

**PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH
JUNE 11, 2019**

PRESENT: Chairman Nathan Fisher
Commissioner Don Beuhner
Commissioner Dannielle Larkin
Commissioner Summer Barry
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
Development Office Supervisor Karen Roundy

EXCUSED: Commissioner David Brager
Planner III Carol Davidson

CALL TO ORDER

Chairman Fisher called the meeting to order at 5:04 pm
Commissioner Nelson led the flag salute.

1. **ZONE CHANGE AMENDMENTS (ZCA) (Public Hearings)**

A. Consider a zone change amendment to the PD-C (Planned Development Commercial) zone for “Paparazzi Warehouse #2 Re-Design” on approximately 14.7 acres. This property is generally located south of 4771 South Astragalus Drive and south of the 1st warehouse. The representative is MRW Design Associates. Case No. 2019-ZCA-023. (Staff – Ray Snyder)

Ray Snyder presented item 1A on the maps as shown in the packet. This item was previously reviewed but was approved as two stories, they have decided that they would like a third level of about 70,000 square feet added to the previous approval as shown. Colors and materials board presented to Commissioners for review.

Victoria Hales stated that the photometric plan may have to be approved later.

John Willis explained the lighting on the building wall will be a pink/purple color and can be approved as shown on the drawings.

Commissioners, legal and staff discuss access for the lot and lighting.

Jeff Mathis, MRW

Mr. Mathis showed a couple of renderings and examples of the type of lighting on the slides. This is a soft glow and will only be on at night. The west facing windows will be tempered by the lighting during the day. Our goal is to bring variety to the area, the glow is backlit and would not be brighter than if the lights were on inside the office shining out.

Commissioners and applicant discuss the visibility, elevation and lighting.

Victoria Hales stated that a legal recorded perpetual access agreement to a public street is required and a lot merge acceptable to the city.

Open Public Hearing

Judy Bosman, Sun River resident

Ms. Bosman stated that a soft pink will be lovely at this location.

Closed Public Hearing

Councilman Bowcutt asked the applicant about the lighting system

Jeff Mathis explained that a system that controls the amount of lighting will be an additional expense.

Commissioners discuss the lighting color, signage and appropriateness in the area.

Victoria Hales stated that legally it would be an accent color and Planning Commission can determine if this is appropriate.

Jeff Mathis explained that previously they did work 24 hours a day, 7 days a week but the building is larger and we are looking at two shifts now with potential to go to 24 hours a day.

Commissioners continue to discuss the lighting including the importance of being subtle and dimmable lights, color of the lighting, and future development in the city.

MOTION: Commissioner Nelson made a motion to recommend approval to the City Council of item 1A Zone Change Amendment for "Paparazzi Warehouse #2 on approximately 14.7 acres with the site plan and details as presented. Conditional upon lighting in the PD that the magenta color be treated as a subdued accent color, and as represented in the pictures and not obtrusive, and work with city staff to make it look like the picture representations. Need lighting control to dim the light. Condition that there be legal recorded perpetual access to a public street for this lot, the business, and all of its parking spaces. Need a solution acceptable to the city regarding combining the buildings and lots for this

project.

SECOND: Commissioner Buehner

AYES (4)

Chairman Nathan Fisher

Commissioner Don Beuhner

Commissioner Dannielle Larkin

Commissioner Roger Nelson

NAYS (1)

Commissioner Summer Barry

Motion carries

B. Consider a zone change amendment to develop a professional commercial building for retail or office use at “Boulder Creek Crossing Lot 5.” Located at approximately 1455 South River Road in the PD-C (Planned Development Commercial) zone on approximately 0.61 acres. The representative is Steven Sheffield, River road Investments, LLC. Case No. 2019-ZCA-022. (Staff – Ray Snyder)

Ray Snyder presented item 1B as shown in the packet, including a color rendering of the project. The color and materials board was presented to the commissioners.

Chairman Fisher asked about the signage.

Ray Snyder explained that the Planning Commission is not approving the signage or the landscape.

Victoria Hales asked how this lot gets access and do they have a legal recorded access to a perpetual street recorded street access.

John Willis explained that the plat is already recorded with all of these items on the plat.

Mike Sheffield, applicant

Mr. Sheffield explained that the renderings looks much more orange than the building actually is planned.

The commissioners and applicant discuss the materials board and colors.

