

**PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH
September 24, 2019**

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PRESENT: Chairman Nathan Fisher
Commissioner Dannielle Larkin
Commissioner David Brager
Commissioner Don Buehner
Commissioner Roger Nelson
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
Development Office Supervisor Brenda Hatch

EXCUSED:

CALL TO ORDER/FLAG SALUTE

Chairman Fisher called the meeting to order at 5:08 pm. Commissioner Barry led the flag salute. Dixie High School senior students are here to take notes for their history class. Chair Fisher announced that Items 3B and 4 have been stricken from the calendar.

1. **ZONING REGULATION AMENDMENT (ZRA)** (*Public Hearing*)

Consider a request to repeal and replace “**Title 10 – Zoning Regulations**”. This is a complete reorganization which will repeal the current ordinance and replace with a revised Title. The location is City wide. Case No. 2019-ZRA-004 (Staff – John Willis)

John Willis presented the following:

John Willis – The presentation that I have today are the items that we modified since the last meeting we had on this. Also in the packet is a spreadsheet of stakeholder comments. Most of the comments were pertaining to signage which is actually Title 9, those comments will be addressed when we re-write that Title. ADU’s will be 600 sq ft max if detached. Carriage house is permitted, and they must meet setbacks for the zone. We also revised the Storage rental units in a PD zone, we have created these standards. In PDC zone they shall meet additional standards –

Commissioner Fisher – so if it can’t be visible from a public street then it would be no more than one story? Where in the city would that be possible if it were more than one story

John Willis – maybe we need to revise that language

Commissioner Fisher – I think you have some good language in there that is protective, but I'm wondering if anywhere in the city it would be possible to have more than one story of storage units.

John Willis – I don't know if we need to change the language that it would be accessed from a 90 ft ROA.

Commissioner Fisher – so really you are going to make a flag lot

Commissioner Larkin – on aa will the burden of proof be on the applicant to prove the property is not conducive to another type of development?

John Willis – It gives the planning commission and city council the opportunity to decide. The applicant can provide information. Another item we put in is that a new parking lot must provide 1% of those spaces to run the conduit to them so they can put in electronic charging stations.

Commissioner Brager – What if it's a small parking lot like 5 spaces?

John Willis – It only happens when you hit 100 spaces. So 1 parking space per 100 with the conduit for electronic charging stations.

Commissioner Buehner – Is there public access to the proposed Title 10 now?

John Willis – it is available online in the packet

Commissioner Buehner – I thought title 10 would have something with sub divisions but I didn't see that

John Willis – it is there it's in chapter 25.

Commissioner Fisher – what's required for the PD process

John Willis – there will be two options so the first option is to come in with everything colors buildings everything and then they come in and modify as needed. The other option is to come in with a plan and a use list, then they can go forward with marketing and at a future date they can come in with additional information.

Commissioner Buehner – were there any changes made to the TNZ

John Willis – we didn't that one was cut and pasted.

Commissioner Brager – so once this goes to City Council how long until it is put into effect?

John Willis – it just depends it could be a week or maybe longer.

Commissioner Larkin – I have a question on the foot candles

John Willis – we simplified it and went with foot candles on the ground and the average for the entire site.

Victoria Hales – and they still must be 0 – 1 on the property line

Commissioner Larkin – I have a question on the bicycle barking requirement. That will only be new spaces going forward

John Willis – existing sites will be grandfathered, they will be able to operate in the way they are already operating.

Victoria Hales – and they are already required to have them in the student housing where it is important.

Chair Fisher opened the public meeting.

Chair Fisher closed the public meeting.

