

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, February 25, 2020**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order

Flag Salute

1. **PRELIMINARY PLATS (PP)**

- A. Consider a sixty-two (62) lot residential preliminary plat for “**Sand Ridge Phase 3 - 5.**” Generally located at approximately White dome Drive and Diamond Butte Drive. The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). The applicant is Development Solutions and the representative is Ryan Thomas. Case No. 2020-PP-007. (Staff – Wes Jenkins)
- B. Consider a eighty-seven (87) lot residential preliminary plat for “**Sage Canyon Phases 12 - 16.**” Generally located at approximately White Dome Drive and Flattop Drive. The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). The applicant is Development Solutions and the representative is Ryan Thomas. Case No. 2020-PP-006. (Staff – Wes Jenkins)
- C. Consider a sixteen (16) lot residential preliminary plat for “**Auburn Hills Phase 7.**” Generally located at approximately Carnelian Parkway. The property is zoned PD-R. The applicant is Bush and Gudgell and the representative is Bob Hemandson. Case No. 2020-PP-008. (Staff – Wes Jenkins)
- D. Consider a five (50 lot commercial subdivision plat for “**D & D Commercial.**” Generally located at approximately southwest intersection of Westridge Drive and Sunset Boulevard. The property is zoned C-3 (General Commercial). The applicant is Alpha Engineering and the representative is Jared Madsen. Case No. 2020-PP-009. (Staff – Wes Jenkins)
- E. Consider a ninety-five (95) residential preliminary plat for “**Crimson Vistas Amended.**” Generally located at the southwest corner of the intersection of 3000 east and 2000 South on 32.6 acres. The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). The applicant is Kent Stanger and the representative Jared Madsen, Alpha Engineering. Case No. 2020-PP-011. (Staff – Wes Jenkins)

2. **MINUTES**

Consider approval of the minutes from the January 14, 2020 meeting.

3. **CITY COUNCIL ACTIONS – February 20, 2020**

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

Note: There was no City Council meeting held on February 20<sup>th</sup> (*due to a budget retreat meeting scheduled by council on that same date*). There are no items to be reported.

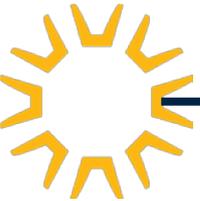
---

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

# Preliminary Plats

February 25, 2020



PLANNING COMMISSION AGENDA REPORT: **02/25/2020**

PRELIMINARY PLAT

Sand Ridge Ph 3-5

Case No. 2020-PP-007

**Request:** To approve a preliminary plat for a Sixty-two (62) lot residential subdivision

**Location:** The site is located at approximately White Dome Drive and Diamond Butte Drive

**Property:** 20 acres

**Number of Lots:** 62

**Density:** 3.87 DU/A

**Zoning:** R-1-10 (Single Family Residential, average lot sizes)

**Adjacent zones:** This plat is surrounded by the following zones:

North – R-1-10

South – R-1-10

East – R-1-10

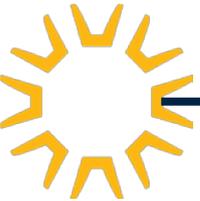
West – R-1-10

**General Plan:** Low Density Residential

**Applicant:** Development Solutions

**Representative:** Ryan Thomas

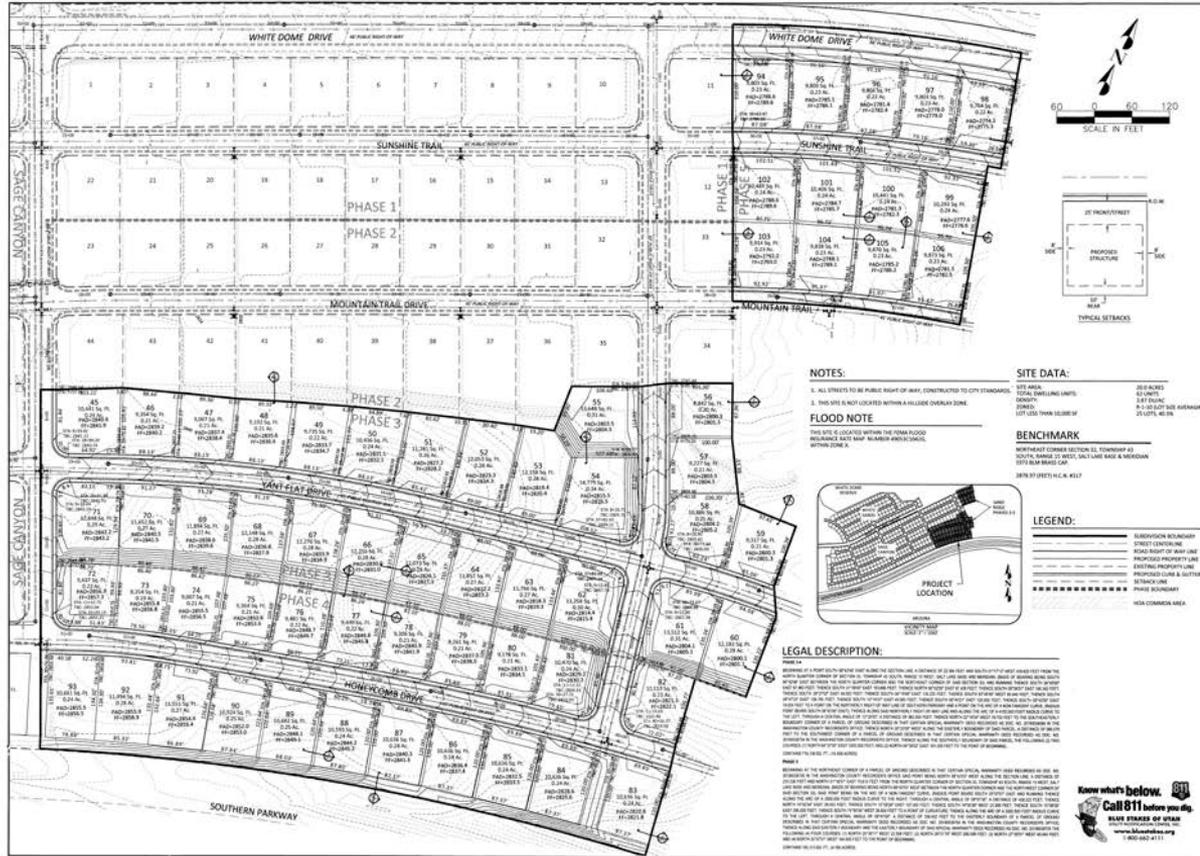
**Comments:**



# Preliminary Plat – Sand Ridge Phases 3-5



# Preliminary Plat – Sand Ridge Phases 3-5



**NOTES:**

- 1. ALL STREETS TO BE PUBLIC RIGHT-OF-WAY, CONSTRUCTED TO CITY STANDARDS.
- 2. INCLUDES LOTS LOCATED WITHIN A LEGISLATED DEVELOPER ZONE.

**FLOOD NOTE**

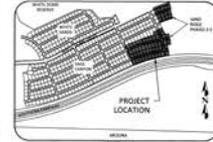
THIS SITE IS LOCATED WITHIN THE FEMA FLOOD RISKMAP ZONE MA (MODERATE RISK) SMALL WATERSHED ZONE.

**SITE DATA:**

- 101 ACRES
- TOTAL ENCLAVING LIMITS
- CONVEYED
- LEFT OVER FROM PREVIOUS

**BENCHMARK**

WESTWIND CORNER SECTION 01, TOWNSHIP 03 SOUTH, RANGE 07 WEST, SALT LAKE BASIN 6 NORTHEAST 101S BLM BASE MAP  
 3879.97 FEET N.C.K. WELL



**LEGEND:**

- BOUNDARY BOUNDARY
- STREET CENTERLINE
- ROAD RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- STRAIGHT LINE
- THREE BOUNDARY
- WATER BOUNDARY
- WATER COMMON AREA

**LEGAL DESCRIPTION:**

THESE LOTS ARE DESCRIBED AS FOLLOWS: [Detailed legal description text describing the boundaries and areas of the lots, including references to previous plats and survey data.]



DATE	
DESCRIPTION	
BY	
CHECKED	
DATE	

**SAND RIDGE PHASES 3-5**  
 LOCATED IN ST. GEORGE, UTAH  
**PRELIMINARY PLAT**

**DEVELOPMENT SOLUTIONS, INC.**  
 1000 WEST 1000 SOUTH  
 ST. GEORGE, UTAH 84770  
 (435) 875-1000  
 www.devsolutions.com

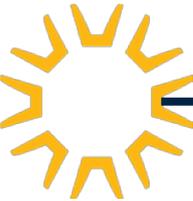
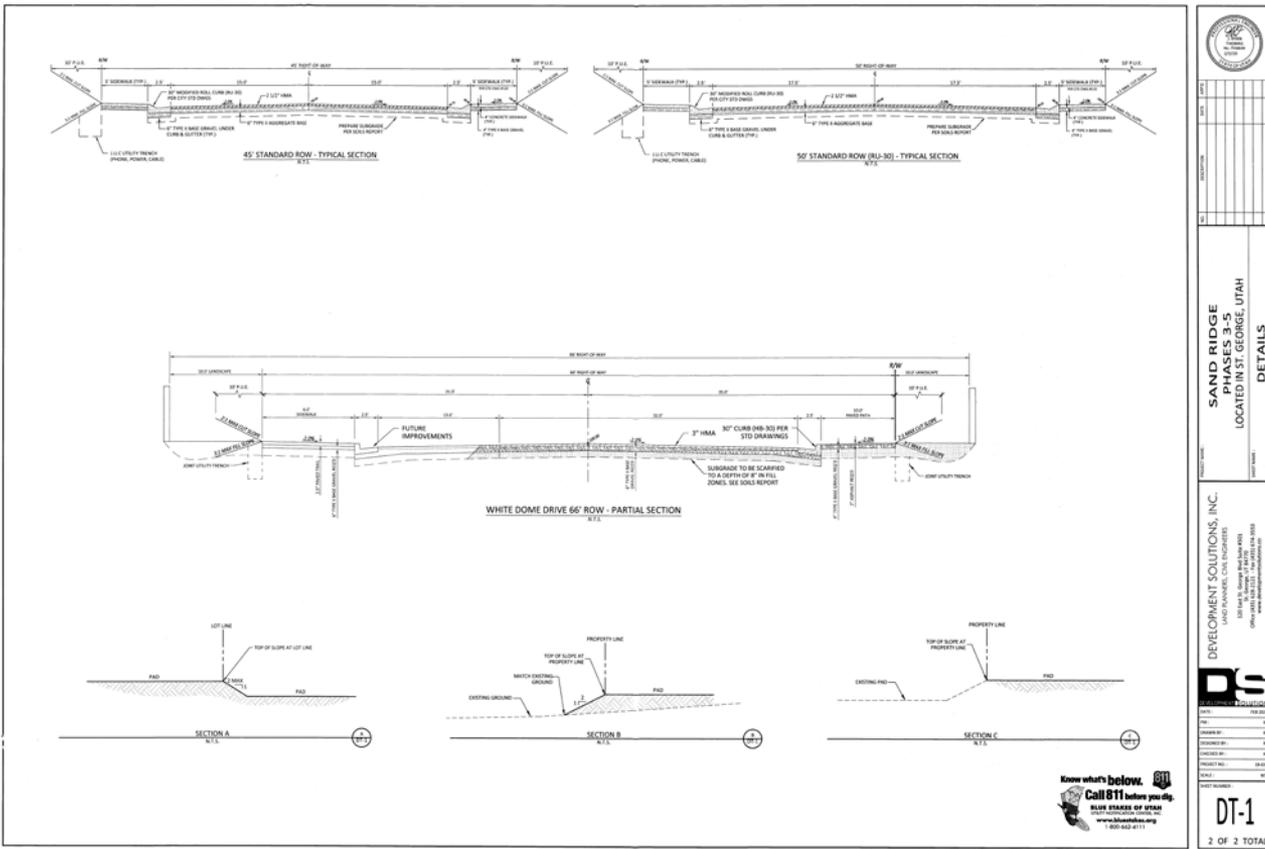


