

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

PRESENT:

Commissioner Roger Nelson
Commissioner Dannielle Larkin
Commissioner David Brager
Commissioner Don Buehner
Commissioner Summer Barry

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: Chairman Nathan Fisher

CALL TO ORDER/FLAG SALUTE

Chair Buehner called the meeting to order at 5:03 pm. Commissioner Brager led the flag salute. Chair Fisher is not in attendance, Chair Pro Tem Buehner will be chairing this meeting.

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

- A. Consider a general plan amendment from COM (Commercial and OS (Open Space) land use designation to MDR (Medium Density Residential) on approximately 2.2 acres for “**Desert Canyons Town Center Residential.**” The site is generally located south of Southern Parkway, west of Desert Canyons Parkway, and north of Deserts Edge Drive. The representative is Curt Gordon. Case No. 2019-GPA-007 (Staff – Carol Davidson)

Carol Davidson presented the following:

Carol Davidson - This isn't involving any of the open space that is supposed to go to the city or to park land. The little town center area that they are making will have an open space in the middle for public gatherings, they would like to do short term rentals on the corner. We did get a letter of opposition and I believe you have received the letter.

Commissioner Buehner – has everyone read the letter?

Planning Commissioners answered yes.

Commissioner Barry – can you refresh my memory, is there other short term rentals here

Carol Davidson – no not in Desert Canyons

Commissioner Larkin – so just to reassure people who have a concern, they are technically not taking away from dedicated open space?

Carol Davidson – no, they are just moving the bubble a bit, but the overall amount of open space is not being reduced. They are eating into the commercial area with this project, but only by a portion of 2.5 acre requested change to the commercial general plan bubble.

Commissioner Buehner – would the applicant like to say anything before the public hearing is opened.

Curt Gordon – just to clarify we are not taking away from the open space. We are not taking any open space away from the zone plan. The site on the west side is 6 ½ acres of commercial, and reducing it 2 ½ acres. The commercial bubble will be reduced to 4 acres on the west side of this road. We want our commercial to be healthy, and this site is tucked back into the corner, and not that visible or accessible for a business that should front the main streets.

Commissioner Buehner – have you had a chance to read the letter?

Curt Gordon – no I haven't

Commissioner Buehner – she is concerned about green space, comfort zones and hiking and biking trails. Is this going to change in any way the hiking and biking trails?

Curt Gordon – There is a trail head right here, so there will be a slight change less than a couple hundred feet, but there will still be a trail head there

Council member Joe Bowcutt – we've given up commercial space for residential and then we don't have enough space for commercial. We will be sorry someday that we don't have the commercial space, that's my challenge.

Curt Gordon – I know it's hard to picture this, we have a lot of commercial space near the intersection and really this use will be commercial because it will be short term rental. On the North side you'll see there's lots of commercial and here at interchange 7 there's lots of commercial, close to 180 acres

Commissioner Buehner – with just these two spots on the south side how much commercial. On this site were talking about it's about 6.5 acres. On the east side its about 13.52 acres. So with this general plan amendment it will be about 4 acres.

Commissioner Buehner – so where is the next medium density

Curt Gordon – it's right over here, there is a natural hill barrier

Chair Buehner opened the public meeting.

Chair Buehner closed the public meeting.

Commissioner Larkin – I understand Joe's concerns on this, but I'm really familiar with this space. I think there is plenty of commercial space out there on the North side. I don't think that it's really eating into the open space. In my opinion it makes sense.

Commissioner Nelson – I hate to see commercial get eaten up, I do see how it would make sense here because of the topography.

Commissioner Buehner – we don't want to see them chipping away at commercial.

Motion: Commissioner Larkin made a motion to recommend approval for a general plan amendment from COM (Commercial and OS (Open Space) land use designation to MDR (Medium Density Residential) on approximately 2.2 acres for “**Desert Canyons Town Center Residential.**”

Second: Commissioner Barry

Ayes: (5)

Commissioner Roger Nelson

Commissioner Dannielle Larkin

Commissioner David Brager

Commissioner Don Buehner

Commissioner Summer Barry

Nays: (0)

Motion: Carries

- B. Consider a general plan amendment from OS (Open Space) and LDR (Low Density Residential) land use designation to COM (Commercial) land use designation on approximately 0.77 acres for “**Factory Power Sports.**” The site is generally located north of Red Hills Parkway and 700 North and west of 1700 East Street. Case No. 2019-GPA-009. (Staff – Carol Davidson)

Carol Davidson presented the following:

Carol Davidson – the zoning now shows RE-12.5 with a bit of open space. The applicant wants to extend the bubble up just a little more. We do have a little bit of it in the flood plain right now, it will need to be worked out as it progresses. However, we are just focusing on the open plan today. Right now we do have commercial in this area, but everything above 700 N is residential. The applicant wants to put a warehouse up here to store his product because he is not allowed outside storage. The applicant wants to purchase a portion of the right of way. They are proposing to end the right of way at the block wall here. This one is kind of a tough one, in the beginning staff was against this one because we felt like 700 was the natural break for residential. However, after looking at the site because of the change in topography staff recommends approval. They will be required to put a block wall and landscape strip as a buffer to the residential.

