

**PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH
August 13, 2019**

PRESENT: Chairman Nathan Fisher

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: Commissioner Roger Nelson

CALL TO ORDER/FLAG SALUTE

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

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

- A. Consider a zone change from M-1 (Industrial) to M-C (Manufacturing and Commercial) on approximately 4.04 acres for “**R & J Industrial Park.**” The site is generally located at 653 N & 677 N 3050 E Street. The representative is Karl Rasmussen, Pro-Value Engineering. Case No. 2019-ZC-031 (Staff – Ray Snyder)

Ray Snyder presented the following:

Ray Snyder - This is on two individual lots next to each other. The applicant would like to build another building here, the staff has encouraged a lot of properties on 3050 to change to the M-C zone change. It's a hybrid zone between commercial and industrial. The staff will review the site plan for the new building.

Chair Fisher opened the public meeting.

Chair Fisher closed the public meeting.

MOTION: Commissioner Brager makes a motion to recommend approval to City council a zone

change from M-1 (Industrial) to M-C (Manufacturing and Commercial) on approximately 4.04 acres for R & J Industrial Park.

SECOND: Commissioner Larkin

AYES (5)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

NAYS (0)

Motion carries

- B. Consider a zone change from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to R-1-7 (Single Family Residential 7,000 sq. ft. minimum lot size).on approximately 28.47 acres for “**Desert Horizon**” residential subdivision. The site is generally located ½ mile southwest of the Southern Parkway Interchange #6 within the Desert Canyon Master Planned community. The representative is Curt Gordon. Case No. 2019-ZC-032 (Staff – Carol Davidson)

Carol Davidson presented the following:

Carol Davidson – this is a zoning map that I created to show more detail, the 114 units at Desert Vista, 126 units at Desert Hollow and 96 units at Desert Horizon.

Commissioner Larkin – does that change the density of the overall project

Carol Davidson – no this won’t change that, they have a use table in their agreement that has been updated the overall density will remain the same. Staff doesn’t see any issues with this zone change, we recommend approval.

Kurt Gordon – the original density on this project would have been about 85 to 90 units. We have a mixture of product types. We have Desert Bluff which is affordable single family and this project is to get us in the middle product type in between the high end and low end of lot product. With a lot sizing for a better distribution of product type.

Joe Bowcutt – do you have an ETA on the Southern Parkway exit

Kurt Gordon – within the next 9 months

Chair Fisher opened the public hearing.

Chair Fisher closed the public hearing.

Commissioner Larkin – I like the idea of the product, it will tighten it up and hopefully give more open space.

Chair Fisher – I like it also being there by the school.

MOTION: Commissioner Larkin makes a motion to recommend approval to City Council of a zone change from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to R-1-7 (Single Family Residential 7,000 sq. ft. minimum lot size).on approximately 28.47 acres for Desert Horizon residential subdivision.

SECOND: Commissioner Barry
AYES (5)
Chairman Nathan Fisher
Commissioner Dannielle Larkin
Commissioner Don Buehner
Commissioner Summer Barry
Commissioner David Brager
NAYS (0)
Motion carries

2. PRELIMINARY PLATS (PP)

- A. Consider a 98-lot residential preliminary plat for “**Sage Canyon Phases 8 thru 11.**” Located north of Southern Parkway, south of White Dome Drive and east of Dwarf Bear Poppy Drive. The property is zoned R-1-10 (Single Family Residential, 10,000 sf minimum lot size). The representative is Ryan Thomas. Case No. 2019-PP-026. (Staff – Wes Jenkins)

Wes Jenkins presented the following.

Victoria Hales – did the other phases have a block wall?

Wes Jenkins –Landscape strip will be on north side, and are double fronting with landscape strip. Block privacy wall on south side of development like double fronting lots, but not a landscape strip because city has water/drainage infrastructure at that location, and have requested no landscape strip.

Commissioner Barry – should there be a park in there

Wes Jenkins – no, there are parks to the East

MOTION: Commissioner Buehner makes a motion to recommend approval with staff comments and conditons of a 98-lot residential preliminary plat for Sage Canyon Phases 8 thru 11

SECOND: Commissioner Brager

AYES (5)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

NAYS (0)

Motion carries

- B. Consider a 9-lot residential preliminary plat for “**Desert Sage.**” Located between Rimrunner and Broken Mesa Drive. The property is zoned R-1-10 (Single Family Residential, 10,000 sf minimum lot size). The representative is Development Solutions. Case No. 2019-PP-027. (Staff – Wes Jenkins)

Wes Jenkins presented the following with no further comment.

