done, any recommendation tonight would be contingent upon that they receive that they get approval from FEMA on pulling it out of the flood plain.

Victoria Hales stated that if they don't meet the condition then there would be no change.

Joe Bowcutt asked if you have you seen that vast of a property be taken out of the flood plain

John Willis stated yes.

The commissioners and staff continued discussion on what FEMA bases their conditions on taking property out of the flood plain.

Commissioner Larkin explained that she is worried about this site because of the blind corner and asked if we require a deceleration lane?

John Willis explained that this would be looked at with the site plan review.

Commissioner Brager asked if FEMA would look at repercussions on the surrounding area.

Tim Stewart, applicant Jared has a few things he wants to share.

Jared Bates explained that we talked about the flood plain impacts, two lines that impact the floodway and the flood plain. We would not fill in any of the floodway, and we would only impact 2-3 feet of the flood plain. The water is very shallow and running slowly so the impacts are minimum.

Tim Stewart explained that the property owner built this berm and it's currently causing problems because it doesn't allow water to flow back into the wash. When we met with Jay Sandberg we said that we would take this berm out. We did also talk about a deceleration lane. I approached the residents above here about putting this through so they could come out to the light. They voted it down. There are other ways to handle traffic in and out of this subdivision.

Commissioner Buehner asked if you can explain why you are asking for 3 plus acres commercial.

Tim Stewart stated that we're not really getting three acres because of the flood line, we would need to put the building further back and leave this all parking.

Commissioner Brager stated that to be clear part of the commercial will remain in the flood plain

Tim Stewart stated yes.

Chair Fisher opened the public hearing.

Janet Barlow, lives on River Road – Questioned how the moving of the flood lines would affect her and if commercial is allowed will there be more commercial in this area.

Chair Fisher closed the public hearing.

Commissioner Barry would be concerned that if they mess with the flood plain line that it would negatively affect the others to the East

Wes Jenkins state that FEMA would not allow them to move the flood line if it would negatively impact others.

Victoria Hales asked if they can't negatively impact outside the flood plain can they affect the ones that are in the flood plain.

Wes Jenkins explained that no, they wouldn't be able to move it if it would affect another property negatively

Commissioner Brager stated that he would like to point out that we are adding commercial here that isn't in the General Plan currently.

Commissioner Larkin stated that she feels like we can take the information on the flood plain and just make the decision on whether or not medium density residential and commercial are appropriate here.

Commissioner Buehner River Front has a little commercial in the front of it. The applicant explained they want to use the flood plain as parking in the commercial and I think that makes sense.

Commissioner Brager voiced concerns about the maintenance of the parking lot and the road.

Commissioner Larkin for me I was worried about commercial right there because of the blind curve

Discussion on commercial versus residential trip counts with traffic

Victoria the request is for commercial, you can recommend approval, denial or a change

John Willis when staff looked at the commercial we didn't see a huge impact on commercial here, you're going to get some small commercial on three acres. A professional office would work. More than likely this would be a PD so we would know the uses. It is difficult to address

the amount of traffic at this point. When you look at this area you have the buffer here and MDR which isn't built yet, they would know it is commercial.

Commissioner Brager wouldn't the parking lot flooding impact the businesses?

Commissioner Larkin if the road itself ends up in the floodway would the streets department do something with that

Wes Jenkins yes that would be correct, anytime you have this situation we prefer the road as a buffer to the homes or businesses.

Commissioner Nelson I will make the argument that it makes sense as MDR and Commercial because of the other in this area so if they can get the letter from FEMA I think it makes sense.

Victoria so would they need another access out of the MDR because if the road floods then they wouldn't be able to get out

Wes Jenkins yes we would need to deal with that at the site plan

Commissioner Buehner I feel like it is more of an open space

Commissioner Brager I think the medium density and commercial makes sense with this here if there wasn't a flood plain

Commissioner Barry I think MDR would make sense if the flood plain wasn't there, Im agreeing it makes sense to keep open space

John Willis one option would be to limit it so that none of the commercial would be in the flood plain

Further discussion on flood plain

**MOTION:** Commissioner Buehner made a motion for the area to remain flood plain and recommend denial.

**AMENDED MOTION:** Approved on the condition that the applicant get approvals from FEMA to remove the property from the floodplain. If it is not approved by FEMA, the condition isn't met, and the General Plan does not change.