DATE	06/20/2024
DESCRIPTION	PRELIMINARY PLAT
BY	W. J. BROWN
CHECKED	
DATE	

**PP-1**  
 1 OF 2 TOTAL



# Preliminary Plat – Sand Ridge Phases 3-5



Know what's below.  
**Call 811** before you dig.  
 BLUE STARS OF UTAH  
 www.bluestars.org  
 1-800-481-4111

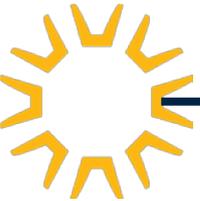
PLANNING COMMISSION AGENDA REPORT: **02/25/2020**

PRELIMINARY PLAT

Sage Canyon PH 12-16

Case No. 2020-PP-006

- Request:** To approve a preliminary plat for an eighty-seven (87) lot residential subdivision
- Location:** The site is located at approximately White Dome Drive and Flattop Drive
- Property:** 27.4 acres
- Number of Lots:** 87
- Density:** 3.18 DU/A
- Zoning:** R-1-10 (Single Family Residential, average lot sizes)
- Adjacent zones:** This plat is surrounded by the following zones:  
North – R-1-10  
South – R-1-10  
East – R-1-10  
West – R-1-10
- General Plan:** Low Density Residential
- Applicant:** Development Solutions
- Representative:** Ryan Thomas
- Comments:**
- 

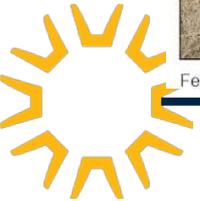


# Preliminary Plat – Sage Canyon Ph 12-16



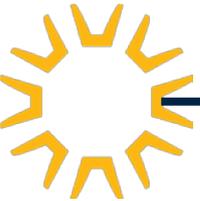
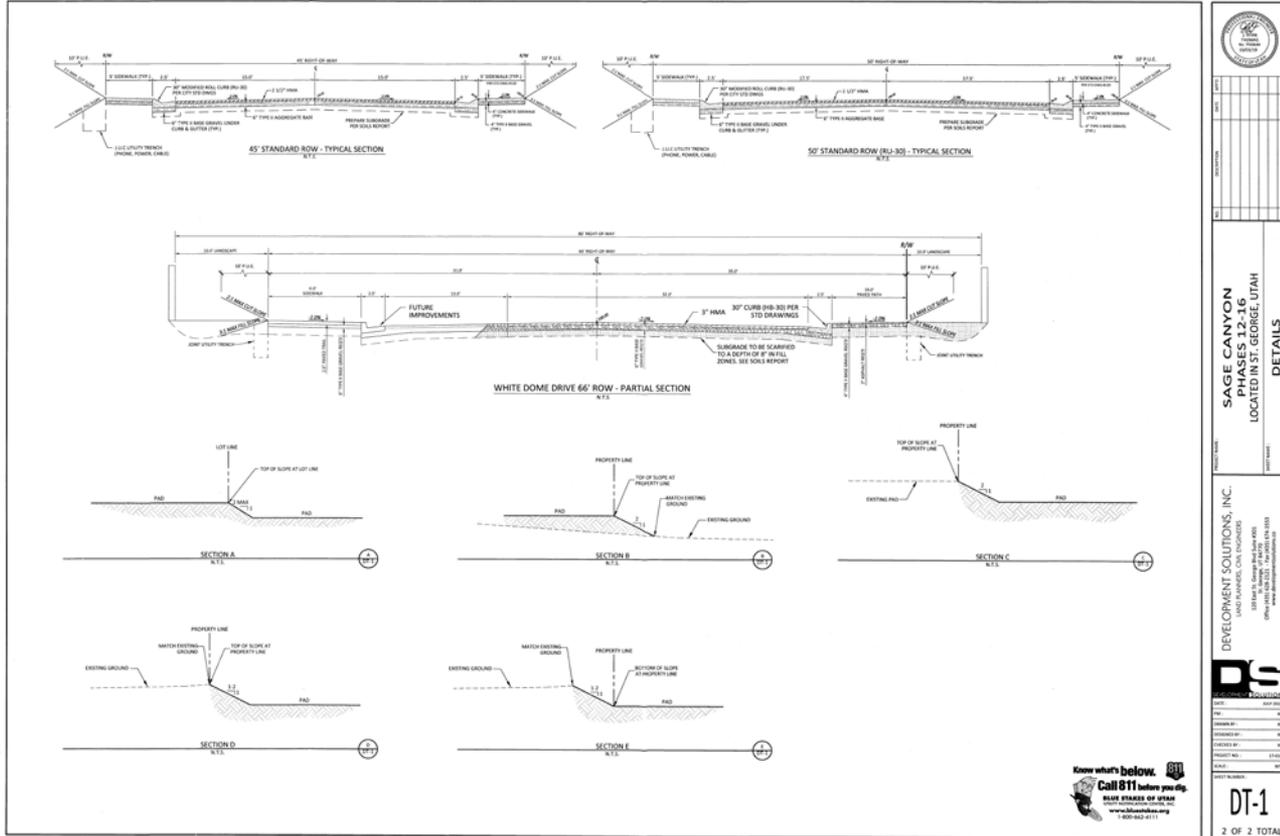
February 19, 2020

1.4.203





# Preliminary Plat – Sage Canyon Ph 12-16



PLANNING COMMISSION AGENDA REPORT: **02/25/2020**

PRELIMINARY PLAT

Auburn Hills Phase 7

**Case No. 2020-PP-008**

**Request:** To approve a preliminary plat for a Sixteen (16) lot residential subdivision

**Location:** The site is located at approximately Carnelian Parkway

**Property:** 2.55 acres

**Number of Lots:** 16

**Density:** 6.27 DU/A

**Zoning:** PD-R (Planned Development Residential)

**Adjacent zones:** This plat is surrounded by the Desert Colors planned development:

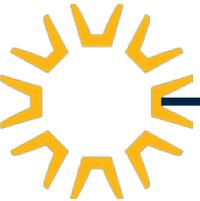
**General Plan:** RES (Residential)

**Applicant:** Bush&Gudgell

**Representative:** Bob Hermandson

**Comments:**

---

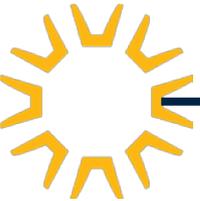




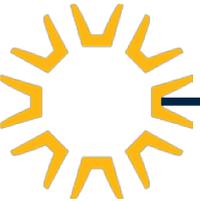
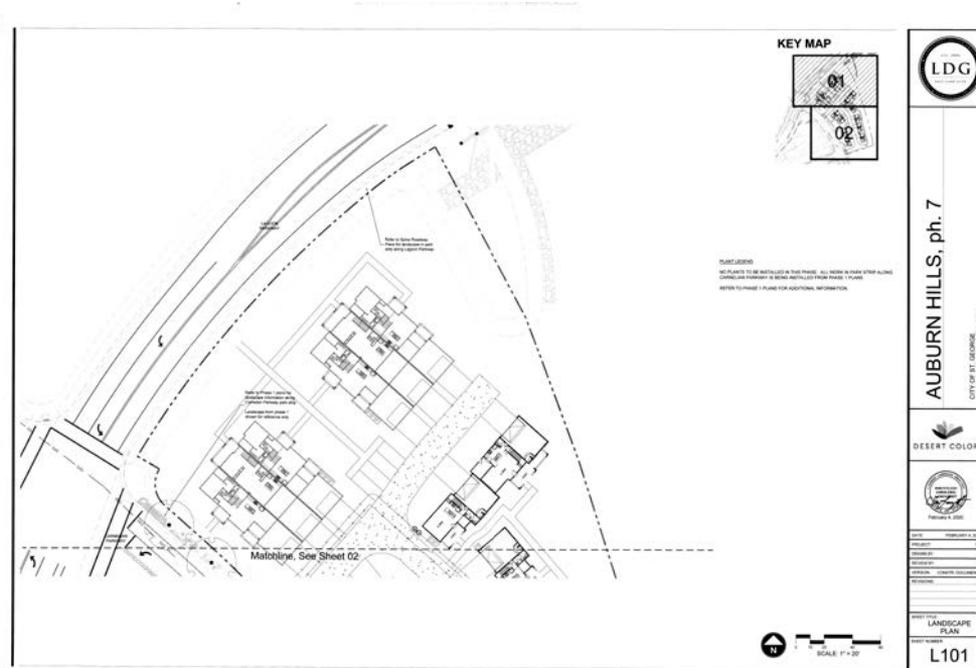




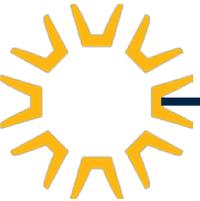
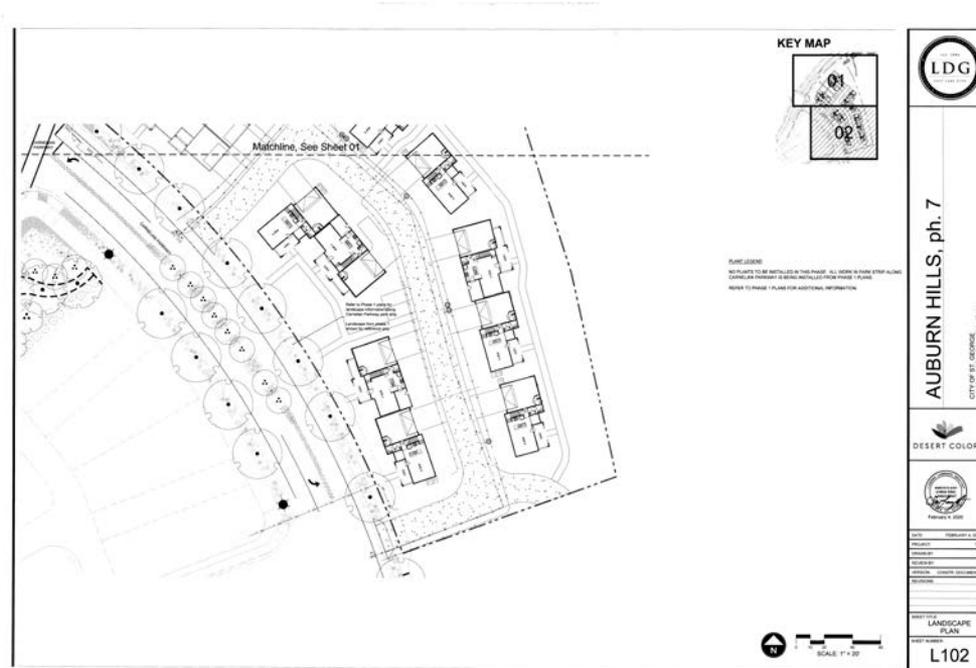
# Preliminary Plat – Auburn Hills Phase 7