Commissioner Larkin – How big is the drop off? I look at it today and it looked maybe 20 to 30 ft

Carol – yes it’s about that

Commissioner Barry – Isn’t all of the of the property to the south PD-C

Carol Davidson – yes, and if this is passed we will recommend that the whole site is switched over to PD-C. The other reason staff felt like it wouldn’t encroach on the residential section is that they would only have access through the commercial.

Victoria Hales – it’s zoned residential but it is general planned commercial

Carol Davidson – yes

Commissioner Buehner – I don’t like changing OS to commercial without knowing why it was open space.

Carol Davidson – well 700 North was supposed to go all the way through so that may be why it was open space, it would be too costly to put the road through and develop any residential in this area. That is why the applicant feels like they are presenting a good plan here.

Russ Key – we’re not sure exactly why that was zoned open space. I want to talk a bit about the flood plain. I think that the flood plain hasn’t been updated. I made the stipulation that every piece of the property that I bought is out of the flood plain. My explanation for that

little triangle of open space is that this was the old golf course, if everyone remembers, I remember it from when I was a kid. The other issue I wanted to point out to alleviate some of the concerns. We are held to the same as Auto dealers in the code, we are restricted to 10 streets in St. George. We are trying to make the best of the situation. A lot of our activity happens on the East road. We are really trying to push all the activity down away from 1700 E and 700 N.

Pro Tem Chair Buehner opened the public meeting.

Kristi Connors – I have seen it flood in the flood zone, and I've seen it flood big so I wouldn't want them to waste their money. On 1700 E you have cars parked all over the street.

Victoria Hales - In order to develop along 700 East the developer proposes to acquire ROW from City. There is no obligation from this general plan request to sell a portion of the ROW to this owner, or any other owner, and all future development of the ROW or stub will have to meet city standards.

Commissioner Buehner – am I correct to say that you think that the General plan as commercial would make sense there

Kristi Connors – yes I think it would, I would like to find out where I can buy a portion of that street.

Commissioner Buehner – those are great questions and I'm sure the planners can help you with those.

Gary Hughes – It looks like what they're doing wouldn't be too bad, it might just be a noise issue. We're in the Twin Lakes association. We're just trying to make sure that they follow the rules on doing commercial in there. It would clean that property up if they were putting in the wall and keep the noise down.

Tom Thomas – I live on 1700 E and I'm not opposed to the project. I felt better when they said they wanted to take the impact off of 1700 E. I propose they take the employee parking off of 1700 E. Another concern is that people will think 700 N goes all the way through and it dead ends at their warehouse, then how are they going to get out? The congestion and the traffic is a big concern for me.

Russell Wilcox – I'm totally for this approval as long as the congestion from the commercial property goes away from 1700 E and 700 N. My main concern is that there would be some kind of stipulation that they would not let the trucks park in 1700 E.

Commissioner Buehner – can I just say that your comments are good, but we are only looking at the general plan at this time to see if commercial makes sense here. The details are murky, you can address these comments at another time during the zoning process.

Tom Thomas – I'm not opposing the project, I would not build on that property. There will be a flood sometime. You've got to draw a line somewhere and 700 N seems like a good line.

Pro Tem Chair Buehner closed the public meeting.

Commissioner Brager – normally I'm opposed to taking away from open space, but here I think it makes sense. I think the applicant should be commended in trying to cut the traffic down on 1700 E.

Commissioner Larkin – I'm really happy the residents think this will improve the property.

Commissioner Barry – it seems to make sense as long as it is going to clean up 1700 E

Commissioner Larkin – where do you access your current warehouse

Russ Key – right now we’re accessing that warehouse from 1700 E. We are not accessing from 700 N,

Commissioner Larkin – so there won’t be deliveries on the other road?

Russ Key – so the conceptual plan shows that from our main entrance you will be able to go left into a large parking lot.