Open Public Hearing seeing none closed Public Hearing

MOTION: Commissioner Larkin made a motion to recommend approval to the City Council of item 1B Zone Change Amendment to develop a professional commercial building at “Boulder Creek Crossing Lot 5” located at approximately 1455 South River Road. The PC recommends approval with

all of the details in the presentation and staff report and comments, including access and the site plan. The materials board shall be updated before the City Council meeting with the actual colors and materials proposed.

SECOND: Commissioner Summer Barry

AYES (5)

Chairman Nathan Fisher

Commissioner Don Beuhner

Commissioner Dannielle Larkin

Commissioner Summer Barry

Commissioner Roger Nelson

NAYS (0)

Motion carries

C. Consider a zone change amendment to add a commercial use list for the Green Valley Spa Building. Generally located at 11871 W Canyon View Drive in the PD-R (Planned Development Residential zone on approximately 4.55 acres. The representative is Dave Nasal. Case No. 2019-ZCA-025. (Staff – Ray Snyder)

Ray Snyder presented item 1C as shown in the packet and located on the maps. Applicants requested use list was reviewed as well as staff recommended use list as presented. Ray Snyder showed photos of the interior of the existing building and parking spaces.

Commissioners, legal and staff discuss the applicant request and staff recommended use list determination.

Dave Nasal, Applicant

Mr. Nasal explained that this was originally designed for a bowling alley and roller skating rink. We just mainly copied from the code section and the majority of these items. We are looking for a dance studio and a cheer camp with space for start up companies like a Tech Company for a mentor teens.

Commissioners and applicant continue to discuss the proposed and recommended use list.

Open Public Hearing seeing none closed Public Hearing

MOTION: Commissioner Barry made a motion to recommend approval to the City Council of item 1C to consider a zone change amendment to add a commercial use list for the Green Valley Spa Building located at 1871 West Canyon View Drive in the PD-R zone on approximately 4.55 acres, adopting the City staff use list as presented with the addition of theater, child care, and office space as an ancillary uses for the spa and sports uses.

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

Commissioner Nelson left the meeting, Chairman Fisher explained that all items will require a unanimous vote, applicants can request to move your item to another agenda. No one requested to move any items from the agenda.

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

A. Consider a zone change for “Divario PA 13” (Planning Area 13) from R-1-10 (Single Family Residential, minimum lot size 10,000 square feet) to R-1-7 (Single Family Residential, minimum lot size 7,000 sq ft) on approximately 61.67 acres. This property is generally located west of Plantations Drive and north of 730 South Street on the City border in the Divario Ridge subdivision. Case No. 2019-ZC-027.. (Staff – Ray Snyder)

Ray Snyder presented item 2A zone change as shown in the staff report.

Victoria Hales asked if the overall unit count is being change.

Commissioner Nelson returned to the meeting

Wes Jenkins confirmed that they are staying within the total unit count.

Commissioners and staff discuss the current zoning.

Open the Public Hearing and seeing none closed the Public Hearing

MOTION: Commissioner Don Buehner made a motion to recommend approval to the City Council of item 2A zone change for “Divario PA 13” from R-1-10 to R-1-7 on approximately 61.67 acres generally located west of Plantations Drive and north of 730 South Street.
SECOND: Commissioner Roger Nelson
AYES (5)

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

B. Consider a zone change for “Teakwood Phase 5” from A-1 (Agricultural, minimum lot size 40,000 square feet) to R-1-8 (Single Family Residential, minimum lot size 8,000 square feet) on approximately 55.22 acres. This property is generally located east of 3350 East Street and north of the existing Teakwood subdivision. Case No. 2019-ZC-026.” (Staff – Ray Snyder)

Ray Snyder presented item 2B zone change as shown in the staff report packet.

Commissioner Larkin asked why this development is going into the open space.

Ray Snyder explained that this is a general plan open space as shown on the site map.

John Willis explained that this area was reviewed for open space and LDR. We requested a rockfall line to ensure that what they are proposing is not within the 20 percent open space.

Commissioners, legal and staff continued to discuss the open space location, development, hillside review, ownership and property assessment.

Steve Kenlowski, Development Solutions

Mr. Kenlowski stated that we own all the way to the top of the ridge line. We are in the process of having a rock fall study done, if the estimate comes back different we plan to have all lots outside of the rock fall line.

Open the Public Hearing

Paul Anderson, Elmwood Resident

There is currently a ridgeline that runs through this property, does the process of changing this development allow the developer to flatten this property.

Chairman Fisher explained the Hillside review process.

Mr. Anderson asked does this affect the preliminary plat line.

Chairman Fisher and Mr. Anderson continue a discussion on the request.

