PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH
August 27, 2019

PRESENT: 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
City Council member Joe Bowcutt
Planner II Ray Snyder
Planner III Carol Davidson
Development Office Supervisor Brenda Hatch

EXCUSED: Commissioner Roger Nelson
Chairman Nathan Fisher

CALL TO ORDER/FLAG SALUTE
Chair Buehner called the meeting to order at 5:02 pm. Commissioner Brager led the flag salute.

1. HILLSIDE PERMIT (HS)

Consider a request for a Hillside Development Permit allowing development of 1) Teakwood Phases 5-8 (78 lots), 2) Elmwood Estates Phase 8 (12 lots), and 3) Rosewood Estates Phase 6 (7 lots).

Currently the property is zoned R-1-8, A-1, and ASBP (but a zone change has been submitted to change to R-1-8 and OS if the hillside permit is recommended for approval). The owner is Quality Development and the representative is Steve Kamlowsky. Located east of Crimson Ridge Drive and Marblewood Drive. Case No. 2019-HS-00 (Staff – Ray Snyder)

Wes Jenkins presented the following:

Wes Jenkins – Crimson Rd comes through here then here is the toe of the hill the ridgeline that comes right through there was also part of the review. It was recommended for approval by hillside. Right here is the rock fall hazard line it basically stays on their rear property line. There is a trail that comes along Crimson Ridge Dr and then deviates from the road here. So the trail will be in the rock fall hazard but none of the lots will. The hillside recommended that they rock face all the slopes so there is a consistent look through there. The developer agreed. They need to add a note to the final plat that if the owner of the future lot comes in and they want to replace that slope with a wall that it be rock that matches the rock face slope. They wanted to make sure the study is done per the after grading contours, not the way the contours are now. So we will need to make that a condition. The other recommendation was to install construction fencing to protect the ridgeline and the slope.

Joe Bowcutt – is the trail going to be built by them or the City
Wes – it will be built by the City where it deviates from the road. Their other proposal is to dedicate the ridgeline they are saving to the city. Commissioner Larkin – does that mean that ridgeline is publicly accessible?

Wes Jenkins – no

Commissioner Buehner – so I’ll ask why the City would want that if there isn’t any public access. It’s not a community strip that’s why I question it.

Wes Jenkins – Once it’s in the City’s hands it will stay open space and it will be preserved.

Commissioner Barry – it does enhance the area.

Steve Kamlowsky – this smaller ridgeline here we think it would be an enhancement to our development and we would like to keep it and dedicate it to the City.

Commissioner Buehner – do you have any problem with the staff comments and conditions?

Steve Kamlowsky – no I think that’s good

**MOTION:** Commissioner Larkin makes a motion to recommend Item 1 Hillside Development Permit allowing development of 1) **Teakwood Phases 5-8 (78 lots)**, 2) **Elmwood Estates Phase 8 (12 lots)**, and 3) **Rosewood Estates Phase 6 (7 lots)** with all the conditions stated by staff and the Hillside Review board, and that the final rockfall report reflect the final grading.

**SECOND:** Commissioner Brager

AYES (4)

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

NAYS (0)

Motion carries

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**2. ZONE CHANGE AMENDMENT (ZCA) (Public Hearing)**

Consider a zone change amendment for “**Teakwood Phase 5**” from R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size) and A-1 (Agricultural), and ASBP (Airport Supporting Business Park) to R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size) on 1.38 acres and OS (Open Space) on 22.69 acres. The site is generally located east of the Crimson Ridge Drive and Marble Drive intersection. The representative is Steve Kamlowsky, Development Solutions. Case No. 2019-ZCA-033 (Staff – Ray Snyder)

Ray Snyder Presented the following:

Ray Snyder – this is the same area Wes was showing on the contour map. The same areas, this is the proposed zone change boundary. Really what this is all about is the yellow area to gain additional land for the back sides of lots from the rock hazard study.
Chair Buehner opened the public meeting.

Jenny Day – with the development with the retaining walls, can they put the retaining walls in to match the cliffs? (passed pictures of banded ridge)
Victoria Hales – that was a condition on the Hillside permit.
Wes Jenkins – yes as part of their approval they will need to match that.

