

**PLANNING COMMISSION  
CITY OF ST. GEORGE  
WASHINGTON COUNTY, UTAH  
November 12, 2019**

**PLANNING COMMISSION  
CITY OF ST. GEORGE  
WASHINGTON COUNTY, UTAH  
November 12, 2019**

**PRESENT:** Chairman Nathan Fisher  
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:**  
Commissioner Dannielle Larkin

**CALL TO ORDER/FLAG SALUTE**

Chairman Fisher called the meeting to order at 5:10 pm.  
Commissioner Nelson led the 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)

Ray Snyder presented the following:

Ray Snyder – This shows the recorded plat, this is the furthest North lot for this commercial sub division. This slide shows how you can get from the trails to the sidewalks on the property, I will talk briefly about connectivity on the site. The general plan is commercial, the zoning is planned development commercial. This is a coffee shop like a swig, where you would come in and drive through. There is good connectivity with the trail as it is laid out. The building is about 19 ft there is a parapet that will be about 23 ft. The maximum height isn’t going to go over 25 ft. They meet and exceed the parking, staff said they need 8 spaces, they are providing 16. They meet and exceed

the set backs required, staff will verify with the permitting process. They will need to give a photometric plan with the site plan.

Commissioner Barry – I am trying to figure out why the drive looks different? On one the building looks perpendicular to River Road, and then other it is slightly turned.

Commissioner Buehner – We also have the issue with the elevations, the colored elevations are different than the other ones, it is difficult to figure out which one is the right one. Is the landscaping just lawn?

Ray Snyder – They will need to provide a landscape plan with the site plan, we would not want to see grass only here.

Chair Fisher – Is that a rock retaining wall on the North side of this property?

Ray Snyder – it is.

Victoria Hales – Is that the internal access to the lot? We will need to verify how they get access to the street

Chair Fisher – is that a right in right out also?

Ray Snyder – It looks like a t-bone

Victoria Hales – No building signage is being approved on their elevations. They will follow our code and the Master Sign Plan. All joint accesses to a public street will have to be reviewed, and the CC & Rs will have to show that the accesses cannot go away without the written consent of the City.

Rob Reed – representing the applicant.

Commissioner Barry – So is that the final layout?

Rob Reed – yes the layout currently on the screen (with the green highlight) is the one we landed on.

Commissioner Buehner – so are the colored elevations the ones that are going to be used?

Rob Reed – Yes, I believe that the colored elevations are our latest and greatest. The elevations that you are seeing in black and white were done prior to the color renderings. The color renderings should match the site plan.

Commissioner Buehner – I think you should just use one set of the elevations Ray, it makes it confusing.

Ray Snyder – yes for council I will.

Chair Fisher opened the public meeting.

Chair Fisher Closed the public meeting.

Commissioner Barry – It seems like I remember this lot and we had a huge discussion on the connectivity.

John Willis – it was and we did have quite a bit of discussion on it when it was going to be a mortgage office .

Commissioner Barry – and you feel like this works for connectivity?

John Willis – that’s why Ray brought it up, this is a tough site. It will be hard to have pedestrians get to the location safely. They could do a cross walk in their drive through.

Commissioner Barry – People like the most direct route so whether it was marked or not.

Commissioner Nelson – has anyone looked at turning the building?

Rob Reed – we did look at that, but our client needs a lot of car stacking and this is the best orientation for that.

Commissioner Barry – do they plan on any outdoor seating?

Rob Reed – Currently they don’t

Victoria Hales – it looks like they have plenty of parking for it if they come in and request it.

Commissioner Nelson – personally I am not a fan of such a small building for this lot

**MOTION:** Commissioner Buehner recommends approval to City Council for Lot 9 of Boulder Creek Crossing with the condition that there is a legal joint access agreement and that the signage is according to the master sign plan and that the staff will review the landscaping and the pedestrian crossing.

**SECOND:** Commissioner Brager

**AYES (6)**

Chairman Nathan Fisher

Commissioner Don Buehner

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Summer Barry

Commissioner Ray Draper

NAYS (0)  
Motion carries

- 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)

Ray Snyder presented the following:

Ray Snyder – There was another project approved near here for a dance studio at lot 5. They do have a 25 ft cross access agreement shown on the plat. There will be landscaping on the interior. Again, this is conceptual, when we get the actual landscape plan it will have a legend and show exactly what they're putting in. We do think what they are proposing will look nice. It's straightforward.