# Preliminary Plat – Auburn Hills Phase 7



# Preliminary Plat – Auburn Hills Phase 7



PLANNING COMMISSION AGENDA REPORT: 02/25/2020

PRELIMINARY PLAT

D&D Commercial

Case No. 2020-PP-009

**Request:** To approve a preliminary plat for a Five (5) lot commercial subdivision

**Location:** The site is located at approximately southwest intersection of Westridge Drive and Sunset Blvd

**Property:** 13.07 acres

**Number of Lots:** 5

**Density:** DU/A

**Zoning:** C-3

**Adjacent zones:** This plat is surrounded by the following zones:  
North – C-3  
South – R-1-8  
East – C-3  
West – C-3

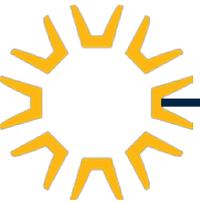
**General Plan:** Low Density Residential

**Applicant:** Alpha Engineering

**Representative:** Jared Madsen

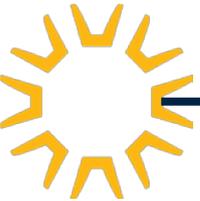
**Comments:**

---

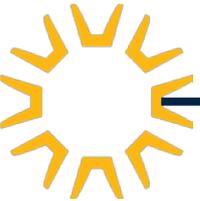
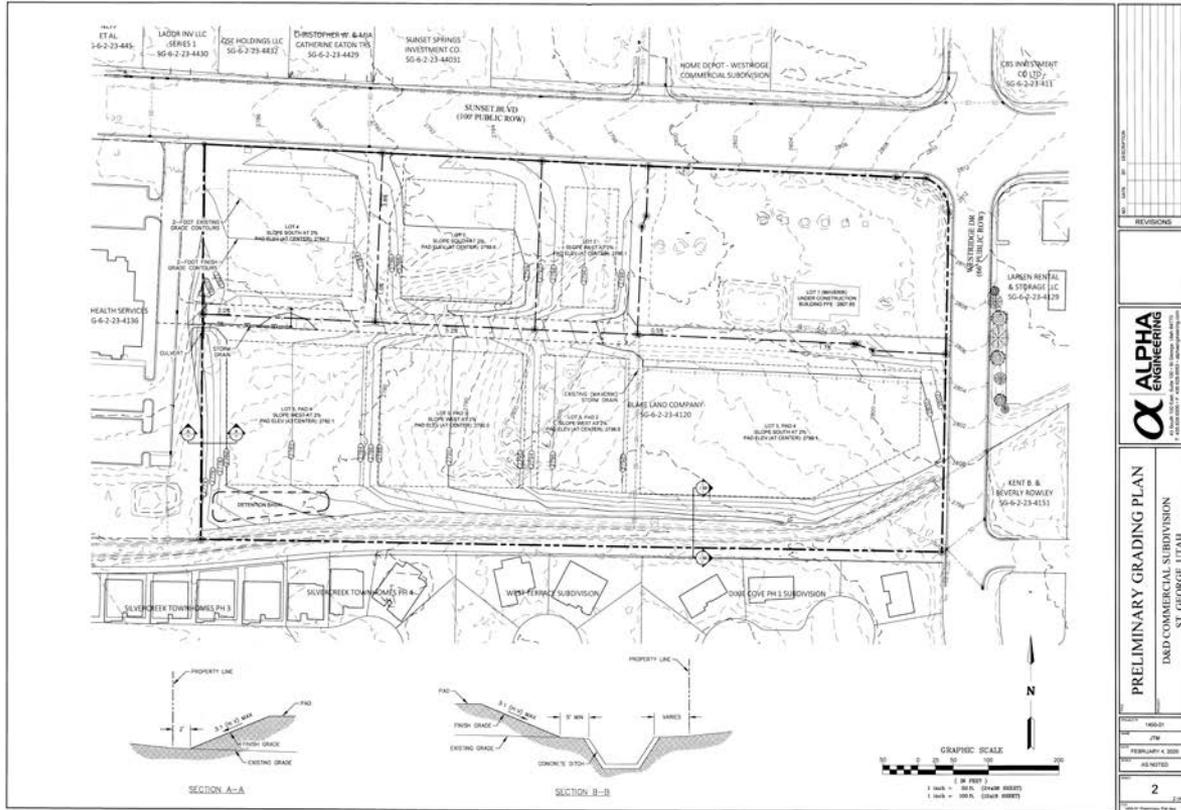




# Preliminary Plat – D&D Commercial



# Preliminary Plat – D&D Commercial





PLANNING COMMISSION AGENDA REPORT: 02/25/2020

PRELIMINARY PLAT

Crimson Vistas Amended

Case No. 2020-PP-011

**Request:** To approve a preliminary plat for a Ninety-Five (95) lot residential subdivision

**Location:** The site is located at the southwest corner of the intersection of 3000 East and 2000 South

**Property:** 32.6 acres

**Number of Lots:** 95

**Density:** 2.91 DU/A

**Zoning:** R-1-10 (Single Family Residential, 10,000 SF lot sizes)

**Adjacent zones:** This plat is surrounded by the following zones:  
North – A-1  
South – A-1  
East – A-1y  
West – A-20

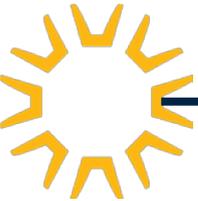
**General Plan:** LDR (Low Density Residential)

**Applicant:** Kent Stanger

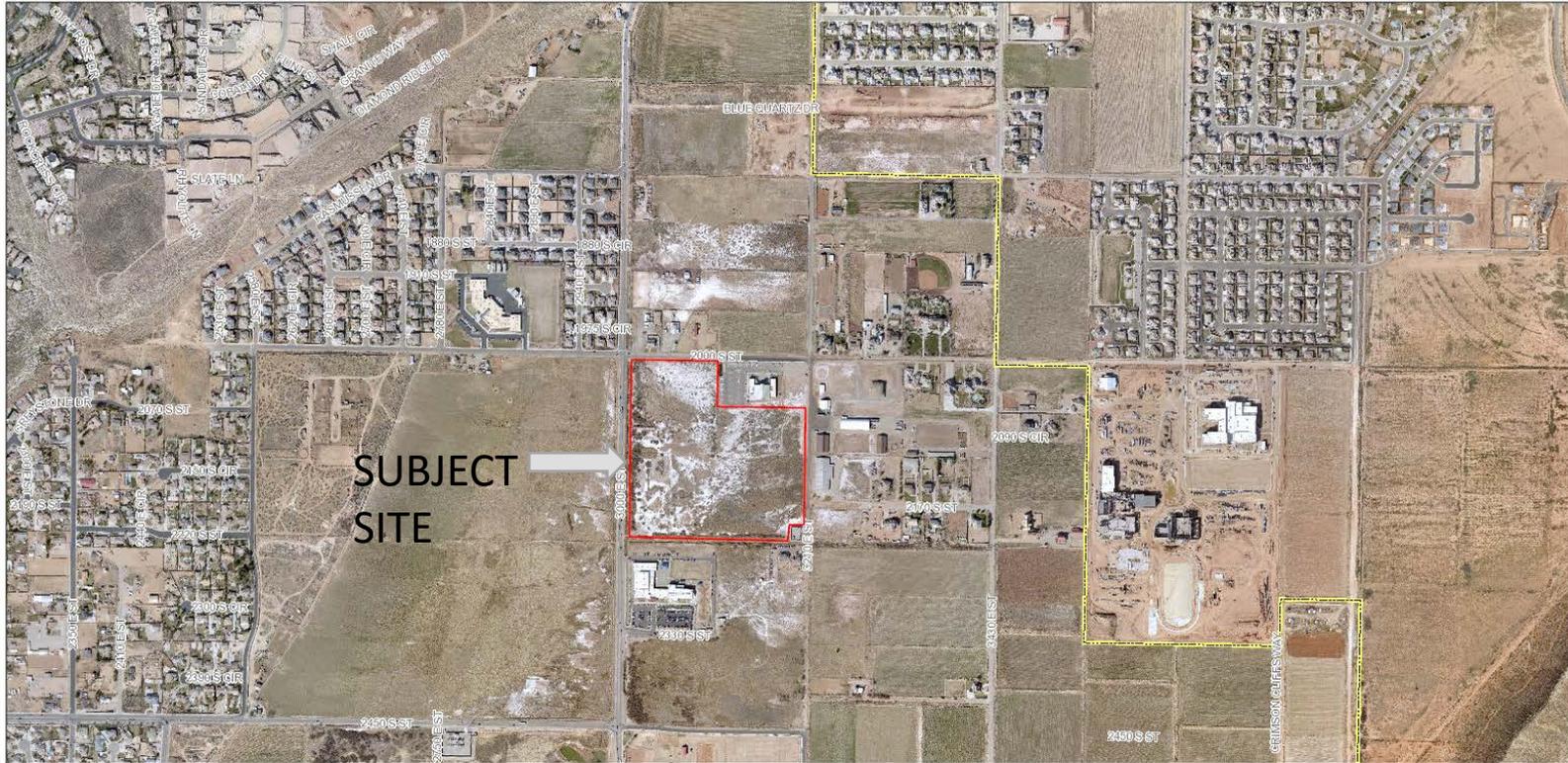
**Representative:** Jared Madsen, Alpha Engineering

**Comments:**

1. The purpose of this preliminary plat amendment is to revise the lot layout on the northwest corner of the project and create double frontage lots along 2000 South. Staff's concern with the original layout was the amount of traffic on 2000 South and homes fronting this roadway.



# Preliminary Plat Amendment – Crimson Vistas



February 20, 2020

18,405











**PLANNING COMMISSION  
CITY OF ST. GEORGE  
WASHINGTON COUNTY, UTAH  
January 14, 2020**

**PLANNING COMMISSION  
CITY OF ST. GEORGE  
WASHINGTON COUNTY, UTAH  
January 14, 2020**

**PRESENT:** Chairman Nathan Fisher  
Commissioner David Brager  
Commissioner Roger Nelson  
Commissioner Ray Draper  
Commissioner Natalie Larsen  
Commissioner Emily Andrus  
Commissioner Vardell Curtis

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

**EXCUSED:**

**CALL TO ORDER/FLAG SALUTE**

Chair Fisher called the meeting to order at 5:11 pm.

Commissioner Brager led the flag salute.

Chair Fisher spoke to the assembly about the etiquette of the meeting and how the public will need to be quiet so that all can hear. Comments need to be reserved for when you are at the microphone. Exclamations from the gallery don't help the process. If it is a public hearing you will be invited to come up and comment. We invite you to share the facts as we open the different public hearings. Please be respectful of each other.

1. **NEW PC MEMBERS**

Three (3) new PC members will be introduced and will join the Planning Commission on this date (*Emily Andrus, Natalie Larsen, and Vardell Curtis*)

2. **ZONE CHANGE AMENDMENTS (ZCA)** (*Public Hearing*)

A. Consider a request to amend the PD-C (Planned Development Commercial) zone in order to update the **PD development plan (Sun River)**. This amendment would allow additional residential density, raise building height, update architecture, and make other modifications to the development plan. The property is generally located on the north-west intersection of I-15 Freeway and Sun River Parkway. The representative is Joshua Greene. Case No. 2019-ZCA-054 (Staff – Dan Boles)

Dan Boles presented the following:

Commissioner Andrus – I have worked on some studies for this item and I recuse myself.