MOTION: Commissioner Larkin makes a motion to recommend approval to City Council of a 9-lot residential preliminary plat for Desert Sage on 3.2 acres.

SECOND: Commissioner Barry

AYES (5)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

NAYS (0)

Motion carries

- C. Consider a 4-lot residential preliminary plat for “**Springs Estates Phase 10.**” Located at 2580 East Street and 1190 South Circle. The property is zoned RE-12.5 (Residential Estates 12,500 sf minimum lot size). The representative is Ron Jensen. Case No. 2019-PP-028. (Staff – Wes Jenkins)

Wes Jenkins presented the following.

Wes Jenkins – these four lots were platted earlier and these would finish it out. They are part of the erosion hazard boundary so they would be required to have a study done.

Commissioner Larkin – lot 104 has access from both sides, so how will that work

Wes Jenkins - Road and culdesac will connect to a current public street. Possible 25’ easement along two lots. Erosion hazard study will have to be conducted, and development will have to provide the mitigation requirements recommended in the study.

MOTION: Commissioner Brager makes a motion to recommend approval of a 4-lot residential preliminary plat for Springs Estates Phase 10 with staff comments and conditions.

SECOND: Commissioner Larkin

AYES (5)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

NAYS (0)

Motion carries

- D. Consider a 138-lot residential preliminary plat for “**Varano Vistas at Divario.**” Located This property is generally located at Divario Canyon Drive and Sentieri Vista Drive. The property is zoned R-1-6 (Single Family Residential, 6,000 sf minimum lot size). The representative is Mark Teepen. Case No. 2019-PP-029. (Staff – Wes Jenkins)

Wes Jenkins presented the following.

Wes Jenkins – the roadway plats need to be dedicated prior to this so they have access to the sub division. Access will be from Plantations and Divario Drive with recording of roadway plats a condition of the development of Varano Vistas. Some lots are double fronting with required landscaping and a trail

MOTION: Commissioner Buehner makes a motion to recommend approval of a 138-lot residential preliminary plat for Varano Vistas at Divario with the condition that the access is dedicated and recorded prior to this recording.

SECOND: Commissioner Brager

AYES (5)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

NAYS (0)

Motion carries

- E. Consider a 21-lot residential preliminary plat for “**Elmwood Estates Phases 6 and 7.**” Located at 3430 East and 3130 South. The property is zoned R-1-8 (Single Family Residential, 8,000 sf minimum lot size). The representative is Steve Kamlowky. Case No. 2019-PP-030. (Staff – Wes Jenkins)

Wes Jenkins presented the following with no further comment.

MOTION: Commissioner Larkin makes a motion to recommend approval for a a 21-lot residential preliminary plat for Elmwood Estates Phases 6 and 7 on 7.16 acres. SECOND:

Commissioner Buehner

AYES (6)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry
Commissioner David Brager
NAYS (0)
Motion carries

- F. Consider a 31-lot residential preliminary plat for “**Rosewood Estates Phase 5.**” Located at 3430 East Street and 3050 South Street. The property is zoned R-1-8 (Single Family Residential, 8,000 sf minimum lot size). The representative is Steve Kamlowky. Case No. 2019-PP-031. (Staff – Wes Jenkins)

Wes Jenkins presented the following with no further comment.

MOTION: Commissioner Brager makes a motion to recommend approval for a 31-lot residential preliminary plat for Rosewood Estates Phase 5. Located at 3430 East Street and 3050 South Street.
SECOND: Commissioner Buehner
AYES (6)
Chairman Nathan Fisher
Commissioner Dannielle Larkin
Commissioner Don Buehner
Commissioner Summer Barry
Commissioner David Brager
NAYS (0)
Motion carries

- G. Consider an 11-lot residential preliminary plat for “**Desert Solace Phase 2.**” Located west of 3000 East on Rimrunner Drive in Desert Canyons. The property is zoned R-1-10 (Single Family Residential, 10,000 sf minimum lot size). The representative is Development Solutions Group. Case No. 2019-PP-032. (Staff – Wes Jenkins)

Wes Jenkins presented the following with no further comment.

MOTION: Commissioner Barry makes a motion to recommend approval of an 11-lot residential preliminary plat for Desert Solace Phase 2.
SECOND: Commissioner Buehner
AYES (5)
Chairman Nathan Fisher
Commissioner Dannielle Larkin
Commissioner Don Buehner
Commissioner Summer Barry
Commissioner David Brager

NAYS (0)
Motion carries

3. FINAL PLATS (FP)

- A. Consider a fifty (50) lot residential final subdivision plat for **“Desert Bluff at Desert Canyons Townhomes Phase 2.”** The property is located at Desert Canyons Parkway at approximately 3980 East Street and is zoned PD-R (Planned development Residential). The representative is Brad Petersen, Development Solutions. Case No. 2019-FP-016. (Staff - Wes Jenkins)

Wes Jenkins presented the following with no further comment.