Chair Fisher opened the public meeting.

Chair Fisher closed the public meeting.

Victoria Hales – Again, the site will need to show joint access providing perpetual access to Lot 4 from a public street, acceptable to the City. It sounded like Ray said that might already be recorded.

Chair Fisher – I did the CC & R's for this.

Victoria Hales – Then we know it's already recorded.

MOTION: Commissioner Brager makes a motion to recommend approval of Item 1B a zone change amendment for a professional 2-story office building on Lot 4 of the BGG commercial subdivision incorporating all of staff comments.

SECOND: Commissioner Nelson

AYES (6)

Chairman Nathan Fisher

Commissioner Don Buehner

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Summer Barry

Commissioner Ray Draper

NAYS (0)

Motion carries

- 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)

Ray Snyder presented the following:

Ray Snyder – This project was previously approved by the city council and put an action summary in your packet that shows the approval from August of 2011. There are about 3 pages of conditions that City Council made on the approval. What's coming in today is that the applicant would like to change how the clubhouse looks, staff thought it was significant enough that they needed to come back through. In 2011 a 7,000 sq ft clubhouse with parapets and dormers was approved. Now they are proposing to go to almost 2000 sq ft. It is completely different than what was approved. The roof will be flat. They are showing a pool area, pickleball courts and a dog park. The conversation tonight is for the clubhouse change. It will be 1 story about 16 ft tall. The original approval from City council says that they must have a public road to access it. The narrative mentions a maintenance building, but I don't see it on here I only see laundry so I'm not sure that's real relevant tonight as we are just looking at the clubhouse. There was some language about a trash enclosure with chain link around it but we would want to see block and solid gate. I'm just trying to address some of the things that might possibly come up in the summary but the real purpose of tonight is for the clubhouse change.

Commissioner Buehner – As you looked through it and got familiar with it do you have overall other concerns, did you feel generally as a planner that it was fitting for this request?

Ray Snyder – When the applicant came to the counter and said I would like to change the clubhouse, we felt like the change was so different that we think it needs to go to City Council to see if they would support this change. Staff was concerned about the downsizing.

Discussion continued between Commissioner Buehner and Ray Snyder of whether Ray felt this is an appropriate change.

Chair Fisher – So what we're seeing now is that the entrance is going to be coming in on the South side instead of the North side?

Ray Snyder – That will need to be explained by the applicant.

Curt Gordon – The orientation of the club house entrance is the same. The confusion is that we reoriented the sheet so we could fit everything on there.

Commissioner Barry – So why the drastic change in design?

Curt Gordon – We didn't know what we were doing originally. We went and visited other RV parks and they have people staying for extended amounts of time. We are a smaller different RV

park. People won't be staying here, this is more of a campground. A large clubhouse would not be used. We have a lot of trails in the area that will be an amenity. We will have a couple of pickleball courts.

Commissioner Buehner – I wonder how you know that this will be more of a campground rather than more of a residential area?

Curt Gordon – Because that what the conditions of approval are. We are not a long term stay park, there is a maximum of 28 days that someone can stay there.

Commissioner Buehner – So the original clubhouse was designed for longer staying guests and so you are trying to make it fit with the reality of that it is a short stay?

Curt Gordon – Exactly.

Commissioner Nelson – Do you have any idea of how many RV's this can hold compared to the other ones? One concern that I had, because of the decrease in amenities, I think it would be helpful for them to have amenities and not having to travel so far to get things.

Curt Gordon – So on our site there will be a small store with camping items. We never planned this to be self-contained. The building really had billiards and things and it was overkill. We do have the trail system that we will advertise as a part of the opportunities for the RV park.

Commissioner Barry – It is a little hard to let go of the romance of that first drawing. I'm curious as to why you changed the style with the size.

Curt Gordon – We changed the style of what we are building out there.

Commissioner Buehner – So I'm trying to figure out what was lost.

Curt Gordon – In the original there was an office, registration, lounge area. Then showers,

Victoria Hales – in your narrative it says the development will be accessed by a private road. There needs to be public access to the site, not an access easement as in the narrative. This was an original requirement from 2011 and is still a requirement. The public road has to be improved.