Dan Boles – Staff received an application for this amendment, we wanted to go over it with you tonight. You will see the site outlined in blue it is divided into 3 distinct areas. There has been a little development on the property so far, a hotel, office building and a gas station. Site is described by Dan. The PD was created in 1997, in 2005 the last time it was approved this map was included. These are the proposed changes. We're looking at a proposed change in density. They are allowed under the current plan to develop 10 units per acre, they are proposing 22 units per acre in the yellow portion. The building height was not regulated in the original plan. They are asking for 68 ft it would match the hotel on the same site. Ground floor of the buildings they are currently required to do retail commercial, they are proposing to have parking on that level. They are proposing horizontal mixed use. Parking, 2 stalls per unit and 1 stall per every 3 units is what is required under the current zoning code, they are proposing to change it to 1.5 per unit and 1 guest parking for every 3 units. Setbacks under the current guidelines were not found, they are proposing 75 ft from the street if the building is over 40 feet tall. They have shifted the main street over to Pioneer Road. There is a requirement for the buildings to be 40% glass, they are proposing to remove that. Dan showed the site on a power point, pointed out the area the apartments would be. They are calculating the density from the entire site. There is commercial up against the freeway. They are proposing 3 buildings, they would be up to 5 stories. This is the parking shown underneath the buildings and to the south. These are elevations and depictions of what the project would look like. This is looking south. The buildings are proposed brick, EIFS and flat roofs with the parking on the bottom. These are some of the amenities that would be in the interior of this site.

Chair Fisher – So what they are presenting here is what they would have to build?

Dan Boles – Yes, they would. They performed a shadow study on the property. (Dan described the shadows at different times of the year. It is included in the packet)

John Willis – We received quite a few letters on this application and the staff has went through those. There seemed to be some confusion on the residential and the request for residential. There is already the ability for them to do that in the rear at 10 units per acre as was approved as part of their master plan. This is a legislative item. You have a lot of ability to review this application, you can table or change it if you see fit.

Chair Fisher – To clarify the change is the density, not the type of product?

John Willis – That is correct. In their master plan they were approved for horizontal mixed use which means they were approved for commercial in the front portion and residential in the back, however that was approved at 10 units per acre. Part of this request is the density. When they calculated the density, they did it based on the entire parcel, not just the area the apartments will go.

Chair Fisher – So the 22 units that Dan calculated are over the entire parcel, even where the hotel is but we don't include the hotel in those calculations.

John Willis – That is correct, we do not.

Commissioner Brager – what is the highest you can have a building in the new title 10?

John Willis – You are allowed to go to 50 ft and then request higher with a PD process, so they are in line with the revised Title 10.

Joshua Green (Method Studio on behalf of the applicant) – Very grateful for the participation of the community today. I would like to add a little bit of the why this project has been developed. There was a lot of discussion about creating a product that was appropriate and really enhanced what the community provides, it has great amenities for the seniors. We learned very quickly that there is a gap in what is provided for active seniors that are ready to downsize but not give up their independent living. In working with John Willis and Dan Boles and others at the City we really tried to create a place for this community. A place for seniors to age in place, to provide something that is very walkable and filled with their friends. The need for higher densities really leans heavily on City's General plan. (applicant read from the general plan) That is the core of the ideas behind the higher density. In order to provide those commercial services for the people of Sun River, this provides the higher densities that those companies require. The request for reduced parking is based on the fact that the need for multiple vehicles is decreased with the elderly and seniors. The residents of Sun River will have access to some of the amenities a swimming pool, a wading pool with convenient access to restroom facilities and hot tubs, pickle ball courts, movable and fixed seating, community garden areas, a dog park, pathways that connect to other City and community paths, dedicated golf cart parking. The internal amenities a fitness center, club area, community library, private movie rooms, golf simulators, demonstration kitchen, perhaps a hair salon, bike share program and storage for the bikes and multi-purpose rooms for all the clubs and events that might form. I know there are a lot of comments so I will stop at that point.

Commissioner Draper – Is this facility for only 55 and older?

Joshua Green – It will be targeted to 55 and older, but it will not be age restricted.

Chairman Fisher – please be respectful. We understand that you are not in favor of this and you will have a chance to speak.

Joshua Green – there will be policies in place for property managers to assess who could rent the apartments.

Commissioner Draper – What is the square footage of these apartments?

Joshua Green – There was a market study done to dictate the size of the apartments.

Discussion continued on the size of apartments and the market study done to indicate sizing.

Victoria Hales – They can target to a certain market, but they can't discriminate in renting.

Commissioner Larsen – So with a 2-bedroom or 3-bedroom apartment they could rent to a young family?

Victoria Hales – Yes, they could.

Chair Fisher – Everyone that is here from Sun River, have you coordinated and have a representative? Ok then we will limit this public hearing to one hour. We will limit the amount of time each person is to speak to 2 minutes. Please be as quiet as possible while people are speaking.

Chair Fisher opened the public meeting.

Jann Banales – It's not a question of whether he can build on the proposed property, but should he be able to build what he's requesting. The owner should not have the right to change what is currently approved to meet his desires. I am worried this will set a precedence by approving changes that alter or modify our current regulations to satisfy the wants of the developer an agenda of certain individuals. These exceptions are fast becoming the standard. I'm asking the current commission members to enforce what is currently in place. Any request for something different should not be granted.

Kristy Davis – I just want to point out at that what was shown wasn't what you are going to approve. The whole litany of amenities that he said he would put in place; he doesn't have to put in all of those only 8 are required. Please don't support the proposed changes to Sun River, this has no benefit whatsoever to any of the residents of Sun River. These changes benefit only the developer. They negatively impact the residents. This shows that the developer is unaware of the target market of seniors. He's assuming that the commission, that you all are ignorant of the demographic. It's assaulting to everyone that seniors don't need parking spaces because they just drive golf carts around. There is anything but less of a need for parking.

Jim Hubbard – My wife and I have lived in Sun River for 14 years. My primary concern is traffic. I almost witnessed a horrific traffic accident. There are so many cars waiting that people get impatient. Since we are almost fully built out the traffic is getting really bad and dangerous. I'm really concerned that there isn't any mention of traffic signals going in those intersections. The amount of traffic with 600 or perhaps 1200 more cars at those intersections needs to be addressed.

Kenneth Peck – One of the main interests is the proposed target age and restricted age. The developer is going to have to get great financing to build this monster. If he gets any federal aid is this going to mean that this will be eligible for low income housing? Those are the people that have one car, I think any of the people in the audience are going to say I have one and my wife has one, we aren't going to fit in there. We cannot take the golf cart anywhere to shopping or any other activities. The targeted age is of great concern to many of us here. I think we should look at 17 units per acre which would let them reduce the height to the 50-foot present requirement and would also give them more room for 2 car parking in their ground floor parking area. There are six vital, regulatory signs that need to be erected at the parkway intersections before traffic lights and those types of things need to be addressed.

John Carr – As a concerned citizen who will be directly impacted by this, I implore this commission to consider what kind of infrastructure will support this kind of growth. This area has been a buffer zone of low density. Keep the current zoning protection in place. This proposal asks for too many variances. Will the people's trust in the past city council be violated by the new city council?

Mike Emberton – This is a major inconsistent development. The issue of the age restriction is going to have a huge impact. The height and the shadowing is really going to have an impact on the folks who are there already. There isn't going to be enough parking. I want to talk about the elephant in the room, it's greed. Commissioner, think about your legacy, how are you going to vote. I'll leave it up to you and your conscience.

Pam O'Toole – I'm concerned about the general impact on Sun River. Water, Electricity, sewer, police, fire services, emergency medical services. Also, what are the prices these apartments going to be? Is it going to stay consistent what will happen 2 year, 5 years, 10 years down the road from a project that is so large?

Jackie Ortelli – I have 4 key points I wanted to mention. I look at the density increase of over 100%, from 291 to 638, you're looking at more people living there according to how many bedrooms. If you had 130 cars parking, there per acre you could still look at 788 vehicles perhaps more. The 5 story high buildings far exceed what the Sun River people have bought into. The age target and age specific. The reality is you are going to have many families in that density.

Ruth Christine Giles – I am furious about being blindsided by this developer. How many of you are from Sun River and against this proposal? I just wanted to make sure you knew how many of the taxpayers and voters are against these apartments. What about parks? With no required parks our HOA parks would be overrun. The Hampton has lit the roof up like Las Vegas.

John Hill – I'm here to express some concerns. I feel like I'm trying to catch up with a moving target. I have been trying to get my arms around what is being proposed. Discussed parking. There will be road rage from the number of people parking. Crime is my next area.

Rhonda Johnson – I moved here from Cupertino CA. I was able to upsize when I moved to Sun River, but the main part of Sun River I've seen that people come there to downsize. We already have a community to downsize to. I would like to make a proposal about how many people can live in each unit.

David Crawford – All of us moved here because of the lure of a Senior Citizen community, we would like that to continue. With that in mind we should have housing that is on the lower end of the market. They should stay with the restrictions our community has. We have been promised infrastructure and we haven't seen it. The density is calculated on the whole parcel.

Randall Vaughan – The reason why there isn't a representative here is because the information wasn't released until the end of day on Thursday and it is unfair to have us show up to a meeting on Tuesday night. It's unfair to the community of Sun River to be notified at such short notice. You don't have to shut it down, just modify it. You have heard a lot about the age targeted and age

restricted, I don't know what you are going to do when a 22-year-old moves in there and moves in his buddies. Also, density, the hotels, they are on these blocks, there is nothing in there about them.

Terry Pelt – Last I check the total population of St George is just under 85,000 when Sun River is built out the total population is going to be around 3500 people it represent about 4% of the total voting population of the City of St. George. I beg you guys to consider residents with that kind of a voice.

Peter Foster – I would like to give my time to John Hill.

John Hill – I have real concern about the failure to designate this project as senior only. Expressed his opinion on what causes crime. I would suggest that you seriously look at analysis of density and crime.

Daniel Stan – I've lived in Sun River for the past 3 years; we've been betrayed by the developers. We were promised a low density and single-family homes.

Jackie Burrows – I am interested how many letters were received, I know there is a 500 ft radius, but everyone should have been notified because it affects everyone. Vote no. Every time I have seen a zone change, they include what the zone is and what the zone is being changed to. This letter had none of that.

Chair Fisher – We understand that you might disagree with the proposal in general, but I would ask that if you are going to come up and present you focus on facts that will help us make a good decision.

Pat McWaters – I wish I could comply with your wishes for all of the work up that your people do, but I can't. All I can share with you are some of my concerns and my friends concerns. I saw nothing about why the developer believes the change in building code is necessary for the community. I've heard nothing about what will be done about the traffic on Pioneer Road

Al Metzky – As far as I know there are no other 5 story apartment buildings in all of St George. I have never seen a 5-story complex across the street from prime residential community.

Ned Cooper – I'm against the whole proposal, I would suggest that whatever is developed should be very specific, whatever you decide. I do believe higher density means higher crime.

Sharon Hoff – We had very little time to prepare. I would ask as a board you would ask to postpone so that we can prepare.

Paul Anderson – It seems the proposal doesn't upgrade the needs of residents; it upgrades the profit of the developers. Where will they park their golf carts? We don't park them on the street they get stolen, you need a place to park them just like you do cars.

Libby Luse – Late at night you can see all the stars, that's what sold me to move here. More buildings mean we will lose our night sky. Did you say the buildings along I-15 are two story buildings?

Chair Fisher – We will ask for more detail as we go along.

Libby Luse – Please think about the night skies, you're going to lose them.

Susan Drake – My house backs onto Arrowhead Canyon it backs into what you are proposing to build. If you build a 5 story there, they will be seeing into my back yard, my windows my house. I don't care to see 3 5-story buildings there.