Motion: Commissioner Brager made a motion to recommend a general plan amendment from OS (Open Space) and LDR (Low Density Residential) land use designation to COM (Commercial) land use designation on approximately 0.77 acres for “**Factory Power Sports.**”

Second: Commissioner Nelson

Ayes: (5)

Commissioner Roger Nelson

Commissioner Dannielle Larkin

Commissioner David Brager

Commissioner Don Buehner

Commissioner Summer Barry

Nays: (0)

Motion: Carries

2. **CONDITIONAL USE PERMIT (CUP)**

Consider a conditional use permit to allow ‘**Central Storage**’ to remodel and expand if a conditional use permit is approved by the City Council per Section 10-10-3, 10-16-3, and 10-16-5. The property is zoned C-3 (General Commercial) and is located at 935 North 1300 West. The applicant is BOV-RAC-UTAH LLC and the representative is Carol Hollowell. Case No. 2019-CUP-016 (Staff – Ray Snyder)

Ray Snyder presented the following:

Ray Snyder – the property is zoned C3. The area we are talking about today is a thrift store for Switch Point. Central Storage is a existing non-conforming storage facility that is adjacent to this building they would like to expand and remodel this building to be included in Central Storage. The buildings have a real similar feel of what is already in there. All storage will be indoors and one story, and staff supports them incorporating the new area into the storage use. This is existing construction. The thrift store area will be cleaned and dressed up. Access to the storage areas will be through the existing parking lot. There is already a wall by the adjacent residential. They propose a bright green color as an accent.

Carol Hollowell – They will let the Switchpoint thrift store out of a lease, and it will be a great benefit to approve this for more storage. The materials board is correct. It will be re-stucco-ed, and it will not have any green paint. The green doors are existing, and there aren’t any new green doors. No access from the outside, just the front door, and access is east facing, and then they won’t need roll-up doors. The doors will go away. It is climate controlled inside storage. It will

do two things, we will get a bigger building, which we desperately need, and it will cut down on traffic.

Don Buehner – so can you clarify with the material board

Carol Hollowell – they will re-stucco the entire building, They will put a rock accent across the bottom. The tan color will be the stucco color.

Commissioner Buehner – it's helpful to have the rendering that matches the materials. We'll let the commission discuss that.

Commissioner Larkin – so they are just retrofitting the building that is currently there

Carol Hollowell – yes so it will be inside storage. The entrance is East facing.

Commissioner Larkin – I would love to see switchpoint be able to get out of this lease. I think they should come forward with a better picture to city council so that we can see how they are using materials.

Commissioner Buehner – I think in this case it's clear what they want to do and it certainly beautifies the building, so I agree with Commissioner Larkin that as long as we get a better drawing of what it will look like so that we can move forward with this

John Willis – on a CUP we are not looking at the building design as we would on the BCDSP.

Motion: Commissioner Nelson makes a motion to recommend approval of the CUP with the finding that any detrimental effects have been mitigated by the findings in the staff report. Please provide a new drawing for the City Council meeting showing the type of rock on the color board.

Second: Commissioner Larkin

Ayes: (5)

Commissioner Roger Nelson

Commissioner Dannielle Larkin

Commissioner David Brager

Commissioner Don Buehner

Commissioner Summer Barry

Nays: (0)

Motion: Carries

3. **FINAL PLATS (FP)**

A. Consider a four (4) lot residential final subdivision plat for “**Anasazi Ridge at Entrada Phase 6.**” The property is located at Cohonina Trail and Supai Trail and is zoned PD-R (Planned development Residential). The representative is Marc Brown, Brown Consulting Engineers. Case No. 2019-FP-042. (Staff - Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – all improvements are already in they just decided to come forward and build those four units.

Motion: Commissioner Barry makes a motion to recommend approval of a four (4) lot residential final subdivision plat for Anasazi Ridge at Entrada Phase 6 and authorizes chairman to sign.

Second: Commissioner Nelson

Ayes: (5)

Commissioner Roger Nelson

Commissioner Dannielle Larkin

Commissioner David Brager

Commissioner Don Buehner

Commissioner Summer Barry

Nays: (0)

Motion: Carries

- B. Consider a twenty-five (25) lot residential final subdivision plat for “**Blackhawk Townhomes St George Phase 3.**” The property is located at 1001 W Curly Hollow Drive and is zoned R-3 (Multi-Family). The representative is Brandon Anderson, Rosenberg Associates. Case No. 2019-FP-050. (Staff - Wes Jenkins)

Wes Jenkins presented with no further comments.

