

NOTICE OF MEETING  
PLANNING COMMISSION  
CITY OF ST. GEORGE  
WASHINGTON COUNTY, UTAH

Public Notice

Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold a **Planning Commission** meeting in the City Council Chambers, 175 East 200 North, St George, Utah, on **Tuesday, November 12, 2019**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order

Flag Salute

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

- A. Consider a zone change amendment to Lot 9 of the ‘Boulder Creek Crossing’ commercial subdivision to develop a “**Dutch Brothers**” coffee shop on approximately 0.86 acres. The zoning is PD-C (Planned Development Commercial) and the lot is located northwest of the intersection of River Road and 1450 South Street (*and is directly west across the road from the existing Jiffy Lube*). The owner is Shae Financial Group and the representative is Michael DiGangi. Case No. 2019-ZCA-045 (Staff – Ray Snyder)
- B. Consider a zone change amendment request to develop a professional 2-story **office building** on **Lot 4** of the **BGG commercial subdivision** on approximately 0.65 acres. The zoning is PD-C (Planned Development Commercial) and the lot is generally located at the south west corner of the intersection of Riverside Drive and River Road (*behind the Post Office*). The owner is DRS Properties and the representative is Dennis Patten, Architect. Case No. 2019-ZCA-047 (Staff – Ray Snyder)
- C. Consider a zone change amendment to change the size and shape of the previously approved **clubhouse** in the **Desert Canyons RV Resort**. The zoning is PD-C (Planned Development Commercial) and the site is generally located at 3692 East Cottonwood Crossing Drive on 21.24 acres. The owner is Desert Canyons Land LLC and the representative is Curt Gordon. Case No. 2019-ZCA-050 (Staff – Ray Snyder)

2. **ZONE CHANGES (ZC)** (*Public Hearings*)

- A. Consider a zone change from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and A-20 (Agriculture 20 acre minimum lot size) to RE-20 (Residential Estate 20,000 sq. ft. minimum lot size) for the “**Reserve at River Hollow.**” Generally located at 1050 South 2580 East. Case No. 2019-ZC-048 (Staff – Dan Boles)

- B. Consider a zone change from M&G (Mining and Grazing) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) on 2.0 acres and to OS (Open Space) on 23.21 acres for “**Tonaquint Cove Phase 2B.**” Generally located at approximately 2150 South Rock Park Drive. The owner is Quality Development and the representative is Logan Blake. Case No. 2019-ZC-049 (Staff – John Willis)
3. **PRELIMINARY PLAT (PP)**  
  
Consider a fifty-seven (57) lot residential preliminary plat for “**Auburn Hills Phase 3.**” Generally located at Fire Sky Drive and the property is zoned PD-R (Planned Development Residential). The representative is Bob Hermandson. Case No. 2019-PP-052. (Staff – Wes Jenkins)
4. **MINUTES**  
  
Consider approval of minutes from the October 22, 2019 site visit and October 22, 2019 meetings.
5. **DISCUSSION – COLOR & MATERIALS BOARDS**  
  
A discussion between City Staff and the Planning Commission to discuss the idea of standardizing project color and materials boards (*size, shape, etc.*).
6. **CITY COUNCIL ACTIONS – November 7, 2019**  
*The Planning Director will report on the following items heard at City Council*
  - A. GPA – MIH Element (Moderate Income Housing)
  - B. ZRA – 6 month temporary “Junk & Debris” ordinance
  - C. HS & PP – Cascata at Divario

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Brenda Hatch, Development Office Supervisor

Reasonable Accommodation: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs

## ITEM 1A

### Zone Change Amendment

PLANNING COMMISSION AGENDA REPORT: 11/12/2019

#### ZONE CHANGE

#### **Lot 9 Boulder Creek Crossing – Dutch Bros**

Case No. 2019-ZCA-045

<b>Request:</b>	This is a zone change amendment request to develop Lot 9 of the Boulder Creek Crossing commercial subdivision on approximately 0.86 acres.
<b>Current Project:</b>	This PD-C zone change amendment is a request to approve the layout of Lot 9; the site plan, the architectural design, materials and colors board, 2-D elevations, colored 3-D rendering, etc.
<b>Project Name:</b>	Lot 9 Dutch Brothers
<b>Owner:</b>	Shae Financial Corporation
<b>Representative:</b>	Michael DiGangi
<b>Location:</b>	Generally located west of River Road and northwest of 1450 South Street.
<b>Acreage:</b>	0.86 acres.
<b>Zone:</b>	PD-C (Planned Development Commercial)
<b>General Plan:</b>	COM (Commercial)
<b>Adjacent zones:</b>	This lot is surrounded by PD-C zoning.
<b>Lot:</b>	Lot 9 “Boulder Creek Crossing” Commercial subdivision
<b>Ordinance:</b>	This project is submitted for review in compliance with Section 10-8-6 “Commercial / Manufacturing Development Standards.”
<b>Building:</b>	836 sq. ft.
<b>Height:</b>	Maximum parapet height is 25 ft. 6 in. (1-story)
<b>Parking:</b>	Required = $836 / 100 = 8.36 = 8$ spaces Provided = 16 spaces

- Landscaping:** 16,346 sq. ft.
- Setbacks Required:** Front: 25 ft. Side: 10 ft. Side: 10 ft. Rear: 10 ft.
- Setbacks Proposed:** The site layout appears to meet and exceed minimum requirements; this will be confirmed during the site plan review process (SPR).
- Staff Comments:** Staff recommends approval and has the following comments.
1. Use – The ‘use’ is permitted in the commercial center.
  2. Design – The conceptual building elevations, colors, and materials have been reviewed and are recommended to be approved for Lot 9.
  3. SPR – Future SPR (Site Plan Review) applications and plans shall be submitted and approved by staff (*the SPR is the civil engineering plan set*).
  4. Setbacks – The minimum required setbacks in the PD-C zone are:  
Front – 25 ft.  
Side – 10 ft.  
Rear – 10 ft.  
*Note: During the SPR (civil plan check) staff will verify setback compliance*
  5. Parking – The City’s standard for parking for a fast food & drink establishment is 1:100 – 8 spaces are required and 16 are provided.
  6. Drainage – A drainage study and plan will be provided to staff as a part of the plan review process.
  7. C.O. – It’s proposed that no C.O. (Certificate of Occupation) shall be approved until all improvements are installed per approved developments civil and construction plans.
  8. Lighting –A photometric plan was submitted with this application. Staff will review.
  9. Landscaping - With the submittal of a SPR application, a landscape and irrigation plan will be required
  10. Building – A rendering of the building for Lot 9 has been submitted.
- Motions:** The Planning Commission has several options for a motion:
1. Recommend approval as presented.
  2. Recommend changes.
  3. Table the item to await the submittal of additional information.
  4. Recommend denial.



**Example – Approval:**

The Planning Commission recommends approval with the following suggested conditions and comments:

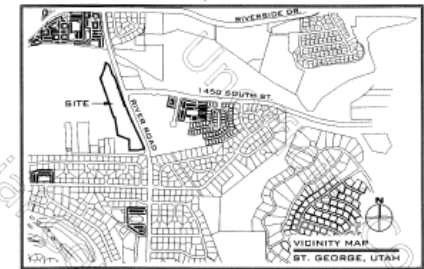
1. Building on Lot 5 BGG - The conceptual building elevations, colors and materials are recommended for approval as presented.
2. Landscaping - The overall conceptual landscaping is recommended for approval as presented.
3. SPR - The applicant shall provide a SPR (Site Plan Review) application along with the required civil engineering plan set (Cover sheet, site plan, utility plan, drainage plan, grading plan, landscape plan, irrigation plan, detail sheets, photometric plan, etc.).
4. Setbacks - All setbacks shall comply with the Zoning Ordinance
5. Parking - All parking shall comply with the Zoning Ordinance.
6. Lighting – The applicant shall submit a photometric plan with the SPR submittal (civil plan set)
7. Erosion Protection – Site erosion protection shall be in compliance with an approved erosion control report and with all applicable City, State, and Federal standards.
8. Height - The height of 25 ft. 6 in. is recommended to be approved

2019-ZCA-045

Lot 9


Boulder Creek Crossing  
Dutch Bros (Coffee Shop)

River Rd.



LOCATED IN SECTION 32, TOWNSHIP 42 SOUTH,  
RANGE 15 WEST,  
SALT LAKE BASE AND MERIDIAN,  
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

SHEET 1 OF 2

 <p><b>ROSENBERG ASSOCIATES</b> CIVIL ENGINEERS &amp; LAND SURVEYORS 352 EAST BUREAU DRIVE, SUITE A-2 ST. GEORGE, UTAH 84790 PH (435) 679-8586 WWW.RACVIL.COM</p>	<p><b>APPROVAL OF THE PLANNING AND ZONING MANAGER</b></p> <p>I, PLANNING AND ZONING OFFICIAL, FOR THE CITY OF ST. GEORGE, UTAH, HAVE REVIEWED THE ABOVE SUBMITTED PLANS AND HAVE DETERMINED THAT THEY COMPLY WITH THE REQUIREMENTS OF THE BASIC ZONE ADDEPARAPH BY THE CITY OF ST. GEORGE, UT.</p> <p><i>Wally A. Jenkins</i> PLANNING AND ZONING MANAGER CITY OF ST. GEORGE</p>	<p><b>ENGINEER'S APPROVAL</b></p> <p>THE HEREIN SUBMITTED FINAL PLAN HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.</p> <p>THIS 26<sup>th</sup> DAY OF <u>September</u>, A.D. 2016</p> <p><i>Wally A. Jenkins</i> CITY OF ST. GEORGE</p>	<p><b>APPROVAL AS TO FORM</b></p> <p>APPROVED AS TO FORM, THIS THE 16<sup>th</sup> DAY OF <u>Sept</u>, A.D. 2016</p> <p><i>Wally A. Jenkins</i> CITY OF ST. GEORGE</p>	<p><b>APPROVAL OF THE PLANNING COMMISSION</b></p> <p>ON THIS 26<sup>th</sup> DAY OF <u>Sept</u>, A.D. 2016, THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, UTAH, HAS REVIEWED THE ABOVE SUBMITTED FINAL PLAN AND HAVING BEEN ADVISED OF THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVES, AND GIVES ITS ADVICE AND CONSENT TO THE SUBMISSION FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.</p> <p><i>Wally A. Jenkins</i> PLANNING COMMISSION CITY OF ST. GEORGE</p>	<p><b>APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH</b></p> <p>WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, UTAH, HAVE REVIEWED THE ABOVE SUBMITTED FINAL PLAN AND HAVE DETERMINED THAT THEY COMPLY WITH THE REQUIREMENTS OF THE BASIC ZONE ADDEPARAPH BY THE CITY OF ST. GEORGE, UT.</p> <p><i>Wally A. Jenkins</i> MAYOR CITY OF ST. GEORGE</p>	<p><b>TREASURER APPROVAL</b></p> <p>I, WASHINGTON COUNTY TREASURER, HAVE REVIEWED THE ABOVE SUBMITTED FINAL PLAN AND HAVE DETERMINED THAT THEY COMPLY WITH THE REQUIREMENTS OF THE BASIC ZONE ADDEPARAPH BY THE CITY OF ST. GEORGE, UT.</p> <p><i>Wally A. Jenkins</i> WASHINGTON COUNTY TREASURER</p>	<p><b>RECORDED NUMBER</b></p> <p>DOC # 20160036307</p> <p>SEP 26 2016</p> <p>WASHINGTON COUNTY RECORDER</p>
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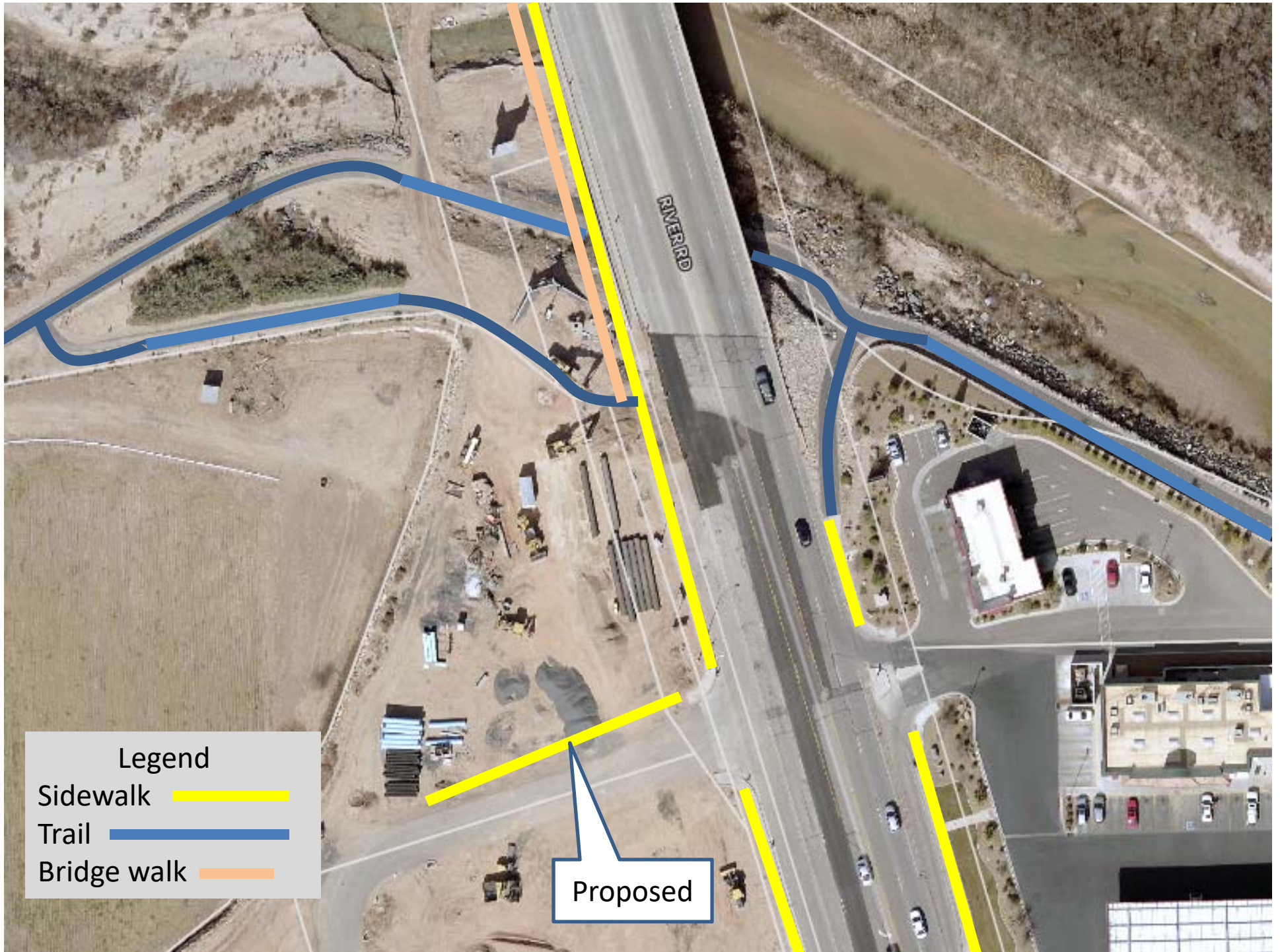
Site  
Lot 9