Tim Jones, Elmwood resident

Mr. Jones stated that this is a beautiful area of the city. There has been other developers that have removed the ridge and ruined the aesthetics of Little Valley. This is a beautiful overlook that we should not build houses near the airport and why are we destroying every ridge top in the city.

Commissioners and Mr. Jones discuss the elevation change, the beauty of the area, city ordinances and Hillside process. Mr. Jones is concerned about the water pressure and delivery issues and natural run off.

Jenny Day,

Ms. Day is concerned about the Ridgeline that runs down the center of this property. This would be a shame if this ridge is being built on with this development.

Charles Campbell, Redwood Estates

Mr. Campbell is concerned about preserving the surrounding area. Homes should not be built on this ridge. He encourages the Commissioners to take a hard look at this and consider the future development and the people of St. George. Thank you for your time and good decisions.

James Tapp, Elmwood Resident

Mr. Tapp understand the concerns of the other residents speaking prior to him. As we continually build up the area we lose our views. The Atkin's do not want to sell their property and I hope that they don't. I want to have a view of the sunset and have the open views, if the development continues we don't want to lose our scenic views. I want to support the people that were here I support their words.

Close the Public Hearing

Ray Snyder explained that about a half an hour prior to the meeting, Charles and Dohne Airoza's letter was read into the record.

Commissioners and staff discuss the ridgeline and Hillside Review Board, they could write a letter to the City Council. The current zoning and requested zone change request permits them to build homes in the area. John Wilis stated that many of the areas on this property are under 20% slope. They are not protected by the hillside ordinance.

Steve Kenlowski, Development Solutions

Mr. Kenlowski stated that we want the ridge line to stay there, some of the area on the ridgeline in the middle will be preserved. But, we will leave it and build lots below, and lots above on the ridgeline. They

want to dedicate the ridgeline area to the city. The lots on top will be proposed as lower density and preserve the ridgeline in the middle. We want the lots to be similar to phase 1.

Chairman Fisher explained that we can't compel the applicant to conform to keep the ridge line but the applicant is stating that he wants to preserve the ridgeline.

Commissioners continue to discuss the Ridgeline conservation, Development Solutions contributions to the community by adding trails that were not required, and appreciation for their contribution to the community. We appreciate the public comments and those that are hear to voice their concerns about this development.

Victoria Hales stated that this motion is for a zone change not to approve any of the lot size and other development discussed today.

MOTION: Commissioner Dannielle Larkin made a motion to recommend approval to the City Council of item 2B to consider a zone change for "Teakwood Phase 5" from A-1 to R-1-8 on approximately 55.22 acres. Generally located east of 3350 East Street and north of the existing Teakwood subdivision.

SECOND: Commissioner Buehner

AYES (5)

Chairman Nathan Fisher

Commissioner Don Beuhner

Commissioner Dannielle Larkin

Commissioner Summer Barry

Commissioner Roger Nelson

NAYS (0)

Motion carries

C. Consider a zone change for "3210 East Street" from A-1 (Agricultural, minimum lot size 40,000 square feet) to R-1-10 (Single Family Residential, minimum lot size 10,000 square feet) on approximately 4.77 acres. This property is generally located on 3210 East Street south of 2000 S. Street. Case No. 2019-ZC-024 (Staff – John Willis)

John Willis presented item 2C zone change as shown in the staff report. Applicant is requesting to rezone to the same R-1-10 zone. There are some areas that have designated land use buffers around but not in this area. Letter by Mr. Robert G. and Karren H. Willard was provided to the commissioners.

Kent Stanger, owner of parcel neighboring the zone change, representing the applicant

Nile Petersen is surrounded by church and there are only three or four feet deep, without access to the sewer, so I will develop this area and assist Mr. Peterson to develop this property.

Open the Public Hearing

Natalie Drake, neighboring property owner

Ms. Drake stated that the intent was to keep everything on 2000 E and 3000 E because we will not have any agricultural land in St. George. The roads in the area don't support the traffic currently in this area. Children are being sent to Crimson Ridge Elementary because it is not safe to walk in this area. In 2006, we fought for the oleander prevention, how do we protect the agriculture in the area. I am the spokesperson for our area.

Close the Public Hearing

Commissioners discuss the traffic, growth, and safety concerns due to the traffic. This action tonight will not resolve the problem of no longer having A-1 property.

Victoria Hales stated that this small lot can not have a feathering or buffer in this area.

Commissioners and staff discuss the surrounding zones and the impact of this zone change.