Chair Buehner closed the public meeting.
Steve Kamlowsky – yes we will match the rock and slope
Commissioner Barry – it makes sense to change that to open space

**MOTION:** Commissioner Barry makes a motion to recommend approval of Item 2 a zone change amendment for Teakwood Phase 5 from R-1-8 and A-1, and ASBP to R-1-8

**SECOND:** Commissioner Larkin

AYES (4)
Commissioner Dannielle Larkin
Commissioner Don Buehner
Commissioner Summer Barry
Commissioner David Brager
NAYS (0)

Motion carries

### 3. ZONE CHANGE (ZC) *(Public Hearings)*

A. Consider a zone change from A-1 (Agriculture) to RE 12.5 (Residential Estate 12,500 sq. ft. minimum lot size) on approximately 0.94 acres. The site is located at **2456 E 2150 S Circle**. The representative is Bush and Gudgell, Inc. Case No. 2019-ZC-034 (Staff – Ray Snyder)

Ray Snyder presented the following:
Ray Snyder – the issue is that they bought this small corner and they would like to merge it and make it
Victoria Hales – If they want to put a back yard fence up they will need to meet a front set back off the cul de sac.
Councilman Bowcutt – what is the zone of the property South of that?
Ray Snyder – it is RE-12.5
Victoria Hales – RE-12.5 to the South A-1 to the North, RE-20 to the East and RE-20 to the West
Commissioner Buehner – so the purpose of this is to acquire the small portion and then add it to the lot to make the RE-12.5.

Chair Buehner opened the public meeting.

Chair Buehner closed the public meeting.
Greg Myers of Bush & Gudgell – The original lot was a bit under the zone b/c part of the lot was given to city as ROW. The Crimson Shadows owner will amend the plats to join the triangle parcel to the lot to the south. The current A-1 lots are not part of an existing subdivision, but the triangle will be added to the Crimson Shadows subdivision.

MOTION: Commissioner Brager makes a motion to recommend approval of Item 3A a zone change from A-1 to RE 12.5 on approximately 0.94 acres on 2456 E 2150 S Cir.
SECOND: Commissioner Barry
AYES (4)
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) and C-3 (General Commercial) to OS (Open Space) and C-3 (General Commercial) on approximately 4.24 acres for “University Federal Credit Union.” The site is located at the corner of Bluff Street and 400 North Street. The representative is Daniel Slaughter, University Federal Credit Union. Case No. 2019-ZC-035 (Staff – Ray Snyder)

Ray Snyder presented the following:
Ray Snyder – This site has been seen before, the difference now is all the hillside is requested to become Open Space. No elevations are required. The hillside board walked the site and approved the hillside. The commercial in the front will be C-3 this part that is going to be open space is R-1-10 currently. No signage will be approved tonight, but there is an articulation to show what will be there.
Commissioner Buehner – so this would be to the South of Donlee not the North?
Ray Snyder – yes Southeast.

Chair Buehner opened the public meeting.
Thales Derrick – I live on Donlee Dr and use 400 North as most of my neighbors do. We’re wondering about the distance of cars that are backing up going down the hill. There are times that this part ices over. The only other question I have is that it looks like a fairly tall two story building and I wonder how it shapes up to the height of the Bluff and if it would affect the view.
Commissioner Buehner – the simple question we have tonight is that we are looking at to see if that strip should be R-1-10 or should it be C-3, I mean Open Space. The other part is already C-3.
Chair Buehner closed the public meeting.
Dan Slaughter – I’m with University Federal Credit Union. The access off of Donlee is sensitive, the
grade is 17% so we feel like if we go any further it will need a retaining wall along Bluff. And as far as the building height it is at 35 ft the max amount in the code.

**MOTION:** Commissioner Larkin makes a motion to recommend to City Council approval of Item 3B request to consider a zone change from R-1-10 and C-3 to OS and C-3

**SECOND:** Commissioner Barry

AYES (4)
Commissioner Dannielle Larkin
Commissioner Don Buehner
Commissioner Summer Barry
Commissioner David Brager
NAYS (0)

Motion carries

4. CONDITIONAL USE PERMIT (CUP)

Consider a conditional use permit to allow construction of an approximate 17’-2” high **RV Garage** on Lot 10 in the Meadow Valley Farms Phase 5 residential subdivision. The property is located on 4040 South Street on approximately 0.76 acres. The property is zoned RE-20 (Residential Estates 20,000 sq. ft. minimum lot size). The owners are Jared and Aimee Thatcher. Case No. 2019-CUP-017 (Staff – Ray Snyder)

Ray Snyder presented the following:
Ray Snyder – the property is in the LDR general plan, this is a new home that is not yet constructed so I show it because you will want to make the condition that they must have an active permit for the home before the garage can be permitted. The home will already have a 4 car garage attached to the house and back in the Northwest corner is where they want to put the RV garage. The garage is 32 ft away from the house and 10 ft from side and rear. It is 17 feet to the mid point, the whole this is 32 ft by 15.5 ft. You are being asked to approve the 17.2”
Councilman Bowcutt – do we need to make a condition that it needs to be made as the same material as the house?
John Willis – the code doesn’t require it in the back yard.