Legend

Sidewalk

Trail

Bridge walk

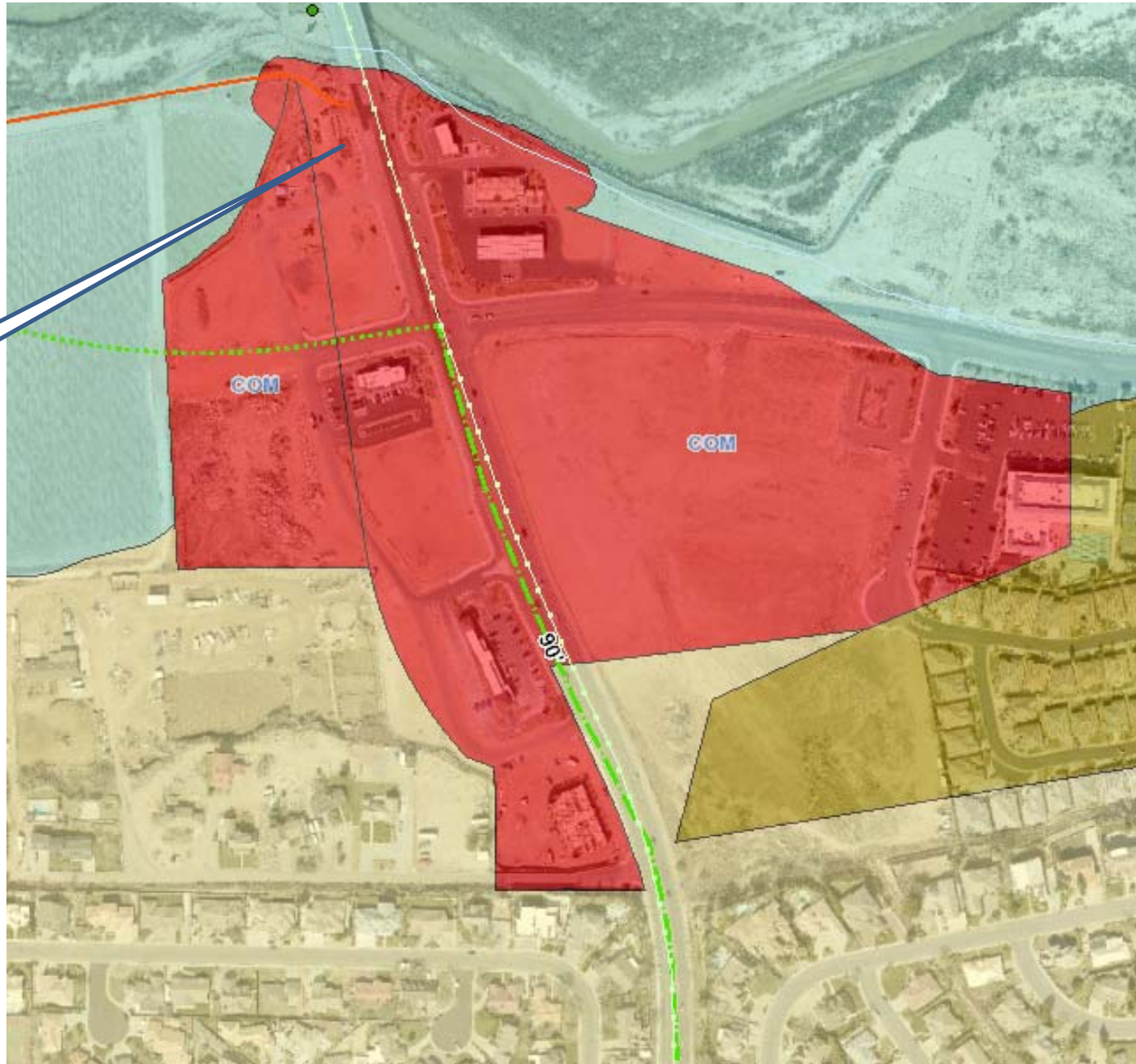
Proposed





General  
Plan

Site





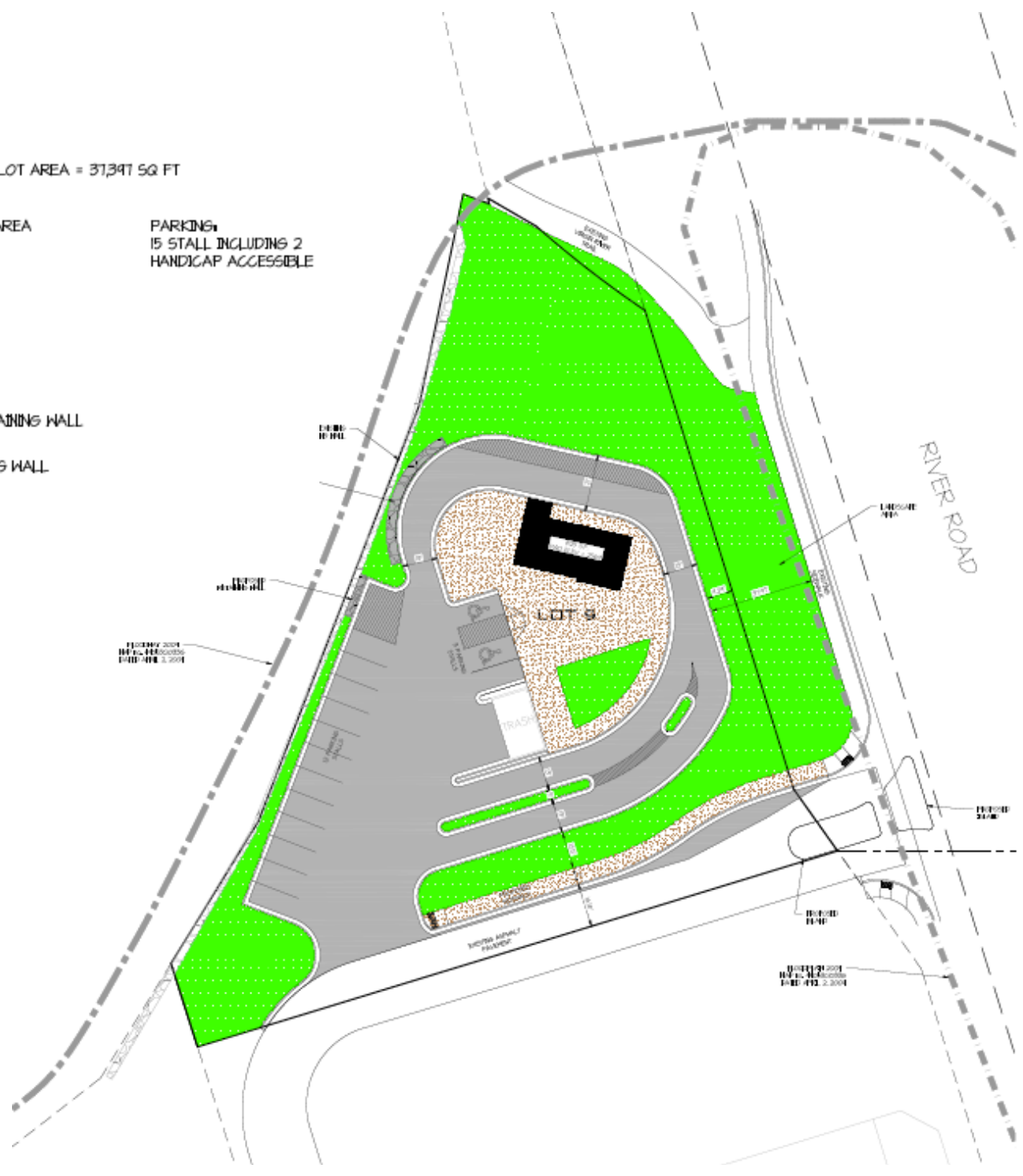
## Zoning

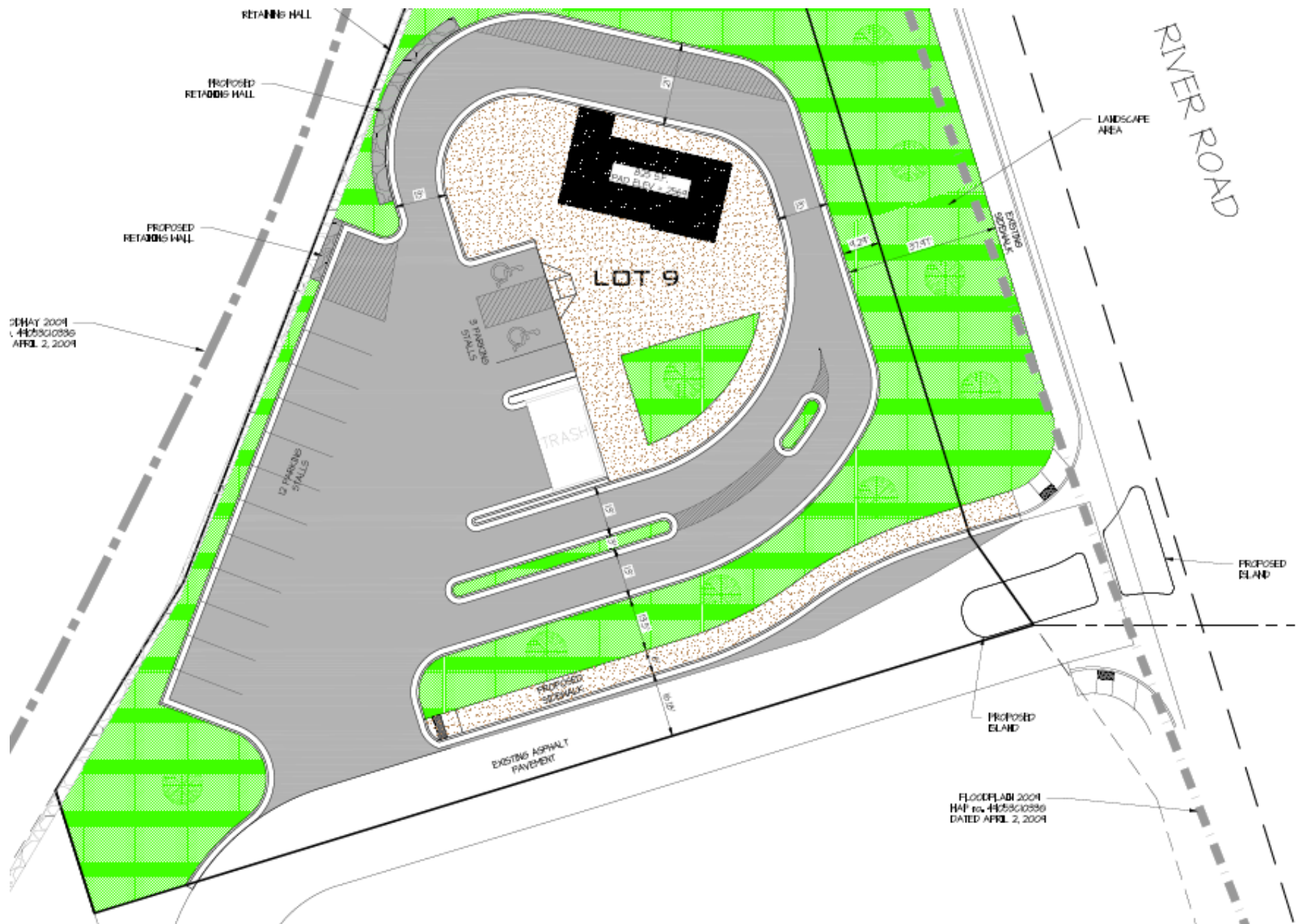


# Site Plan

- TOTAL LOT AREA = 37,347 SQ. FT.
- LANDSCAPE AREA  
16,346 SQ. FT.
  - CONCRETE  
4,544 SQ. FT.
  - ASPHALT  
13,124 SQ. FT.
  - BUILDING  
825 SQ. FT.
  - EXISTING RETAINING WALL
  - NEW RETAINING WALL
  - TREE

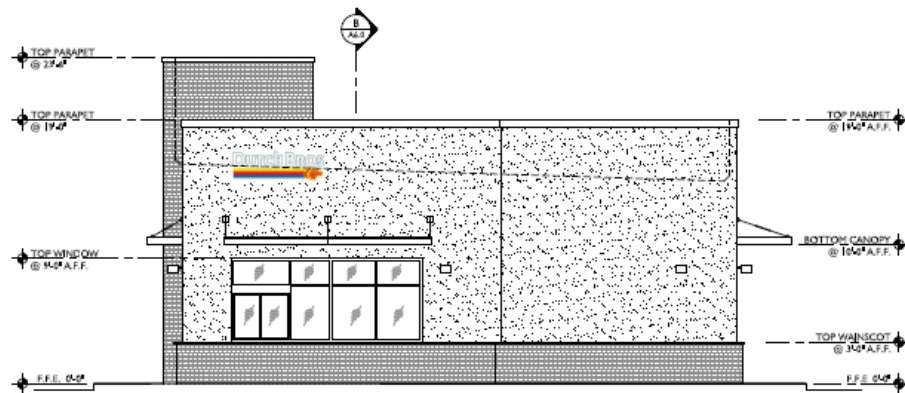
PARKING:  
15 STALL INCLUDING 2  
HANDICAP ACCESSIBLE



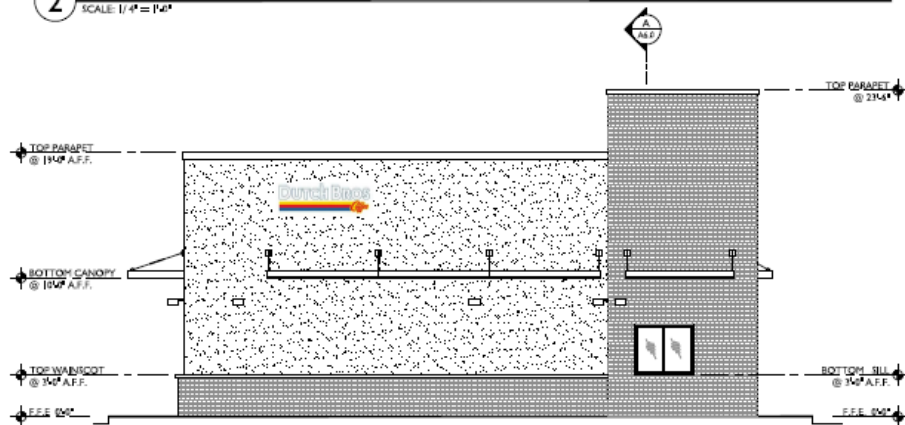




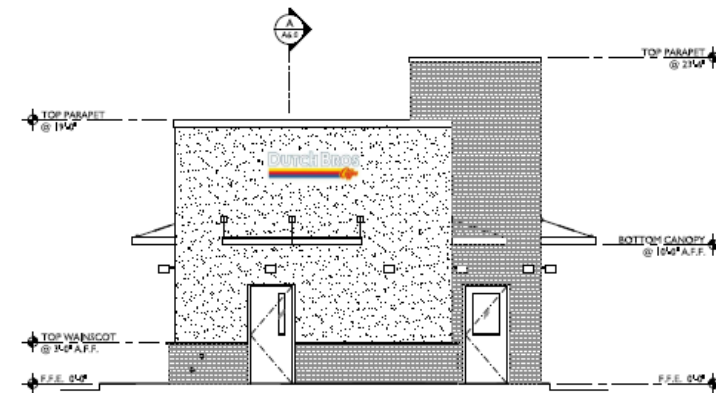




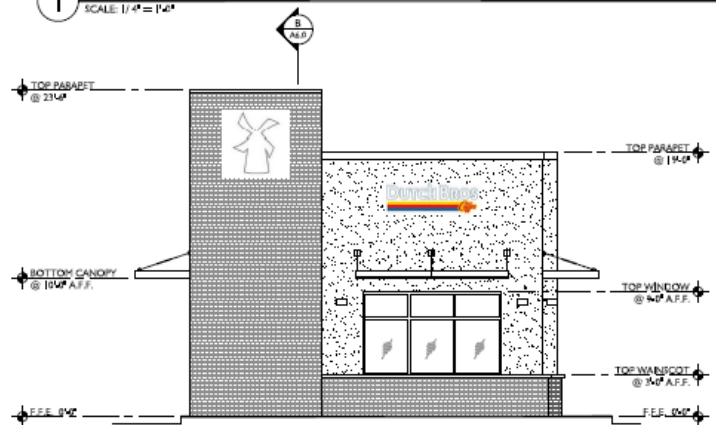
2 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION  
SCALE: 1/4" = 1'-0"

MATERIAL & COLOR SCHEDULE	
MARK	MATERIAL & COLOR
A	DRY-MIX STUCCO SYSTEM SANDLEWOOD BEIGE
B	MERIDIAN BRICK TERRE HAUTE ARCH SERIES COLOR • STEEL
C	SHEET METAL PARAPET CAP, DUTCH BROS BLUE
D	BRICK PARAPET CAP, COLOR STEEL
E	CLEAR ANODIZED ALUMINUM, ARCADIA R11 CLEAR AG-2
F	CANOPY, DUTCH BROS BLUE
G	DOOR & DOOR FRAME, DUTCH BROS GRAY



Revisions

EXTERIOR  
ELEVATIONS

DUTCH BROS  
Boulder Creek Crossing, Lot 9  
St. George, UT 84790

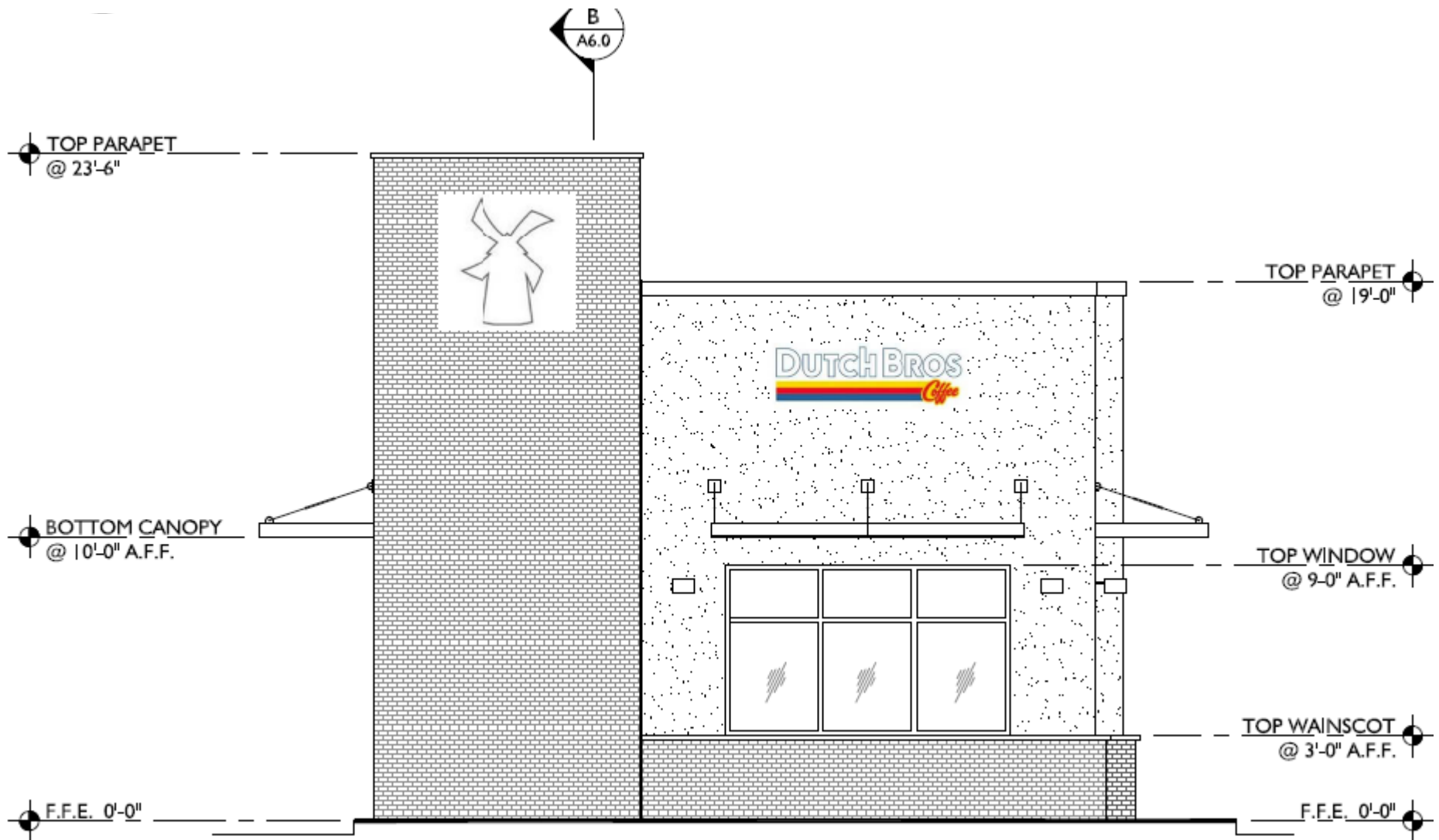
These drawings are the property of the architect and are not to be reproduced or used in any manner without the written consent of the architect.

ARCHITECTS  
4444 East Canyon Avenue, Suite 100  
Tucson, Arizona 85712  
(520) 417-1000  
www.dutchbros.com

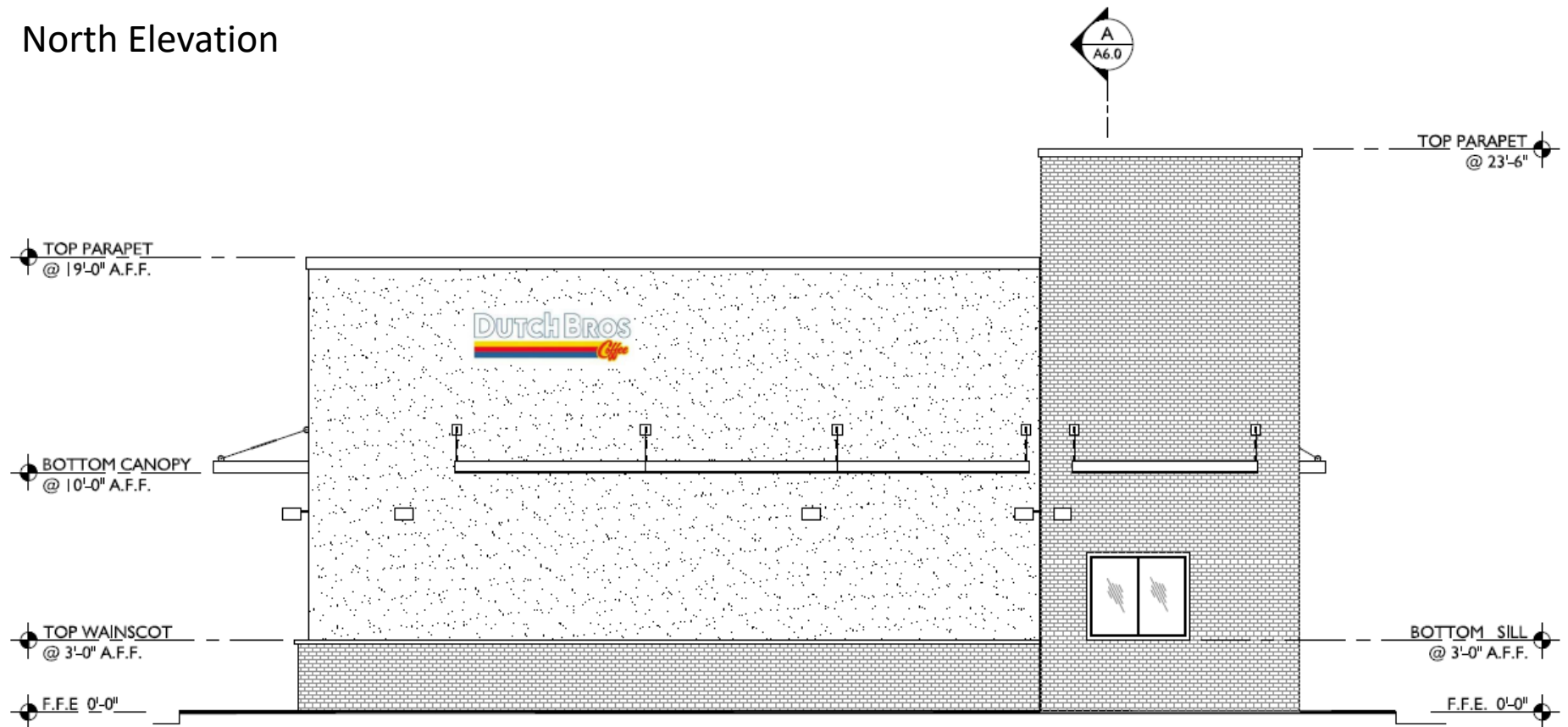
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Date: 11.05.19  
Scale: Noted  
Sheet:

A5.0

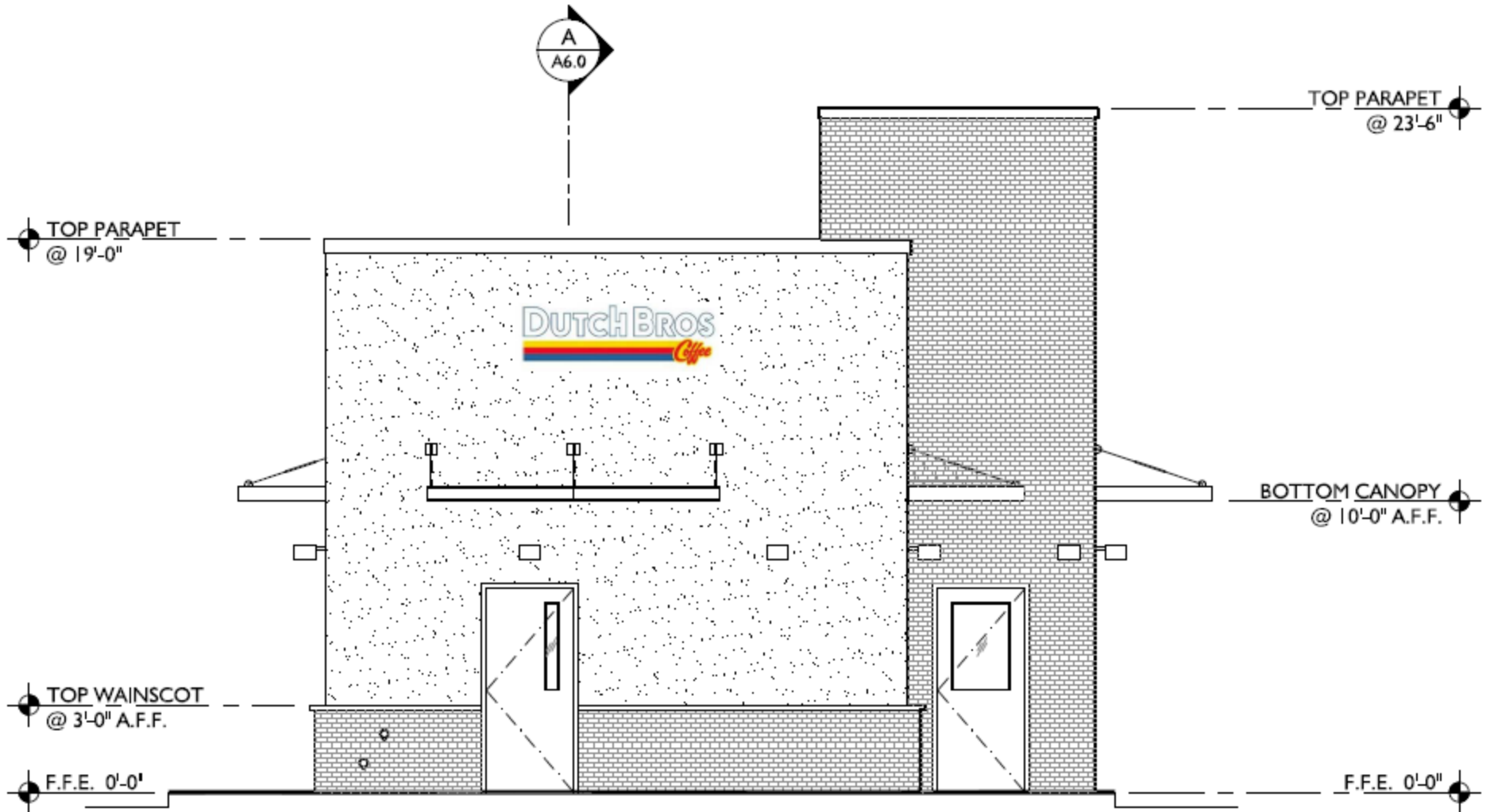
# East Elevation



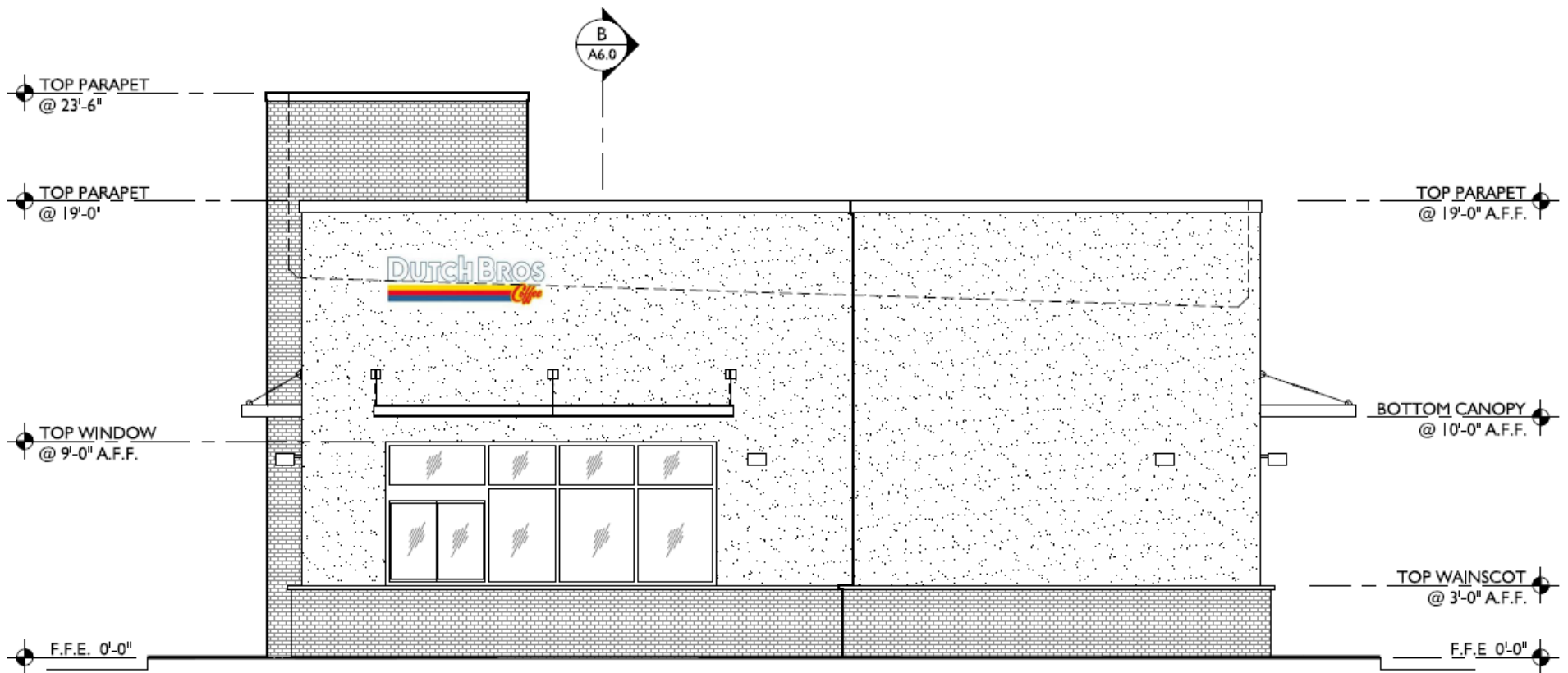
## North Elevation



# West Elevation

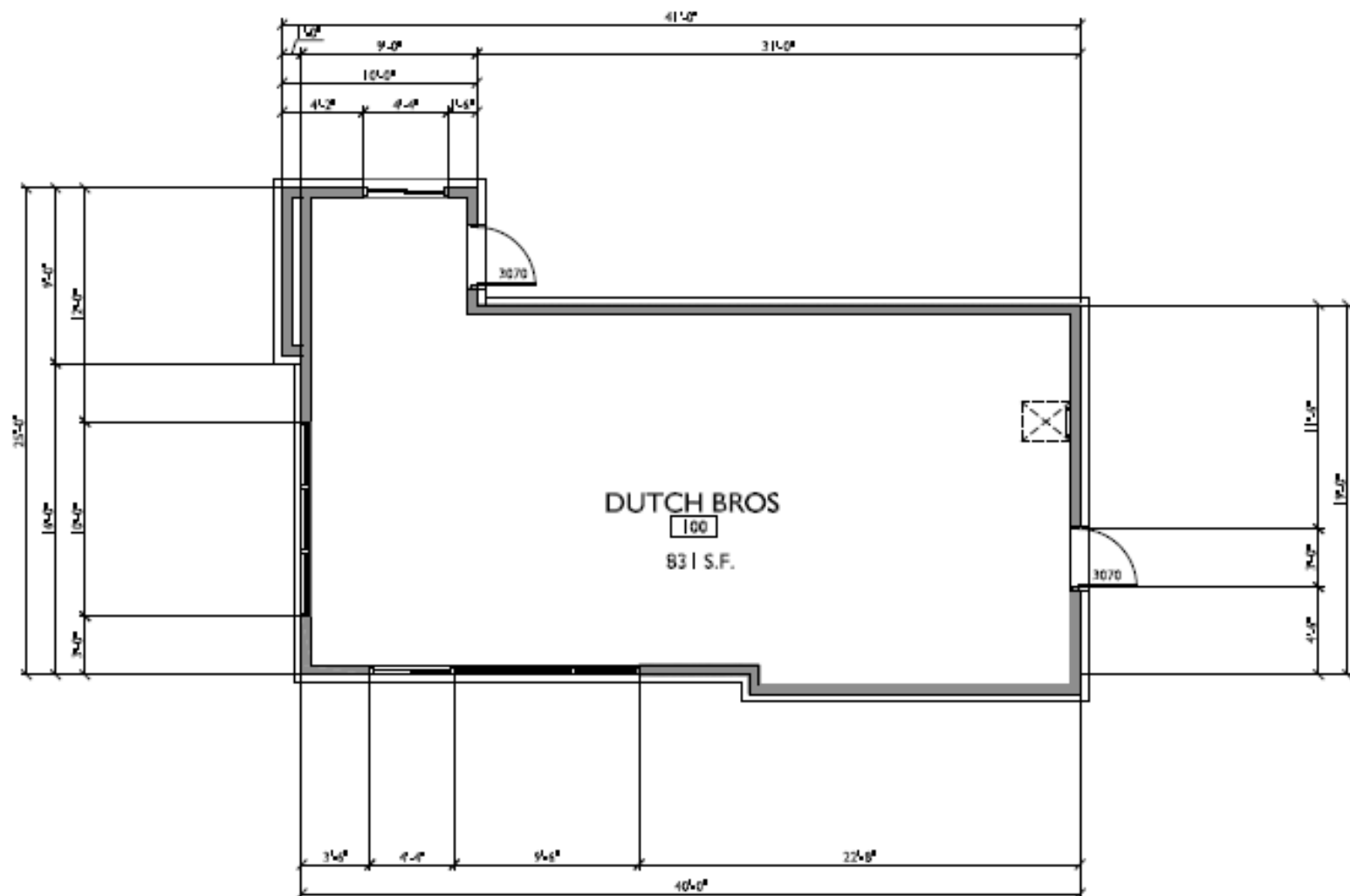




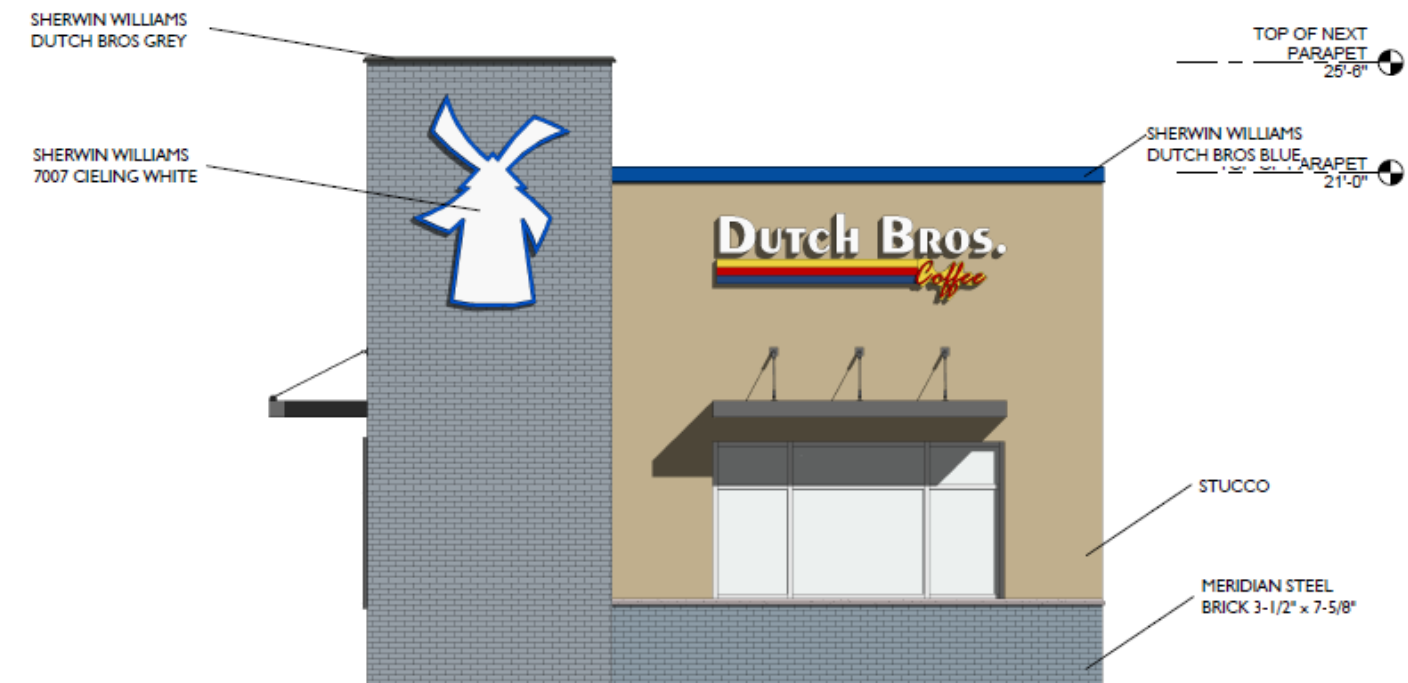
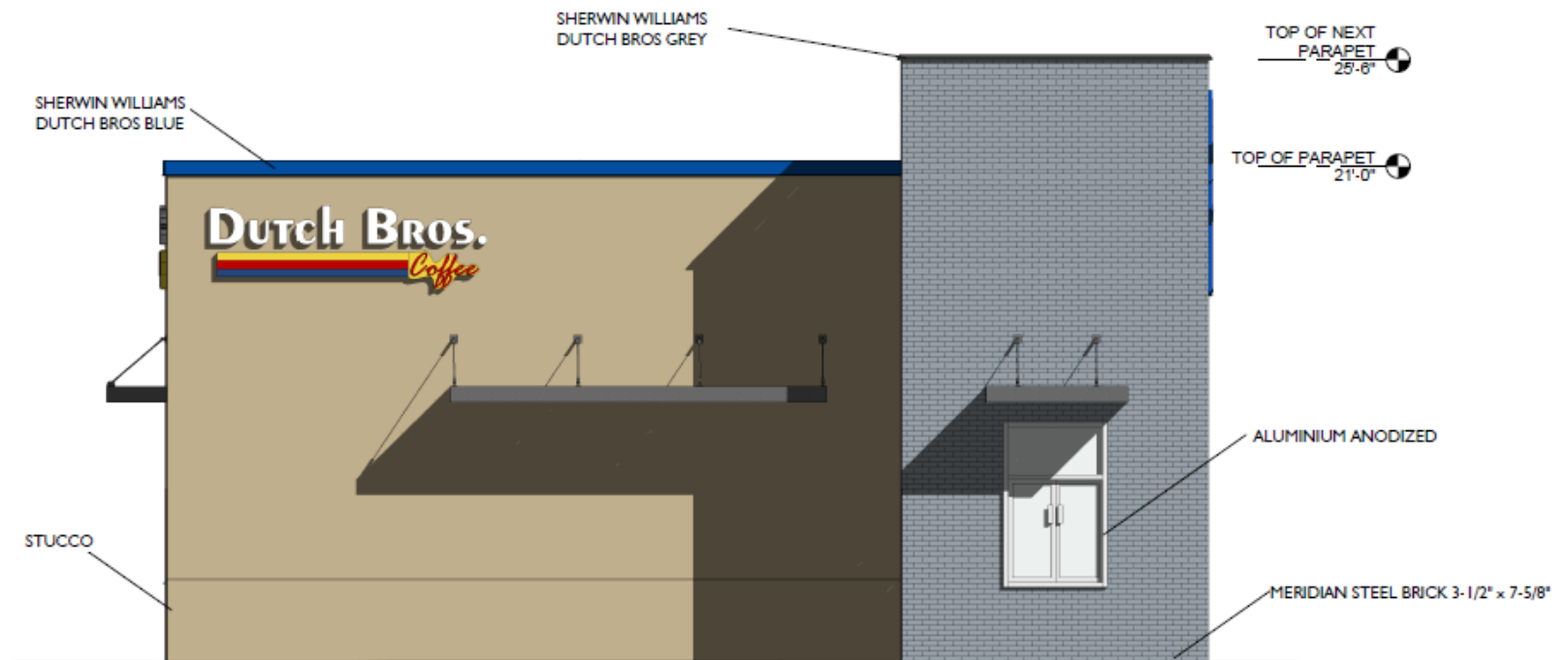


South Elevation

## Floor Plan

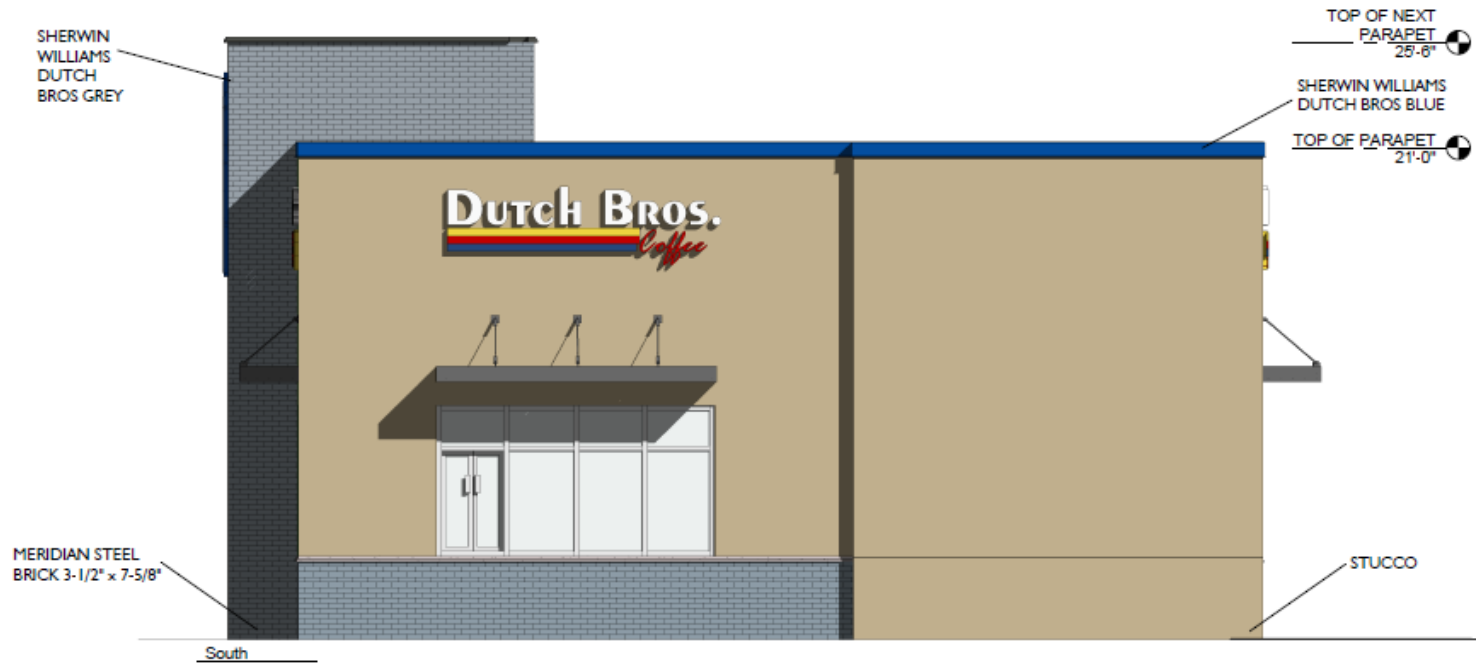


# Color & Materials





East  
1/4" = 1'-0"





ADIA #11 / CLEAR AC-2  
UMINIUM ANODIZED



METAL DUTCH BROS BLUE



METAL PAINTED CHARCOAL GREY



SANDLEWOOD BIEGE DRIVIT STUCCO



MERIDIAN STEEL BRICK TERRA-HAUTE  
SERIES

Expires:  
REVISIONS:

MATERIALS  
BOARD

S.G. DUTCH BROS  
Boulder Creek Crossing,  
Lot 9

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EXA ARCHITECTS

4544 East Canyon Avenue, Suite #100  
Tucson, Arizona 85712  
520.425.1777  
www.exaarchitects.com

Project: 19021  
Date: 9.26.2019  
Sheet:

## ITEM 1B

### Zone Change Amendment

PLANNING COMMISSION AGENDA REPORT: 11/12/2019

ZONE CHANGE

**BGG Lot 4**

Case No. 2019-ZCA-047

<b>Request:</b>	This is a zone change amendment request to develop Lot 4 of the BGG commercial subdivision on approximately 0.65 acres.
<b>Current Project:</b>	This PD-C zone change amendment is a request to approve the layout of Lot 4; the site plan, the architectural design, materials and colors board, 2-D elevations, colored 3-D rendering, narrative, etc.
<b>Project Name:</b>	Lot 4 BGG
<b>Narrative:</b>	See written text - attached ( <i>at the end of this report</i> )
<b>Use:</b>	It's requested to approve the use of an office building in the BGG commercial subdivision
<b>Owner:</b>	DRS Properties
<b>Representative:</b>	Dennis Patten, Architect
<b>Location:</b>	Generally located at the south west corner of the intersection of Riverside Drive and River Road ( <i>behind the Post Office</i> ).
<b>APN:</b>	SG-5-2-32-3121
<b>Acreage:</b>	0.65 acres (28,314 sq. ft.)
<b>Zone:</b>	PD-C (Planned Development Commercial)
<b>General Plan:</b>	COM (Commercial)
<b>Adjacent zones:</b>	This lot is surrounded by PD-C zoning.
<b>Lot:</b>	Lot 4 "BGG" Commercial subdivision
<b>Ordinance:</b>	This project was submitted for review in compliance with Section 10-8-6 "Commercial / Manufacturing Development Standards."

<b>Building:</b>	Proposed is a 2-story building; footprint = 6,273 sq. ft. and the total building area is 12,546 sq. ft.
<b>Height:</b>	30 ft. (t top of parapet) (2-story building)
<b>Parking:</b>	Required = $12,546 / 250 = 50.18$ spaces Provided = 50 spaces
<b>Landscaping:</b>	4,921 sq. ft.
<b>Setbacks Required:</b>	Front: 25 ft. Side: 10 ft. Side: 10 ft. Rear: 10 ft.
<b>Setbacks Proposed:</b>	The site appears to meet and exceed the setback requirements, but this will be verified during the site plan review process.
<b>Motions:</b>	<p>The Planning Commission has several options for a motion:</p> <ol style="list-style-type: none"><li>1. Recommend approval as presented.</li><li>2. Recommend changes.</li><li>3. Table the item to await the submittal of additional information.</li><li>4. Recommend denial.</li></ol>
<b>Example – Approval:</b>	<p>The Planning Commission recommends approval with the following suggested conditions and comments:</p> <ol style="list-style-type: none"><li>1. <u>Building on Lot 4 BGG</u> - The conceptual building elevations, colors and materials are recommended for approval as presented.</li><li>2. <u>Landscaping</u> - The overall conceptual landscaping is recommended for approval as presented.</li><li>3. <u>SPR</u> - The applicant shall provide a SPR (Site Plan Review) application along with the required civil engineering plan set (Cover sheet, site plan, utility plan, drainage plan, grading plan, landscape plan, irrigation plan, detail sheets, photometric plan, etc.).</li><li>4. <u>Setbacks</u> - All setbacks shall comply with the Zoning Ordinance</li><li>5. <u>Parking</u> - All parking shall comply with the Zoning Ordinance.</li><li>6. <u>Lighting</u> – The applicant shall submit a photometric plan with the SPR submittal (civil plan set)</li><li>7. <u>Erosion Protection</u> – Site erosion protection shall be in compliance with an approved erosion control report and with all applicable City, State, and Federal standards.</li><li>8. <u>Height</u> – The height of 30 ft. is recommended to be approved</li></ol>



## Written Text

### **BGG COMMERCIAL LOT #4**

#### **WRITTEN TEXT**

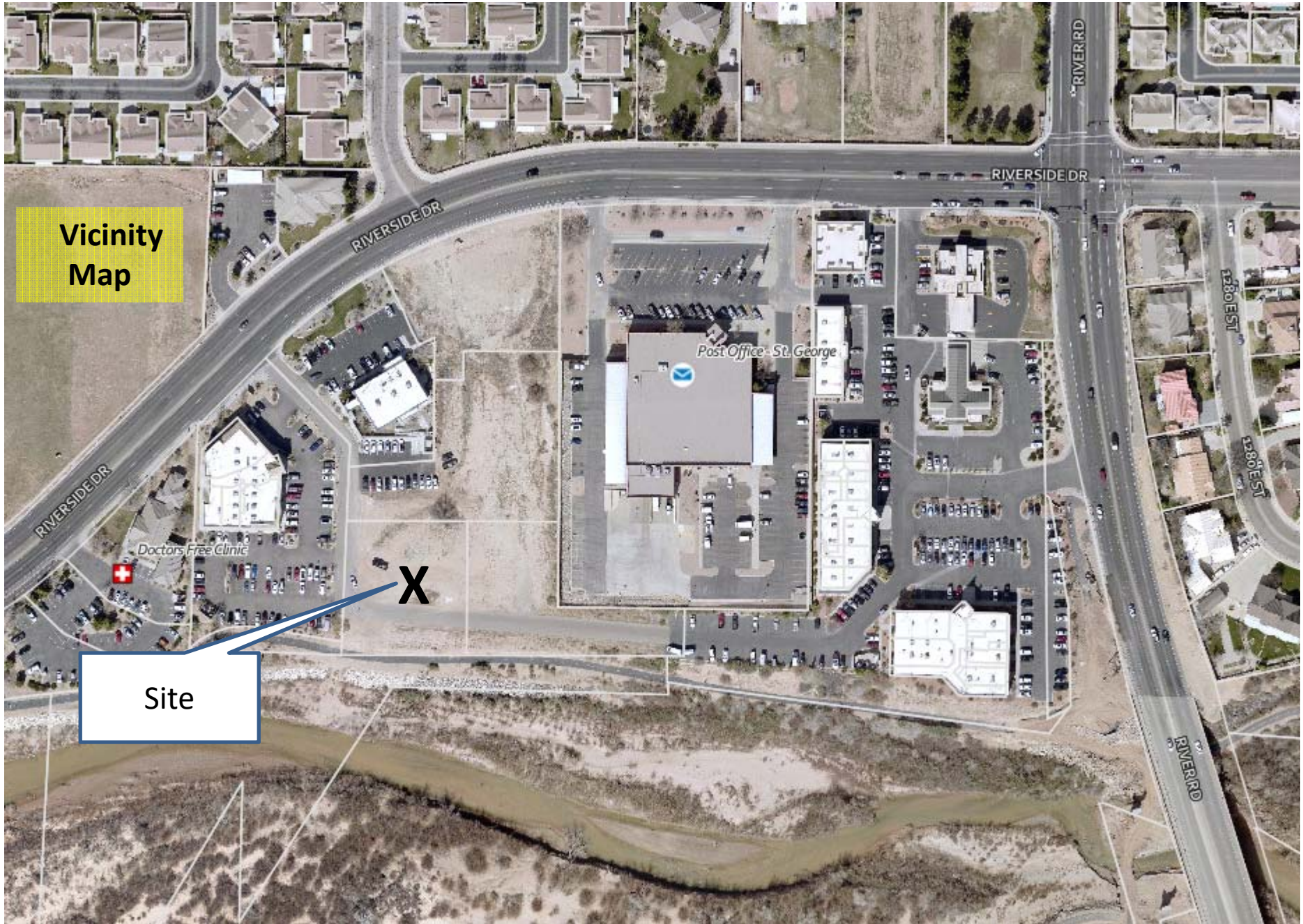
BGG COMMERCIAL SUBDIVISION, LOT #4 IS OWNED BY DRS PROPERTIES, INC. THE PROPOSAL IS FOR A NEW OFFICE BUILDING AND THE REASON FOR THIS PD AMENDMENT IS TO MAKE SURE THE PROPOSED USE IS AN APPROVED USE IN THIS PD. IF IT IS NOT IN THE EXISTING PD LIST OF USES THEN WE REQUEST THAT THIS USE BE ADDED TO THE LIST OF APPROVED USES.

THE PD AMENDMENT PACKAGE IS ALSO ATTACHED WITH THIS TEXT, SHOWING THE PROPOSED BUILDING SHAPE AND SIZE ALONG WITH THE PARKING AREA AND LANDSCAPED AREAS.

THANK YOU FOR YOUR CONSIDERATION OF THIS MATTER.