MOTION: Commissioner Brager makes a motion to recommend approval to City Council of the Title 10 Zoning Regulations as drafted with the minor changes discussed by Planning Commission tonight, asking staff to make the minor changes prior to City Council hearing on the same

SECOND: Commissioner Barry

AYES (6)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Summer Barry

NAYS (0)

Motion carries

2. **HILLSIDE PERMITS (HS)**

- A. Consider a request for a Hillside Development permit to allow development of a proposed residential subdivision to be called “**Cascata @ Divario**” (PA-14). The site is zoned R-1-10 (Single Family Residential, minimum lot size 10,000 sf) and is generally located southwest of the intersection of Sunbrook Drive and Plantations Drive. The owner is 730 St George LLC and the representative is Mark Teeppen. Case No. 2019-HS-004 (Staff Wes Jenkins) (*Reference Case No. 2019-PPA-038 in this report*)

Wes Jenkins presented the following:

Wes Jenkins – we did a hillside committee meeting years ago and they cleared a lot of the areas but there were portions that they wanted to come back to when they are developed. This one is 14, when they did this sub division they laid it out and said they would keep the dried waterfall, but as they did their grading and their layout of their sub division they felt like it wasn't worth saving because it put this area in a hole. It doesn't really provide anything to the sub division and were concerned that people would throw their garbage in it. They took it to hillside and the recommendation was that they re-design a portion of the sub division to protect this and about 20 ft around it to preserve it.

Commissioner Fisher – Is it already in a hole?

Wes Jenkins – no, but with the topography of the sub division it will be in a hole. They have a masters association in Divario so it wasn't going to be a part of any lot. But hillside said no, they wanted it saved. They don't want to save it, they don't feel like it adds anything to the sub division.

Commissioner Buehner – so they are asking for an override

Wes Jenkins – yes, they would like to remove it in its entirety

Chair Fisher – and hillsides recommendation was 20 ft?

Wes Jenkins – yes. These lots that are hill will sit above it and that was their concern.

Chair Fisher – so from the road you will be looking at a cut in the hill? So will you see the scar from the South.

Mark Teepen – so this is a 15 ft scar right here and it's about 150 ft from here to the road. When we went back to the hillside the walls put this literally in a hole and water would not be able to flow through here again. Hillside said would we be able to keep the 20 feet, we said we would try, but in our new layout you can't see it.

Chair Fisher – so you can't see it because of alterations to the original topography?

Mark Teepen – yes. I couldn't put a road in front of the water fall or I would lose 2 whole rows of lots.

Commissioner Larkin – so hillside asked you to design to keep it? But then you microdesigned right on top of it?

Mark Teepen – yes

Commissioner Larkin – so it doesn't work financially

Mark Teepen – it doesn't work visually, I would like to point out that Divario is a big development and we are preserving a lot. Again, we think we've done a lot with the City to preserve this area.

Commissioner Brager – do you have any common area in this piece here

Mark Teepen – no this is adjacent to the perimeter.

Commissioner Buehner – so you mentioned concerned with trash collection, what are concerned with what they are looking at?

Mark Teepen – I would be concerned about debris, again we are giving up a lot of open space here.

Commissioner Larkin – I would like to say you're not giving up open space, I'm sure this is what will attract people to your sub division.

Commissioner Buehner – one of the concerns I have is that hillside has went out and looked at it, it would be hard for me to want to override hillside. Something that we understand, that they don't understand.

Mark Teepen – can we table it and go back to hillside

Commissioner Nelson – do you have the square footage on what hillside wants to preserve

Mark Teepen – 40 x 60 or something like that.

Rick – let's go back to when the development agreement was done, this wasn't included. This drainage isn't enough for them to preserve it. That was Kent Perkins and his staff. It is a cute little feature, and if the sub division could be graded out and make it prominent, but the sub division you won't be able to see it. It's completely surrounded by residential product so you won't see it.

Chair Fisher – so where it stands right now it when the land is developed it will change it significantly, and it will no longer be a neat feature.

Rick – yes, it will be a really private alcove, they did go through the process to see if this was really one they wanted to preserve. They didn't include it in the overall protection like they did on both sides of the development.

Commissioner Larkin – are you sure that they even saw this piece with the original development?

Rick – yes it shows in the original development and yet they didn't move to preserve it in the original development agreement.

Chair Fisher – so then if it went back to hillside then

Victoria Hales – we wouldn't take it back to hillside unless it was a different request.

More discussion on the original hillside with the original development.

Rick – when the hillside looked at it last they reduced to just one little section

Commissioner Barry – and you're not giving it in a lot because you're afraid that people wouldn't want that in their lot?