Motion: Commissioner Larkin makes a motion to recommend approval of a twenty-five (25) lot residential final subdivision plat for Blackhawk Townhomes St George Phase 3 and authorizes chairman to sign.

Second: Commissioner Barry

Ayes: (5)

Commissioner Roger Nelson

Commissioner Dannielle Larkin

Commissioner David Brager

Commissioner Don Buehner

Commissioner Summer Barry

Nays: (0)

Motion: Carries

- C. Consider a nineteen (19) lot residential final subdivision plat for “**Blackhawk Townhomes St George Phase 4.**” The property is located at 1001 W Curly Hollow Drive and is zoned R-3 (Multi-Family). The representative is Brandon Anderson, Rosenberg Associates. Case No. 2019-FP-051. (Staff - Wes Jenkins)

Wes Jenkins presented with no further comments.

Motion: Commissioner Brager makes a motion to recommend approval of a nineteen (19) lot residential final subdivision plat for Blackhawk Townhomes St George Phase 4 and authorizes chairman to sign.

Second: Commissioner Nelson

Ayes:

Commissioner Roger Nelson

Commissioner Dannielle Larkin

Commissioner David Brager

Commissioner Don Buehner

Commissioner Summer Barry

Nays:

Motion: Carries

4. **FINAL PLAT AMENDMENTS (FPA)**

- A. Consider an amended final subdivision plat for “**Lot 7 & 8 Serenity Cove Subdivision.**” The property is located at 2760 East Circle at approximately 1750 South and is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). The representative is Kelly Schmutz, Rosenberg Associates. Case No. 2019-LRE-014. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – originally these were separate lots when this recorded then they came in and made it one lot. Now they want to separate the lots and make them the way they were.

Motion: Commissioner Larkin makes a motion to recommend approval to amend final subdivision plat for Lot 7 & 8 Serenity Cove Subdivision and authorizes chairman to sign.

Second: Commissioner Brager

Ayes: (5)

Commissioner Roger Nelson

Commissioner Dannielle Larkin

Commissioner David Brager

Commissioner Don Buehner

Commissioner Summer Barry

Nays: (0)

Motion: Carries

- B. Consider an amended final subdivision plat for “**Lot 48 Serenity Hills Second Amended.**” The property is located at 2700 East Street and 1910 South Street and is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). The representative is Gregg Meyers, Bush and Gudgell. Case No. 2019-LRE-015. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – One of these notes said that you have to build walk out basements, we have kind of changed that note that you will need to submit a drainage and grading plan to show none of the other lots will be affected. They want the new note that says they can ask for a flat lot if they can mitigate and drain the lots in a manner that meets city standards.

Commissioner Barry – is it just for that lot?

Wes Jenkins – it would be for the whole sub division but I think it is all built out.

Motion: Commissioner Nelson makes a motion to recommend approval to amend final subdivision plat for Lot 48 Serenity Hills Second Amended and authorizes chairman to sign.

Second: Commissioner Larkin

Ayes: (5)

Commissioner Roger Nelson

Commissioner Dannielle Larkin

Commissioner David Brager

Commissioner Don Buehner

Commissioner Summer Barry

Nays: (0)

Motion: Carries

- C. Consider an amended final subdivision plat for “**Lot 24 Southgate Hills.**” The property is located at 2143 South Southgate Hills Drive and is zoned R-3 (Multi-Family). The representative is Roger Bundy, R & B Surveying. Case No. 2019-LRE-016. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – basically this is a land exchange to give them more room around their maintenance building. The golf course wants the property for the maintenance building, the property owner wants the property for an expanded back yard.

Motion: Commissioner Nelson makes a motion to recommend approval to amend final subdivision plat for “Lot 24 Southgate Hills and to authorizes chairman to sign.

Second: Commissioner Larkin

Ayes: (5)

Commissioner Roger Nelson

Commissioner Dannielle Larkin

Commissioner David Brager

Commissioner Don Buehner

Commissioner Summer Barry

Nays: (0)

Motion: Carries

5. **PRELIMINARY PLATS (PP)**

- A. Consider a 114-lot residential preliminary plat for “**Desert Vista.**” Located in Desert Canyons, south of Southern Parkway and west of Desert Canyons Parkway. The property is zoned PD-R (Planned Development Residential). The representative is Ken Miller. Case No. 2019-PP-023. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – The proposal is to dedicate the open space along Southern Parkway to the city, and there is a trail that leads to the culvert that pedestrians can use to access the north side of Southern Parkway. There is an open space area that will be dedicated to the HOA. They will grade portions of it, but it will be revegetated. The developer will work with city to keep the open space as un-disturbed as possible, and the developer will use construction fencing to limit the disturbance. The developer will build the amenity prior to Phase 3 recording.