Curt Gordon – This is interchange number 6 and this is Cottonwood Crossing. With this RV park we will dedicate public roadway access to the site.

Victoria Hales – so you first mentioned the office and the club house and what they are made of then you mentioned a painted steel structure for maintenance, what will that be?

Curt Gordon – So it will be like a tough shed, the maintenance facility is not being approved tonight, we are not seeking approval for the maintenance facility tonight.

Chair Fisher opened the public meeting.

Chair Fisher closed the public meeting.

Commissioner Buehner – On the public hearing we don't really have a lot of population around that yet. It doesn't surprise me that there wasn't any, what I might imagine for me that it's a new area and the development that goes out there sets a tone. I'm concerned about the where we have a lot of heat in this area and they have eliminated all indoor activities. I am concerned that we are seeing only a small piece of what was approved so I think City Council should grapple with that.

Commissioner Nelson – Yes I want to echo what you're saying, even the pool is small for this many RV's.

Commissioner Draper – This was approved about 8 years ago and in that time they may have learned what might work and what might not work out there.

Chair Fisher – When I look at it as a subdivision then we require certain amenities, in this case I think that whatever they put in there will need to attract people, it's hard to see a drastic change. It is a private project and as long as they are meeting the minimum we require then they are the ones taking the chance that the amenities won't attract the people they need. I agree it's tough to see a major change like that.

Commissioner Buehner – I do agree that it is wrong to micro-manage, and while they may be a private project, we do have some control over it because it is a planned development. This project could be being sold, maybe they are doing this with the pencil in mind, for the benefit of the developer and may not benefit the City. I remain with some of those concerns that it may not be in the best interest of the City. I try to look at it as a standalone, and I don't want to dictate what would work and what wouldn't work. The reason something that would be right on the Southern Park Expressway as a major feature area, right on your way to the airport all of that as a package, I remain concerned.

Chair Fisher – I do have one question, I know Mr. Gordon mentioned that there might be fewer pickleball courts constructed than what is designed here. I know Ray has emphasized that we are looking at the building, but one question is a reduction in that amenity as far as the pickleball courts would be something that you've already looked and said that's not significant enough to bring forward it's only the building that's significant?

John Willis – No, planning Commission is looking at the site as a whole. One item would be a condition that the applicant work with City staff on the location of this public road, I'm not sure we're going to agree to just stub the public road right into this. We will probably require to split the property line and continue and so we want to look at all the road sections in this area and make sure they make sense. There are no minimum requirements for the amenities, it will need to be what was approved.

Commissioner Brager – Was there some kind of percentage of amenities that were required before?

Victoria Hales – What’s legally required now is what’s in the prior approval. So if they want to change it then they have to ask for a PD amendment and that’s what they’re here for. John, you’re right, they have to improve the roadway to the full length.

Chair Fisher – So what she’s saying is that there are no minimum standards except for what has been approved and they have to build it that way.

John Willis – There is no requirement in the ordinance for it, it is commercial so there is no minimum requirement for the amenity other than what’s approved.

Commissioner Brager – I am concerned that it seems dark, we haven’t discussed the materials board. Black out there just seems dark.

Commissioner Barry – I don’t mind the structure, but yeah. It will probably kind of blend with the hill behind it. I like this structure, and I know it’s not our place to decide what the end user would like.

Commissioner Buehner – I do agree with Commissioner Draper, I think that it is ok to change the building to match the area. I’m just struggling with the whole package.

Curt Gordon – So I was on the Planning Commission in California for two years and I got in some interesting debates with my chairman because I was a planning commissioner that looked at the costs that the planning commission was imposing on the developer. Just as a developer I’m letting you know that we’re in business and we do this to make money and everything that we do has to be passed on to our customer. One of the reasons we are scaling back is because it’s very expensive and it goes to the bottom line of how much we charge people to stay there. It makes the end product very expensive. We would appreciate your support, I know it is a big change, but it will be more conducive to what we are trying to accomplish here. Thank you.

Commissioner Draper – On those pickleball courts they’re very expensive, they’re not for public use are they?

Curt Gordon – No, and again, we were over enthusiastic on those and there were way too many. Over the years we’ve been working on this we’ve gained the knowledge on what it would take to run the RV park and this will keep us in the market and keep us competitive to have a campground space.