Rick – You would have to design around it, you would give up a lot for such a small space.

Commissioner Nelson – If you could find a way to include it in a lot, Danielle and I would arm wrestle to buy it.

Commissioner Barry – I think you should include it in a lot

Victoria Hales - and then let me caution you that if you include it in a lot they will be able to disturb it.

Commissioner Fisher – Unless you made it no disturb but then you would have to police it. I'm reluctant to change things, especially when the change will be to develop the lots. I think what the applicant is saying that it doesn't outweigh the lots you would lose for such a small portion. It would be nice to see a visual.

Rick – I think if we get you a visual of the grading it would be helpful.

Commissioner Fisher – It would be nice to see that. You can still request a recommendation and move forward.

Rick – I think it would be helpful to table. So that you can see it and answer questions on what your decision is.

Wes Jenkins – and we can do a field trip

Victoria Hales – I believe the applicant is asking for a table to prepare

MOTION: Commissioner Buehner makes a motion to table this at applicant's request for them to prepare a 3-D exhibit and a field trip to better understand the request.

SECOND: Commissioner Larkin

AYES (6)

Chairman Nathan Fisher

Commissioner Danielle Larkin

Commissioner Don Buehner

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

- B. Consider a request for a Hillside Development Permit to allow development of a proposed medium density residential subdivision to be called “**Black Ridge Cove.**” The site is currently zoned R-1-10 (*Ref. Case No. 2019-ZCA-041 this agenda*) and is generally located west of the Tech Ridge development, east of Indian Hills Drive, and northeast of Whisper Ridge. The approximate address is 900 South 700 West. The owner is Tech Ridge Management, LLC, the applicants are David Nilsson and Isacc Barlow, and the representative is Mike Bradshaw, Alliance Consulting. Case No. 2018-HS-006 (Staff – Ray Snyder)

Wes Jenkins presented the following:

Wes Jenkins – Showed map of the slope areas, their request was that these were non contiguous slopes and hillside concurred. They did a rock fall study, we don’t have it back yet and will need it before we go to council. It did show that none of the rock fall would be in the buildable area. We will also need the geological slope stability letter for council. In the geotechnical report there is an area in here where it shows where the clay is. In the soils report they gave them some options to over-excavate with a 17foot separation. They did over-excavate and brought in new material.

MOTION: Commissioner Brager makes a motion to recommend approval to city council of Item 2B with conditions of (1) rockfall hazard area study be complied with, (2) they must present a slope stability letter, and (3) they must comply with all HS and staff recommendations in PC packet.
SECOND: Commissioner Buehner
AYES (6)
Chairman Nathan Fisher
Commissioner Dannielle Larkin
Commissioner Don Buehner
Commissioner David Brager
Commissioner Roger Nelson
Commissioner Summer Barry
NAYS (0)
Motion carries

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

- A. Consider a zone change from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to PD-R (Planned Development Residential) on approximately 78.6 acres (*Note: of which 41.46 acres will not be designated as open space*) for a proposed medium density residential subdivision to be called “**Black Ridge Cove.**” The approximate address is 900 South 700 West. The owner is Tech Ridge Management, LLC, the applicants are David Nilsson and Isaac Barlow, and the representative is Mike Bradshaw, Alliance Consulting. Case No. 2019-ZC-041 (Staff – Ray Snyder)

Ray Snyder presented the following:

Ray Snyder – it’s a review of the master plan as well as a zone change request with the associated hillside. The general plan shows medium density residential. They basically have 3 planning areas and open space. You will be looking at areas 1, 2, and 3. They have attached and not attached townhomes. Some are fed by alleyways. There are a few parks here. They also have a walking trail that is proposed to go through it. Within the masterplan the total acreage is 78 but the developable area is 33. They are proposing a total of 427 units, but in the current developable area is 225. 3 stories are the maximum height. The parking looks good they are required 145 they are showing 248. They are asking for a reduction in parking for Attached with common alley ways. You will want to discuss that.

Commissioner Brager – so if I’m understanding it’s all compliant except for the parking of the attached townhome with common alley ways.