**SECOND:** Commissioner Barry seconded

**AYES (3)**

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

**NAYS (3)**

Chairman Nathan Fisher

Commissioner Dannielle Larkin  
Commissioner Roger Nelson  
Motion Failed

SECOND MOTION: Commissioner Larkin made a motion to recommend MDR, FEMA condition would be met and to deny the commercial.

SECOND: Commissioner Don Buehner

AYES (5)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner David Brager

Commissioner Roger Nelson

NAYS(1)

Commissioner Summer Barry

Motion Carries

2. **ZONE CHANGE (ZC)** (*Public Hearings*)

- A. Consider a zone change for “Tonaquint Cove Phase 2” from from M-G (Mining and Grazing) to R-1-10 (Single-Family Residential, minimum lot size 10,000 square feet) on approximately 33.26 acres. This property is generally located south of Curly Hollow Drive and Rock Park Drive. Case No. 2019-ZC-013. (Staff – Carol Davidson)

Carol Davidson presented the following:

The last time in this Tonaquint area had an approval but they stopped it and decided to go closer to Curly hollow. The general plan shows Low density residential. There is a small amount of this development that would fall into open space. We went out and walked this line to see where the boundary is proposed. It appears that this is appropriate for the rock formations and the trails planned. We had parks out there as well. The shape is appropriate. It will be single family residential, staff recommends approval.

Commissioner Larkin as far as access to the open space how will that work

Carol Davidson there will be integration so that it can be accessed, there will be trails all over the place

Chair Fisher opened the public hearing.

Sara and Alan lives in Tonaquint Terrace concerned about the acreage, and curious who the developer is. Wondering if the single family homes will be obstructing the views. The traffic is really bad in the area because there are only 2 roads into Tonaquint Terrace. Concerned what the new homes will impact the traffic in the area.

Chair Fisher closed the public hearing.

MOTION: Commissioner Nelson made a motion to recommend approval of the zone change

SECOND: Commissioner Larkin seconded

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 zone change for “**White Sands Phase 4**” from R-1-10 (Single Family Residential) to OS (Open Space) on approximately 1.297 acres generally located north of the White Sands Phase 3 residential subdivision and south of the Nature Conservancy (*White Dome*). The applicant is DSG Holdings, LLC and the representative is Ryan Thomas, Development Solutions. Case No. 2019-ZC-015. (Staff – John Willis)

John Willis presented the following:

This one is located next to the white dome to accommodate for a mountain bike dirt trail. Staff reviewed and recommends approval.

Victoria currently who owns it

John Willis the developer will own it

Commissioner Nelson who has the liability if the developer owns it if someone gets hurt on the trail

Victoria the developer would be liable

Chair Fisher opened the public hearing.

Chair Fisher closed the public hearing.

MOTION: Commissioner Brager made a motion to a zone change for “**White Sands Phase 4**” from R-1-10 (Single Family Residential) to OS (Open Space) on approximately 1.297 acres

SECOND: Commissioner Barry Seconded

AYES (6)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

Commissioner Roger Nelson

NAYS (0)

Motion carries

3. **ZONE CHANGE AMENDMENT (ZCA)** *(Public Hearings)*

- A. Consider a zone change amendment for the “**Desert Color Residential Planned Development Phase 2 and 3**” of the Desert Color Resort space. Generally located east of the I-15 Freeway and south of the Southern Parkway and west of Desert Color Parkway on approximately 17.11 acres. Case No. 2019-ZCA-014. (Staff – Carol Davidson)

Carol Davidson presented the following:

This entire phase 2 and 3 will be allowed to have short term rentals since it is in the resort zone. Carol described what the layout looks like with the units attached, detached and single family. Two sixteen plex unit buildings I’ll call building A, these will be three levels the first and second level will be living area and on the third level it will be open and outdoor living space. They do have porch space. Building B are four plexes and tri plexes. They will have garages and front porches. These will be two level units, they will have open space with the front half or the back half as their open space. Building C are duplexes they do have detached garages which could be turned into a carriage house. Most of these units are large. Building A are 3 bedrooms, Building B are 4-5 bedrooms and Building C are 3-4 bedrooms.