Commissioner Larkin – does there need to be a note or a restriction on the grading

Wes Jenkins – we will probably have them put up construction fence. They are also requesting to wait and build amenity area prior to the final plat for Phase 3 recording.

Commissioner Buehner – and that is what percent of the lots

Wes Jenkins – about 60%

Victoria Hales – as long as they don’t change their phase lines, but it’s not ideal.

Wes Jenkins – we’re requesting to do it with a phase line. It’s hard for us to tell when they are 50% built out. It’s easier for us to keep track of.

Victoria Hales – my concern is that this is recorded with an open space and its tied to the first lot.

Commissioner Brager – why wouldn’t you tie it to phase two

Discussion continued about when to require amenities to be built.

John Willis – Applicant agrees to build the amenity during construction of Phase 2, but after recording of the Phase 2 plat. They will have to build the amenities at the same time as they are building the houses in Phase 2, because it matches the PD approval of building the amenity when half the properties are built.

Wes Jenkins – they will build the amenity area with the phase two improvements. Before the sub division is finalized they will need to have the amenity done.

Motion: Commissioner Brager makes a motion to recommend approval a 114-lot residential preliminary plat for **Desert Vista** with the additional condition that the amenities will be built before phase two is finalized.

Second: Commissioner Barry

Ayes: (5)

Commissioner Roger Nelson

Commissioner Dannielle Larkin

Commissioner David Brager

Commissioner Don Buehner

Commissioner Summer Barry

Nays: (0)

Motion: Carries

- B. Consider a 7-lot residential preliminary plat for “**Meadow Valley Farms Phase 10C & 12.**” Located at 4040 South Quarry Ridge Drive. The property is zoned RE-20 (Residential Estates, minimum lot size 20,000 sq ft). The representative is Logan Blake. Case No. 2019-PP-024. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – Right now this is the FEMA flood plain and floodway. The city has done a CLOMR, so these lots are not in the flood plain anymore. None of those lots are in the flood plain anymore. They are in the erosion, they have done a study. We will need to make sure and follow through to make sure those have been done.

Victoria Hales – I just want to make sure they are going to give us the legal right for

Motion: Commissioner Nelson makes a motion to recommend approval subject to the condition that the LOMR is obtained from FEMA, and all other staff conditions and comments.

Second: Commissioner Larkin

Ayes: (5)

Commissioner Roger Nelson

Commissioner Dannielle Larkin

Commissioner David Brager

Commissioner Don Buehner

Commissioner Summer Barry

Nays: (0)

Motion: Carries

6. **AMENDED PRELIMINARY PLATS (PPA)**

Consider an amended 2-lot residential preliminary plat for “**Ridge West No. 4 Amended & Extended.**” Located at 950 West and 750 North. The property is zoned R-1-10 (Single Family Residential, minimum lot size 10,000 sq ft). The representative is Brandee Walker. Case No. 2019-PPA-025. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – talked about retaining wall and fence

Victoria Hales – how do they get access? Is it all owned by the same people

Wes Jenkins – yes it will be all on lot 58 then they created the other lot

Motion: Commissioner Larkin makes a motion to recommend approval with all staff comments of an amended 2-lot residential preliminary plat for “**Ridge West No. 4 Amended & Extended.**

Second: Commissioner Nelson

Ayes: (5)

Commissioner Roger Nelson

Commissioner Dannielle Larkin

Commissioner David Brager

Commissioner Don Buehner

Commissioner Summer Barry

Nays: (0)

Motion: Carries

7. **MINUTES**

Consider approval of minutes from the July 9, 2019 meeting.

Motion: Commissioner Brager makes a motion to recommend approval of the meeting minutes from the July 9, 2019 meeting.

Second: Commissioner Barry

Ayes: (5)

Commissioner Roger Nelson

Commissioner Dannielle Larkin

Commissioner David Brager

Commissioner Don Buehner

Commissioner Summer Barry

Nays: (0)

Motion: Carries

ADJOURN

Motion: Commissioner Larkin makes a motion to adjourn the meeting.

Second: Commissioner Barry

Ayes: (5)

Commissioner Roger Nelson

Commissioner Dannielle Larkin

Commissioner David Brager

Commissioner Don Buehner

Commissioner Summer Barry

Nays: (0)

Motion: Carries

Meeting adjourned at 7:19 pm