MOTION: Commissioner Buehner made a motion to recommend approval of a fifty (50) lot residential final subdivision plat for Desert Bluff at Desert Canyons Townhomes Phase 2 and authorizes chairman to sign.

SECOND: Commissioner Larkin

AYES (5)

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 twenty-one (21) lot residential subdivision plat for **“Desert Hollow Phase 1.”** The property is located at Broken Mesa Driver and Zelda Drive (at approximately 3200 East and 6120 South). The property is zoned PD-R (Planned development Residential). The representative is Brad Petersen, Development Solutions. Case No. 2019-FP-035. (Staff - Wes Jenkins)

Wes Jenkins presented the following with no further comment.

MOTION: Commissioner Brager makes a motion to recommend approval of a twenty-one (21) lot residential subdivision plat for Desert Hollow Phase 1 and authorizes chairman to sign.

SECOND: Commissioner Barry

AYES (5)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner
Commissioner Summer Barry
Commissioner David Brager
NAYS (0)
Motion carries

- C. Consider a twelve (12) lot residential subdivision plat for “**Desert Solace.**” The property is located at Rim Runner Drive at approximately 3200 East Street and 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-037. (Staff - Wes Jenkins)

Wes Jenkins presented the following.

Wes Jenkins – There is a 25’ foot drainage area between two lots that the developer is dedicating to the City on this plat.

MOTION: Commissioner Barry makes a motion to recommend approval of a twelve (12) lot residential subdivision plat for Desert Solace and authorizes chairman to sign.

SECOND: Commissioner Brager

AYES (5)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

NAYS (0)

Motion carries

- D. Consider a five (5) lot residential subdivision plat for “**Maple Estates Phase 5.**” The property is located at Banded Hills Drive and Jessamine Circle (at approximately 2870 East and 3810 South) and 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-023. (Staff - Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins - There is a landscape strip that goes around the corner on the entrance road to the back of the airport, and the City will take that on and maintain it.

MOTION: Commissioner Buehner makes a motion to recommend approval for item 3 D a five (5) lot residential subdivision plat for Maple Estates Phase 5 and authorizes chairman to sign.

SECOND: Commissioner Brager

AYES (5)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

NAYS (0)

Motion carries

- E. Consider a fifty (50) lot residential final subdivision plat for “**Sentieri Canyon at Divario.**” The property is located at Sentieri Vista Drive and Ceresole Drive (at approximately 2950 West and 340 South) and is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). The representative is Brandon Anderson, Rosenberg Associates. Case No. 2019-FP-045. (Staff - Wes Jenkins)

Wes Jenkins presented the following

Wes Jenkins - There will also be required, as a condition, that the roadways be dedicated and recorded prior to recording this plat.

MOTION: Commissioner Brager makes a motion to recommend approval of a fifty (50) lot residential final subdivision plat for Sentieri Canyon at Divario and authorizes chairman to sign.

SECOND: Commissioner Buehner

AYES (5)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

NAYS (0)

Motion carries

- F. Consider a fifteen (15) lot residential final subdivision plat for “**Stone Cliff Subdivision Phase 16B.**” The property is located at Marble Drive and Shale Circle (at approximately 2710 East and 1590 South) and is zoned PD-R (Planned development Residential). The representative is Reid Pope, L.R. Pope Engineering. Case No. 2019-FP-086. (Staff - Wes Jenkins)

Commissioner Brager recused himself.

Wes Jenkins presented the following.

Discussion on whether this is part of the original Stone Cliff.

Wes Jenkins - This is in the original PD, not the new area annexed into the HOA.

MOTION: Commissioner Buehner makes a motion to recommend approval for Item 3F a fifteen (15) lot residential final subdivision plat for Stone Cliff Subdivision Phase 16B and to authorizes chairman to sign
SECOND: Commissioner Larkin
AYES (4)
Chairman Nathan Fisher
Commissioner Dannielle Larkin
Commissioner Don Buehner
Commissioner Summer Barry
NAYS (0)
Motion carries

G. Consider a nine (9) lot residential final subdivision plat for “**White Sands Phase 7 Subdivision.**” The property is located at Wolf Hole Drive and approximately 1700 East Street and 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-038. (Staff - Wes Jenkins)

Wes Jenkins presented the following with no further comment.