Commissioner Buehner – I appreciate those comments, and cost is a balancing act. If you go too tight on one end you get hurt and if you go too luxurious you get hurt on the other. I’m not exactly sure how to put in words my remaining concerns. It may be leaning too much on the cost side. Where there is very little if any inside amenity, in an area like this, that is the planned development commercial, I guess I have to trust you all that you have come up with a good plan. I’m just concerned that what is being presented has gone the accountant path. Where you come in and get approval and then the accountants get ahold of it and say this pencils better and in the end we may have swung too far. I’m just concerned with what’s being presented has gone way too far to the

other side. I can appreciate that at the beginning it was too big, I get changing the look of it but I'm having a hard time fitting in my mind for that location and what purpose it serves.

MOTION: Commissioner Nelson makes a motion to recommend approval to City Council of Item 1C that the owners work with staff on the condition of the road and the approvals from 2011 apply except as specifically changed today.

SECOND: Commissioner Draper

AYES (4)

Chairman Nathan Fisher

Commissioner Roger Nelson

Commissioner Summer Barry

Commissioner Ray Draper

NAYS (2)

Commissioner David Brager

Commissioner Don Buehner

Motion carries

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)

Dan Boles presented the following:

Dan Boles – They equal just under half an acre, roughly about 20,000 sq ft. The property is currently zoned R-1-10 and on this side it is A-20. To the south is a subdivision called River Hollow the owners will want to include this property as they develop. This portion of the property to the West is in the flood plain, the applicant is doing this to keep their options open to maybe include it in the subdivision. If it is included in the subdivision later, it would need to be designated Open Space.

Victoria Hales – So are they trying to rezone the sliver out of open space on that left side?

Dan Boles – Yes, they're trying to rezone the whole thing to RE-20. It is already zoned single family, they are really downzoning.

Commissioner Barry – So is that whole left (West) part in the flood plain?

Dan Boles – No, it's about 9,000 sq ft that is in the flood plain.

Rod Reed – This is really just a clean up thing. There was some land exchange and we are just trying to get it all cleaned up.

Chair Fisher opened the public meeting.

Chair Fisher closed the public meeting.

MOTION: Commissioner Barry makes a motion approve Item 2A R-1-10 and an A-20 sliver to RE-20

SECOND: Commissioner Nelson

AYES (6)

Chairman Nathan Fisher

Commissioner Don Buehner

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Summer Barry

Commissioner Ray Draper

NAYS (0)

Motion carries

- 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)

John Willis presented the following:

John Willis – The general plan in the area is LDR and OS. The property is approximately 25 acres zoned Mining and Grazing. Approximately 23 would become Open Space and approximately 2 acres would become R-1-10 with this request. We did receive a letter, you have been given a copy.

Chair Fisher – Same issue as before is that it’s a bubble?

John Willis – Yes.

Commissioner Nelson – Just to clarify, the whole area we are looking at is

John Willis – the current zoning is mining and grazing, so they are requesting R-1-10 and open space.

Chair Fisher – If we zoomed out a little bit how much development is going on around here?

John Willis – At the end it will be surrounded by R-1-10. There will be pockets of development all around this area.

Chair Fisher – so really what we see pockets of open space will be different pockets of park?

Commissioner Buehner – I am assuming staff feels like this is a reasonable change, do you have any concerns?

John Willis – This area land use plan was done in 2009 – 2010, staff spent a lot of time walking and staking this area. We went through the same process with this area so they went out and staked it and walked the property. Staff felt comfortable with this area as R-1-10. Our concern is to make sure they are not impacting these rock outcroppings. That's why we had them stake these anytime there are these outcroppings, to make sure they weren't impacting those.

Commissioner Buehner – The letter addresses concerns of dynamiting which I think is associated with the mining. We feel those sometimes at our house. My question is that this change will eliminate any mining in that area? This as tiny as it may be is a decrease rather than an increase.

John Willis – During development there will probably be some dynamiting like in Stone Cliff and some of those areas.

Commissioner Buehner – That 2 acre area will add to this aggravation then?

John Willis – I don't know for sure, but I do know this area there is a lot of rock and that's how they've had to remove it.

Commissioner Draper – How many homes can fit on 2 acres

John Willis – If I recall, R-1-10 is 10,000 square feet and they have they did just deep enough so there would be just one road and lots on each side.

Commissioner Nelson – A lot of the work out there has been done with the pneumatic hammer that is attached to an excavator. You can feel it, but I haven't noticed the more extreme blasts.

