

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

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

CITY STAFF: Assistant Public Works Director Wes Jenkins
Community Development Director John Willis
Assistant City Attorney Victoria Hales
Dan Boles, Planner III
Planner II Ray Snyder
Development Office Supervisor Brenda Hatch

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 surface, 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) Brookfield Apartments, 2) Woodland Town Homes, and 3) Woodland Patio</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.

<p>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</p>
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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 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 Bragers 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