Ray Snyder – yes, and I want to mention there was a letter. It has basically 4 points, the value of homes in Whisper Ridge, then the value of homes in this development, the affect of their value on these homes and the density of the project with traffic concerns.

Commissioner Nelson – what about the rooftop and asphalt that will cause drainage into Indian Hills?

Ray Snyder – I’m going to refer to the applicant or their engineer to answer that.

Mike Bradshaw – applicant engineer. This project will be built with another project to connect this drainage area with the Tech Ridge drainage area and direct it toward Santa Clara by detention.

Dave Nilsson – what we are endeavoring to do here is come up with colors that complement with what’s already there. We bracketed it so if we need to make adjustments it should be in the range. The density should attract a certain type of buyers. We don’t think this will be attractive to families, that we will have pre-retirees. We will be inspecting the garages to make sure they are available for cars. We hope most of these people will be working at Tech Ridge and they won’t need cars.

Commissioner Nelson – Will the trail go all the way up

Dave Nilsson – yes it will

Chair Fisher opened the public meeting.

Jim Morton – I wrote the response letter, I live in Whisper Ridge tract adjacent to this development. The egress on the 8.8 acre, if in fact it is built out as they are proposing lets build a buffer so that it doesn't affect our values. I would ask that planning commission set aside the 3 acres near us to make it R-1 if they ever build there. I don't know how they get the drainage from Black Ridge Cove to Tech Ridge. We already have drainage issues on that hill. The traffic study is ridiculous. Give us a buffer with no through street.

Tony Wakefield – just 11 months ago we got a zone change approved for medium density and now not even 11 months later they are asking for some of the highest densities aloud in the city. I don't know how they will do that with a 2 lane road.

Commissioner Larkin - Just to clarify that this is still within the medium density that they requested.

Tony Wakefield – I just ask for your consideration on the density.

Pete Kia – I live in Whisper Ridge, I was in Verizon's building department, I have been on both sides of this microphone. This back to back alley thing to me is a fire consideration. I know that no is supposed to park there. We didn't really get a clear picture of the visitor parking in the slides. Discussed him being at other planning commission meetings, there is a little give and take, the section that is to be discussed at a later date, that's our only buffer. If they want to put in a road to connect to our only egress. Our homes are supposed to dead end into this ridge, we are supposed to match the colors of the hill. I think drainage is an issue. We need to work together, and instead of working with a problem we are coming with a solution. Most of the people who live in Whisper Ridge are retired professionals. I appreciate any consideration, you as a planning commission should put some asterisk on what is approved and I don't think we should wait until it's built. Right behind Jim's house are 3 slides that are now stable because I think that peninsula that would be phase 4 is holding it.

Shawn Turner – I live in Whisper Ridge, it's 60,80 100 feet up there. That little 3 acres we're talking about is above where they are developing and we are just asking that they put in single homes there 6 at the most. They would probably high end million dollar houses, it makes no sense that they would put townhomes there.

Doug Miney – I am a little surprised that there wasn't more head shaking. The information I have is that area was originally designed for R-1-10. So what I am concerned about is that when it was designed R-1-10 they had certain ideas in mind.

They really believe they will sell some of these units to people who don't even own a car. The commitment from St George was to keep that as a R-1-10.

Tony Wakefield – so if I recall that this area was originally designated as R-1 low density and the property

Chair Fisher – many places were designated R-1-10 because that was the place holder for the city. I think it has changed to agricultural now.

Chair Fisher closed the public meeting.

Chair Fisher – just for clarification purposes what's being proposed is 18 acres of open space between this development and anything else?

Isaac Barlow – I just want to address a couple of the questions brought up by the public. The first thing I want to say is we don't want this connecting road. It shows that because we don't know if the city will require it. We do think the two communities should be separate. We do think there should be a buffer between the communities.

Chair Fisher – all that we would be approving tonight is that the applicant would need to come back to develop the yellow area.

Isaac Barlow – I am very familiar with what we are dealing with on this site, I would say that this site is being dealt with better than most sites in St. George because it's hard to deal with them on an individual level. The way expansive soil works is that you only deal with it under the home itself and then you leave the dirt on the other parts driveways etc and it will expand and break them. On a mass level we remove 15 ft and then take out 2 ft of blue clay then put back in soil 15 ft. It makes it more effective.