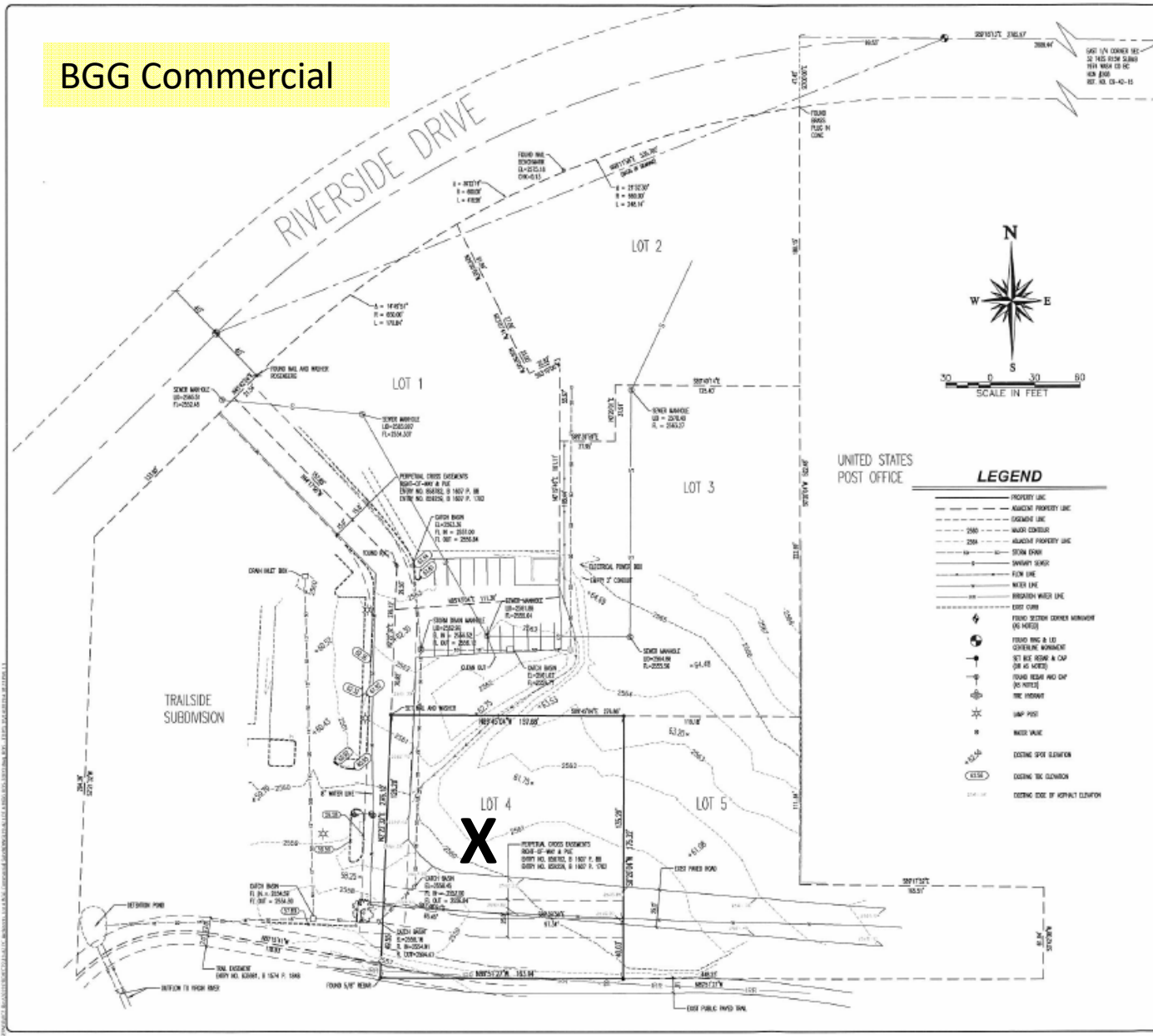
2019-ZCA-047

BGG Lot 4





# BGG Commercial



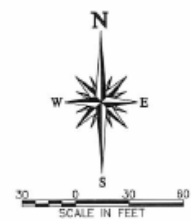
## SURVEYOR'S CERTIFICATE

I, MARC L. BROWN, PROFESSIONAL, UTAH LAND SURVEYOR, NO. 175923, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 23, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE UNDER MY DIRECTION OF THE FOLLOWING DESCRIBED PROPERTY:



## PROPERTY DESCRIPTION

ALL OF LOT 4 BGG COMMERCIAL SUBDIVISION AS RECORDED IN THE WASHINGTON COUNTY RECORDER'S OFFICE.



UNITED STATES POST OFFICE

## LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- 2500' WATER CENTER
- 2500' ADJACENT PROPERTY LINE
- STONE CORNER
- BRASS CORNER
- FLOW LINE
- WATER LINE
- IRRIGATION WATER LINE
- CORNER MARK
- FOUND SECTION CORNER MONUMENT (SEE NOTES)
- FOUND BENCH & LID CENTERLINE MONUMENT SET BUT BENCH & CAP (SEE NOTES)
- FOUND BENCH AND CAP (SEE NOTES)
- THE PROPERTY
- LAMP POST
- WOOD PILE
- EXISTING SPOT ELEVATION
- EXISTING TIE ELEVATION
- EXISTING BENCH ELEVATION

## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS SET PROPERTY CORNERS OF LOT 4. THE BASIS OF BEARING IS DEPARTURE BETWEEN FOUND BENCH AND LID MONUMENTS ON RIVERSIDE DRIVE. MONUMENTS SET AND FOUND ARE AS SHOWN.

## REFERENCE DOCUMENTS

BGG COMMERCIAL SUBDIVISION, RECORDED AT THE WASHINGTON COUNTY RECORDER'S OFFICE.

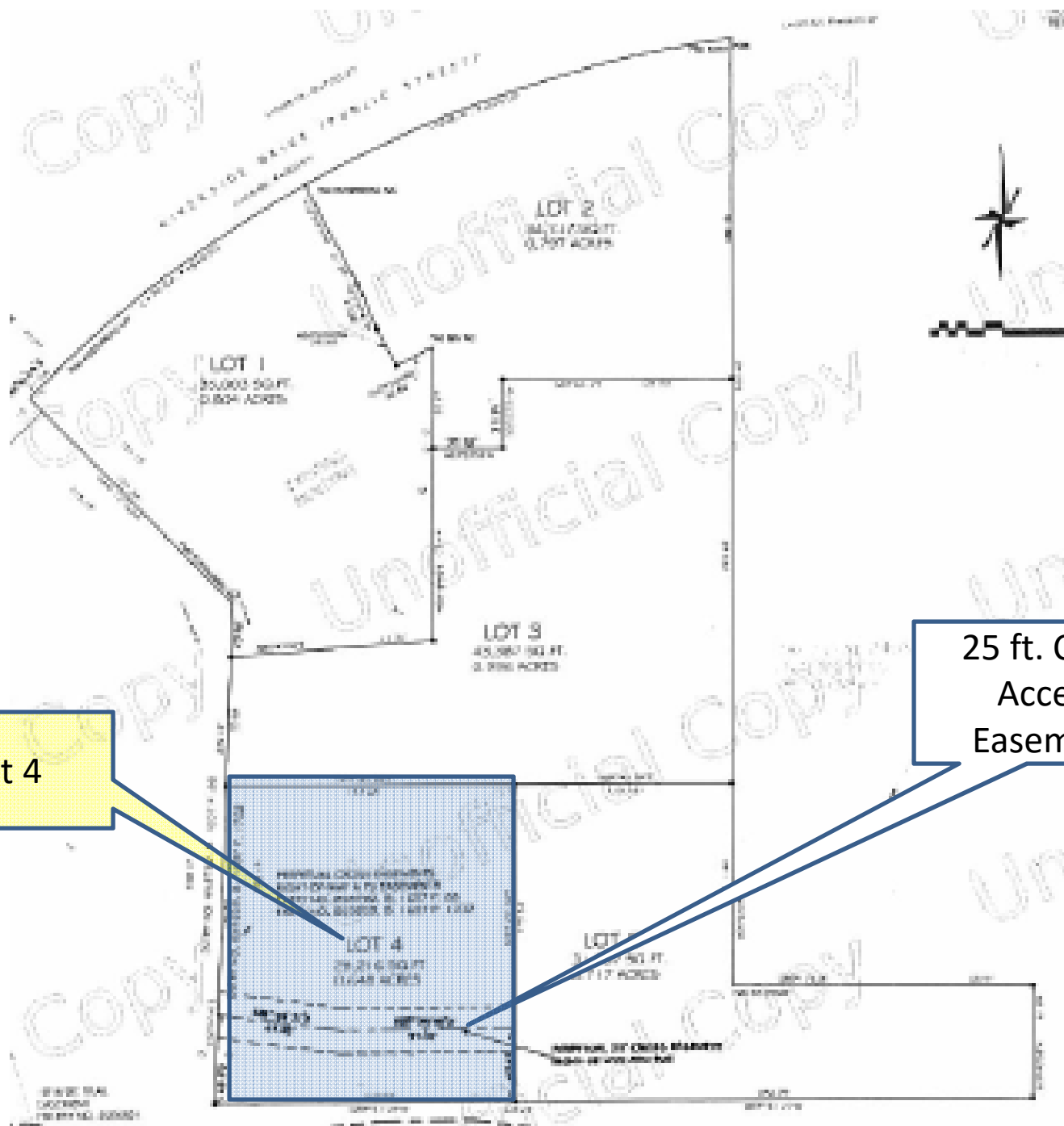
DATE	BY

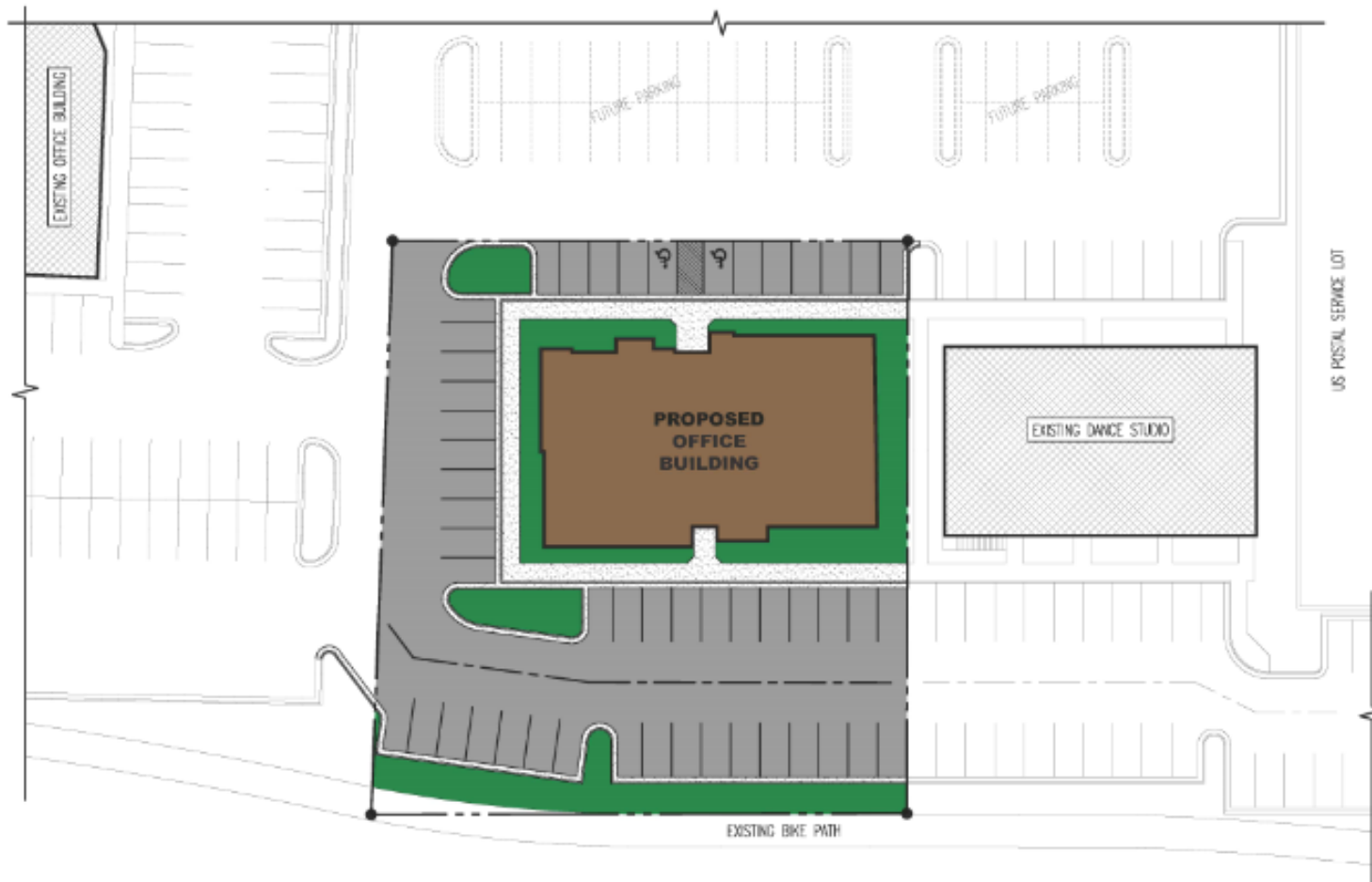
**BROWN CONSULTING ENGINEERS, P.C.**  
CIVIL ENGINEERING AND LAND SURVEYING  
1111 WEST 1000 SOUTH, SUITE 100  
SALT LAKE CITY, UTAH 84119

RECORD OF SURVEY / TOPOGRAPHIC MAP  
LOT 4 BGG COMMERCIAL SUBDIVISION  
FOR  
P.C. ARCHITECTS  
LOCATED IN THE SW 1/4 SEC. 37, T42S, R15W, S36M  
SALT LAKE COUNTY, UTAH

CHECKED BY: MMB
DRAWN BY: ADJ
DATE: MAY 2009
JOB NO.: 00-42
SCALE: 1"=30'
SHEET NO.: 1

Lot 4





#### SITE DATA

PROPERTY SIZE:	25,117 SQ. FT. 0.58 ACRES
IMPROVED AREA:	17,682 SQ. FT.
LANDSCAPED AREA:	4,881 SQ. FT.
BUILDING FOOTPRINT:	6,374 SQ. FT.
BUILDING AREA:	12,546 SQ. FT.
PROPOSED USE:	OFFICE BUILDING
PARKING REQUIRED:	50
PARKING PROVIDED:	50

#### LEGEND

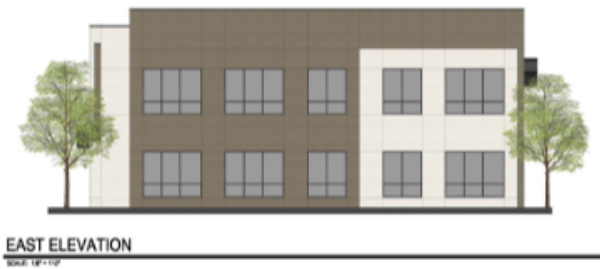
- PROPOSED BUILDING
- PROPOSED SIDEWALK, CURB AND CUTTER
- PROPOSED LANDSCAPE AREAS
- PROPOSED ASPHALT PAVING
- EXISTING STRUCTURES

## SITE LAYOUT PLAN

SCALE: 1" = 20'-0"



## 2-D Elevations



Revision Date:  
22-OCT-2019

P.C. ARCHITECTS INC.  
Dennis B. Patten, AIA  
P.O. Box 217  
St. George, UT 84771  
(435) 613-5675

BGG COMMERCIAL  
SUBDIVISION LOT #4  
REVERSIDE DRIVE  
ST. GEORGE, UTAH 84790

COLORED EXTERIOR ELEVATIONS  
D.R.S. OFFICE BUILDING

Project Name:  
PCA-1921  
Plan Set:  
CUSTOM  
Property Number:  
SD-000-4

Sheet Title:

Sheet:



## 3-D Renderings





**NORTHWEST PERSPECTIVE**



**SOUTHEAST PERSPECTIVE**



**WEST PERSPECTIVE**



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

FIRESTONE / UNA-CLAD  
KYNAR 500 ALUMINUM  
DARK BRONZE



METAL FLASHING AND  
WINDOWS

ELDORADO STONE  
STACKED STONE  
NANTUCKET



MASONRY

DRYVIT - OUTSULATION  
MATCH SW 5148 WOOL  
SKEIN



EIFS #1

DRYVIT - OUTSULATION  
MATCH SW 6152  
SUPERIOR BRONZE



EIFS #2

## ITEM 1C

### Zone Change Amendment

PLANNING COMMISSION AGENDA REPORT: 11/12/2019

#### ZONE CHANGE

#### **Desert Canyons RV Resort**

Case No. 2019-ZCA-050

<b>Request:</b>	This is a zone change amendment request asking to reduce the size of the previously approved RV Resort clubhouse and associated amenities.
<b>Current Project:</b>	This PD-C zone change amendment is a request to approve the proposed reduction in clubhouse size and design. It includes a review of the site layout, the architectural design of the structure, and the materials and colors board.
<b>Background:</b>	The original RV Resort was approved by the City Council on August 8, 2011 ( <i>Case No. 2011-ZC-007</i> ) with conditions and comments. A copy of the original “Action Summary” is attached to this report for reference. Note that the original conditions still apply to this project, but this amendment addresses the change in the clubhouse and its amenities which deviate from the original approval.
<b>Narrative:</b>	See attached
<b>Use:</b>	RV Resort clubhouse
<b>Owner:</b>	Desert Canyons LLC
<b>Representative:</b>	Curt Gordon
<b>Location:</b>	Located at approximately 3692 East Cottonwood Crossing.
<b>Acreage:</b>	The RV Resort is on approx. 21.24 acres
<b>Zone:</b>	PD-C (Planned Development Commercial)
<b>General Plan:</b>	RES & GC
<b>Adjacent Zones:</b>	West = C-2 North = PD-C & Resort Overlay South = Southern Corridor, PD-R, and C-2 East = C-2 & PD-R



<b>Amenities:</b>	The proposed amenities will include a pool, showers, laundry, two pickle ball courts, and a dog park ( <i>see site plan</i> )
<b>APN:</b>	SG-6745-G-121
<b>Narrative:</b>	See attached
<b>Ordinance:</b>	This project was submitted for review in compliance with Sections 10-8-4 and 10-8-6 of the Zoning Ordinance which applied with the original development.
<b>Clubhouse Building:</b>	<p>The original clubhouse was presented as 2-stories with a gable roof and dormers and had 7,050 sq. ft.</p> <p>Proposed now is a 1-story building with a flat roof and a footprint of 1,958 sq. ft. (58' x 35')</p>
<b>Height:</b>	1-story at approx. 16 ft.
<b>Parking:</b>	<p>Required = <math>1,958 / 250 = 7.8</math> spaces</p> <p>Provided = 21 spaces</p>
<b>Landscaping:</b>	Approximately 1 acre of landscaping and recreation spaces is being provided with this project.
<b>Setbacks Required:</b>	Front: 25 ft. Side: 10 ft. Side: 10 ft. Rear: 10 ft.
<b>Setbacks Proposed:</b>	The setbacks will be determined with the site plan review (SPR) process, but it appears to meet and exceed requirements.
<b>Motions:</b>	<p>The Planning Commission has several options for a motion:</p> <ol style="list-style-type: none"><li>1. Recommend approval as presented.</li><li>2. Recommend changes.</li><li>3. Table the item to await the submittal of additional information.</li><li>4. Recommend denial.</li></ol>
<b>Example – Motion:</b>	<p>The Planning Commission recommends _____ with the following suggested conditions and comments:</p> <ol style="list-style-type: none"><li>1. Building Size: _____</li><li>2. Building Height: _____</li><li>3. Building Design: _____</li><li>4. Building Colors and Material: _____</li></ol>

5. Amenities: \_\_\_\_\_
6. SPR: The applicant shall provide a SPR (Site Plan Review) application along with the required civil engineering plan set (Cover sheet, site plan, utility plan, drainage plan, grading plan, landscape plan, irrigation plan, detail sheets, photometric plan, etc.).
7. Setbacks: All setbacks shall comply with the Zoning Ordinance
8. Parking: All parking shall comply with the Zoning Ordinance.
9. Lighting: The applicant shall submit a photometric plan with the SPR submittal (civil plan set)
10. Erosion Protection: Site erosion protection shall be in compliance with an approved erosion control report and with all applicable City, State, and Federal standards.

**DESERT CANYONS – RV PARK**  
**NARRATIVE**

The purpose of this application is to request a zoning change amendment for the RV Resort at Desert Canyon's as shown on the attached maps. We are requesting a zone change amendment to reduce the square footage size of the RV Resort clubhouse from what was approved previously through the city.

This property is located on a relatively flat area of land between the Southern Parkway and the Ft. Pearce Wash about 1800 L.F. east of the Desert Canyons Parkway interchange. The street address of the RV Resort at Desert Canyons is 3692 East Cottonwood Crossing Drive, St. George Utah.

This development will be accessed from Desert Canyons Parkway by a 50 foot wide private roadway access easement leading to the RV Park property. Public utilities will be located within this easement and will connect to the existing utilities in Desert Canyons Parkway as per the approved plans.

A clubhouse building will have a lobby, registration, office, bathrooms and laundry facilities. Approximately 1 acres of space is dedicated to recreation and landscape. In addition, certain recreational activities will be provided such as a swimming pool and pickle ball.

The proposed development will conform to all City of St. George development standards. The following is our response to the PD Commercial written comments requirements.

**A. Use Of Land:** The current land use is PD commercial. The commercial use of the land will be an RV Park consistent with the standards contained in the city ordinance.

**B. Height And Elevations:** All permanent buildings at the Desert Canyons RV Park shall be restricted in height to 2 an 1/2 stories or a maximum height of 35 feet. Permanent structures within the RV park include the office/clubhouse area, sanitation facilities, laundry facilities, and maintenance facilities. The attached drawings show the architectural style of the office/clubhouse area. The office/clubhouse structures consist of wood frame construction with a mixture of synthetic stone, stucco, and painted wood in the color schemes indicated on the attached color board. The laundry and sanitation facilities consist of a more simple and utilitarian style of wood framed architecture. The maintenance facility consists of painted steel structure.

**C. Density:** The density of RV parking spaces is a maximum of 16 spaces per acre consistent with the city ordinance RV Park standards.

**D. Schools, Churches And Open Spaces:** There are no schools or churches planned for this site. Open space within the site consists of a landscape buffer between the RV park and the Southern Parkway, a small park on the interior of the RV park, and a trail corridor between the RV spaces and the Ft. Pearce wash, (see the concept plan for landscape and open space areas).