**MOTION:** Commissioner Larkin makes a motion to recommend approval of the CUP with the finding that all detrimental effects have been mitigated by the conditions outlined by staff in the packet.

**SECOND:** Commissioner Barry

AYES (4)
Commissioner Dannielle Larkin
Commissioner Don Buehner
Commissioner Summer Barry
Commissioner David Brager
NAYS (0)
5. PRELIMINARY PLATS (PP)

A. Consider a 3-lot commercial preliminary plat for “Washington Fields Dental Plaza Condos.” Located south of Mall Drive on 3000 East Street. The property is zoned PD-C (Planned Development Commercial). The representative is Nathan Fisher. Case No. 2019-PP-034. (Staff – Wes Jenkins)

Wes Jenkins presented the following:
Wes Jenkins – their proposal tonight is to make a 3 lot sub division for commercial condos.

Victoria – there are 3 corrections. The agenda and notice were correct, but there was and address mistake in the packet. We will have staff fix it before the City Council meeting. Also, the name is changed to “The Fields Dental Plaza Condos.” Also, this is a 3 lot commercial PD-C preliminary plat, not a “residential” preliminary plat.

MOTION: Commissioner Brager makes a motion to recommend approval to City Council of Item 5 A The Fields Dental Plaza Condos with a condition that they install their trees with the corrections needed by legal
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 87-lot residential preliminary plat for “Cecita Crest Phase 1.” Located southwest of Sunbrook Drive and Plantations Drive. The property is zoned R-1-7 (Single Family Residential, minimum lot size 7,000 sf). The representative is Mark Teepen. Case No. 2019-PP-035. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – this is part of the Divario development, their will be on Plantations Drive. There must be a conditions to recording of the final plat: that they construct the water line to the gap water tank connection they need. The roads also have to be dedicated as a condition. These are the conditions to the recording of a final plat, but they also are a condition on the preliminary plat. They also have to address all items in the Development Agreement that are requirements and conditions. There will be
access to Canyon View and Alienta coming in the future.

Commissioner Larkin – I have a question about Plantation, because we have had a lot of discussion how congested it is.

Wes Jenkins – yes they will have access on Canyon View also. They will have to address the items in their original agreement.

Victoria Hales listed the 3 conditions to the final plat recording:

1. They must connect to the water line that provides a connection to the gap water tank;
2. They must provide roadway access to these lots to public streets, and finish the public streets as needed; and
3. They must comply will all items in the Development Agreement that are requirements and conditions of this planning area and development.

MOTION: Commissioner Larkin makes a motion to recommend approval of Item 5B to City Council a 87-lot residential preliminary plat for Cecita Crest Phase 1 with all conditions stated by staff and V. Hales as conditions prior to the final plat recording.
SECOND: Commissioner Brager
AYES (4)
Commissioner Dannielle Larkin
Commissioner Don Buehner
Commissioner Summer Barry
Commissioner David Brager
NAYS (0)
Motion carries

6. FINAL PLATS (FP)

A. Consider a fifteen (15) lot residential final subdivision plat for “The Ledges of St George Johnson Arch Phase 1.” The property is located at Galoot Drive and Johnson Arch Drive (at approximately 1420 West and 5370 North) and is zoned PD-R (Planned Development Residential). The representative is Brad Petersen, Development Solutions. Case No. 2019-FP-034. (Staff - Wes Jenkins)

Wes Jenkins presented the following with no further comment.
Wes Jenkins – you may recall that they are not mass grading, just grading the road and then stubbing in the utilities
Commissioner Barry – did they put a new water tank up there
Wes Jenkins – no

MOTION: Commissioner Brager makes a motion to recommend approval of a fifteen (15) lot residential final subdivision plat for The Ledges of St George Johnson Arch Phase 1 and authorizes the chair to sign.
SECOND: Commissioner Barry
B. Consider a one (1) lot commercial final subdivision plat for “Legacy Village Subdivision.”
The property is located at approximately 1200 South Dixie Drive and is zoned PD-C
(Planned Development Commercial). The representative is Gregg Meyers, Bush and Gudgell.
Case No. 2019-FP-053. (Staff - Wes Jenkins)

Wes Jenkins presented the following with no further comment.