Chair Fisher – they have an obligation to manage the soils and the drainage

Victoria Hales – I'm having a hard time understanding your parking chart. You have detached town homes where it says 21 parking stalls. Are they shown on the chart?

Dave Nilsson – on the detached units we are asking that the guest parking be allowed in the driveway

Victoria Hales – our code does not have a provision to count that as a guest parking stall. I'm asking how many guest parking stalls you are providing for guest parking that are not tandem behind the garage.

Discussion regarding parking continued.

More discussion on parking requirements and conditions on the motion.

Commissioner Buehner – I feel like I’m not super clear on the elevation and the natural. I feel like the drainage issue and the buffer issue are good concerns brought up by the public. I feel like they were adequately addressed. This does meet the general plan because it is MDR.

Commissioner Barry – I think they’re really nice looking, I was concerned about the proximity to Whisper Ridge because I know the pricing out there. I am concerned about the blue clay.

Chair Fisher – I know Alliance, they make it costly for their developers because they are cautious. If it can be mitigated, they will do it.

Commissioner Larkin – I think this is a great product. I hope we can help people understand that this will actually bring value to their land.

MOTION: Commissioner Brager makes a motion to recommend approval with the requirements of staff in the PC packet, and the PC makes the finding that the proximity requirement for guest parking isn’t met for the detached units, but there is evidence that there is sufficient guest parking throughout the development, and the Commission finds that the guest parking can be altered for the proximity requirements in the detached unit area. Prior to the City Council meeting the applicant shall update the parking calculations in the packet to accurately reflect the guest parking and the requested changes to the guest parking. The motion is conditioned on the following: (1) walls must meet the current code requirements, and (2) the power department must approve their street light design.
SECOND: Commissioner Buehner
AYES (6)
Chairman Nathan Fisher
Commissioner Dannielle Larkin
Commissioner Don Buehner
Commissioner David Brager
Commissioner Roger Nelson
Commissioner Summer Barry
NAYS (0)
Motion carries

- B. Consider a zone change amendment for “**Fossil Hills South Amended**” to change the zoning from M-1 (Manufacturing) and OS (Open Space) to PD-R (Planned development residential) on 247.5 acres. The land is generally located east of the intersection of River Road and Brigham Road. The representative is Logan Blake, Development Solutions, Inc. Case No. 2019-ZC-038 (Staff – John Willis)

Item was removed from Agenda

MOTION: Commissioner
SECOND: Commissioner
AYES (6)
Chairman Nathan Fisher
Commissioner Dannielle Larkin
Commissioner Don Buehner
Commissioner David Brager
Commissioner Roger Nelson
Commissioner Summer Barry
NAYS (0)
Motion carries

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

Consider a zone change from PD-R (Planned Development Residential), OS (Open Space), and M-1 (Industrial) to M-C (Manufacturing–Commercial) on approximately 23.5 acres for “**Fossil Hills South M-C.**” The site is located generally at 3530 South and 1490 East. The representative is Logan Blake, Development Solutions, Inc. Case No. 2019-ZC-037 (Staff – Ray Snyder)

Item was removed from the Agenda.

MOTION: Commissioner
SECOND: Commissioner
AYES (6)
Chairman Nathan Fisher
Commissioner Dannielle Larkin
Commissioner Don Buehner
Commissioner David Brager
Commissioner Roger Nelson
Commissioner Summer Barry
NAYS (0)
Motion carries

5. **GUEST HOUSE (GH)**

Consider a request for a guest house to exceed the maximum allowable floor area of 400 sq. ft. The request is for a total of 576 sq. ft. Located at **3194 Nashua Road** and zoned RE-37.5 (Single Family Residential 37,500 sq. ft. minimum lot size). The representative is Kent Farnsworth. Case No. 2019-GH-003 (Staff – John Willis)

John Willis presented the following:

John Willis – They are proposing to add on to the guest house that is already on the property. The original guest house was built in 1968. The applicants if approved would need to enter into a deed restriction that the guest house would not be rented.