**E. Phasing Plan:** The RV park will be constructed in one phase at this time.

**F. Topography:** See the attached site development plan.

**G. Landscape Plan:** See the landscape areas defined on the attached site development plan.

**H. Area Reserved For Landscaping:** See the landscape areas defined on the attached site development plan.

**I. Utilities:** Utilities on site will be underground. The electrical service provider is Dixie REA.

**J. Refuse Storage Areas:** Refuse storage areas will be enclosed by a slated chain link fence.

**K. Lighting Plan:** See the attached site development plan.

**L. Turning Space:** See the attached site development plan.

**M. Signs:** Signs at the Desert Canyons RV Park will comply with city standards.



## Reference – Original Site Approval



THE CITY OF ST GEORGE  
COMMUNITY DEVELOPMENT DEPARTMENT  
175 EAST, 200 NORTH  
ST GEORGE UTAH, 84770

### ACTION SUMMARY

PLANNING COMMISSION AGENDA REPORT: 07/12/2011  
CITY COUNCIL SET DATE: 07/21/2011  
CITY COUNCIL AGENDA REPORT: 08/04/2011

ZONE CHANGE: Case No. 2011-ZC-007

**Desert Canyon RV Park – Exit 6 – Southern Parkway**

Case No. 2011-ZC-007, a request to rezone a PD-RES (Planned Development - Residential) parcel to PD-COM (Planned Development - Commercial) on 26.07 acres. The property is located approximately ½ mile northeast of Exit 6 on the Southern Parkway. Quality Development is the Applicant and Mr. Ken Miller is the representative. This request was **APPROVED\*** by the City Council on August 4, 2011.

\*Note: City Council approved the Zone Change with the following conditions as recommended by the Planning Commission and staff.

### CONDITIONS

1. That the RV Park be developed according to the development standards as outlined in Ord. 10-7D-9: "Recreational Vehicle Park/Subdivision Standards." *(The City Council waived the requirements in sub-section 10-7D-9(I)(4) for a 6-foot block wall on the property lines adjacent to the Fort Pierce wash, as long as the wash remains Open Space.)*
2. That the road shall be dedicated prior to the RV Park opening and that the road will be developed according to the Desert Canyon's Development Agreement and all frontages will be improved and shall have a minimum width of 25' feet of paved surface.

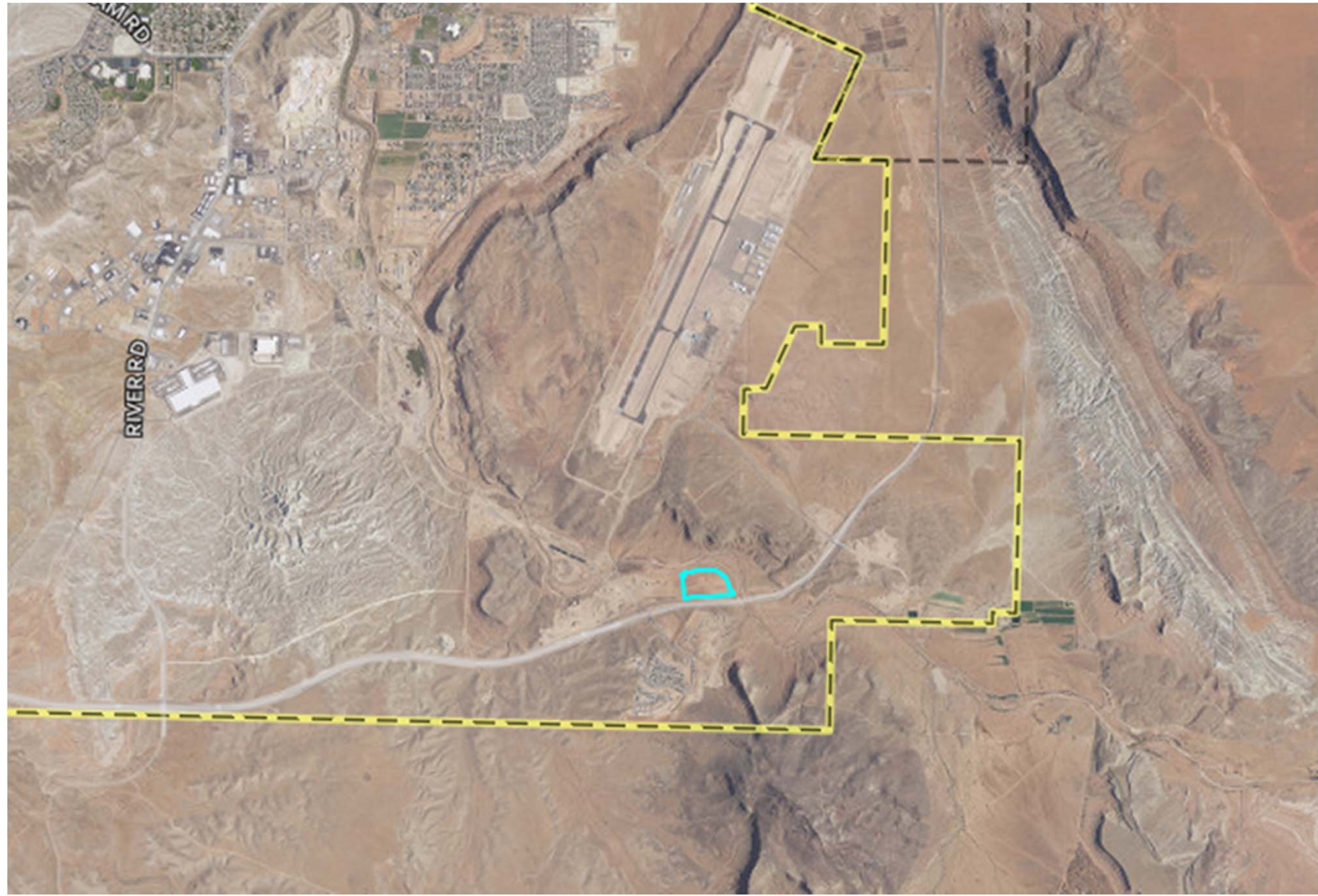
3. The maximum stay allowed at the RV Park shall be twenty-nine (29) days or less.
4. That the RV Park shall be developed according to Ord. 10-7D-9:
  - a. Minimum Size: Each recreational vehicle park/subdivision shall have a minimum size of five (5) acres.
  - b. Access Roads: Each recreational vehicle park/subdivision shall be provided with hard surfaced roadways of at least twenty five feet (25') in width to serve each recreational vehicle in the park (12 feet wide for one-way streets).
  - c. Access: Access to all recreational, vehicle parks/subdivisions shall be from a dedicated and approved public street at an approved point or points. No RV space shall have direct access from a public street.
  - d. Off Street Parking: Hard surfaced parking spaces shall be provided for the parking of each recreational vehicle located in the RV park/subdivision and at least one automobile for each RV space or lot.
  - e. Recreation Space: Recreation space shall be provided for each RV park/subdivision having ten (10) or more units and shall be maintained for such use. A minimum usable area of four thousand (4,000) square feet shall be set aside and developed for recreation in each such park/subdivision with an additional one hundred (100) square feet provided for each unit in excess of ten (10).
  - f. Density: The maximum density for a recreational vehicle park/subdivision shall not exceed sixteen (16) units per gross acre.
  - g. Spaces: Each recreational vehicle space shall have a minimum width of twenty feet (20'). All recreational vehicles shall be able to park in designated spaces, and no portion of a driveway or roadway may be used for recreational vehicle parking.
  - h. Permitted Vehicles: Only "recreational vehicles", "travel trailers", "motor homes" and "park trailers", as defined in section 10-7D-2 of this article, may be located in an RV park/subdivision, unless otherwise approved as a part of the conditional use permit for the development.

- i. Minimum Yard Clearances For Recreational Vehicle Park Subdivision:
  - i. Front or side yard on a public street: Twenty five feet (25');
  - ii. Side yard bordering adjacent property: Ten feet (10');
  - iii. Rear yard bordering adjacent property: Ten feet (10');
  - iv. *(This requirement was waived by the City Council for the property lines that are adjacent to the Ft. Pierce Wash as long as the wash remains open space. This requirement still applies to the property lines adjacent to the Southern Parkway R.O.W. and the commercial properties to the west of the R.V. park.)* A six foot (6') high solid fence shall be erected along all side and rear property lines when a recreational vehicle park/subdivision is located adjacent to any use, except other recreational vehicle park/subdivisions.
  - v. All RVs shall maintain at least ten foot (10') spacing between units.
- j. Utilities Required: Each recreational vehicle parking space shall have connections available for water, sewer and electricity. All utility connections shall be located underground. All recreational vehicle parks/subdivisions shall be connected to a public sewer system for all sewer connections or dump stations.
- k. Service Building: All recreational vehicle parks/subdivisions shall contain a service building containing all sanitary facilities required by the Utah state department of health code of recreational vehicle, camp or trailer court sanitation regulations and shall provide a dump station for dependent recreational vehicles.
- l. Outdoor Living Space: Each recreational vehicle parking space shall be provided with a minimum of three hundred (300) square feet of "outdoor living" space located adjacent to the vehicle parking space. Said outdoor living space shall be maintained in a clean and weed free manner and shall be kept free from garbage or debris of any kind.
- m. Additions and Awnings: All room additions, awnings or exterior space covers shall be regulated by the international building code in effect at the time of construction. All room additions shall be structurally independent of the recreational vehicle itself, but may be attached to the recreational vehicle.

In no case shall the RV or the addition be closer to an adjacent RV than ten feet (10'), nor closer than five feet (5') to an interior property line. No addition or enclosure shall exceed four hundred twenty five (425) square feet of total floor area. The maximum allowed size of a dwelling unit within an RV park shall not exceed eight hundred twenty five feet (825') of total floor area.



2019-ZCA-050  
Desert Canyons RV Park  
Clubhouse Change

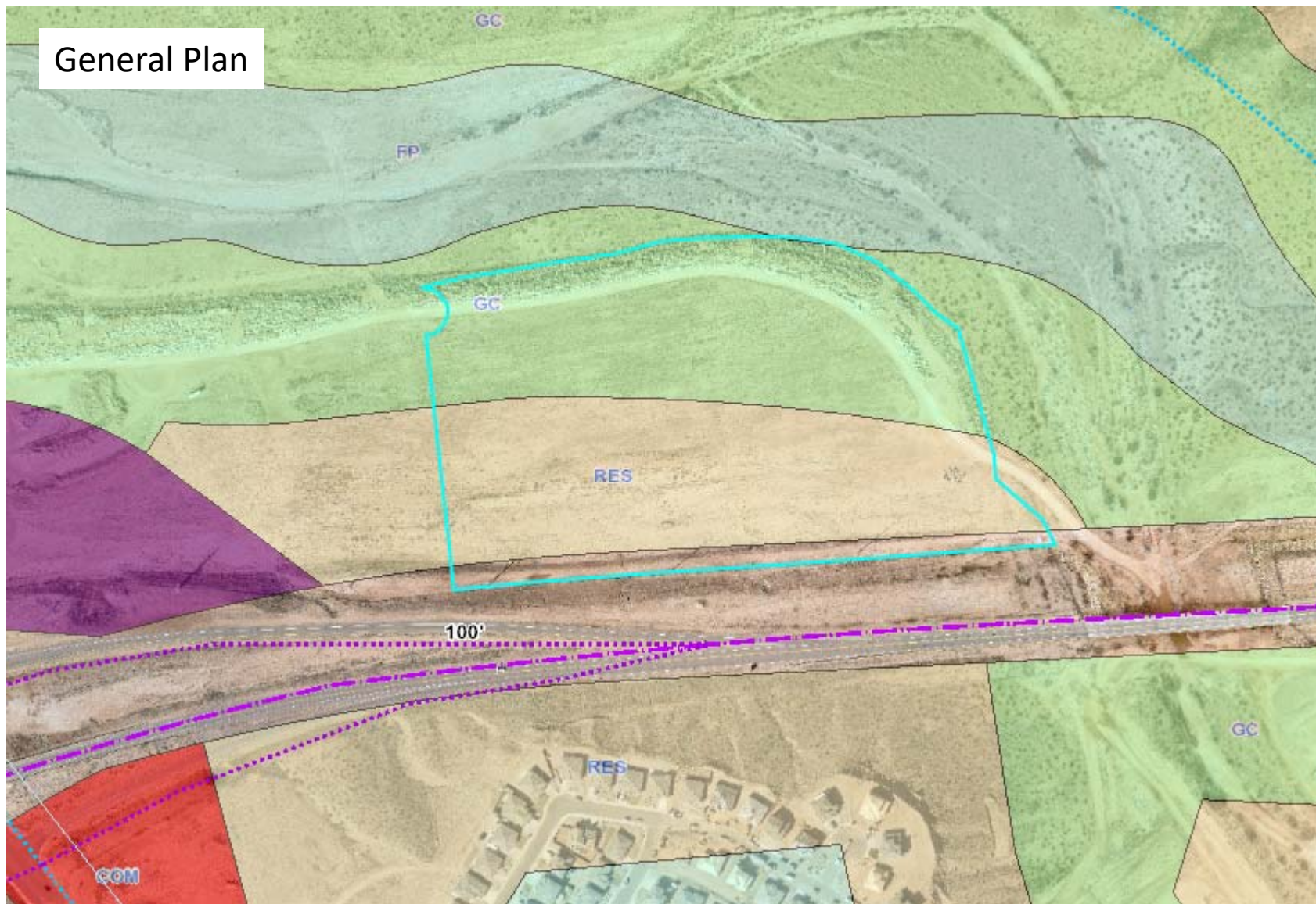






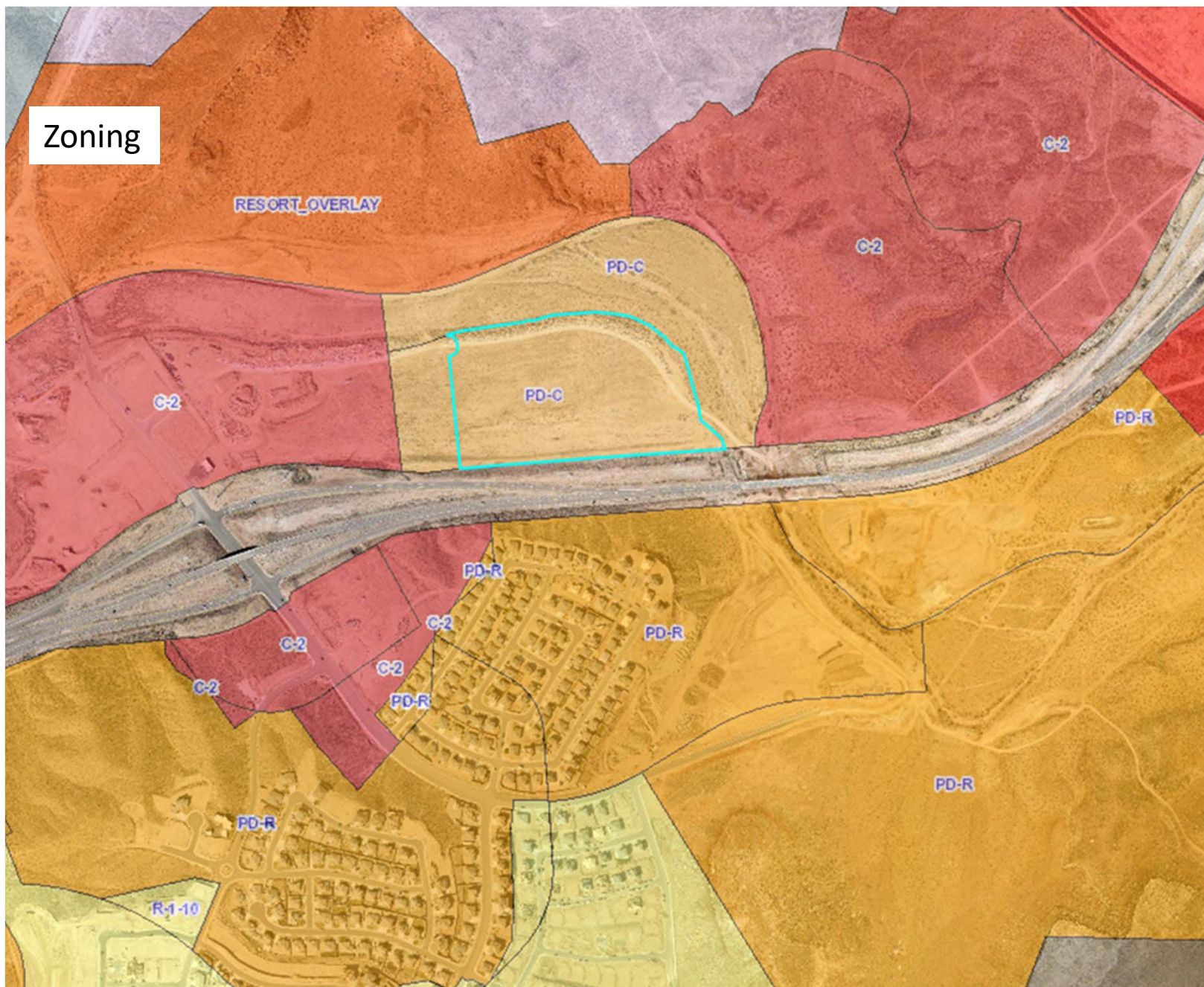


## General Plan





## Zoning



Previously Approved

2011-ZC-007

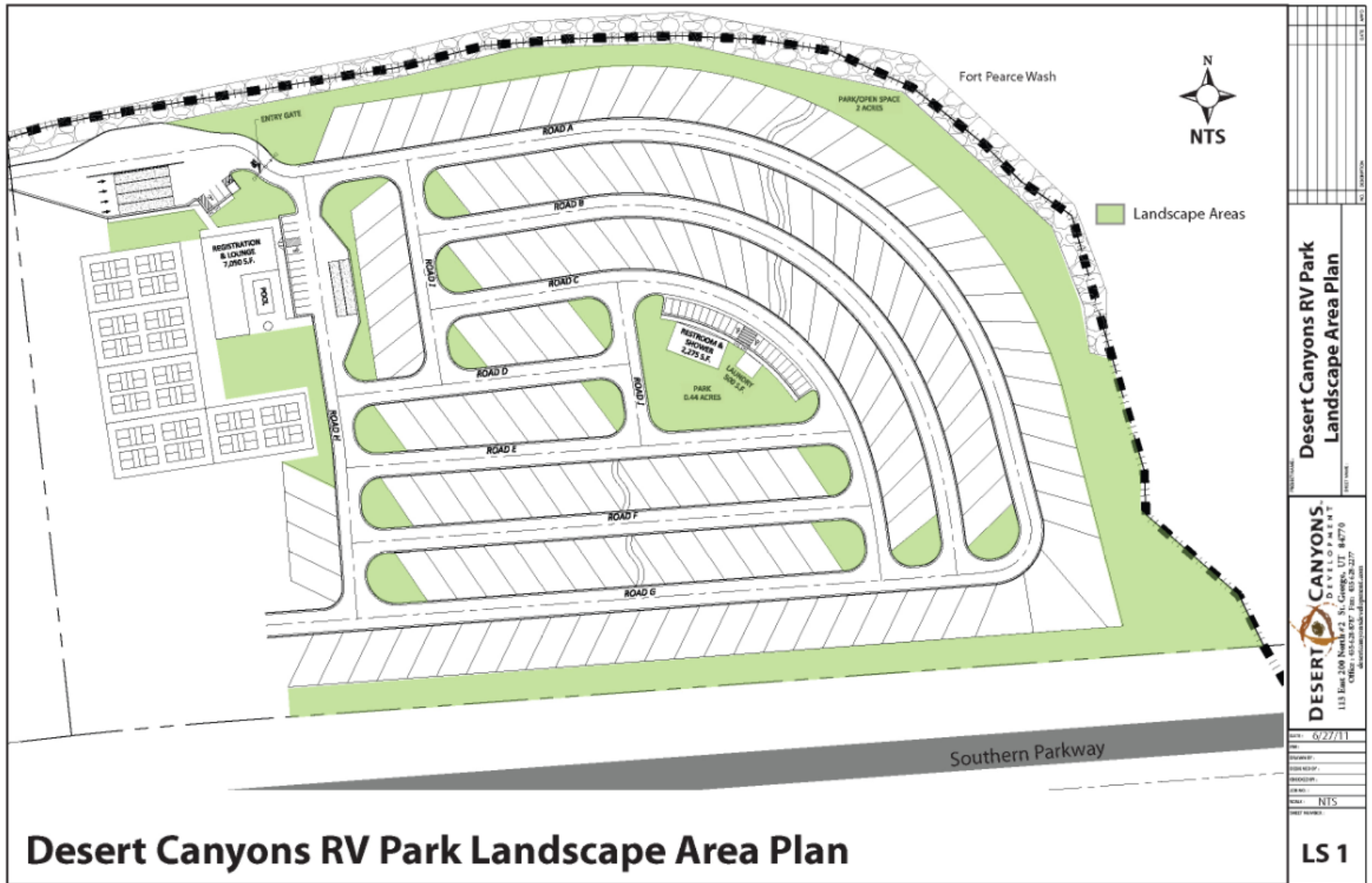
# Clubhouse

- \* 7,050 sq. ft.
- \* 2-Story
- \* Gable Roof with dormers



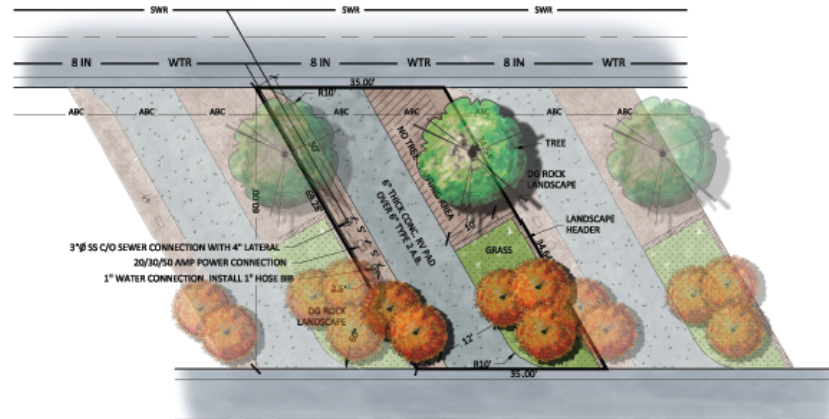
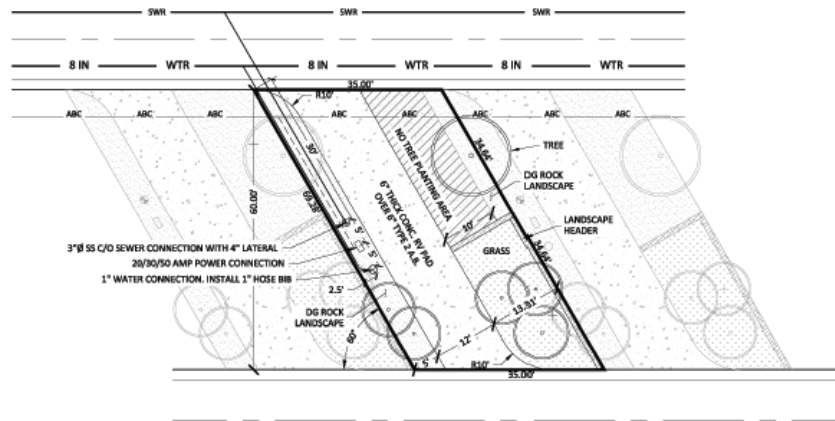


## Desert Canyons RV Park Clubhouse & Office Concept & Color Scheme

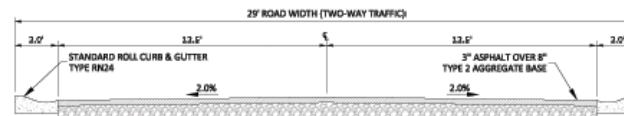








TYPICAL RV PAD LAYOUT  
NOT TO SCALE



29' TWO-WAY ROAD SECTION - TYPICAL  
NOT TO SCALE

DESERT CANYONS  
RV PARK

DETAILS



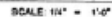
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CHECKED BY: SS  
FOR NO: 00000  
SCALE: AS SHOWN