Commissioner Larkin is there only an opportunity for one carriage house above the garages

Carol there will be one for each unit.

Commissioner Larkin so the garages are separated per unit

Carol yes, the carriage houses are attached. There will be a party wall between them

Discussion on TNZ zone

Building D will look out onto the Lagoon

Victoria how is the entrance facing the street? The front entrance doesn't have a porch?

Carol yes this is different it has a porch on the side.

We will require parking for each of the units, we assumed everyone would ask for the option of the carriage house so that's the number we used. The total of the open parking spaces are 123. The parking will need to be addressed with the parking. They will need to add the 32 covered spaces.

They were short spaces near the units, but the property on a whole has extra parking.

Chair Fisher the lagoon will invite parking from the outside of this

Carol Davidson they will have direct pathways to the lagoon, the lagoon will have a gate so people will not be able to just access it. These homes will have a lot of bedrooms, they are possible short term rentals. There appears to be enough parking at this location. There isn't any RV parking proposed at this time

Staff recommends approval that are in the staff reports. Meet the required parking, and lighting design, the 13 units will need to come back for approval

Commissioner Buehner isn't there a requirement for commercial?

John Willis the TNZ required the 5% for civic space not commercial.

Commissioner Buehner we are putting in a lot of density but we are not seeing commercial to support it. We had this very thing happen in Little Valley, the commercial did not pop up all at once. It would be important to see some commercial come into development. I'd hate to see those residences being developed without commercial. I think if they brought commercial in now it would be supported in that area.

John Willis there was some discussion on I-15 and if there is enough traffic to support commercial. The restaurant, sweet shop and gas station are already approved for this area.

Bob Hermanson, applicant



This is a different area not a traditional residential neighborhood like Auburn Hills. Access to the lagoon – there will be several green spaces that they can walk through, there will be parking at the club house as well as on street.

Commissioner Larkin will they be allowed to have shade structures on the outdoor spaces

Bob Hermanson yes they will

Commissioner Larkin will you have restrictions on extra shade structures

Bob Hermanson yes, they will need to submit plans

Commissioner Barry I feel like the structure groups look good but building D is right on the lagoon and it doesn't look as good

Commissioner Larkin yes it doesn't have the architecture that you have in the other groups

Bob Hermanson it does have some architecture but the point is for them to be able to interact with the people on the boardwalk

Victoria I didn't feel like building D met the zoning standard that they must have a prominent front door that faces the street

Bob Hermanson the intent is so that they can access the landscaped yard

Continued discussion on building architecture and outdoor living space

The front door on building D is a different concept, we are living toward the lagoon. This community is all about neighbors interacting.

Victoria it doesn't meet the requirement of a prominent entry that faces the public street or public space or a common green.

Bob Hermanson so you're saying if our door was facing the green you wouldn't have a problem with it.

Commissioner Larkin I didn't see any bike lanes on your streets, does that mean they will ride along the sidewalk

Bob Hermanson there are trails that they can utilize to the lagoon. They will be able to drive golf carts on the street. We are desperately pursuing the commercial aspect of that, we would like it to be there as soon as possible. It is just as important as the houses to us. We allowed our builders to choose buildings that were already approved and these buildings are what they came back with.

Commissioner Brager where will the people who rent these park RV's and ATV's in this part

Bob Hermanson they won't be able to rent here, we will have one management company and they will have a plan when it is rented and specific parking.

Commissioner Barry are all of the colors available for every building

Bob Hermanson they are specific to builder

Commissioner Nelson I'm concerned with Building D and the intensity of the sun in the summertime. I'm wondering if the builder can do something with that.

Victoria Building A in the packet shows a pool

Bob Hermanson yes we are going to build an additional amenity

Chair Fisher opened the public hearing.

Chair Fisher closed the public hearing.