Kent Stanger, Applicant

this land has not been farmed for ages. It doesn't matter to me but it will make it difficult for Mr. Petersen and for us to work together to develop this land. I want the ability to make sense of the whole property. The north south road needs to be put in, the sewer issues need to be resolved, in working with the engineers the way the lines work it became much more efficient that we do this R-1-10 and be consistent throughout the area.

Commissioners, legal and staff discuss the zone, adjacent zones, roadways and what is appropriate for this area.

MOTION: Commissioner Nelson made a motion to recommend approval to the City Council of item 2C to consider a zone change for "3210 East Street" from A-1 to R-1-10 on approximately 4.77 acres. Generally located east of 3210 East Street and south of 2000 S. Street including staff comments.

SECOND: Commissioner Larkin

AYES (4)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Summer Barry

Commissioner Roger Nelson

NAYS (1)

Commissioner Don Beuhner

Motion carries

3. **REDUCED SETBACK (RS)**

Consider a reduced setback to allow a garage to be setback less than 20' for a new home located at 2493 E. Granite Way. The property is zoned PD-R (Planned Development Residential). The representative is Kevin Black. Case No. 2019-RS-001 (Staff – John Willis)

John Willis presented item 3 as shown in the packet. This is in the PD zone as shown on the maps. The ordinance states that a garage design to allow the off street parking area maybe located less than 20 percent

Victoria Hales asked if this is a front or a side.

John Willis explained that this is a front with a garage as a side access.

Commissioner Larkin asked if Stone Cliff has approved the garage.

John Willis stated that Stone Cliff has reviewed the plans and they are okay with this request.

Commissioners discuss the request.

MOTION: Commissioner Summer Barry made a motion to recommend approval to the City Council of item 3 Reduced Setback to allow a garage to be setback less than 20' for a new home located at 2493 East Granite Way.

SECOND: Commissioner Larkin

AYES (5)

Chairman Nathan Fisher

Commissioner Don Beuhner

Commissioner Dannielle Larkin

Commissioner Summer Barry

Commissioner Roger Nelson

NAYS (0)

Motion carries

4. **PRELIMINARY PLATS (PP)**

A. Consider a 50-lot residential subdivision for “Tonaquint Cove Phase 2 - 4.” Located south of Curly Hollow Drive, south of the existing Tonaquint Cove Phase 1. The property is zoned R-1-10 (Single Family Residential, minimum lot size 10,000 sq ft). The representative is Paul Blackmore. Case No. 2019-PP-02. (Staff – Wes Jenkins)

Wes Jenkins presented item 4A as shown on the maps and in the packet. The rock park is intended to be dedicated to the city.

MOTION: Commissioner Don Buehner made a motion to recommend approval for item 4A preliminary plat for “Tonaquint Cove Phase 2-4” located south of Curly Hollow Drive, south of the existing Tonaquint Cove Phase 1 and include all of staff comments.

SECOND: Commissioner Larkin

AYES (5)

Chairman Nathan Fisher

Commissioner Don Beuhner

Commissioner Dannielle Larkin

Commissioner Summer Barry

Commissioner Roger Nelson

NAYS (0)

Motion carries

B. Consider a 66-lot residential subdivision for “Auburn Hills Phase 2.” Located west of Southern Parkway and south of Lagoon Parkway. The property is zoned PD-R TNZ Residential (Planned Development Traditional Neighborhood Zone). The representative is Bob Hermandson. Case No. 2019-PP-20. (Staff – Wes Jenkins)

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

MOTION: Commissioner Dannielle Larkin made a motion to recommend approval for item 4B preliminary plat for “Auburn Hills Phase 2” located west of Southern Parkway and south of Lagoon Parkway and include all of staff comments.

SECOND: Commissioner Roger Nelson

AYES (5)

Chairman Nathan Fisher

Commissioner Don Beuhner

Commissioner Dannielle Larkin
Commissioner Summer Barry
Commissioner Roger Nelson
NAYS (0)
Motion carries

C. Consider a 1-lot commercial subdivision for “Legacy Village.” Located on Dixie Drive, south of Canyon View Drive. The property is zoned PD-C (Planned Development Commercial). The representative is Richard Rogers. Case No. 2019-PP-22. (Staff – Wes Jenkins)

Wes Jenkins presented item 4C as shown on the maps and in the packet. Roadway would have to be dedicated prior to approval.