SHEET NUMBER  
DT-1  
2 OF 3 TOTAL

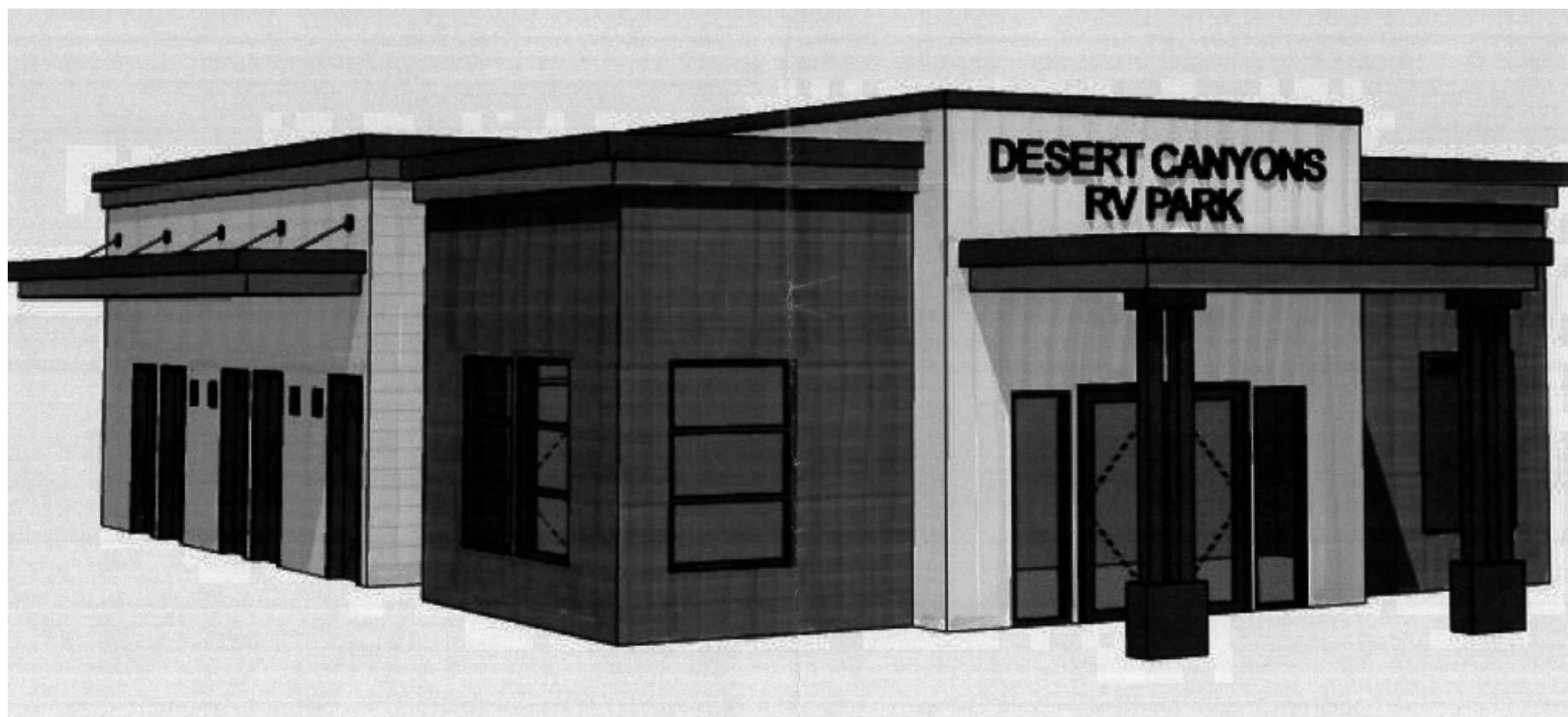
Proposed

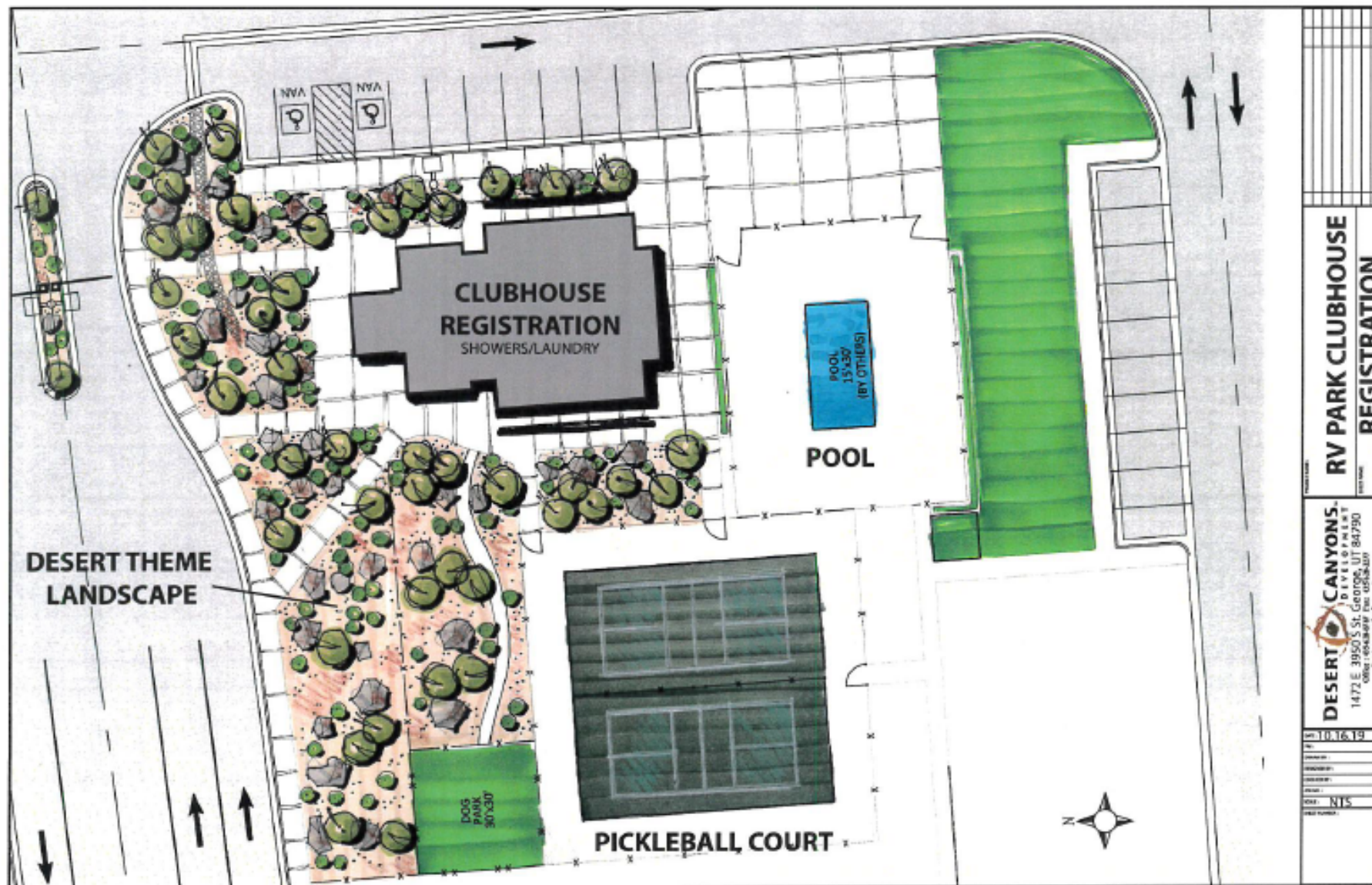
# Clubhouse

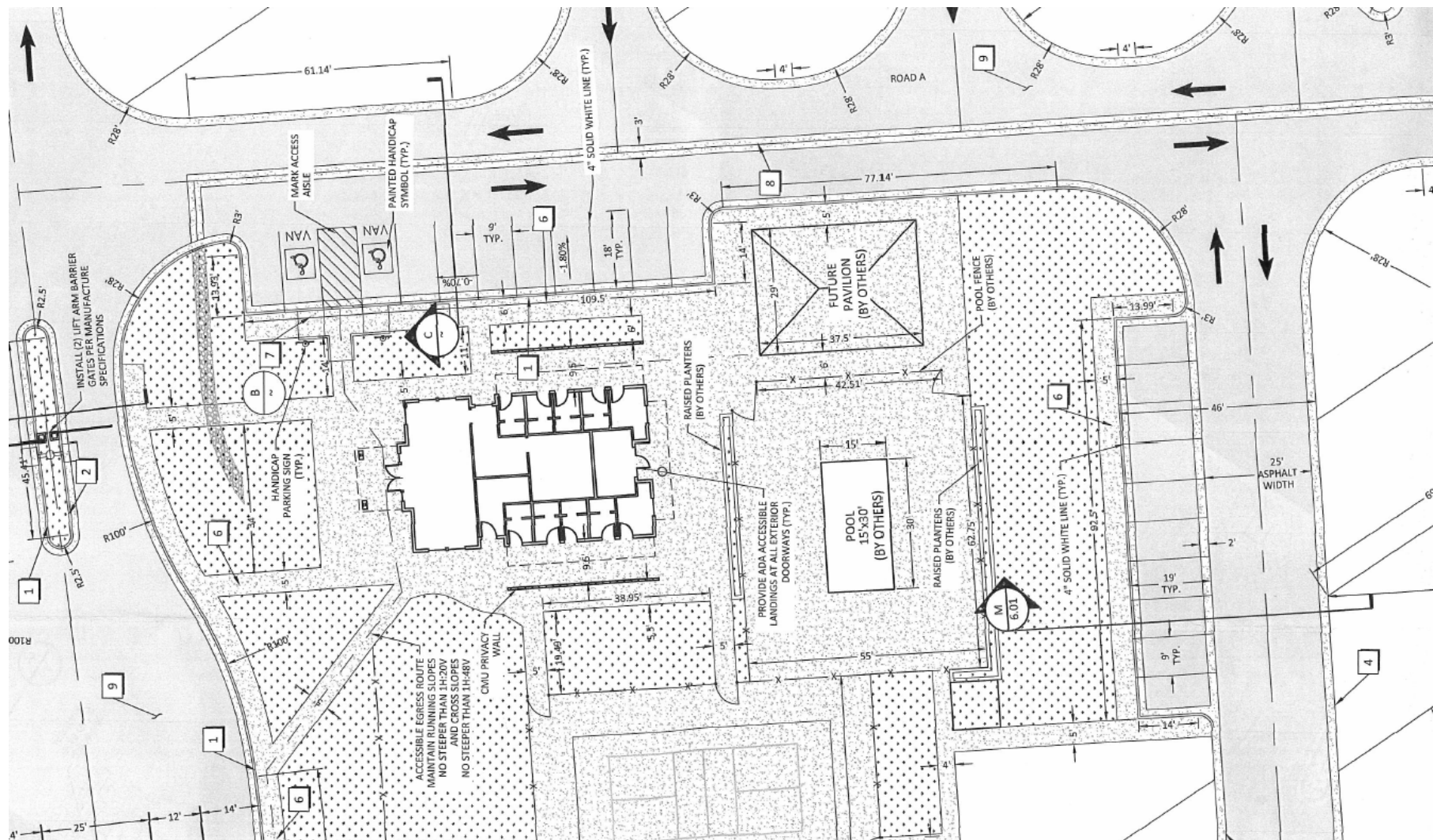
- \* 1,958 sq. ft. (*approx. 58' x 35'*)
- \* 1-Story
- \* Flat Roof
- \* Materials = wood frame construction, with a mixture of synthetic stone, stucco, painted wood, and metal awnings (*see material board*)











# Floor Plan

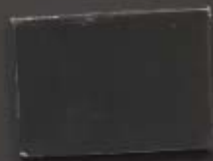


**DESERT  
CANYONS  
RV PARK**

**FASCIA**



**ACM PANEL**



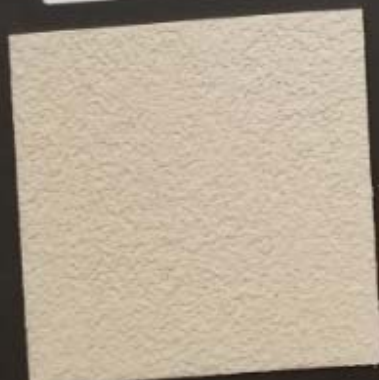
**ROOF CAP**



**ACM TRIM**



**STUCCO**



**HARDIE  
BOARD**



**CORRUGATED  
SIDING**



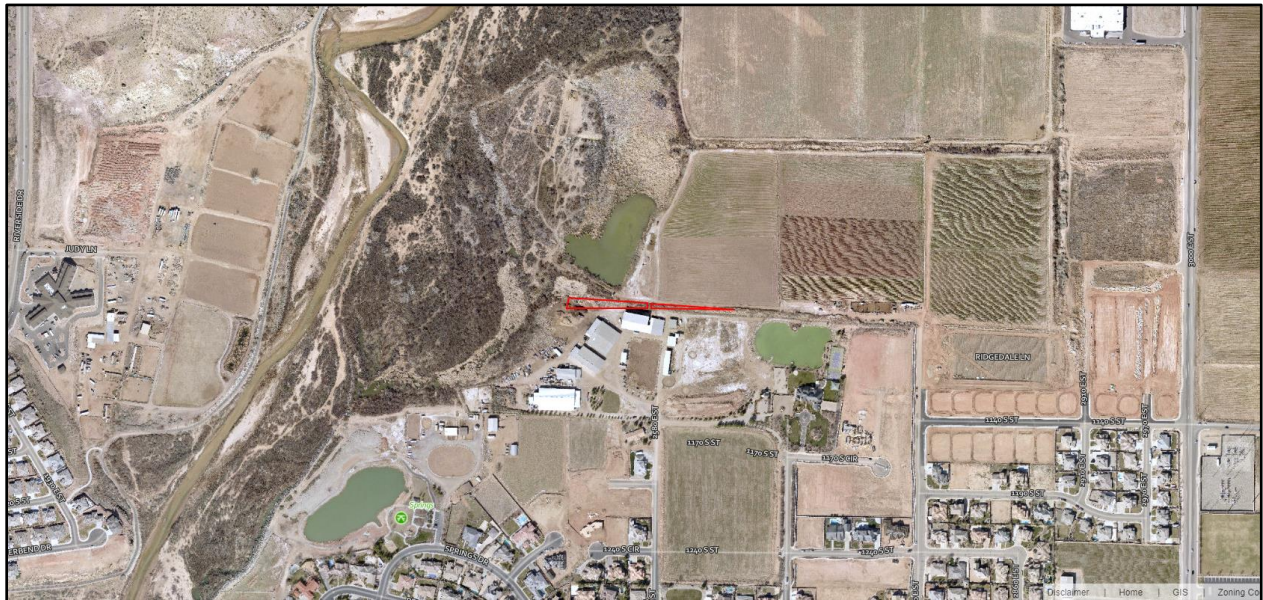
## PLANNING COMMISSION AGENDA REPORT: 11/12/2019

### Zone Change

#### **Reserve at River Hollow**

Case No. 2019-ZC-048

- Request:** R-1-10 and A-20 (Residential Single Family and Agricultural respectively) to RE-20 (Single Family Residential, 2.0 dwelling units per acre)
- Location:** Located at approximately 1050 South 2580 East
- Area:** 0.50 acres
- Applicant:** Skyler Lawrence, Representative
- Current Zoning:** R-1-10 (Residential Single Family, minimum lot size 10,000 sq ft)  
A-20 (Agricultural, 20 acre minimum)
- General Plan:** LDR (Low-Density Residential) and OS (Open Space)



### **Adjacent Zones:**

The property is surrounded by R-1-10 (single family residential) and A-20 (Agricultural) to the north, east and west. To the south is RE-20 (Residential Estate), the same zoning category the applicant is seeking with this application.



**Request:**

The applicant is seeking to rezone two parcels from R-1-10 (Residential Single Family, minimum lot size 10,000 sq ft) and A-20 (Agricultural, 20 acre minimum) to RE-20 (Residential Estate, 20,000 Square foot minimum lot size) for the purpose of incorporating the parcels into the future phases of Reserve at River Hollow, a development to the south of the subject property property. The parcels are not currently part of a platted subdivision.

The General Plan calls for a Low-Density Residential use on the entire eastern parcel and the eastern portion of the western parcel. On the western portion of the west parcel, the General Plan calls for open space. The General Plan is intended to be a guiding document and is therefore not binding. Additionally, the property is currently zoned R-1-10 which is a more intense residential zone allowing approximately roughly double the density as the proposed zoning category. Finally, the property owner also owns the property to the south which is also zoned RE-20. Rezoning these properties is consistent with the zoning to the south.

**Flood Plane:**

It should be noted that the western half of the west parcel is in the FEMA (Federal Emergency Management Agency) AE and X flood zones. Property in these designated flood zone areas are subject to further requirements by FEMA, Title 10 of the St. George Municipal Code, and Building Code regulations.

**Recommendation:**

Staff would like to ensure that this project is developed in a manner that is in the best interest of the health, safety, and welfare of the citizens; and therefore, recommends approval of this Zone Change.

**Alternatives:**

1. Recommend approval of this zone change
2. Recommend approval with conditions of this zone change.
3. Recommend denial of this zone change.
4. Table the proposed zone change to a specific date.

**Possible Motion:**

The Planning Commission recommends approval of the zone change for Reserve at River Hollow.

# Zone Change

## **Reserve at River Hollow**

---

Location: Approximately located at 1050  
South 2580 East

Area: 0.50 Acres

Case: 2019-ZC-048

# Vicinity Map





# Zoning Map

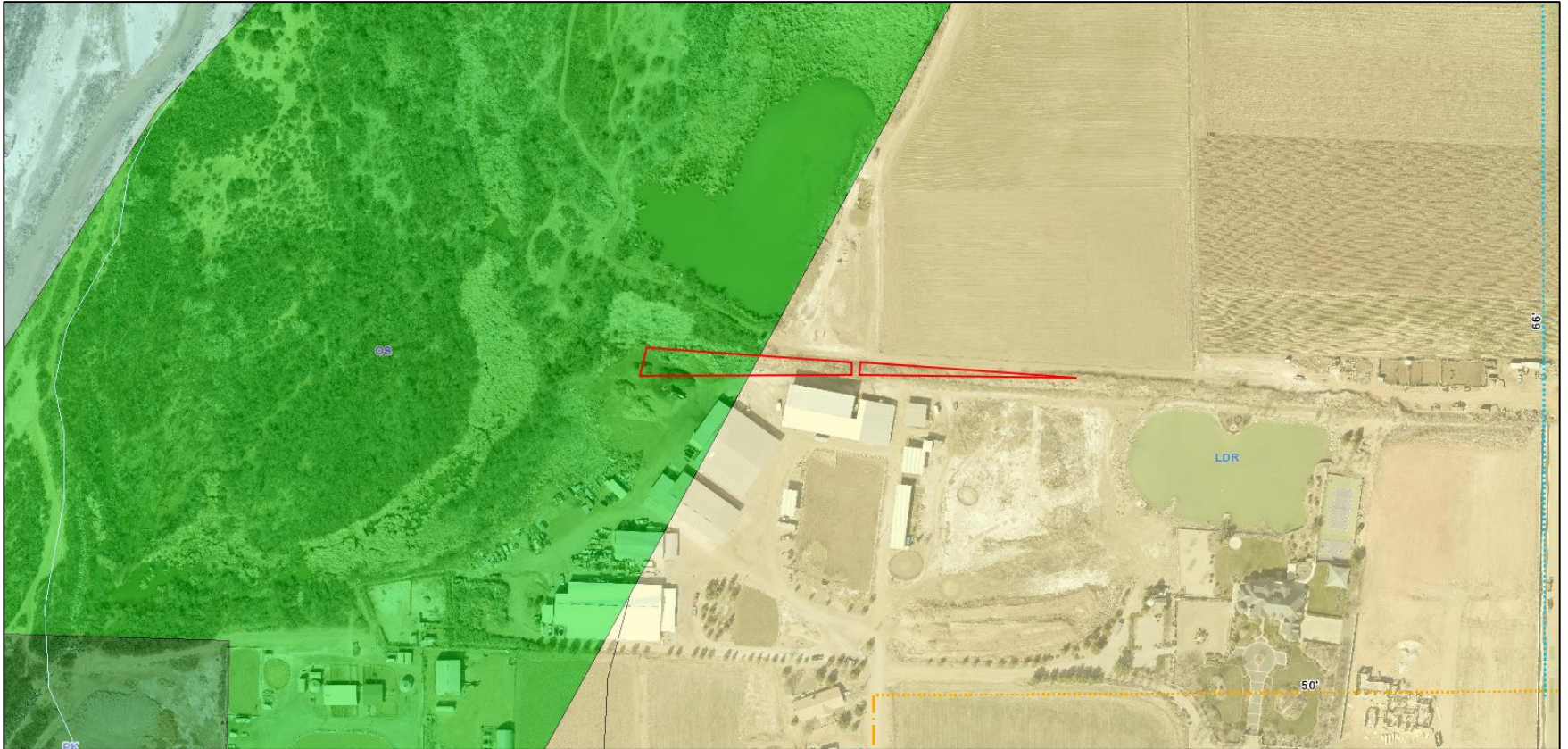
(R-1-10 & A-20)