Wayne Kanady – I am going to ask I would like you to be familiar with what we've got at Sun River. Go there and drive through our area, look at it and see. Consider the people of Sun River as a whole when you vote.

Jim Hubbard – We have a duly elected board that are supposed to manage our affairs. I haven't heard one of them speak tonight. Maybe they didn't get notified. How would you feel if they came and cleared some land and how would you feel if they were going to put this behind your house? I'm sure that we all asked what was going to go on that vacant land and we were told light commercial.

Peggy Thomas – We were not notified as an Association to changes of a master plan. With this much going in you are going to have to get more water pressure in that area. We are not saying we can stop change, but we would like this postponed to see if something can be worked out with the developer. I would like to ask the developer if this will be long term or short term?

Patricia Anderson – 10 years ago my husband and I got married for 7 years we looked all over the country for somewhere to retire. This new proposal goes against every reason we bought in Sun River.

Ann Doboski – I keep hearing people talk about the change in density. Why a change in density? I would like to hear from the developer to see why a change in density.

Chair Fisher – they will be able to address after the public hearing when we ask more questions.

Steve Liston – More opposition to the project regarding the 55 and older community. St. George is being destroyed by hi-rise communities.

Cheryl Sandahl – One thing I would hope you would consider is reconfiguring the layout and putting the apartments along the freeway and have them be a buffer. I have a concern for the people on Arrowhead. Consider the people that have lived there and supported this development.

Jeff Kind – I moved here 3 years ago from a congested area. We moved here for the well-planned community. I have a problem with the way they control the dust on the job sites. Consider the impact it will have on all of us.

Kenneth Hansen – I have to admit I agree with a lot of what has been said. Anyone who sells their house is supposed to sell disclosure statements one of the requirements is that if you have any knowledge of a project going on that might adversely affect it then if we don't disclose and we were to sell now then we would be able to be sued.

Tony Evans – My concern is every one of these people here tonight bought into that community to have the senior lifestyle. That is taking advantage of them. I would love to live there but I'm not old enough yet.

Becky Hawkins – I'm actually with the firm of Method studio I have been able to work on this proposal. The thing that has struck me from day one is the concern of the developers for the residents. The intent is always about how to bring amenities and help this community to age in place. Please remember this as you consider it.

Richard Premis – I wasn't going to get up and speak, but she got up and spoke and used some of our time. I think that's wrong; they had their time. I don't think the developers considered our views. I have a background in this, I have sat up there on the dais and had to hear that people didn't agree with what I wanted. This development is detrimental to Sun River, no matter what she thinks.

Chair Fisher Closed the public meeting.

Chair Fisher – I want to explain what happens next; you are going to hear more discussion from this group we would ask that you remain quiet during this process. I'm going to ask you to be respectful of the people who come up to present us information. I would like Dan or John to come up and walk everyone through the details one at a time.

Dan Boles – Discussed page 75 and other packet details. They ran through the different sections and what is going in. Dan went through the table included in the packet.

Chair Fisher – How many units in the apartments?

Dan Boles – They are proposing 620.

Chair Fisher – So the parking will be 910 for the units and around 206 for the guests

Dan Boles – Yes.

Commissioner Draper – Does staff feel that is acceptable?

Dan Boles – The code does allow for them to make that request.

John – The code does allow for that. Almost all the higher density projects we have seen have been allowed to reduce the guest parking, it is not allowed in the current title. This project actually has more parking then the other projects we have seen with the guest parking and the 1.5.

Chair Fisher – I guess that's what we've done in the past we have reduced the guest parking, but that currently isn't allowed in the revised title?

John Willis – It is currently not; the staff is looking at that provision so it may be something we revisit here shortly.

Chair Fisher – So at this point it is probably better at looking at it as a whole because guest parking could be used as resident parking.

John Willis – That is correct, and I don't know if the applicant has divided those up and said these are guest and these are resident, we just look at the total numbers. As far as parking goes it is parked more than some of the other projects we have approved.

Chair Fisher – Maybe you could provide for edification, the newer members as far as the issues we've had in the past with parking and the changes we've had in the City to try and accommodate where things are going and what needs to happen in the City to develop.

John Willis – It is especially difficult on these types of projects, because we do have a kind of one standard fits all, and so really depending on product type and the number of bedrooms and the number of cars what the appropriate number is. The applicant has provided some research located in your packet showing that the 1.5 would be sufficient.

Commissioner Curtis – How does this project compare with Joule Plaza and some of the other apartment complexes that are here, in ratio in particular?

John Willis – This off the top of my head, so if I remember correctly, City View was parked at 1.5 and didn't provide any guest parking. Joule plaza did 1.5 and provided a handful of guest parking, but I'm not sure exactly what that number is. If you look at those this is more parking. If you look at Greyhawk, they did a similar request they asked for 1.5 and a reduction in the guest parking. So, this one is parked at a greater ratio than Greyhawk. Most of the high-density projects we have had have went to 1.5 and a reduction in guest parking so this one is actually parked more so than the other ones.

Continued discussion on parking ratios and large projects.

Commissioner Curtis – Is this in line with the projects that we have had currently and what are the stories of those projects?

John Willis – Joule Plaza has elements in areas that are 5-story the rest are 4 story. Greyhawk is 4-story, Legacy Village is 4-story, but they have an exposed parking structure they have a height of a 5-story, City View is a 4-story. A lot of our hotels are going to 5 story so you will see heights increase.

Dan Boles – Continued to go over the table included in the packet.

Commissioner Brager – In the current mixed-use area is that age restricted or not?

Dan Boles – I don't know that; I would have to look in their current development plan to answer that and I don't know.

Chair Fisher – These changes are not just unique to the apartments? Like the glass? Approving it this way would mean they wouldn't need any glass store fronts?

Dan Boles – Yes, that is correct, but I would like to point out that most of the commercial will be developed as 1 story maybe a couple of 2 story office buildings.

Chair Fisher – But by approving it this way they would not need to have any storefronts with glass?

Dan Boles – Yes.

Chair Fisher - Can you explain what might be in there commercially? Identify the type of use for each one?

Dan Boles – You will have the apartment component and then some hotel areas, this area is to be a walkable commercial area the lighter orange will be a smaller scale type of commercial use and it would be designed for car travel.

Commissioner Curtis – What do we know about traffic and those intersections?

Wes Jenkins – Based on the updated study it only increased the traffic about 1000 cars a day, it didn't really increase the traffic that much. They were expecting 24,000 at build out and this would increase it to 25,000. They do have two planned traffic signals here and here. And then two full accesses.

Chair Fisher – As far as the request and the changes for the type of material and the glass I assume you are focusing on the apartments and not the commercial.

Joshua Green – That is correct, to provide the number of covered parking stalls needed in a convenient location. There will be some glass with the visitor entries and things like that. For example, on the ground level there are covered parking stalls for the appropriate number of units. If we were to provide glazing, we would be glazing around parking. There are ways proposed to beautify those openings without glass.

Discussion on parking continued.

Chair Fisher – So in addition to the stalls calculated earlier there will be parking for golf carts?

Joshua Green – Yes

Commissioner Brager – Why was the hotel not included in the density? How many acres does the hotel sit on?

Discussion on dwelling units per acre

Commissioner Brager – Is there a current age limit in the current plan?

Joshua Green – To the best of my knowledge there is no age target or restriction in the current plan.

Commissioner Brager – So that wouldn't be changing?

Joshua Green – That's correct, that wouldn't be changing.

Commissioner Brager – Can you offer some approximate numbers on the number of apartments that are one bedroom, two bedroom and three bedrooms?

Joshua Green – It's market driven so until the plan gets solidified there's some fluidity. It's roughly 40% one bedroom and 60% two bedrooms.

Commissioner Brager – By code you are allowed 50 feet, and that gets you to 4 stories. We've heard a lot from the community that they are concerned about the height. Why wouldn't you do that? Is 5 stories an absolute necessity?

Joshua Green – It's a complex series of operations to find what works best, 5 stories align with achieving all the goals. There is a cost benefit to the 5 stories.

Commissioner Brager – So it's probably more economic driven?

Joshua Green – It's complex and a combination of all those things.

Discussion continued on the amount of stories

Commissioner Brager – Can you provide to us the exact amenities that you would provide?

Joshua Green – We would like to provide as many as we possibly can. The intent is to provide as many of those as we possibly can. The intent is to provide at a bare minimum 8 of those listed.

Chair Fisher – When you said that the prior approval was 10 units per acre based on the entire parcel A calculation just for the north parcel or the entire acreage?

Joshua Green – If I'm reading the table correctly it's for the entire mixed-use zone. It was for the entire parcel.

Chair Fisher – So previously with the 10, if nothing changed, but the developer wanted to include all the developments in that northern parcel he could still make the same calculation of 10 units and it would really be a higher density than 10 units per acre clustered in the north, is that right?

John Willis – Yes it could be clustered in the North. When it was approved in 2004, they were allowed to count the entire acreage.

More discussion on density and how this project was approved in 2004.

Commissioner Curtis – I'm curious to know what you have in mind to make sure we will not have any concerns for infrastructure down the road.

Joshua Green – The developer will work hand in hand with the City of St. George to do what is required to support this development and for it to be successful. I would also add that an apartment community has a great chance of being more sustainable by sharing those systems in a more efficient way.

John Willis – We have standards in place, they will have to meet all those standards as the development takes place.

Wes Jenkins – That will be flushed out during the process. If they don't meet the standard, then it won't get developed. Part of the improvements will be Pioneer Road will become a 5-lane road.

Chair Fisher – Could you move things around, so the apartments are closer to the freeways?

Joshua Green – We worked with all parties to try and maintain the mixed-use project. It would be interesting to study the viability of apartments next to the freeway.

Materials were passed around to the commissioners, Joshua Green described what materials would be used where.

Commissioner Brager – I think the articulation and the elevations are beautiful. I am concerned with 5 stories down there. I think 4 stories would be sufficient. The parking seems in line if I do a calculation of 1 car per one bedroom and 2 cars per 2 bedrooms. The requirements for this type of product, I come from another big city and we had a planned development in which this type of project did very well. I would encourage the developer to work with the residents. In terms of blocking views, there was commercial planned, so there was going to be developments here. I think in terms of density that's pretty high. I think we should cut that down with making the buildings 50 feet. I think the age restriction is a non-issue because it doesn't apply now, it's a non-factor because it's already approved.

Commissioner Nelson – I think with the rental you can't discriminate.

Victoria Hales – Federal law will not let you discriminate against certain categories.

Discussion on Federal law.

Commissioner Nelson – I'm concerned about the one story up against the 5 stories, we always try to have buffers and transition zones. It doesn't seem like it fits in as nicely.

Commissioner Draper – I am assuming these are the only apartments in the entire project. Including on the east side of Pioneer and so forth. Any more than this I don't think I'd like. It's a beautiful concept they've got.

Discussion on where residential and commercial are located.

Chair Fisher – I'm assuming the 22 units an acre would be maxed out with the 3 buildings on the north?

Joshua Green – Yes that's correct.

Commissioner Larsen – My concern is the density; I think it's too dense for the area. I do think there is a need for this in St. George City, even in Sun River, but I think the density is too high. I think it's too much too close and too high. It is beautiful and I think they've put a lot of time and effort into it, I just think it's too dense for the area.

Commissioner Brager – We heard a suggestion from one of the people in the public hearing of 17 units per acre, would that be a happy medium to the commissioners?

Commissioner Nelson – Yes that would make me feel a lot better.

Commissioner Curtis – I guess we would have to wonder how they came to that number.