Discussion on what Wolf Hole means

Ryan Thomas – most of the names here are places on the Arizona Strip.

MOTION: Commissioner Larkin makea a motion to recommend a nine (9) lot residential final subdivision plat for White Sands Phase 7 Subdivision and to authorizes chairman to sign.
SECOND: Commissioner Barry
AYES (5)
Chairman Nathan Fisher
Commissioner Dannielle Larkin
Commissioner Don Buehner
Commissioner Summer Barry
Commissioner David Brager
NAYS (0)

Motion carries

4. FINAL PLAT AMENDMENTS (FPA)

- A. Consider an amended final subdivision plat for “**Tonaquint Heights Phase 1 Amended.**” The property is located at Chandler Drive and approximately 1100 West and is zoned R-1-40 (Single Family Residential 40,000 sq. ft. minimum lot size). The representative is Brad Petersen, Development Solutions. Case No. 2019-FPA-028. (Staff - Wes Jenkins)

Wes Jenkins presented the following.

Wes Jenkins – when this was recorded it went through hillside years ago and the developer requested to be light on the land and not develop all the land. As they got going on this and over time it hasn’t been as light on the land as they thought. They want to increase the disputable area past the 10,000 square feet. It was not a requirement as the Hillside Review Board. They request an increase to the disturbable area. Same comments apply to the three amended Tonaquint Heights plats.

Victoria Hales – this was a developer self imposed no disturb area, many years have passed, they want to change the disturbance because the times have changed. We would prefer that the developer imposed restrictions are not on the plat. They should be in the CCR’s and enforced that way.

Ryan Thomas – in our defense there are rock areas out there that we would like to keep. We are deeding a portion to the city where the prominent rock features are in exchange for a flat area that can be disturbed. There will be no-disturb areas, but we are keeping them as open space dedicated to the City. No disturb areas won’t be in the lots for the most part. They will still keep a smaller perimeter of no disturb area inside the lots.

Wes Jenkins – Victoria is right, when I researched it, it was a self imposed developer restriction. They have kept the areas with the rock.

MOTION: Commissioner Barry makes a motion to recommend approval of an amended final subdivision plat for Tonaquint Heights Phase 1 Amended and to authorizes chairman to sign.

SECOND: Commissioner Larkin

AYES (5)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

NAYS (0)

Motion carries

- B. Consider an amended final subdivision plat for “**Tonaquint Heights Phase 2 Amended.**” The property is located at Chandler Drive and 1170 West Street and is zoned R-1-40 (Single Family Residential 40,000 sq. ft. minimum lot size). The representative is Brad Petersen, Development Solutions. Case No. 2019-FPA-028. (Staff - Wes Jenkins)

Wes Jenkins presented the following with no further comment

MOTION: Commissioner Brager makes a motion to amend final subdivision plat for Tonaquint Heights Phase 2 Amended and to authorizes chairman to sign.

SECOND: Commissioner Buehner

AYES (5)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

NAYS (0)

Motion carries

- C. Consider an amended final subdivision plat for “**Tonaquint Heights Phase 3 Amended.**” The property is located at 2440 South Street and approximately 1200 West and is zoned R-1-40 (Single Family Residential 40,000 sq. ft. minimum lot size). The representative is Brad Petersen, Development Solutions. Case No. 2019-FPA-028. (Staff - Wes Jenkins)

Wes Jenkins presented with no further comment.

MOTION: Commissioner Larkin makes a motion to recommend approval of an

SECOND: Commissioner Barry amended final subdivision plat for Tonaquint Heights Phase 3 Amended and authorizes chairman to sign.

AYES (5)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

NAYS (0)

Motion carries

5. CITY COUNCIL ACTIONS – August 1, 2019

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

- A. GPA – 1400 E Riverside Drive – LDR to MDR - Approved
- B. GPA – Jones Hill – LDR to MDR & COM - Tabled
- C. ZCA – Green Door Boutique site – expand “use” list – Approved
- D. HS – Varano Vistas – Divario – PA 12 - Approved
- E. ZC – Varano Vistas – Divario - PA 12 – change R-1-10 to R-1-6 – Approved
- F. ZC – 3210 E - A-1 to R-1-10 – Approved
- G. ZRA – Storage Rental Unis Regulations – Denied (*await Title 10 revisions*)
- H. CUP – Central Storage (by Switchpoint) – Approved

ADJOURN

MOTION: Commissioner Brager makes a motion to adjourn.

SECOND: Commissioner Larkin

AYES (5)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner Summer Barry

Commissioner David Brager

NAYS (0)

Motion carries Meeting adjourned at 6:05 pm