MOTION: Commissioner Summer Barry made a motion to recommend approval for item 4C preliminary plat for a 1-lot commercial subdivision for “Legacy Village” located on Dixie Drive, south of Canyon View Drive and include all of staff comments and conditional to roadway being dedicated prior to approval.
SECOND: Commissioner Buehner
AYES (5)
Chairman Nathan Fisher
Commissioner Don Beuhner
Commissioner Dannielle Larkin
Commissioner Summer Barry
Commissioner Roger Nelson
NAYS (0)
Motion carries

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

Consider an amended residential final subdivision plat for “**Block 8, 1948 Addition to Worthen Subdivision**” The property is located west of 250 West Street between 900 South and 950 South Street. The property is zoned C-2 (Highway Commercial). The representative is Greg Meyers, Bush and Gudgell. Case No. 2019-LRE-010 (Staff – Wes Jenkins)

Wes Jenkins presented item 5 amended final plat as shown in the staff report. They are combining the lots into one lot for construction over property lines.

MOTION: Commissioner Don Buehner made a motion to recommend approval to the City Council of item 5 Final Plat Amended for Block 8, 1948 addition to Worthen Subdivision located west of 250 West Street between 900 South and 950 South Street and authorize the chairman to sign.

SECOND: Commissioner Roger Nelson

AYES (5)

Chairman Nathan Fisher

Commissioner Don Beuhner

Commissioner Dannielle Larkin

Commissioner Summer Barry

Commissioner Roger Nelson

NAYS (0)

Motion carries

6. **FINAL PLAT**

A. Consider a one (1) lot commercial final subdivision plat for “Sun River Commons phase 3.” The property is located in the northeast corner at the intersection of Sun River Parkway and Pioneer Road. The property is zoned PD-C (Planned Development Commercial). The representative is Brandon Anderson, Rosenberg Associates. Case No. 2019-FP-024. (Staff – Wes Jenkins)

Wes Jenkins presented item 6A as shown on the maps. All aspects of this final subdivision plat were reviewed and meet the conditions of the preliminary plat.

MOTION: Commissioner Roger Nelson made a motion to recommend approval to the City Council of item 6A Final Plat for a one (1) lot commercial final subdivision plat for “Sun River Commons Phase 3 and authorize the chairman to sign and conditional upon shared access issue be resolved to city satisfaction, if not already solved.

SECOND: Commissioner Don Buehner

AYES (5)

Chairman Nathan Fisher

Commissioner Don Beuhner

Commissioner Dannielle Larkin

Commissioner Summer Barry

Commissioner Roger Nelson

NAYS (0)

Motion carries

B. Consider a seven (7) lot residential final subdivision plat for “Aspen Estates Phase 9.” The property is located at 2930 South Street and 3330 East Street. The property is zoned R-1-8 (Single family residential 8,000 sq. ft. minimum lot sizes). The representative is Brad Petersen, Development Solutions. Case No. 2019-FP-033 (Staff – Wes Jenkins)

Wes Jenkins presented item 6B as shown on the maps. All aspects of this final subdivision plat were reviewed and meet the conditions of the preliminary plat.

MOTION: Commissioner Dannielle Larkin made a motion to recommend approval to the City Council for item 6B the seven (7) lot residential final subdivision plat for “Aspen Estates Phase 9” and authorize the chairman to sign.

SECOND: Commissioner Summer Barry

AYES (5)

Chairman Nathan Fisher

Commissioner Don Beuhner

Commissioner Dannielle Larkin

Commissioner Summer Barry

Commissioner Roger Nelson

NAYS (0)

Motion carries

7. **MINUTES**

Consider approval of the minutes from the March 19, 2019; April 9, 2019; April 23, 2019; May 7, 2019 and May 21, 2019 meetings.

MOTION: Commissioner Don Buehner made a motion to recommend approval to approve the minutes for March 19, 2019, April 9, 2019, April 23, 2019, May 7, 2019 and May 21, 2019.

SECOND: Commissioner Roger Nelson

AYES (5)

Chairman Nathan Fisher

Commissioner Don Beuhner

Commissioner Dannielle Larkin

Commissioner Summer Barry

Commissioner Roger Nelson

NAYS (0)

Motion carries

8. **CITY COUNCIL ACTIONS – June 6, 2019**

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

- A. GPA – 2800 South River Road
- B. ZRA – Storage rental Units
- C. CUP – Red Head Support
- D. CUP – Garage Lot 135 Meadow Vly Farms Ph 11
- E. CUP – Garage Lot 10 Reserve at River Hollow Ph 1

ADJOURN

MOTION: Commissioner Don Buehner made a motion to adjourn.
SECOND: Commissioner Roger Nelson
Meeting adjourned at 8:01 pm.