MOTION: Commissioner Barry makes a motion to recommend approval of a one (1) lot commercial final subdivision plat for Legacy Village Subdivision, with the condition of the dedication of the road and authorizes the chair to sign.
SECOND: Commissioner Larkin
AYES (4)
Commissioner Dannielle Larkin
Commissioner Don Buehner
Commissioner Summer Barry
Commissioner David Brager
NAYS (0)
Motion carries

C. Consider a thirteen (13) lot residential final subdivision plat for “Teakwood Phase 1.” The property is located at approximately Crimson Ridge Drive and Marblewood Drive (at approximately 3400 East and 3300 South) and is zoned R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size). The representative is Brad Petersen, Development Solutions.
Case No. 2019-FP-056. (Staff - Wes Jenkins)

Wes Jenkins presented the following with no further comment.

MOTION: Commissioner Brager makes a motion to recommend approval to City Council of a thirteen (13) lot residential final subdivision plat for Teakwood Phase 1 and authorizes the chair to sign.
SECOND: Commissioner Barry
AYES (4)
Commissioner Dannielle Larkin
D. Consider a thirty-five (35) lot residential final subdivision plat for “The Vue at Green Valley.” The property is located at approximately 1105 South Plantations Drive and is zoned PD-R (Planned Development Residential). The representative is Gregg Meyers, Bush and Gudgell. Case No. 2019-FP-031. (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 thirty-five (35) lot residential final subdivision plat for The Vue at Green Valley and authorizes the chair to sign.
SECOND: Commissioner Barry
AYES (4)
Commissioner Dannielle Larkin
Commissioner Don Buehner
Commissioner Summer Barry
Commissioner David Brager
NAYS (0)
Motion carries

E. Consider a one (1) lot commercial final subdivision plat for “Washington Fields Dental Plaza Condominiums.” The property is located at approximately at 826 South 3000 East Street and is zoned PD-C (Planned Development Commercial). The representative is Brandon Anderson, Rosenberg Associates. Case No. 2019-FP-057. (Staff - Wes Jenkins)

Wes Jenkins presented the following with no further comment.
Wes Jenkins – they will be required to install the street trees before the final plat records

MOTION: Commissioner Barry makes a motion to recommend approval of a one (1) lot commercial final subdivision plat for Washington Fields Dental Plaza Condominiums with the condition that street trees be installed prior to the final plat recording and authorizes the chair to sign.
SECOND: Commissioner Larkin
AYES (5)
Chairman Nathan Fisher
Commissioner Dannielle Larkin
Commissioner Don Buehner
Commissioner Summer Barry
Commissioner David Brager
NAYS (0)
7. FINAL PLAT AMENDMENTS (FPA)

Consider a roadway dedication plat for “Rocket Road.” The property is located at approximately 1200 South Dixie Drive and is zoned PD-R (Planned Development Residential) and R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). The representative is Gregg Meyers, Bush and Gudgell. Case No. 2019-FP-049. (Staff - Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins - There will have to be a temporary cul-de-sac turnaround dedicated, or a recorded easement provided, to provide public turnaround at the end of the road stub.

MOTION: Commissioner Brager makes a motion to recommend approval of a roadway dedication plat for Rocket Road with condition of an easement or temporary turnaround at the end of the road stub to provide the public with a turnaround until further development connects future roadways.
SECOND: Commissioner Larkin
AYES (4)
Commissioner Dannielle Larkin
Commissioner Don Buehner
Commissioner Summer Barry
Commissioner David Brager
NAYS (0)
Motion carries

8. MINUTES

Consider approval of minutes from the July 23, 2019 and the August 13, 2019 meetings.

MOTION: Commissioner Larkin makes a motion to approve the minutes from the July 23, 2019 and the August 13, 2019 meetings.
SECOND: Commissioner Barry
AYES (4)
Commissioner Dannielle Larkin
Commissioner Don Buehner
Commissioner Summer Barry
Commissioner David Brager
NAYS (0)

9. CITY COUNCIL ACTIONS – August 15, 2019
The Planning Director will report on the following items heard at City Council

A. GPA – Power Sports - North of 700 North and west of 1700 E (LDR & OS to COM) – Tabled (by applicant)
B. GPA – Jones Hill – LDR to MDR & COM - Tabled

ADJOURN

MOTION: Commissioner Brager makes a motion to adjourn.
SECOND: Commissioner Larkin
AYES (4)
Commissioner Dannielle Larkin
Commissioner Don Buehner
Commissioner Summer Barry
Commissioner David Brager
NAYS (0)

Motion carries  Meeting adjourned at 6:21 pm