Karen Hickson – We need a place for the kids to stay when they come to stay, this guest house is really small, and we need an added bedroom. We are not planning on renting it. People won't see it. No one can see in our back yard.

MOTION: Commissioner Barry makes a motion to recommend approval the increased size of the guest house with the condition that the owner provide a deed restriction requested by staff.

SECOND: Commissioner Larkin

AYES (6)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Summer Barry

NAYS (0)

Motion carries

6. **PRELIMINARY PLAT AMEDMENT (PPA)**

Consider a preliminary plat amendment for an eighty-four (84) lot residential subdivision called “**Cascata @ Divario**” (PA-14). This amendment requests removing a natural feature (*a vertical wall which is seen as a dry water fall*) which the hillside board previously recommended be protected. This feature is located in around lots 16 and 24. This plat will replace the previously approved “Rosalia Ridge” preliminary plat. The site is on 21.42 acres, is generally located southwest of the intersection of Sunbrook Drive and plantations Drive, and is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). Case No. 2019-PPA-038 (*Reference Case No. 2019-HS-004 in this report*)

Wes Jenkins presented the following:

Wes Jenkins – this item will be pushed to another meeting as it is tied to the Hillside item.

Discussion about tabling this item.

Wes Jenkins - This item will be continued until after the diagram and field trip comes forward at a later date along with Item 2A, above.

MOTION: Commissioner

SECOND: Commissioner

AYES (6)
Chairman Nathan Fisher
Commissioner Dannielle Larkin
Commissioner Don Buehner
Commissioner David Brager
Commissioner Roger Nelson
Commissioner Summer Barry
NAYS (0)
Motion carries

7. **PRELIMINARY PLATS (PP)**

- A. Consider a forty-four (44) lot residential preliminary plat for “**Sand Ridge.**” Generally located north of the Southern Parkway at the eastern extension of White Dome Drive. The property is zoned R-1-10 (Single Family Residential, minimum lot size 10,000 sf). The representative is Ryan Thomas, Development Solutions. Case No. 2019-PP-040. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – this is part of the Southern Hills development. They will have double fronting lots with a 6 ft privacy wall and a landscape strip that the HOA will maintain.

Commissioner Barry – where is the water coming in for these lots

Wes Jenkins – there is an 18 inch line that Sitla put in before Desert Canyons came in.

MOTION: Commissioner Larkin makes a motion to recommend approval to City council of item 7A a forty-four (44) lot residential preliminary plat for “**Sand Ridge.**” Generally located north of the Southern Parkway at the eastern extension of White Dome Drive.
SECOND: Commissioner Brager
AYES (6)
Chairman Nathan Fisher
Commissioner Dannielle Larkin
Commissioner Don Buehner
Commissioner David Brager
Commissioner Roger Nelson
Commissioner Summer Barry
NAYS (0)
Motion carries

- B. Consider a five (5) lot residential preliminary plat for “**Hidden Pinyon Phase 4.**” Generally located at 1380 West 5500 North. The property is zoned PD-R (Planned Development Residential). The representative is Logan Blake, Development Solutions. Case No. 2019-PP-041. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – they will be extending this road to provide an emergency access through Winchester Hills. They are requesting elimination of the sidewalk here because they are not building it in Winchester Hills so they are requesting to stop it at this lot here.

Victoria Hales – what are the lines on the lot in the back

Wes Jenkins – it’s the 50-foot set back, they cannot build structures in it.

Victoria Hales – that will need to be reflected in the plat. There is a portion of the code that allows for no sidewalk on one side.

Wes Jenkins – yes when it’s in the Hillside

Victoria Hales – is it in the Hillside

Wes Jenkins – all of the Ledges is in the Hillside

Victoria Hales – you can eliminate one sidewalk 10-13A if you find that the topography or other considerations merit it.

MOTION: Commissioner Larkin makes a motion to recommend approval of Item 7B a five (5) lot residential preliminary plat for “**Hidden Pinyon Phase 4.**” The Planning Commission makes a finding under City Ordinances 10-13A-9 that due to topography, and the consideration that there is no connecting sidewalks in the adjacent county development, that reducing the sidewalk to only one side of the street is warranted. The sidewalk dead-ends past the last lot and driveway on lot 1336. The sidewalk width will have to be increased one foot per the code.