John Willis – Yes and if there is damage caused then we direct them to the developer.

Chair Fisher – Yes, they don't do it with impunity. If they cause damage, then they have to deal with it. They would need to repair any damage.

Logan Blake – I think John presented it well, a lot of this area has already been preliminary platted. When we looked at this area, we saw that there were not any rock cropping's in this area and so we thought we could put a few more homes in this neighborhood on that road that comes in.

Chair Fisher opened the public meeting.

Sarah Unrhine – I live right here, we bought this lot in 06, there are a lot of rocks here. My first question here is that will the lots be looking out at the view facing to the West? And I'm wondering if they will be ranch style houses or walk-out basement houses?

Chair Fisher – The houses would face the street to the West. The style of house isn't a concern tonight, it's not something that comes before the Planning Commission.

Discussion on whether the City Council decides the type of homes and when the City Council meeting occurs.

Sarah Unrhine – How many acres or how much land is between where my home is and this red line?

Commissioner Nelson – so if your property line is about 100 ft, you can see that from your property to that red line is probably twice the distance of your property. So it's probably about 200 ft.

Sarah Unrhine – What about water run off?

Chair Fisher – They will be required to manage their own drainage.

Sarah Unrhine – I was here at the Planning Commission in May and I was lead to believe the church would be out this way.

Discussion on where the church is going and what was approved in May continued.

Sarah Unrhine – what does R-1-10 mean to the lay people.

Discussion on definition of R-1-10

Taylor Cox – My lot that I recently purchased is right here, I've been there about a month. I've been there through the blasting and construction. I knew there was going to be some construction here, but I thought that this part was protected with the rock park. I talked to the supervisor and asked how tall I need to build my wall? He said the developer; the owner wants this to make a big statement kind of like Stone Cliff. He said this part here is going to be two stacks tall and they will be about 8 ft or 10 ft tall. I'm a general contractor, I appreciate the expansion. But noticing how many kids are out here playing in, I call it the gully. It's awesome to see that, you don't see kids doing that anymore. They can only access it by the road by my house. It's cool to see. I don't see why we would do this for five lots, I don't like this at all. How high are these pads going to be how much lift am I going to see? Basically, how much taller is my new neighbor behind me going to be looking down on me? And drainage and stuff like that, how will that work?

Chair Fisher – They will have to maintain the drainage within their subdivision. As far as the elevations again we wouldn't address that here. He did make a comment in his statement that he would be raising the pads up to the height of the road.

Sarah Unrhine – Facilities in the area is what I think John said or maybe Ray. What are the facilities?

John Willis – When they put in this park, they talked about putting in bathrooms on top of this area for this park.

Carl Castonia – I have moved into this area from the East coast. I'm a retired police officer. I have 30 years of development on the East coast. When I came in 2015 there wasn't a lot for sale in this area. When I came out to this area, I was told by the real estate agent that this whole area here where this road is, was shown as open space. It's actually all solid rock and it's at an angle, it's a slope. I spent an hour today with Brett Burgess at my house, he came over he talked to me. It was explained to me that once you have the road in here with no houses it becomes a burden of the City and they have to start splitting the costs. So, they decided that putting homes on the East side would alleviate that. So, then I start thinking about the pads they'll need to put in and the privacy walls, 8 ft privacy walls and it reminds me of New York City. There will be no privacy once these five houses are in. It's a unique area with a cul-de-sac, there are petroglyphs down here. People from California are willing to pay more than the appraisal. Now if you stand on my property, I'll have houses all looking in. It sounds like the City already let them do the road. It sounds to me that it's already a done deal. There has to be some compromise here. The developer has done a great job, but I don't see the reason for these 5 homes. If people are coming to look at my house, they are not going to want to pay what it's worth. I might have to see stone walls, it doesn't fit the area.

Chair Fisher closed the public meeting.

Logan Blake – the distance from this home to the red line is around 300 ft. We are trying to come out in good faith. This hasn't been re-zoned, it's still mining and grazing. We're asking for R-1-10 and Open Space. There will be some grading of these lots and we we're going to work with the builders on these lots so there isn't the monolithic look. Any concerns about drainage, the drainage will be directed toward the road and away from the backs of these houses.

Commissioner Nelson – Do you know the proposed elevation change?