Chair Fisher – Something to keep in mind as we run out of land in St. George in order to grow, we must go up instead of out, not that necessarily that this is the project for it, but that's something to keep in mind. Maybe this is one of those, maybe not. Maybe it's too close to the single family. It appears to me to be a great project that would be attractive. I know there is a lot of concern when you talk about apartments on what types of buyers it will attract and that's something, I have a problem with when we start judging and determining what kind of people, we have to be careful there. I like this, I am concerned about the height but for me it might be something that can be satisfied by going out and looking at what the impact will look like or a 3D.

Dan Boles – The applicant did prepare a presentation that shows the effects.

Chair Fisher – Let's take a look at that.

Joshua Green presented a moving aerial of what it would look like.

Discussion continued on building height and setbacks and shadowing.

Commissioner Brager – How tall is the Hampton Inn?

Dan Boles – Approximately 68 ft and it is 5 stories.

Commissioner Curtis – What is the price point we are looking at?

Joshua Green – I can't answer that at this time. They will be market rate apartments, comparable to the same product in this area.

Commissioner Larsen – What is this project going to do to help the population age in place? To me you've left the commercial aspect out, even if you had some satellite businesses in the town center then it might make the people like this project better.

Joshua Green – The developer's intent is to provide a walkable commercial community for them. It's very similar to Farmington Station. I believe the master plan approach to the horizontal mixed use is to entice those businesses to come to Sun River. The additional density will provide the enticement for those national brands.

Chair Fisher – The feeling I get from up here is that it's not necessarily that you are not ruling out some kind of apartments, you've got concerns with the height and density. I would like to see what a structure would look like out there with what is currently approved and then what it would like with the setback and height variance. Whether it's through a rendering or onsite that it can be done, I don't know how that would work.

Discussion continued on how to get a feel for the height and setback variance and what the impact of this project will be.

Commissioner Larsen – I think it is a concern with the height and it being a gateway to the city.

Chair Fisher – If additional information would be helpful, we can ask to table it and then request that and have it come back before this group before it goes to city council.

Commissioner Draper – I would really like to see what this really looks like we can physically put a target in the air and see what that looks like. It can be done very easily. I would like to table it right now and see those issues and if there are any other issues on the site.

Commissioner Brager – The public hearing has already been held so it wouldn't be as long next time.

Victoria Hales – The public hearing is currently closed, we could table it to a date certain, then this could be the notice of when it would be. We could re-open the public hearing, but I think it would be helpful to let the audience know whether we would re-open the public hearing or not.

Shawn Guzman – Right now the public hearing is closed so you could go out and do a site visit have whatever visuals you would like out there. Of course, if you meet out there that would be something that would be noticed if you do meet out there so that others could go too. But having closed the public hearing we did not want to leave the audience with the idea that when you reconvene at a future date that they could speak again unless you let them know that you are going to reopen the public hearing at that time after they've had the opportunity to go look at the visuals. It's however you want to that, chairman, but we didn't want the audience to leave without knowing that.

Chair Fisher – I don't anticipate that we would open the public hearing again. I don't think it would bring up anything that would require further public comment, this is answering our questions as far as that height and what it really looks like from the street. I would not be inclined to open the public hearing up again. There's no reason for that at this point because it is only to answer the question as far as that visual.

Commissioner Brager – I would like to know a little more information on the amenities and the percentages on the mix of the bedrooms.

Chair Fisher – I think what he's telling you on the percentages and the mix on the apartments are market driven and we are not going to be able to get that detail.

Darcy Stewart – We have just been talking and two concessions that we would like to make. We would like a vote. We would offer to put the first story parking in the ground and then it would give us a 4-story structure and I think that would get us very close to the 50 feet. The other thing that seems to be a big concern is the age targeted versus the age restricted. We would concede to make it age restricted so it would become a 55 plus community. We've had doctors that have been at Sun River, they couldn't make it work, there were not enough roof tops. We are currently negotiating really popular coffee company. We're negotiating with some fast food. So, we are starting with the hotel and the gas station. We are starting to get some attention. We have reached out to every grocery store in the world to try to get something to come out there. And we actually had a market study done by one of them and it's just too green for right now. So, the whole concept for the greater density, we want to do something extremely beautiful, very nice, but we need more bodies to use the facilities we put out there.

Chair Fisher – So what we are looking at an adjustment to the application as Mr. Stewart has proposed which it would be 4 story above ground and underground parking, and the project would be age restricted similar to Sun River. So that's the amendment to the application.

Commissioner Nelson – Putting the parking underground would make me really happy, it will make me sad for the developer because I know it will be incredibly expensive to move all that dirt so it's a huge concession. I really do think that, but it makes me happy to have the height reduced by that much.

Commissioner Larsen – how much would that drop it down in height?

John Willis - Usually each story is about 12 feet, maybe a little bit less on residential. You would want to be really specific on the height, if you want that to be fully underground then state that.

Commissioner Brager – What if we limited it to 55ft, would that be good?

Commissioner Nelson – If the parking is 100% underground you are going to have an exhaust issue. If you have it slightly open like the Mountain America Credit union, they have that slightly open so that it is naturally aspirated.

Chair Fisher – I think what John is saying if you did a height restriction they could work with that height.

John Willis – You probably should restrict it to 58 feet.

Discussed screening

MOTION: Commissioner Brager made a motion to recommend approval of Item 2A with the following conditions: 1. The property be limited to 4 stories above the ground with a height limit of 58 ft. With full underground parking. 2. That the property be age restricted to the extent of the law 3. That there would be more trees for screening between the existing residents and the apartments, with twice the number of trees currently required for the spacing of city street trees. The Clarifications were made on the motion as stated above and were adopted by the commissioner who seconded the motion.

SECOND: Commissioner Draper

AYES (6)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Ray Draper

Commissioner Natalie Larsen

Commissioner Vardell Curtis

NAYS (0)

Motion carries

Chair Fisher called a 15-minute recess.

Chair Fisher called us back to the record at 8:27 pm

- B. Consider a zone change amendment to the PD-C (Planned Development Commercial) zone located at 120 West 1470 South Street on 1.04 acres. This amendment is a request to add ‘**adolescent stabilization facility**’ to the previously approved ‘use list’ at this location. This use would provide care and treatment (*not to exceed 30 days*) for suicide prevention, depression, anxiety, drug overdose, and other mental disorders. Similar to a specialized adolescent psychiatric hospital. The State license will be an “Intermediate Secure Treatment Program for Minors” (*for a 50-bed facility*). Additionally, it would also be licensed as a “Day Treatment Program” (*to assist youth and their families*). The program is called “**Vive Adolescent Care**” (at Medical Detox). Case No. 2020-ZCA-002 (Staff – Ray Snyder)

Ray Snyder Presented the following:

Ray Snyder – for refence back in 2010 the City Council approved a medical detox center at this location at that time it was changed from C-2 to a PD with the one use of medical detox. The question tonight is whether the use can be added as described above. There was an offsite parking lot associated with this facility in 2010 so they would have enough parking. Shadow Mountain was in there, Renaissance Ranch and Therapia. Ray discussed how the planning commission can

address this item in the motion. It's an existing building, there will be no change to the building itself.

Troy Spray – We are not a residential treatment center and do not want to acquire that license at any time.

Commissioner Nelson – Is it targeted to local youth?

Troy Spray – Yes, we will work with the local school district etc.

Chair Fisher opened the public meeting.

Chair Fisher Closed the public meeting.

Commissioner Nelson – I am biased, I know our community needs this really bad.

MOTION: Commissioner Nelson made a motion to recommend approval of item 2b the zone change to add adolescent stabilization facility and day treatment program to the use list and adopting all of staff comments and conditions as listed in the report and presentation.

SECOND: Commissioner Brager

AYES (7)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Ray Draper

Commissioner Natalie Larsen

Commissioner Emily Andrus

Commissioner Vardell Curtis

NAYS (0)

Motion carries

- C. Consider a zone change amendment to develop Desert Color's "**Auburn Hills Phase 4.**" This request is for 59 multi-family town home units. The property is zoned PD-TNZ-NG (Planned Development, Traditional Neighborhood Zone) and is generally located east of the I-15 Freeway and south of the Southern Parkway, and west of Desert Color Parkway on 5.66 acres. The owner is SITLA, the applicant is Desert Color St George, LLC, and the representative is Bob Hermandson. Case No. 2020-ZCA-003 (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – By way of clarification I made a mistake and failed to put the site plan in my presentation. It is in your packet though. They are proposing a total of 11 buildings, they are multi family. This is more of your traditional zoning type regulation. The site plan does show a number of different unit sizes. They are meeting the requirements for the Desert Color project. Staff

recommends approval with conditions: A detailed landscape plan will need to be submitted with the construction drawings, all units will meet required parking whether on street or on site, future elevations will need to be submitted and approved through a separate

Dan Boles – these will be accessed through alleyways. The front doors will face civic spaces or right of ways.

Adam Allen – Bush and Gudgeon representing Desert Color. None of the garages will be seen from the street, they will be two car garages.

Chair Fisher opened the public meeting.

Chair Fisher closed the public meeting.

MOTION: Commissioner Draper made a motion to recommend approval of Auburn Hills ph 4 as presented to us here and incorporate staff's comments.

SECOND: Commissioner Nelson

AYES (7)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Ray Draper

Commissioner Natalie Larsen

Commissioner Emily Andrus

Commissioner Vardell Curtis

NAYS (0)

Motion carries

3. **GENERAL PLAN AMENDMENTS (GPA)** (*Public Hearings*)

- A. Consider a general plan amendment from LDR (Low Density Residential) to PO (Professional Office) on approximately 3.0 acres. Generally located at 2046 N Tuweap Drive. The applicant is the '**Ted Warthen Center**' and the representative is Curren Christensen, NAI Excel. Case No. 2020-GPA-004 (Staff – Ray Snyder)

Ray Snyder presented the following:

Ray Snyder – This is an existing structure, also down here there is an empty portion of the lot and they would like both to go from LDR to PO. The approximate 3 acres includes both parcels. It was originally a hospice facility. I want to make it clear that they are asking for both parcels to be changed. The last use was an assisted living facility. The license expired in 2018 and they lost the

use because it became non-conforming. The zone for this is R-1-10 and it does not permit that use. The owners would like to use the building the current zoning would only allow single family so they could tear it down, or one could use it as a large home neither of which makes sense. Staff looked at the possibilities and recommended they go to the PO in the general plan. The original CUP was in February of 2000. It is expired. I have seen a lot of letters, calls and emails, I've put them all in your packets. There was a lot of misconception that this was a zone change, not a general plan amendment.

Commissioner Brager – Is there an avenue to do another CUP?

Ray Snyder – Not with the current code.

Commissioner Nelson – I didn't know a CUP could expire.

John Willis – A CUP expires after 1 year of nonuse. As long as you continue the use the CUP doesn't expire, but if you stop the use it expires in one year.

Commissioner Nelson – So if they get this approval then they could tear this down and do a higher building? What would the height of that be?

John Willis – It would be 50 feet in a PO. Staff would recommend a PD so that would give the ability of some design, use and height restrictions. I know some of the citizens were concerned with a residential treatment facility, in a PO that is not a permitted use. The direction they are going with the PO would be just the professional office listings.

Victoria Hales – Legally in a PO you can restrict the height also based on what's surrounding it. You have the discretion in the PD to recommend something else.