MOTION: Commissioner Barry motioned to approve ZCA to Desert conditioned on meeting staff conditions and complying with TNZ language and that they provide shade on the westerly windows of building D

SECOND: Commissioner Larkin

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 zone change amendment for “**Desert Vista**” from R-1-10 (Single-Family Residential, minimum lot size 10,000 square feet) to PD-R (Planned Development Residential) on approximately 32.45 acres. This property is generally located south of Southern Parkway and north of Broken Mesa Drive. Case No. 2019-ZCA-016. (Staff – Carol Davidson)

Carol Davidson presented the following:

The zone currently is R-1-10 right now, the general plan in this area we do have Res PK and PF, this won't take out any of the park. There will be 162 single family units, they are planning on leaving the open space natural. There is a trail corridor along southern pkwy that they want to keep the way it is. They plan on keeping the same amount of units that they agreed to in the very beginning. There will be three phases. They want to keep everything single level, there are some elevations but they don't have a builder at this point so it could change a bit. They will be required to have more OS because this is a PD. They will meet the rec space of 200 sq ft per unit. They plan on playground type amenities. It is exactly what's required. Each unit will have a two car garage and there is no required guest parking. The applicant does plan on putting in extra parking as they can. The guests can park on the streets and in the driveway. They will meet their land coverage requirements, Staff recommends approval

Victoria who is going to own and maintain the rec area and OS

Curt Gordon the HOA will own and maintain both the OS and the rec area

Chair Fisher opened the public hearing.

Chair Fisher closed the public hearing.

Victoria what are the minimum requirements for the amenity

Curt Gordon our application specifies that there will be a playground, grass and trees. It will have access to the trail system. It will have a play structure with slides and jungle gym. Something that is a 20 x 20 play area and the rest will be landscaped with grass and trees, there will be a gazebo also.

MOTION: Commissioner Larkin made a motion to recommend approval conditioned on the plan meeting the open space

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

**4. BUILDING DESIGN CONCEPTUAL SITE PLAN (BDCSP)**

Consider a Building Design and Conceptual Site Plan (BDCSP) to allow development of commercial **building No. 300 within the ‘Commerce Point’** commercial subdivision. Located at approximately 1300 South Hilton Drive; the commercial subdivision is generally located on South Bluff Street at the intersection of Black Ridge Drive and the I-15 Freeway Interchange. The property is zoned C-2 (Highway Commercial). The applicant is Commerce Point L.C. and the representative is Jerry White. Case No. 2019-BDCSP-001 (Staff – John Willis)

John Willis presented the following:

In the commercial ordinances it requires that if you have 20,000 sq ft it requires a BDCSP the zoning on it is C2 They do meet all the parking requirements. There are multiple suites in this building. The front elevation is facing east John passed the materials board around. John passed the 3D rendering around.

Commissioner Barry I am concerned about the outlet on Blackridge drive the right in right out. Have you considered not having an outlet right on that street so they have to go to the light?

John Willis It has been reviewed by Wes and approved with the traffic .... We usually use a porkchop to enforce the right in right out.

Victoria it looks like they are building this in phases, is there a phase line and will the accesses be required?

John Willis yes there are phase lines

Jerry White, applicant

Commissioner Nelson the back is facing toward the street

Jerry White we had those concerns too, we added some eaves, fascia and soffit we would normally only have doors. There will be some signage on the back but not big

Commissioner Buehner I appreciate the structures you have added, the roof line is interesting but for me what’s lacking is that it is monotonous with the same color, same material I would like to see it a little more dressed up facing Bluff

Jerry White we’re not totally against that maybe some color changes in stucco and maybe some joints.

Chair Fisher they will scrutinize at City Council so I think you should consider looking at the least expensive ways to break up the back.

Jerry White this is a little higher than Bluff, there is a trail that will separate it from Bluff. In the overall scheme this will not be a focus. We are not going to build this all out at once, but we are doing a big portion of this pavement.

Victoria I want to see a phase line before you go to city council.

Jerry White yes we can submit that with the materials we have provided

Chair Fisher yes I think you should submit it, it should be here at this level. I would recommend to look to the future, this is your product, but put a lot of thought into the back. People will be driving by it all the time. You will be bringing life to this area, I would think you would want to make it as attractive as possible. When you come to city council be sure to include the landscaping.

Continuing discussion with applicant on building.