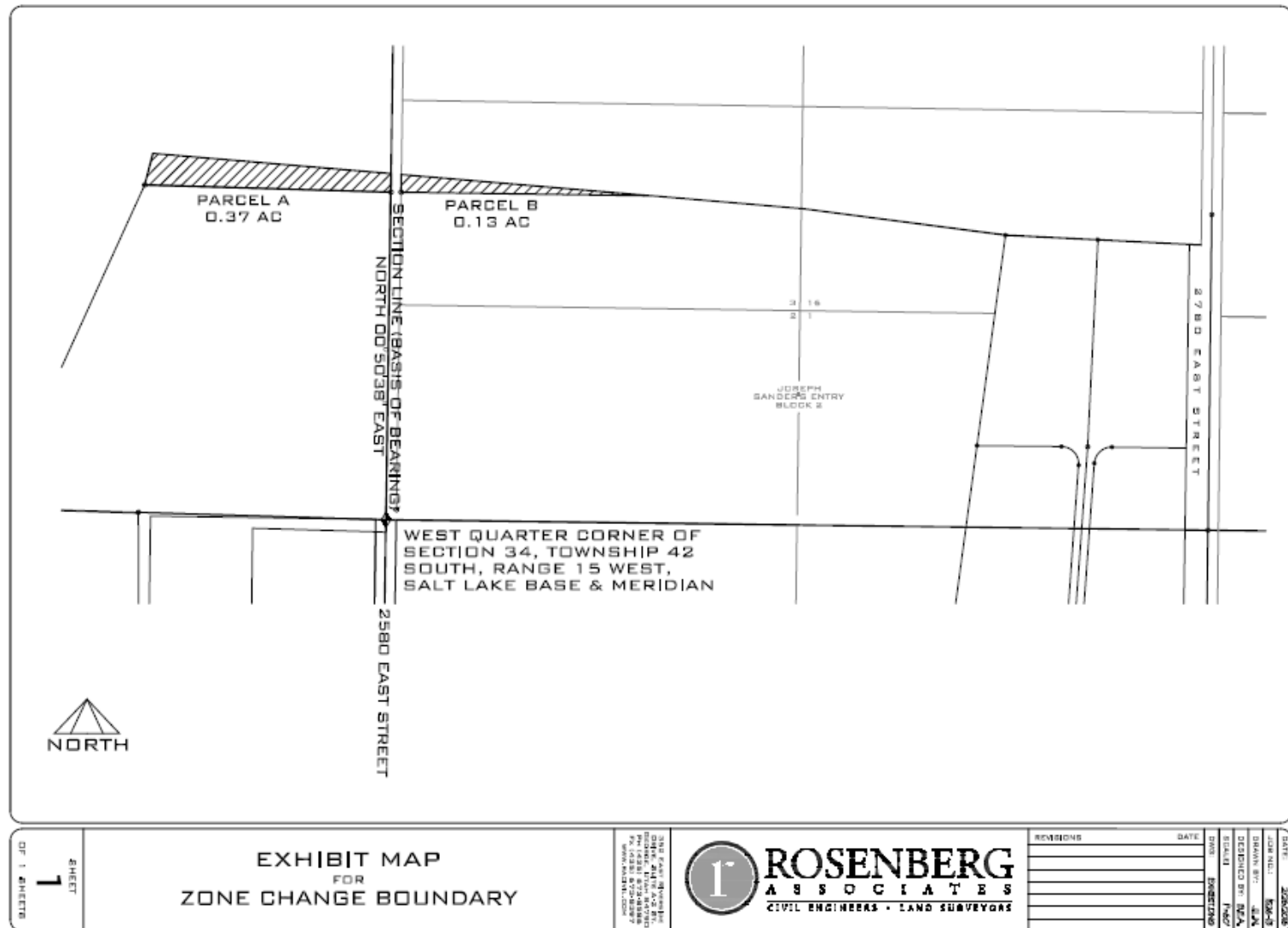


# General Plan

(Open Space & Low Density Residential)



# Reserve at River Hollow Boundary



# Reserve at River Hollow





# Reserve at River Hollow

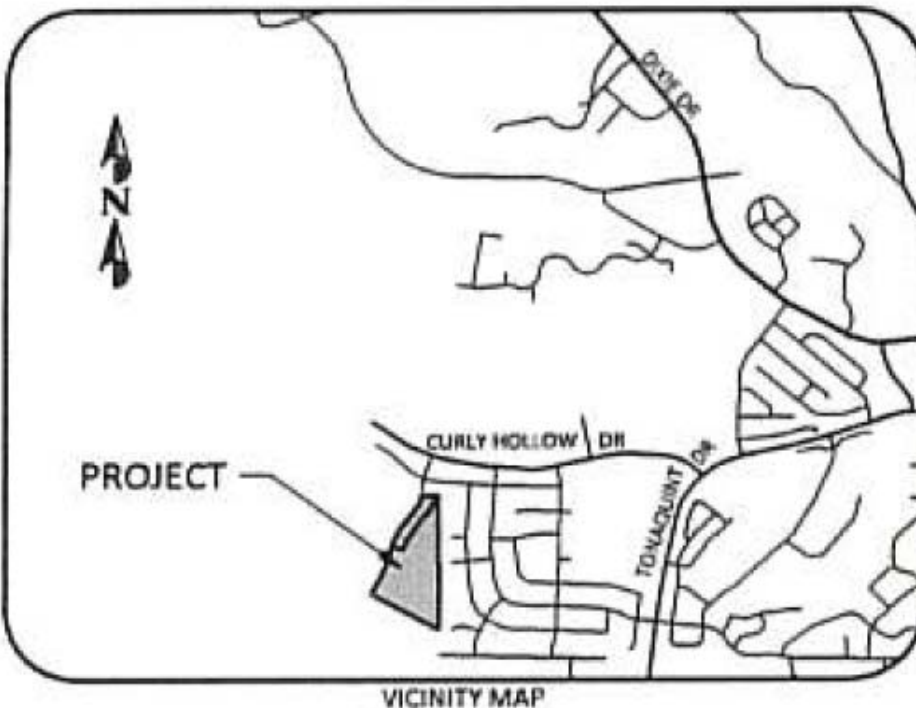




**PLANNING COMMISSION AGENDA REPORT: 11/12/2019**Zone Change**Tonaquint Cove Phase 2B**

Case No. 2019-ZC-049

- Request:** Change the zoning from:
- 1) M&G (Mining & Grazing) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) on 2.0 acre  
and
  - 2) M&G (Mining & Grazing) to OS (Open Space) on 23.1 acres
- Location:** Located at 2150 South Rock Park Drive
- Area:** 25.1 acres (2 + 23.1)
- Applicant:** Quality Development
- Current Zoning:** M&G
- General Plan:** OS



**Adjacent Zones:** The property is surrounded by R-1-10 to the east and by M & G to the west.

**Request:** The applicant is seeking to rezone two parcels from M & G to R-1-10 and OS. The parcels are not currently part of a platted subdivision, but the proposed R-1-10 parcel is expected to return as a proposed plat for approximately 5 lots.

**Recommendation:** Staff would like to ensure that this project is developed in a manner that is in the best interest of the health, safety, and welfare of the citizens; and therefore, recommends approval of this Zone Change.

**Alternatives:**

1. Recommend approval of this zone change
2. Recommend approval with conditions of this zone change.
3. Recommend denial of this zone change.
4. Table the proposed zone change to a specific date.

**Possible Motion:** The Planning Commission recommends approval of the zone change for Tonaquint Cove Phase 2B.

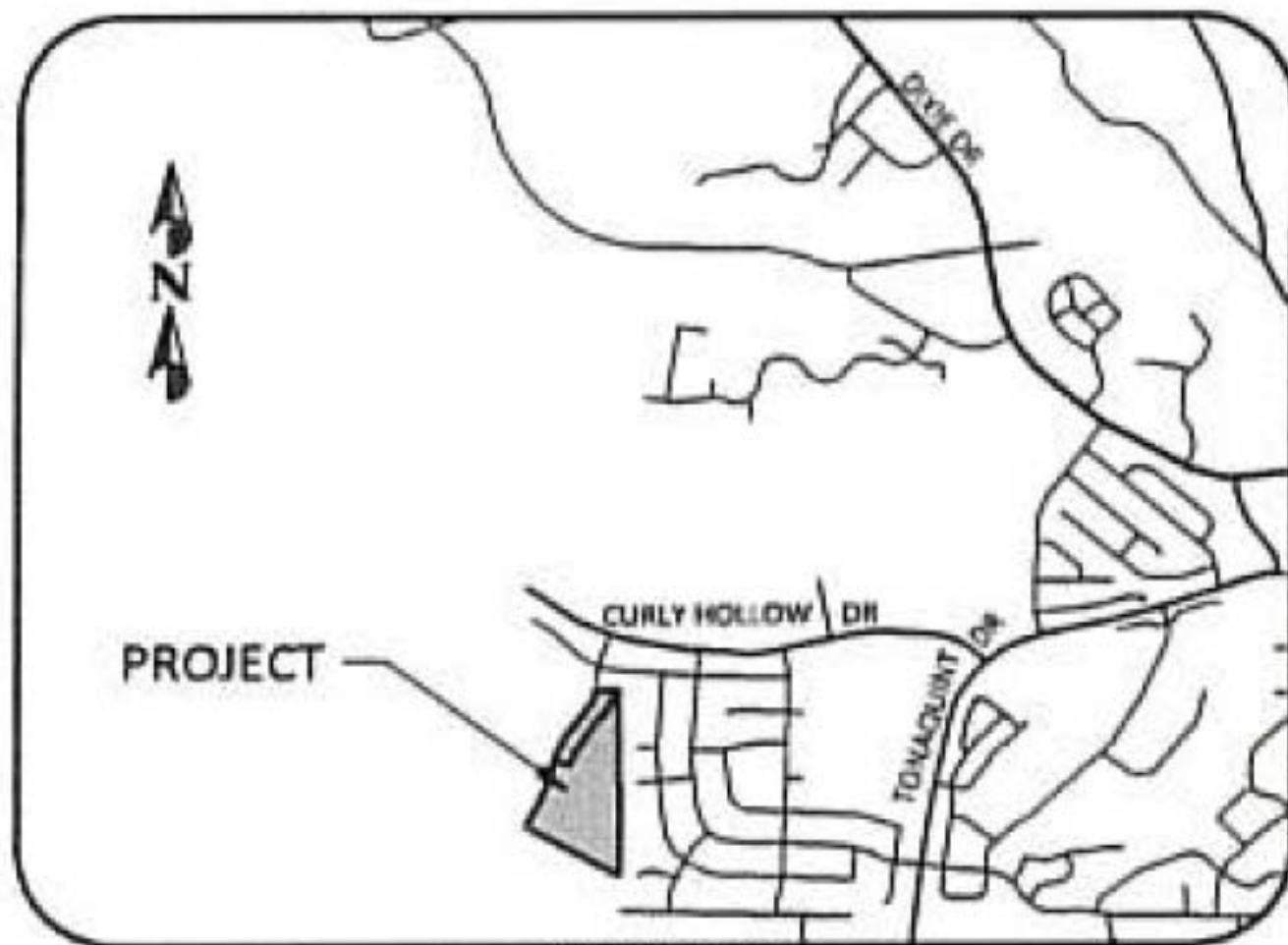
2019-ZC-049

Tonaquint Cove  
Phase 2B

## A Zone Change Request:

- 1) from M&G to R-1-10 on 2.0 acres  
and
- 2) from M&G to OS on 23.1 acres



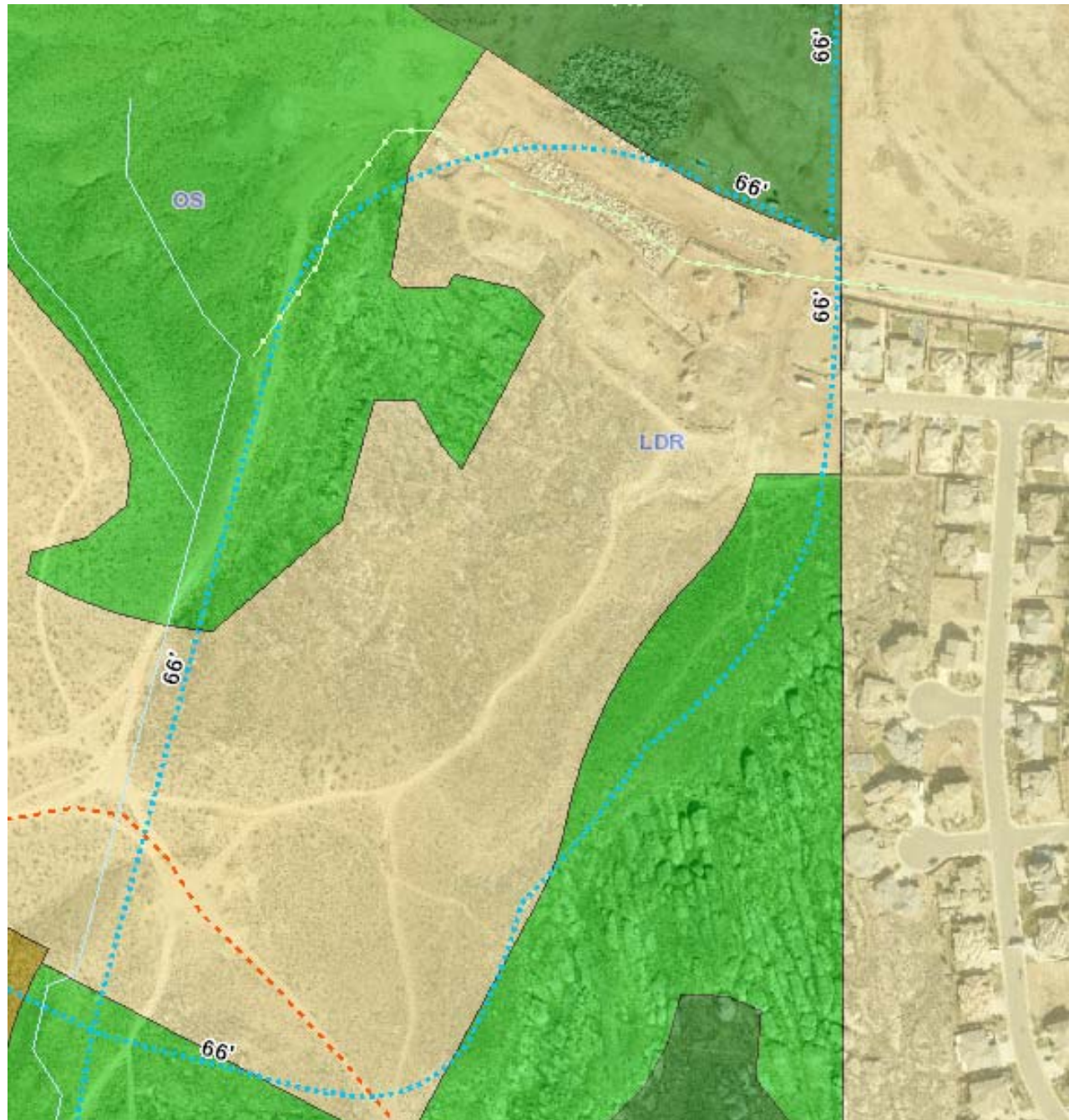


VICINITY MAP

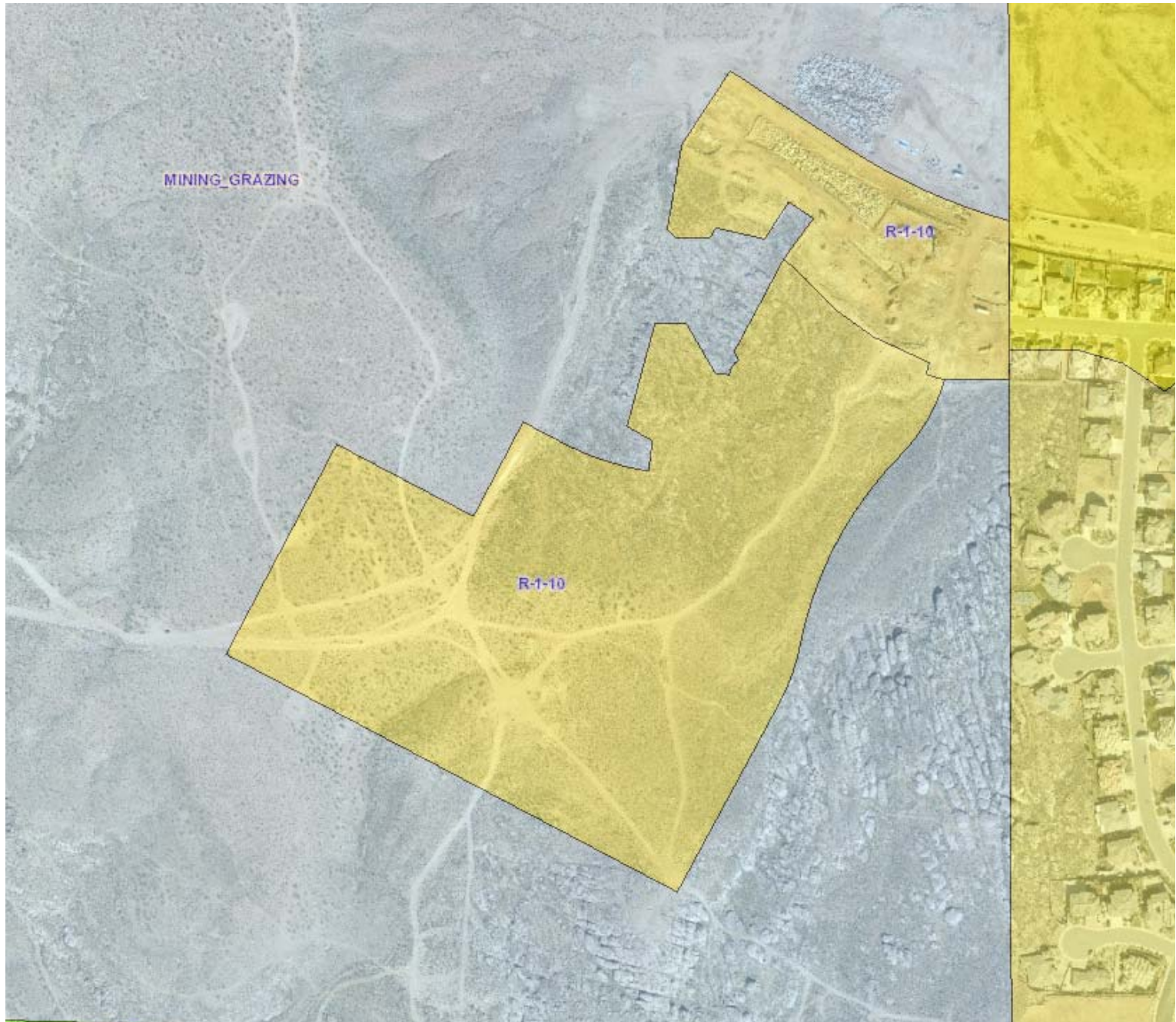




# General Plan

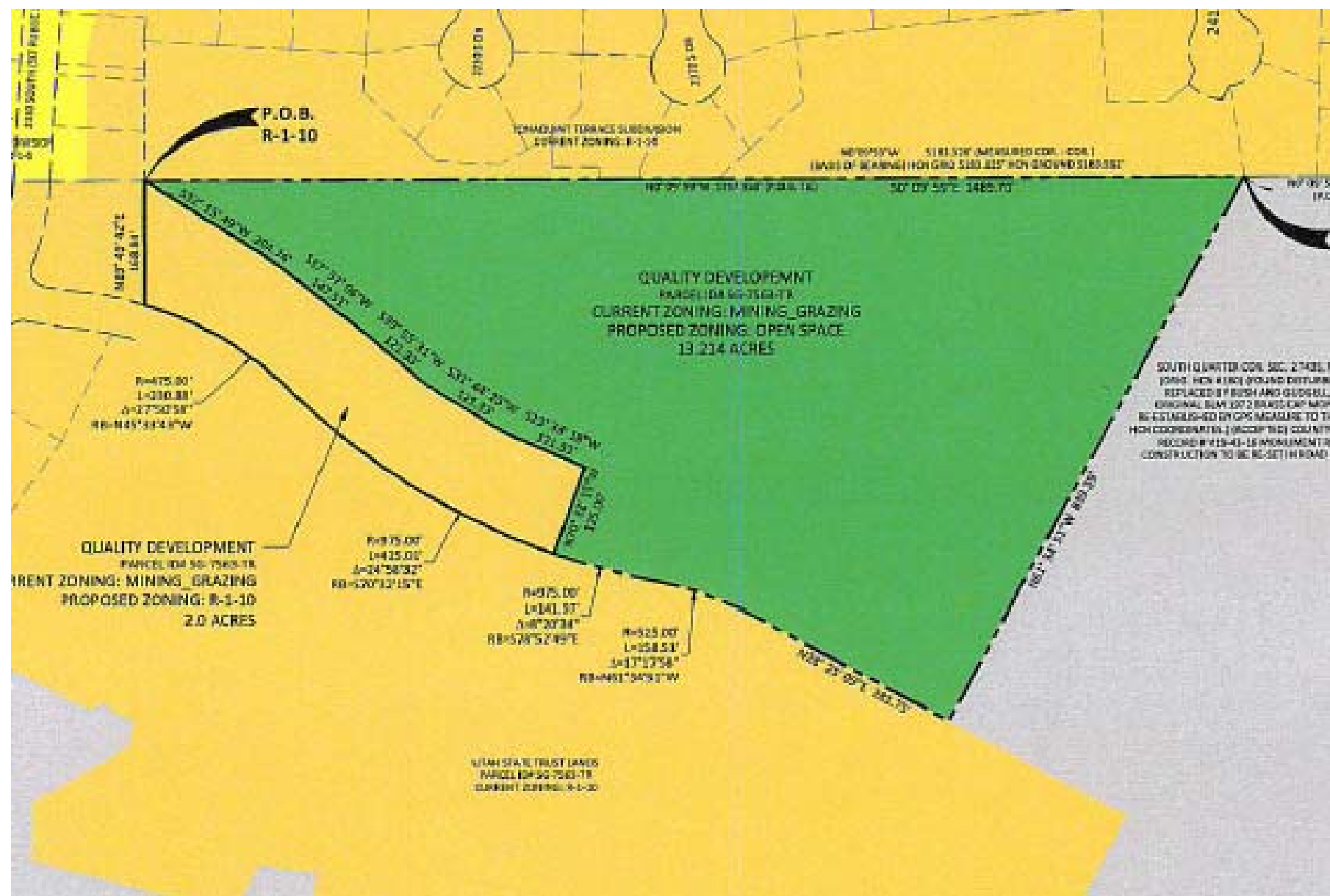


## Zoning









**PLANNING COMMISSION AGENDA REPORT: 11/12/2019****PRELIMINARY PLAT**

Auburn Hills Phase 3

**Case No. 2019-PP-052**

**Request:** To approve a preliminary plat for a fifty-seven (57) lot residential subdivision

**Location:** The site is located at Fire Sky Drive

**Property:** 17.91 acres

**Number of Lots:** 57

**Density:** 3.18 DU/A

**Zoning:** PDR (Planned Development Residential)

**Adjacent zones:** This plat is surrounded by the Desert Colors PD zone.

**General Plan:** Residential

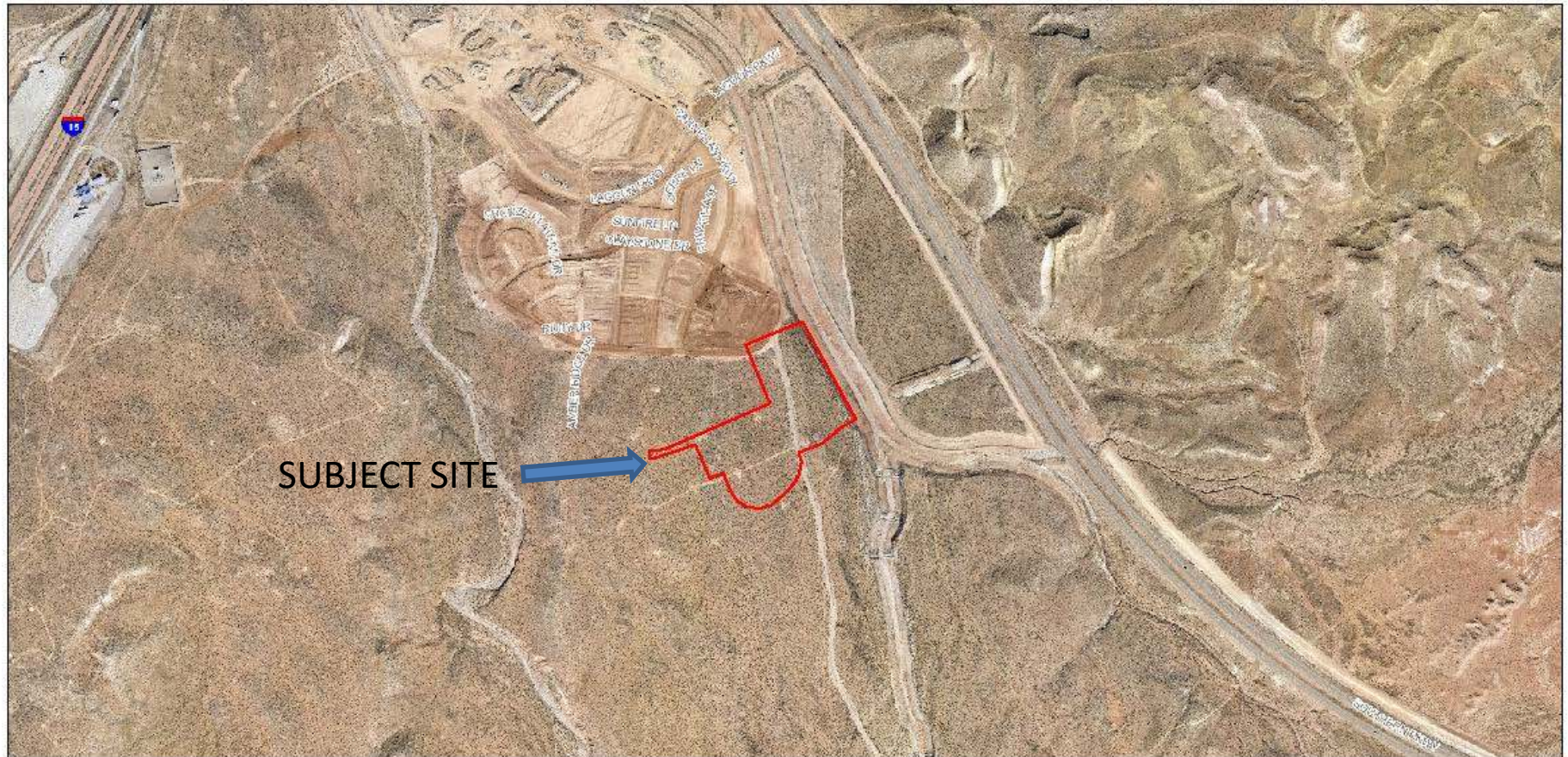
**Applicant:** Bush & Gudgell, Inc.

