

**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 onsite at Divario 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 Teepen – 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 Teepen – 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 Teepen – 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 Teepen – 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 Teepen – 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 Teepen – 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 Teepen – 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.