MOTION: Commissioner Brager made a motion to approve the conditions development phase line including landscaping and access points and that the building will be improved where it faces Bluff Street

SECOND: Commissioner 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

## 5. PRELIMINARY PLATS (PP)

- A. Consider a 137-lot residential subdivision for “**Desert Color Ph 2 & 3.**” Located east of I-15 and south of Southern Parkway and west of Desert Color Parkway. The property is zoned PD TNZ-Resort (Planned Development, Traditional Neighborhood Zone). The representative is Bob Hermandson. Case No. 2019-PP-012 (Staff – Wes Jenkins)

Wes Jenkins presented the following:

All the streets are private streets

MOTION: Commissioner Larkin recommend approval with conditions mentioned by staff

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

- B. Consider a 10-lot residential subdivision for “**Crimson Hollow**” Located west of 3000 East and north of 1450 South. The property is zoned R-1-12 (Single-Family Residential, minimum lot size 12,000 sf). The representative is Eric McFadden. Case No. 2019-PP-013 (Staff – Wes Jenkins)

Wes Jenkins presented the following:

These will be double fronting lots, they will need landscape strip and deceleration lane. They will need a pipe to contain the water of the waterway.

Victoria who owns and controls the double fronting lot landscape strip.

Wes the city already owns all the landscape strips so they are asking that the City would maintain it.

Victoria so they would dedicate this to the City with this plat

Wes yes

Victoria tell me about drainage

Wes I was going to get with quality to see how long they will irrigate those fields. To pipe it it would require an easement on these lots.

Victoria so the city would have the easement?

Wes the canal company or the City, there would need to be something worked out

Legal, commissioners and staff continue the discussion.

MOTION: Commissioner Brager motioned to recommend approval for with a condition that there is an easement for the canal company acceptable to the City

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

- C. Consider a 4-lot commercial subdivision for “**Ventana Ridge Commercial**”. Located east of River Road and South of 2450 South Street. The property is zoned PD-C (Planned Development Commercial). The representative is Jared Madsen. Case 2019-PP-015 (Staff – Wes Jenkins)

Wes Jenkins presented the following:

You saw this recently, it came in as a ten lot or less sub division. We felt like it needed to come back in because of the accesses. It really needs to be a sub division so that they can provide cross parking and access. We wanted it to come back and be platted as a sub division. That is why you are seeing both the preliminary and final plat today.

Commissioner Barry so it is a PDC so we will see the buildings as they develop

MOTION: Commissioner Nelson recommend approval conditioned on CCR’s with language of shared access and parking agreements

SECOND: Commissioner Larkin

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. AMENDED FINAL PLAT (FPA)**

Consider an amended residential subdivision plat for “**The Villas at Sun River St George Phase 3 Amended.**” Located at 1230 and 1216 Wickham Drive as well as 1185 and 1173 Wickham Drive. This request is to revise the property and limited common lines between Lots 45 & 46 and between 53 & 54. The property is zoned PD-R (Planned Development Residential). Case No. 2017-FPA-014 (Staff – Wes Jenkins)

Wes Jenkins presented item 6.

MOTION: Commissioner Buehner motioned to approve amended residential subdivision plat for “**The Villas at Sun River St George Phase 3 Amended.**” Located at 1230 and 1216 Wickham Drive as well as 1185 and 1173 Wickham Drive. This request is to revise the property and limited common lines between Lots 45 & 46 and between 53 & 54.

SECOND: Chair Fisher

AYES (6)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

Commissioner Roger Nelson

NAYS (0)

Motion carries

**7. FINAL PLAT (FP)**

Consider a four (4) lot commercial final subdivision plat for “**Ventanna Ridge Commercial Subdivision.**” Located on the east side of River Road at approximately 2500 South Street. The property is zoned PD-C (Planned Development Commercial). Case No. 2019-FP-027 (Staff – Wes Jenkins)

Wes Jenkins presented the following:



MOTION: Commissioner Barry recommend approval with conditions as already stated

SECOND: Chair Fisher

AYES (6)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

Commissioner Roger Nelson

NAYS (0)

Motion carries

**8. CITY COUNCIL ACTIONS – April 4, 2019**

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

- A. No public hearing items were heard
- B. CUP – SG City View Hotel Bar
- C. CUP – Garage – Lot 65 – Red Butte Ph 4
- D.

Chairman Nelson motioned to adjourn

**ADJOURN**

MOTION: Commissioner Nelson made a motion to adjourn.

SECOND: Commissioner Buehner

Meeting adjourned at 8:09 pm.