Curren Christensen NAI excel for the applicant – The money was given by Ted Worthen and this was a 12-unit hospice, that's what it was intended for. I spoke with the board and they would like to continue that use. We did it on the entire property we have about 1.75 acres that is unimproved. We would be open to doing a planned development. We could probably double the density that is there, our intent is not to change anything just to use the building for the use it was intended.

Chair Fisher opened the public meeting.

Lou Purvis – I have lived adjacent to this property for 31 years. When we moved in there wasn't anything there all the way to Snow Canyon. I was originally involved in the approval of the Ted Worthen Center. This was not the original location; the original location was down the road where the Baptist Church is. Originally it was a volunteer operation. (Discussion on the prior use as a hospice continued.) My point to you is that you should have some type of plan before giving them the go ahead. I agreed to it in the first place, when it first went in, but are you telling me they can put in a building right off my patio? The people who live there want to protect what's there.

Chair Fisher – Just to remind everyone that the issue before us today is just a general plan amendment. The question is does it make sense to have this general use where it's located.

Burt Black – I've lived here for 2 years. I don't want anything to block my sunrise. I want it to stay low density residential.

Sharon Turley – I oppose having the change from the low density. There are no other professional offices in that area. We don't want to open the door to other problems in that area.

Tom Kelly – My property sits to the north, right near the building on that site. Our hope was the building would be maintained well and the business would coincide with the neighborhood. Under Platinum Care for the most part we didn't know that the business even existed. Our hope is that whatever move you make today it will coexist within the community.

Wayne Peterson and Cindy Gilmore – We received a letter, clearly the impact of this is going to exceed the 500 feet. We canvassed the neighborhood to see how people felt about it. We got 84 signatures opposing it almost within that 500 feet. The overwhelming consensus is that it would not fit in our neighborhood. We would like to submit this petition. We are concerned about the traffic. There are no public offices or commercial in this neighborhood. I think property values and traffic problems are a concern for people. We are also concerned about the lights.

Chair Fisher – How long have you lived there?

Wayne Peterson – 11 years

Chair Fisher – So you lived there while it was under operation? What did you notice as far as the traffic?

Wayne Peterson – It was very quiet. I think they had 1 bus that one or two days a week would take them to Walmart or something.

Chair Fisher – So as a neighbor that use made sense?

Wayne Peterson – That use was fine and worthwhile.

Cindy Gilmore – And I would ask if this has been vacant for 2 years why would they want to build another one?

Chair Fisher – I would assume that they are thinking if the other one is run well then, they might expand, the PO zone limits them to something similar that they have right now.

Victoria Hales - I did notice that the height restrictions for PO is 40 feet unless they show the City Council that something higher would add architectural interest. However, right now we are just discussing the land use designation not a zone change. The use list for PO includes childcare center, city facility, communication transmission facility, parks, religious facilities, school public or charter it would just be administrative professional offices.

Wayne Peterson – If we could not for the record all the neighborhoods here are single story. So, anything more than single story would ruin the neighborhood.

Cindy Gilmore – We are also concerned about different professional offices. If it is approved can it be restricted to one-story down the road?

Chair Fisher – It's premature to talk about it at this point. The thing we are looking at today is Professional Office an appropriate use.

Bruce Aston – There are a couple of things about it. The property is probably in a trust what will that do to their nonprofit status if it becomes commercial? They can't make a profit. My other concern is the school and the kids who walk to and from school.

Chair Fisher – We don't know who the owner is, that isn't really a concern in this part of the process. The applicant would be the best resource for that.

Mary Ann Isaacson – We've lived there many years; we didn't have any problems with the way the center was ran before. I've talked to many people that want it to stay residential.

Chair Fisher closed the public meeting.

Commissioner Brager – Could this be a potential for a spot zone?

John Willis – It wouldn't be a spot zone if it matched the general plan.

Commissioner Brager – So if we didn't approve this could they come in to do a spot zone on the property?

John Willis – No, if we didn't approve this, they couldn't come in for a rezone on the property to request any kind of AP it would just be R-1-10. Our general plan and our Title 10 requires that the general plan and the zoning line up.

Commissioner Nelson – I have a question about traffic? Would the only entrance be off Tuweap Drive? They would wouldn't be able to make another entrance off 2000, right?

John Willis – We would have to look at that when they bring in a site plan we don't know at this point.

Commissioner Brager – I know the General Plan is a bubble would it make more sense to make it only on the building?

John Willis – It naturally makes sense at the intersection. You can recommend it either way it's up to you. It would make more sense to control that at the zone change step, that's where you have more control.

Chair Fisher – Just to remind everyone the issue is just the use; does it make sense to have some kind of professional office use in this area. There are essentially two parcels there, take that into consideration as well.

Commissioner Nelson – I just don't see anyone wanting to build a house there at the corner. Will it just stay a dirt and weed filled lot forever?

Commissioner Brager – If the building wasn't there then I don't think it would make sense other than residential, but the building is there. I think that we should do something to make the building usable. I think if we take the bubble and make it smaller, just the one lot to make the building usable.

Commissioner Larsen – I think you have to take into consideration is that if it stays R-1-10 you could build a 2-story house there.

Commissioner Curtis – I don't see the danger in approving this knowing the applicant is going to have to come back in to do a zone change and show us what they would be doing. I haven't heard anything tonight that wouldn't make me approve it.

Commissioner Nelson – If we make the general plan amendment, they could then sell it to someone else that might not be as good of neighbor.

Commissioner Brager – That's why I would kind of like to shrink the bubble, then it would be more like the CUP.

Chair Fisher – In this case we have the rare situation to see that there is a type of use out there other than residential that can be a good neighbor. If you are going to consider making a bubble of where the building is now it would make sense to go to the corner. I think we should take it all the way to the corner and trust the zoning process to take care of what will go in there later. It makes more sense to go all the way to the corner, or just deny the request.

Commissioner Brager – But if they sell it, then it could all change.

Chair Fisher – Yes, but if they sell it the new owners will have to come in and follow our process.

Commissioner Curtis – The argument of I lost my view becomes more probable if it stays R-1-10 then if we approve it.

Chair Fisher – One thing to remember, when it comes to view, view is not a property right to protect. If you want a view then you have to acquire that property to protect it, you can't require somebody else to manage their property to protect your view.

MOTION: Commissioner Curtis made a motion to recommend approval from low density residential to professional office on approximately three acres generally located at 2046 N Tuweap Drive on both parcels.

SECOND: Commissioner Larsen

AYES (5)

Chairman Nathan Fisher

Commissioner Ray Draper

Commissioner Natalie Larsen

Commissioner Emily Andrus

Commissioner Vardell Curtis

NAYS (2)

Commissioner David Brager

Commissioner Roger Nelson

Motion carries

- B. Consider a general plan amendment to add a **new land use designation** to Table 6-3 in Section 6 “Land Uses” of the General Plan document. This request would add a new land use designation “**GG**” (**Gravel and Grazing**). The applicant is Utah State Trust Lands and the representative is John Wilson, Progressive Contracting Inc. Case No. 2020-GPA-001 (Staff – Dan Boles)

Dan Boles Presented the following:

Dan Boles – This application is to fill a whole in the general plan. We have a zoning category that is gravel and grazing but no general plan language to match the zone. Staff is recommending approval of the text amendment.

Victoria Hales – the text amendment had a broad word at the end. I think it should stop after extraction. I’m not sure why you would do a blanket unclear word.

Chair Fisher – can you help us understand the gap it would fill?

Dan Boles – If someone were to request the zoning category of gravel and grazing there is no land use designation to allow that zoning.

Victoria Hales – This is a necessary clean up item to support the zone of gravel and grazing.

Chair Fisher opened the public meeting.

Jeannie Bullock – My issue may be more with the next item; I know some of the builders and saw some yesterday afternoon. One of them was asking me what I thought about the Gypsum mining to the property by yours. So, what I understand is they moved the bubble so that it wouldn’t need to be noticed.

John Willis – They did the noticing according to what we require the bubble is in the middle of the property. I talked to the Mayor and the City manager and we are going to re notice this for City Council and re-open the public hearing.

Jeannie Bullock – I have a couple concerns. When I heard they could be mining Gypsum that’s a concern, we are residential now. If they wanted to do mining that should have been in the plan before now. Does St. George want to be known as a mining City? One of my main concerns is the dust control. If they do this Gypsum thing, I have been at the Cancer center and there are a lot of down winders. Discussion on whether it is an appropriate land use in the City limits.

Jared Bates – you mentioned the word processing and I think that should be included because typically that’s what these sites do.

Chair Fisher – I think we will rely on staff to advise us on that.

Victoria Hales – I disagree that they wouldn’t be allowed to sort. They just wouldn’t be allowed to process it. I am just concerned about the word processing. They would be allowed to sort, but they would not be allowed to smelt.

John Willis – I don’t think it will make a difference because that will be addressed by the zoning.

Chair Fisher closed the public meeting.

MOTION: Commissioner Brager made a motion to recommend approval of item 3B the new land use designation “Gravel and Grazing” with the condition that we will exclude the words “and processing” adopting the reasoning for the change to the land use designation from the staff report and comments.

SECOND: Commissioner Draper

AYES (7)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Ray Draper

Commissioner Natalie Larsen

Commissioner Emily Andrus

Commissioner Vardell Curtis

NAYS (0)

Motion carries

- C. Consider a general plan amendment from OS (Open Space), MDR (Medium Density Residential), MHDR (Medium High Density) and IND (Industrial) to (GG) **Gravel and Grazing** on 49.323 acres. Generally located south/east of the Brigham Road/River Road intersection. The applicant is Utah State Trust Lands and the representative is John Wilson, Progressive Contracting Inc. Case No. 2020-GPA-002 (Staff – Dan Boles )

Dan Boles presented the following:

Dan Boles – The applicant is now asking that a portion of their property be amended to the new GG category. Changing the general plan does not mean you are tied to changing the zoning, but it does give the indication that you would be ok with the use. We are looking at are you ok with that gravel and grazing on this property? This is to facilitate long term residential but in the short-term mining. This is a very broad high-level view of what could happen on this property, so what we are looking at is are you ok with gravel and grazing on this property?

Discussion on the location of the property.

John Wilson Progressive contracting – A couple things to realize here is this is not a new operation. It is an extension of an existing operation that we have been mining since 2005. This is the last phase, phase 3. We've gone through phase 1 and we are currently on phase 2. In 2018 being proactive we revised the general plan to residential because we thought we would be done with the mining and were going to start building. That kind of hurt us a little bit. We are currently mining under the open space designation which no longer allows mining because of the new designation. There is a pretty good size cut on the Little Valley side, our plan is to grade that whole thing off to where it's flat and do residential housing. We have addressed the dust; all of our trucks are covered. Traffic wise the trucks come up Brigham Rd and hit the I-15 and go to Vegas. They don't come through town.

Pictures of site were shown, discussion on what would be changed after the mining is finished.

John Wilson Progressive Contracting – Just so everyone knows there is bonding in place to finish the grading it is a big insurance policy for the city in that regard.

Commissioner Nelson – You're mining gypsum?

John Wilson – Yes, also so you know there is a limestone cap that we also mine at the same time for gravel.

Commissioner Nelson – I think just for the comfort of people that might be concerned about the health qualities of gypsum. Gypsum is pretty harmless; they use it in medication.

John Wilson – Yes, there is pharmaceutical grade. They use it in toothpaste. Most of our stuff goes to agricultural. We do a lot of business with Georgia Pacific out of Blackrock Texas.

Commissioner Curtis – So do I understand you to say that the mining started in 2005, phase 1? And then we're in phase 2 and then phase 3? What's the timeline in phase 3?