SECOND: Commissioner Nelson

AYES (6)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Summer Barry

NAYS (0)

Motion carries

- C. Consider a two hundred and four (204) lot residential preliminary plat for “**Black Ridge Cove.**” Generally located at 900 South Indian Hills Drive. The property is zoned PD-R (Planned Development Residential). The representative is David Nilsson, Tech Ridge LLC. Case No. 2019-PP-043. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – there are both public and private roads shown, they are showing their drainage and the detention basin. We will have to work with the developer on how the drainage will be collected on the lots

Commissioner Barry – I want to go on the record to say that I’m concerned about the blue clay.

<p>MOTION: Commissioner Barry makes a motion to recommend approval for Item 7C a two hundred and four (204) lot residential preliminary plat for “Black Ridge Cove.” SECOND: Commissioner Nelson AYES (6) Chairman Nathan Fisher Commissioner Dannielle Larkin Commissioner Don Buehner Commissioner David Brager Commissioner Roger Nelson Commissioner Summer Barry NAYS (0) Motion carries</p>
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- D. Consider a ninety-five (95) lot residential preliminary plat for “**Crimson Vistas.**” Located at 3000 E and 2000 S. The property is zoned R-1-10 (Single Family Residential, minimum lot size 10,000 sq. ft.). The representative is Jared Madsen, Alpha Engineering. Case No. 2019-PP-044. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – you notice along 3000 they have set aside 30 ft for the channel that runs along George Washington to disperse the runoff. These are double fronting lots and they have requested to count the channel as the landscaping strip. The channel is really for the 100-year flood. It might be rock lined; 3000 East is so flat that the road cannot convey they water in a 100-year flood.

Commissioner Larkin – are they going to put in sidewalk on the North end

Wes – yes, we will require it there on the South side.

Commissioner Buehner – was there lot size averaging?

Wes Jenkins – no, they are all above 10,000 sq ft.

Jared Madsen – they are all about 12,000 sq ft., there are some bigger and some smaller, 11k as well. The ones on the corner we made especially big. The only double fronting are the ones on 3000 East.

Additional discussion regarding traffic on 3000 East.

MOTION: Commissioner Nelson makes a motion to recommend approval of Item 7D a ninety-five (95) lot residential preliminary plat for Crimson Vistas, with staff comments.
SECOND: Commissioner Barry
AYES (6)
Chairman Nathan Fisher
Commissioner Dannielle Larkin
Commissioner Don Buehner
Commissioner David Brager
Commissioner Roger Nelson
Commissioner Summer Barry
NAYS (0)
Motion carries

8. **MINUTES**

Consider approval of minutes from the August 27, 2019 and September 10, 2019 meetings.

MOTION: Commissioner Buehner makes a motion to approve the minutes from the August 27, 2019 and September 10, 2019 meetings.
SECOND: Commissioner Larkin
AYES (6)
Chairman Nathan Fisher
Commissioner Dannielle Larkin
Commissioner Don Buehner
Commissioner David Brager
Commissioner Roger Nelson
Commissioner Summer Barry
NAYS (0)
Motion carries

9. **CITY COUNCIL ACTIONS**

Note: There will not be a council report at this meeting because the last council meeting was held on September 5th and this was reported with the September 10th PC meeting.

Note: The next CC meeting is in two (2) days on September 26th and tentatively on the agenda will be the following items;

- A. HS - Teakwood Ph 5 – 8*
- B. ZCA – Teakwood Ph 5 – 8*
- C. ZC – University Federal Credit Union (Bluff & Donlee)*
- D. ZC – 2456 E 2150 S Circle*

ADJOURN

MOTION: Commissioner Nelson

SECOND: Commissioner Barry

AYES (6)

Chairman Nathan Fisher

Commissioner Danielle Larkin

Commissioner Don Buehner

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Summer Barry

NAYS (0)

Motion carries

Meeting Adjourns 8:27