Logan Blake – Each lot will be about 12 ft higher than the one below it. I believe they are looking at putting the church over here now.

Chair Fisher – I would suggest future plans for that area we should talk about outside of here and address what is before us tonight.

Discussion on the view shed and the gully and rock park in relation to Sarah Unrhine's home.

Commissioner Barry – Have you guys considered including that as part of the open space?

Logan Blake – Yes, but the cost of the road makes it hard to keep the road single loaded.

Discussion on the placement of the road and whether it should be double loaded.

Commissioner Brager – So the existing houses will basically see over the new houses on that road, is that correct?

Logan Blake – Yes, they will see over them and the view shed is more out that way.

Commissioner Barry – Is the city in charge of the rock park once that is a thing?

Logan Blake – It is currently owned by the land owners, but we would dedicate it to the City. There are sections that are already owned by the City.

Commissioner Nelson – I’m not a fan, but from a developer’s point of view it is expensive to build a road only fronted on one side. I’d rather not see homes right there.

Commissioner Barry – I agree, it’s really beautiful there, that is what makes our area amazing.

Commissioner Brager – I work with developers all the time and land is very valuable, and when you have land that’s not rocks and not protected the developers are probably going to want to develop it whether we like it or not.

Commissioner Nelson – The things I hate to see a slope and then at the top of that retaining wall is a privacy wall this almost castle look effect. My biggest concern is what is the aesthetic of that, will it look like a big castle keep?

Chair Fisher – I get that if that 2 acres was more like the quarry area, could see if that are was like the gully area. You could have made the same argument with the homes that are over here, those on the East side are much closer to the drop off. There will be people who will own those homes on the West side will enjoy the view just as much as everyone else.

Discussion on what will be seen from the existing homes and the potential homes.

Discussion on what the owner would do if the zone change didn’t go through.

**MOTION:** Commissioner Brager makes a motion to recommend approval to City Council of Item 2B 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.

**SECOND:** Commissioner Buehner

**AYES (4)**

Chairman Nathan Fisher

Commissioner Don Buehner

Commissioner David Brager

Commissioner Ray Draper

**NAYS (2)**

Commissioner Roger Nelson  
Commissioner Summer Barry

Motion carries

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)

Wes Jenkins presented the following:

Wes Jenkins – These would all be single family detached units here with public roads. There will be civic space and open space.

Victoria Hales – Where are the road stubs going?

Wes Jenkins – This one goes to phase 4 and it will extend north and then this one goes to the south.

Victoria Hales – Get some turnarounds if we need them.

**MOTION:** Commissioner Buehner makes a motion to recommend approval of Item 3 a fifty-seven (57) lot residential preliminary plat for Auburn Hills Phase 3.

**SECOND:** Commissioner Nelson

**AYES (6)**

Chairman Nathan Fisher

Commissioner Don Buehner

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Summer Barry

Commissioner Ray Draper

**NAYS (0)**

Motion carries

4. **MINUTES**

Consider approval of minutes from the October 22, 2019 site visit and October 22, 2019 meetings.

**MOTION:** Commissioner Barry makes a motion to approve the minutes from the October

22, 2019 site visit and October 22, 2019 meetings.

SECOND: Commissioner Brager

AYES (6)

Chairman Nathan Fisher

Commissioner Don Buehner

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Summer Barry

Commissioner Ray Draper

NAYS (0)

Motion carries

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.*).

John Willis – We are going digital for plan submission. We are accepting planning submissions digitally. We would like to consider other options for what to do with materials boards.

Commissioner Barry – so can we have the boards, and then we get rid of them after City Council.

John Willis – and now we’re requiring the materials list with applications, the manufacturer information.

Chair Fisher – it would be hard to match with a picture, sometimes a print out can be off.

Commissioner Buehner – It is nice to have the material boards because you can’t get a feel for the materials with a picture.

Chair Fisher – maybe we could get print outs for common items and then have special or new items as part of the material boards.

Commissioner Buehner – for me I would like to see as much real swatch as they can.

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

**ADJOURN**

MOTION: Commissioner Brager makes a motion to adjourn at 7:37

SECOND: Commissioner Barry

AYES (6)

Chairman Nathan Fisher

Commissioner Don Buehner

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Summer Barry

Commissioner Ray Draper

NAYS (0)

Motion carries