**Representative:** Bob Hermandson

**Comments:**



# PRELIMINARY PLAT AUBURN HILLS PHASE 3



November 7, 2019

A number line with two scales. The top scale is labeled in miles (mi) with major tick marks at 0, 0.1, 0.2, and 0.4. The bottom scale is labeled in kilometers (km) with major tick marks at 0, 0.15, 0.3, and 0.6. A point is marked on the top scale at 1.8 miles, which corresponds to 0.3 kilometers on the bottom scale.

12/2018

Made by the City of St. George GIS Department  
SGC City Maps - <https://maps.sgcity.org/sgcitymaps>

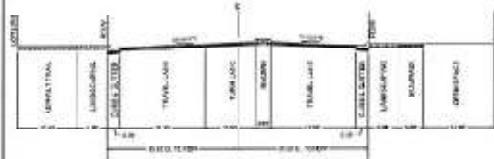


AUBURN HILLS PHASE 3  
AT DESERT COLOR

PRELIMINARY PLAT  
LOCATED IN ST. GEORGE, UTAH

Figure 1 is a schematic diagram of a road cross-section. It shows a central 'ROAD LANE' flanked by 'SIDEWALK' areas. On the far left, there is a 'BIKEWAY' and a 'BIKEWAY LANE'. On the far right, there is a 'BIKEWAY LANE' and a 'BIKEWAY'. The diagram is labeled with 'ROAD LANE', 'SIDEWALK', 'BIKEWAY', and 'BIKEWAY LANE'.

### 50' ROW ROAD SECTION



52' ROW ROAD SECTION



67' RUN ROAD SECTION

ALL RIGHTS RESERVED. A LIFE-SPAN PUBLICATION

A PARCEL OF LAND LOCATED IN THE SOUTHERN HALF OF SECTION 15, AND THE NORTH HALF OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 18 WEST, COUNTY OF BROWN, SOUTH DAKOTA, BEING PART OF THE LANDS OF THE UNITED STATES.

[illegible][illegible]

Call  
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1-800-662-4111

[illegible]

OCTOBER 2019  
BUSH & GUDGELL, INC.  
Engineers - Planners - Surveyors

205 East Tabernacle #4  
St. George, Utah 84770  
Phone (435) 673-2337

**BUSH & GUDGELL, INC.**  
Engineers • Planners • Surveyors



PRELIMINARY PLAT  
AUBURN HILLS PHASE 3  
LOCATED IN ST. GEORGE UT



**PLANNING COMMISSION  
CITY OF ST. GEORGE  
WASHINGTON COUNTY, UTAH  
October 22, 2019**

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**PRESENT:** Chairman Nathan Fisher  
Commissioner Dannielle Larkin  
Commissioner Don Buehner  
Commissioner Roger Nelson  
Commissioner Summer Barry  
Commissioner Ray Draper

**CITY STAFF:** Assistant Public Works Director Wes Jenkins  
Assistant City Attorney Victoria Hales  
Dan Boles, Planner III  
Development Office Supervisor Brenda Hatch

**EXCUSED:** Commissioner David Brager  
Community Development Director John Willis  
Planner II Ray Snyder

**CALL TO ORDER**

Chair Fisher called the meeting to order at 4:11 pm.

Chair Fisher – We will handle the flag ceremony when we get back. The first item on the agenda is Divario. We want to invite the applicant to tell us what we are looking at.

Mark Teepe – This is PA-14, we had a plan submitted that was preliminary plat approved with a much larger preservation of that dry waterfall. When we engineered the plans it put that waterfall probably 10 feet with two 8 foot walls on the perimeter of the lot, so it ended up in my mind, was going to be somewhat of an eyesore, collecting debris. It was surrounded by 6 lots and it wasn't visible to the general public. We brought hillside back out to discuss that issue with them. That was about two, three months ago. At that time, they said you don't have to keep all the open space, but we would like you to keep the dry waterfall. At that time, we didn't think we could do it. We went and met with Planning Commission and present our case, Planning Commission wanted to come out and look at it before making a decision. In the meantime we have re-engineered that parcel, PA-14 to keep it, not just the wall, but a good distance in front of it so that the road can go by it. We brought the plan. Did you bring the plan?

Wes Jenkins – I did, and that was one thing we wanted to go over. So it's not included in any lot.

Discussion on dry waterfall and where the road will be placed so that the general public can see it.

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Victoria Hales – this is a public meeting, let's just do questions and answers so that we can get it recorded. We aren't going to vote on anything here. We will do any voting at the reconvened meeting at 5:00.

Commissioner Barry – Where approximately is the road going?

Discussion on the proximity of the road to the dry waterfall. Discussion on what the orange staked flags are.

Commissioner Nelson – So that open space, who will own that? Who will maintain it?

Mark Teepe – We would like to dedicate that to the City, just like all the other canyons that we preserved.

Commissioner Buehner – Does anyone else feel that now that we're looking at it, grateful that an effort was made to keep it.

Commissioner Barry – Yes definitely.

Chair Fisher – I envisioned it further away but it will be close and you will be able to see it from the road. Any other questions, comments, discussion?

Wes Jenkins – the other one is down by the cars

Chair Fisher – we will reconvene at the next site.

Victoria Hales – we will have a discussion regarding a 51-lot plat Sentieri Canyon.

Wes Jenkins – This is the boundary, and this is the wash that runs right through here. The slope analysis map that was done originally many, many years ago. I have a picture that I took when they started working out here.

Mark Teepe – What happened was the out cropping it shows on this map with the two contours here. When the contractor started to grade the adjacent properties, because that is right on the property line, the dirt started to spill on top of it a little bit. We stopped him and brought Wes and Carolyn out because at the time when we went through hillside with this at the original time, we went through with this, this property was unidentified because it was outside of the property line. When we went to planning review, the City had asked us if we could keep this area and preserve it without scarping into it. So, we did in the first plat, open this area up in the first plat that was approved. Then we built this area. You can see that this is an 8 foot retaining wall and that scarp is about 8 feet below it with the little rock out cropping below it that is now covered with dirt.



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Again, these houses are going to be 8 to 16 feet adjacent to it, and it's not nearly as pretty as the dry waterfall you saw. When we brought the planning staff back out to reconsider, they agreed it was not a major element to save and with the walls on top of it and next to it you probably wouldn't even see it. We proceeded then with other plans to include that lot. We held off with the preliminary plat only because we wanted the final plat with the 50 lots to be approved so that we could close with our builder and not have the process slowed. So, we waited and now we are submitting the amended plat to include that lot.

Discussion on where the outcropping was located and covered up.

Chair Fisher – so we can't see any of it?

Mark Teeppen – Right, but again it wasn't required by hillside to save it

Commissioner Buehner – Can I re-state that? So from what I heard you say, you never were required to protect that, except the staff asked at staff level? You brought the staff back out and they agreed it's ok. That's what I heard you say.

Mark Teeppen – Yes

Wes Jenkins – We did come out and look at it and as they graded there was a slope there that kind of sloughed off a little bit. We weren't really sure how to handle it, but we knew it didn't match. It really was just a wash, we didn't think that it needed to go back to hillside, they would just need to do a preliminary plat if that's what they were going to do to add a lot.

Mark Teeppen – If you want to walk to the left, you'll see what.... So, this is a canyon we are preserving it has waterfall features in it.

Commissioner Buehner – and this whole wash is represented on your plat?

Commissioner Nelson – Is this part to the South lower than this?

Mark Teeppen – It needs to all come into this culvert, it might be lower, it looks lower, but it will need to be higher. When we grade, when we develop this piece it will be cut down quite a ways.

Wes Jenkins – Most of these washes, that's how they are going to take care of most of their drainage. They will take them through these washes, this is box canyon and then it will go to the Santa Clara. You won't see a lot of drain pipes out here it will disperse through the washes.

Commissioner Nelson – Under that 8 foot wall is that finished product?

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Mark Teepen – no, we will re-veg it.

Commissioner Barry – Are you keeping the natural landscape on this stuff?

Wes Jenkins – they are to provide 30% of their project as open space and so most of this will end up in the City's hands.

Chair Fisher – We'll take a recess and reconvene.

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**EXCUSED:**

**CALL TO ORDER/FLAG SALUTE**

Chairman Fisher reconvened the meeting to order at 5:06 pm.

Commissioner Larkin led the flag salute.

Chair Fisher recognized that we have a new Commissioner Ray Draper.

Ray Draper – I have been here 31 years, I’ve managed Young Electric sign company. I was in the Navy for 4 years after high school. I raised 5 boys here and I’ve known the Mayor since he moved here.

Chair Fisher – Introduced the new planner Dan Boles.

Dan Boles – My background is in the City of Draper for the past 17 years. My family is up North still but I am really excited to be here.

Chair Fisher – Introduced the young man working on the merit badge

Braxton Smith – I’m working on the citizen and community badge for troop 535.

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

- A. Consider a zone change amendment to the “**Dinosaur Crossing**” commercial center (*Smith’s Shopping Center*) to amend the PD-C (Planned Development Commercial) zone on Lot 9, **Pads J-1 & J-2** to develop two (2) multi-tenant commercial buildings. Generally located along Mall Drive. The owner is Dino-X LLC and the representative is Kamron Dorman. Case No. 2019-ZCA-043 (Staff – Ray Snyder)

Ray Snyder presented the following:

Ray Snyder – This is the original Smith’s layout in 2015, at one time it was originally designed for one building, now it has two pads. The height of the building will be 26 feet each. The project will occur in two phases. Staff supports that. Staff will verify set backs. I gave you a parking breakdown. They meet and exceed by looking at the numbers. We are confident there will not be any issues. It’s all shared parking. They are proposing about 12% landscaping for J1 and 27% for J2, that meets and exceeds the code. Again, we will look at that closely with the site plan review. You can see the color renderings the buildings are very similar. Staff felt this is pretty routine for what has been done at the Smith’s center.

Commissioner Buehner – are the browned in windows?

Kamron Dorman – these are just different colors of the ephus, they are not windows. It’s to give it a more appealing aesthetic look.

Commissioner Brager – will this fall under the new title 10?

Victoria Hales – this was done before so it will follow the old code. Smith’s didn’t come in with the municipal easements so that will need to be a condition.

Commissioner Barry – is there any room for outdoor seating?

Kamron Dorman – I don’t think so, again we would comply with what the City wants. This proposal is for the shell. The new tenants will need to pull their own permits.

Chair Fisher opened the public hearing.

Chair Fisher closed the public hearing.

MOTION: Commissioner Nelson makes a motion to recommend the amendment to the PD-C of the Dino Crossing pads J1 and J2 with all staff comments and conditioned on the MUE’s acceptable to the City for each pad.

SECOND: Commissioner Larkin

AYES (7)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Summer Barry

Commissioner Ray Draper

NAYS (0)

Motion carries

- B. Consider a request to amend the PD-R (Planned Development Residential) zone in order to update the site plan, elevations, and other modifications to 1) **Brookfield**



**Apartments, 2) Woodland Town Homes, and 3) Woodland Patio Homes.** The site plan includes changes that include rearranging buildings and the movement of amenities. The property is located south of Mall Drive and west of 3000 East Street. The representative is Tim Stewart. Case No. 2019-ZCA-044 (Staff – John Willis)

John Willis presented the following:

John Willis – Planning commission reviewed this and gave recommendation to approve in 2018. They have come back with some significant amendments. None of the unit count will be modified, it is the modified site plan. Most of the modifications are to the location of the buildings. They are proposing a club house and some other amenities. They have also included access to the south. They are maintaining the units that were approved. The elevations did not change for the apartments. The townhouses are located to the south of the apartments. They have included a sport court and some other amenities. This is also a location of a City park. Each amenity meets the City Code. We have the updated materials board on the chair, on the table is the current materials board for the townhomes. The proposed colors are more in line with the apartments when you compare the two. They have updated the landscaping plans. They have modified the elevations of the twin homes. Staff reviewed and recommends the proposal. There is one letter in opposition.

Commissioner Larkin – I have a question in regard to the letter. The letter sites traffic problems. Was this development required to do a traffic study.

John Willis – There are major streets around it and they can handle this type of traffic. New master planned roads are going in that can handle this amount of traffic. The developer submitted a traffic study.

Ray Draper – the future City park, is that something the developer puts in or does the City and when will it go in?

John Willis – that property will be dedicated to the City and the park will be built when the City has the budget for it.

Ray Draper – so the developer doesn't have to put any money in for the park?

John Willis – no, they dedicated the land, but they meet the amenities in the code.

Chair Fisher opened the public hearing.

Sandra Swenson – I wonder if I could see a copy of the traffic study report. I live in the Mooreland Park Area. There is so much traffic, so many children walking and cross walks. I have grave concerns about the traffic. I also have concerns with the issue of time I received the letter on Thursday, I didn't have time to write a letter.

Victoria Hales – you can submit a GRAMA request for the traffic study, but if it is copyrighted you may not be able to get a copy. You could contact the developer to see a copy.

Commissioner Larkin – as far as time, they are already approved to have these units, they are just changing it a bit.

Chair Fisher – Like she said, you could contact the developer to see if you could get a copy of the traffic study.

Victoria Hales – you can submit a letter, the City Council meeting will not be a public hearing, it will be a public meeting.

Discussion on traffic continued.

Chair Fisher closed the public hearing.

Commissioner Nelson – on that materials board that wood grained material looks like it's plastic, I'm just worried about the sun.

Tim Stewart – Honestly, I don't know a lot about this. It is a composite and it holds up well. It has a 15-year warranty or more on the color. I don't think there is going to be a problem with it. They have been putting it on the Sun River Townhomes as well. It is a high res composite product. I'm pretty sure it does a better job than metal. Metal is susceptible to rusting.

Commissioner Barry – Did the twin homes go from two story to one?

Tim Stewart – yes, we featured a one story, but we are considering a two story if there is a need. If we did go two story it would look a lot like that.

Commissioner Fisher – would that require them to come back?

John Willis – It would be up to you, if you feel like it would need to come back. You could let staff look at it at staff level.

Commissioner Barry – I really like the entrance.

Commissioner Fisher – I guess now you would need to decide whether or not you would want to see it again or if you feel that the two story would be similar enough.

Commissioner Buehner – I think that if staff thinks it needs to come back, they will, isn't that how it came here?

Commissioner Larkin – I'm really happy they changed the flow of the traffic

Chair Fisher – I just wanted to commend the developer for taking direction and coming back.

<p>MOTION: Commissioner Buehner makes a motion to recommend Item 1B to amend the PD-R (Planned Development Residential) zone in order to update the site plan, elevations, and other modifications to 1) <b>Brookfield Apartments</b>, 2) <b>Woodland Town Homes</b>, and 3) <b>Woodland Patio</b></p>
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**Homes.** The site plan includes changes that include rearranging buildings and the movement of amenities, with staff comments 1-6. If they want a two story with similar elevations and materials in the staff's discretion. If staff feels the changes are too significant, they can bring it back to Planning Commission.

SECOND: Commissioner Nelson

AYES (7)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Summer Barry

Commissioner Ray Draper

NAYS (0)

Motion carries

## 2. **PRELIMINARY PLAT (PP)**

Consider a 1 (one) lot residential preliminary plat for "Aspen Estates Elementary." Generally located at the intersection of 3330 East Street and 2930 South Street. The property is zoned R-1-8 (Single Family Residential, 8,000 s.f. lot sizes). The representative is Ryan Scholes. Case No. 2019-PP-050. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – This is the site that's under construction. They will be required to dedicate and improve those portions of the road to service the school. This is a one lot subdivision.

Commissioner Larkin – how do you start a school without a preliminary plat?

Wes Jenkins – you can build a school on a remnant parcel, but because they are dedicating the roads, we had them come and do a one lot sub division.

Victoria Hales – so does the road lead to nowhere now?

Wes Jenkins – Their development is right behind them

Victoria Hales – They may need a turnaround where the road just ends prior to the plat recording.

**MOTION:** Commissioner Brager makes a motion to recommend approval of item 2 a 1 (one) lot residential preliminary plat for "Aspen Estates Elementary."

SECOND: Commissioner Barry

AYES (7)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner  
Commissioner David Brager  
Commissioner Roger Nelson  
Commissioner Summer Barry  
Commissioner Ray Draper  
NAYS (0)  
Motion carries

3. **MINUTES**

Consider approval of minutes from the October 8, 2019 and September 10, 2019 meetings.

MOTION: Commissioner Barry makes a motion to recommend the minutes from the October 8, 2019 and September 10, 2019 meetings.  
SECOND: Commissioner Larkin  
AYES (7)  
Chairman Nathan Fisher  
Commissioner Dannielle Larkin  
Commissioner Don Buehner  
Commissioner David Brager  
Commissioner Roger Nelson  
Commissioner Summer Barry  
Commissioner Ray Draper  
NAYS (0)  
Motion carries

4. **CITY COUNCIL ACTIONS – October 10, 2019**

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

A. ZRA – Title 10

5. **CITY COUNCIL ACTIONS – October 17, 2019**

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

- A. HS – Black Ridge Cove
- B. ZC – Black ridge Cove
- C. HS – Black Stone Hotel
- D. ZCA – Black Stone Hotel
- E. GPA – Factory Power Sports



ADDENDUM 6.      **HILLSIDE PERMITS (HS)**

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 Teepen. Case No. 2019-HS-004 (Staff Wes Jenkins) (*Reference Case No. 2019-PPA-038 in this report*)

Wes Jenkins presented the following:

Wes Jenkins – so we went out there on site today. The hillside committee recommended that they wanted it to be saved with 20 feet around it. As you’ve seen the developer has been able to pull it out of all those lots and preserve it.

Commissioner Barry – and it’s what we were looking at?

Wes Jenkins – yes

Commissioner Buehner – the effort the developer went through to preserve that are well worth it, gratitude for the efforts made.

MOTION: Commissioner Larkin makes a motion to recommend approval of Item 6 to develop in accordance with the new development plan to preserve the dry waterfall area, with the recommendation of staff.

SECOND: Commissioner

AYES (7)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Summer Barry

Commissioner Ray Draper

NAYS (0)

Motion carries

ADDENDUM 7.      **PRELIMINARY PLAT AMENDMENT**

- A. 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 – again the same as we did with the hillside, here is the rock waterfall, there will not be a wall across that area there. They will leave it open. It will be under the same water pressure line, they won’t be able to develop except for what the current water line will handle.

Commissioner Buehner – I’m a little confused, the recommendation on the second page says staff doesn’t recommend. Is that not updated?

Wes Jenkins – yes, that is the old wording we will fix it for council. The original request was not recommended by staff, but the new development as presented is recommended by staff.

Commissioner Nelson – so the item says that they are taking the water fall out.

Wes Jenkins – yes that is incorrect. The new drawings for the new plat are in the packet, and that is what the developer proposes now, and what the staff recommends. The original proposal is replaced by the new preliminary plat drawing.

Victoria Hales – we need to have your motion describe what it is not an item number.

MOTION: Commissioner Buehner makes a motion to recommend approval for Cascata at Divario the amended preliminary plat, there are some typos to be addressed and corrected to suggest this new amended plat shown best on the preliminary plat that reads Cascata at Divario, the purpose of this is to maintain the waterfall feature, the wall currently shown the southwest on the plat map should be removed and is not approved.

SECOND: Commissioner Brager

AYES (7)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Summer Barry

Commissioner Ray Draper

NAYS (0)

Motion carries

- B. Consider Consider a fifty-one (51) lot residential preliminary plat for “Sentieri Canyon at Divario Phase 16.” Located along the proposed Sentieri Vista Drive, which is west of the intersection of Sunbrook Drive and Plantations Drive. The property is zoned R-1-10 (Single Family 10,000 sq. ft. lot sizes). The representative is Mark Teepen. Case No. 2019-PPA-049. (Staff – Wes Jenkins)

Wes Jenkins Presented the following:

Wes Jenkins – This was the original one they had talked about, we had tried to keep this area open but as they graded it turned into a lot. You can see where the wall was built, and the slope went down into the wash area which Mark Teepen said they would revegetate.

Commissioner Brager – wasn’t this the one that we said last time the lot wasn’t supposed to be there it was supposed to be preserved open space?

Commissioner Buehner – I am going back in the record of the meeting today, but this site was not required by hillside to be preserved, when they graded then the seepage went over the XXX. So what does staff think about it now?

Commissioner Nelson – We don’t want to support when a developer is supposed to preserve a land feature. We went out and did our due diligence, and we went out and saw it. We said we could see the bigger picture.

Wes Jenkins – and again it wasn’t a feature, more of a slope.

Commissioner Buehner – I think Commissioner Nelson spoke perfectly on Commissioner Brager’s comment. I want to second what he said it could have went the other way

MOTION: Commissioner Nelson makes a motion to recommend approval of item 7B Sentieri Canyon at Divario Ph 16 and recommends that the dirt spillage not be considered as part of the natural slope that needs to be preserved. It did not show on the initial slope analysis and was not included in the Hillside review process or ordinance. The disturbed area needs to be revegetated. This was not a feature that needed to be preserved.

SECOND: Commissioner Barry

AYES (7)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Summer Barry

Commissioner Ray Draper

NAYS (0)

Motion carries

**ADJOURN**

MOTION: Commissioner Buehner makes a motion to adjourn

SECOND: Commissioner Nelson

AYES (7)

Chairman Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Summer Barry

Commissioner Ray Draper

NAYS (0)

Motion carries Meeting adjourns at 6:35 pm