John Wilson – In 2018 we we're actually hoping to be on phase 3 already. We've had some hiccups going through the process. We are projecting 6 years. By all means it is a resource driven process so when the resource is gone, you're done.

Chair Fisher – What's the history? Wasn't there another issue besides the General plan?

John Wilson – There was, it was around blasting and the noise when we were trying to produce rock for the river protection. The blasting and the noise were a 24-hour production.

Chair Fisher – I'm referring to the ability to mine it or the contract or some

John Willis – I don't believe there was a formal application, there was an application to expand the CUP to take down this area, it wasn't favorably received. So, the applicant never moved forward with it. There wasn't support for it at that time.

Chair Fisher – Support for what?

John Willis – To expand the mining operation the CUP to take the property that they are now requesting. Does that sound right to you?

John Wilson – Yes, we did have discussion about it but we never proceeded with it.

Chair Fisher – Where it stands right now, and nothing changes then what will happen?

John Willis – At this point they are operating under a current condition use permit that set their boundaries. They are only able to operate in the area that they are now, if they don't get this they won't be able to move past the area they are in and I assume they are running out of material.

Chair Fisher – So as the prior item was a housekeeping item to add to the general plan, this doesn't fall in the same category.

John Willis – No, not at all, this is the actual request which then the next step would be that zone change. This is more specific for this location and does it make sense here and all the potential uses that go along with that.

John Wilson – If you look at the general plan currently you will see that these 49 acres is future residential. If you just look on a map basis then it looks like it's doesn't belong in the middle of the residential, but it actually fits because this is phase 3 of what is now being mined.

Discussion on current zoning and current general plan.

Victoria Hales – Aren't you asking for an expansion of the area?

John Wilson – The surrounding area and part of these 49 acres is currently being mined under the CUP.

Discussion on what part is under the CUP.

Wes Jenkins – In about 2010 there wasn't any motion or anything, but we went out on site and they got some feedback from Planning Commission, hillside and City Council. They felt like no let's not take down this hill.

John Wilson – At that time it was a big apple to bite, now we're hoping we have done such a good job that they will be comfortable with the last phase being mined. Another thing about lowering the hill, we need to lower that hill if we are going to develop that area. To be able to get the water pressure we need to lower the hill because it's too tall.

Chair Fisher opened the public meeting.

Jeannie Bullock – First of all this is 50 acres which is a lot. This is not existing; it is a new change. A concern is no one was ever notified.

Chair Fisher – I think John has already addressed that; the notices will go out with Council.

Jeannie Bullock - I don't have a problem with gypsum itself. It's moving the soils where the radioactive is in the soils from the down winder's years and years ago. My concern is changing the zoning and also the dust control.

Chair Fisher closed the public meeting.

Commissioner Andrus – Is phase 3 the end of the project? After phase 3 are we done mining and then it goes into development?

John Wilson – Yes this is the end of the mining. Right now we're actually proceeding plans to develop it. There's 49 acres here, a good part of that 49 acres is currently being mined and is already used up. 18.6 acres of this acreage is part of phase 2 and is already being mined.

Commissioner Nelson – All of the overburden is gone; you're just mining material now?

John Wilson – Yes, all the overburden is gone.

Chair Fisher – So there is still half of it, the peak of the hill?

John Wilson – The peak of the hill, which you have the big cut that's facing Little Valley and the other cut facing south.

Commissioner Brager – I'm reading the staff report on page 2 and it says that staff has concern with an open-ended mining project.

Chair Fisher – And that was my recollection from years ago, and I think there is a certain issue of wanting it to look aesthetically pleasing when they're done, and I think that's what he's proposing by the 3 to 1 slope but I think that was the issue before. What's weighing on my mind is knocking down that hill and going further or whether phase 2 really should be it and then develop what has already been developed and graded and flat.

Commissioner Brager – Especially since phase 2 is in the Industrial area. Then it starts pushing into the residential areas.

Commissioner Larsen – I look at those residents that live along River Road and the Fossil Hills and Cottages Townhomes and that's a lot of noise and a lot of dust. It does carry on to Bloomington Hills, it does travel up to The Knolls. I have some real concerns with mining in the residential area.

Commissioner Nelson – I think that the mining is already there, and it's been there for a while.

Chair Fisher – I think what she's saying is that it's coming toward an end, do we let it go and continue.

Commissioner Andrus – How big of a benefit is the mining to St. George City? Is that something they're getting any sort of economic benefit from?

Chair Fisher – I think he has already mentioned that they sell to companies outside of the area and that brings in some money to the City. It is a private company.

Chair Nelson – If this were to remain what it is, they would probably do a lot of excavation to put up residential products.

Chair Fisher – It is already excavated. The question is do we want to move north on it or leave it in the south, essentially, I think that's the issue.

Commissioner Brager – Is the CUP expired or can they keep going?

Chair Fisher – They can keep going until they've completed that area.

Commissioner Brager – And that's 18 acres of this piece already, right?

Chair Fisher – That's correct.

Victoria Hales – It is my understanding that the CUP only included a certain area. They are asking to expand it to the balance of the acreage that doesn't have the CUP on it, but at the General Plan level because using it as a CUP in the open space area is no longer permitted. That's why they're going through this process.

Chair Fisher – So this would shut them down completely and they wouldn't be able to finish phase 2?

Victoria Hales – No, they would be able to finish phase 2 under the CUP.

Chair Fisher – I remember it being a concern about that hill, that was my recollection.

Commissioner Larsen – I think part of that was that was an industrial area back in the day so it made sense people knew what they were building by. Now it's to the point that we've built by it but now they want to expand it which changes the dynamic for me.

Commissioner Draper – I think they were always going to build on it. On that full amount.

Chair Fisher – Yes it can be built on, but she's saying mining it. I struggle with knocking down the rest of that hill.

MOTION: Commissioner Brager made a motion to recommend denial of item 3C a general plan amendment from OS (Open Space), MDR (Medium Density Residential), MHDR (Medium High Density) and IND (Industrial) to (GG) **Gravel and Grazing** on 49.323 acres.

SECOND: Commissioner Larsen

AYES (3)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Natalie Larsen

NAYS (4)

Commissioner Vardell Curtis

Commissioner Emily Andrus

Commissioner Ray Draper

Commissioner Roger Nelson

Motion Failed

Commissioner Curtis – I think it's an ongoing project and I'd like to see it finished so we can start building houses there.

Commissioner Andrus – I feel similarly, if we're talking one more phase, 6 years, why not just finish it, complete it and then we know that it's done.

Commissioner Larsen – Could you not put houses on it now?

Commissioner Andrus – I understand that you could. I understand that you could finish phase 2 and put houses on it or do another phase, phase 3 for 6 years and then build.

Commissioner Larsen – I think it's hard on the residents who live adjacent to it. Some of them are works for service housing and those people saved up to get into those homes and I just feel like it's doing them a real disservice to have them move in and then come in and say now we're going to mine behind you.

Commissioner Draper – Well, I kind of disagree a little bit with that because I think these guys have invested millions and millions of dollars and time into this and they've had it approved years and years ago. Everyone at the city knew what they were going to be doing in the long run. Anybody who built out there knows that it has been going on for years and years. They control the dust, they do all that stuff that the city requires, and I would love to see it gone, eventually. But I think they need to be approved to finish what they are doing. And then put homes on it at a later date.

Commissioner Brager –I think they’ve done a great job the way they’ve done their operation, but sometimes you have to look at what the general plan is about and that is does this make sense in this location. When you already have the residents there and you have all that and when you take down a hill in the city, that’s a big deal. We have hillside to protect things, we protect hills around here. I don’t think it’s a good idea, there is a reason it didn’t get this far last time it all came through.

Chair Fisher – I know out there when the wind blows it is blinding how much comes off that and goes through there, literally you can’t be out there. I think one thing we need to be cautious about is presuming that it was always intended that t this hill would be knocked down. Because that’s not the fact, I think that is why the CUP only included the certain area. I think it’s nice to finish a project, but the finish can be with phase 2. The top of that hill can stay where it’s at, and there is still lots of land that can be developed. They’ve been preparing it that way with that in mind, it’s now an additional petition hoping they can go further. It’s not we’re coming in to finish what was anticipated, we have to be careful about looking at it that way. With as many homes that have gone in there, I don’t think now is the time. I think if the only reason to do it is to finish something, then finished is phase 2.

Victoria Hales – The current general plan allows for development in those land use designations that are there now. The request is to change it from what it currently is.

MOTION: Commissioner Larsen made a motion for denial of item 3C a general plan amendment from OS (Open Space), MDR (Medium Density Residential), MHDR (Medium High Density) and IND (Industrial) to (GG) **Gravel and Grazing** on 49.323 acres.

SECOND: Commissioner Brager

AYES (6)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Natalie Larsen

Commissioner Emily Andrus

Commissioner Vardell Curtis

NAYS (1)

Commissioner Ray Draper

Motion carries

- D. Consider a general plan amendment from MDR (Medium Density Residential) to COM (Commercial) on approximately 6.72 acres. The site is generally located at approximately 2720 South River Road; NW of the bridge and is being called the “**River Road Development.**” The representative is Tim Stewart. Case No. 2020-GPA-005 (Staff – Ray Snyder)

Ray Snyder presented the following:

Ray Snyder – In June of last year this was put into place. The applicant is returning and is wanting to change the northern area to commercial and it would make the whole area commercial. Staff does support the change, with the close proximity to the River, staff is more comfortable with commercial here.

Commissioner Brager – We normally try to have a buffer, it's kind of unusual to recommend approval of commercial butted up against PD-R I'm just wondering why you guys are thinking that's a good idea?

Ray Snyder – It was approved in June to have the medium density residential here, but the proximity to the floodway here and the access into it met with the adjoining development here, the higher density, they didn't really want to share access. We wanted safety of access in and out, we just thought commercial would work better. So yes, you're right, we do normally look at buffers but in this case, staff felt the commercial was more appropriate. And this is a general plan amendment so they will need to come back in for a zone change then you'll be able to see how you can mitigate the site and lay it out and achieve that buffer that you are wanting to see.

Commissioner Nelson – Isn't there an elevation change from that parcel to the homes to the north?

Ray Snyder – There is quite a bit of a drop there.

Chair Fisher – Is the main reason for switching from MDR because of the access restriction on the north?

Ray Snyder – I may need the applicant to give his views on it, they are the ones making the request, it just made sense to staff in this particular case.

Tim Stewart – Not the only reason. Some city officials would like to see more commercial in this area and we were asked to bring it back through. It is a challenge to get a second access out through here and these folks have not been very cooperative, it's a challenge. Having this much MDR and trying to figure out how to get them access.

Chair Fisher – How would you feel if in that PD-C you were given direction to have some less intense commercial in the north and then more aggressive commercial in the south?

Tim Stewart – Right now we've been opening it up to potential users, but honestly we don't know what we're going to have in there.

Chair Fisher – But you would be open to that on the North, I see why staff and you are looking at commercial with the flood plain there and that corner, you're dealing with a lot of conditions that make it a difficult project and it would be really nice if we did have more commercial down there.

Chair Fisher opened the public meeting.

Toni Evans – I live in here and am president of the HOA in Riverfront. The biggest problem is that it went from agricultural to MDR and now we want to make it all commercial. Honestly how much

commercial do we need? There was discussion last time about there is too much commercial. Discussion on what a mess River Road is. River Road is a disaster. Before we know it our little tiny private street, we won't be able to get out of there. What really can go in there? How many office complexes do we need? We have KB we have all that craziness with the high school, with the middle school, I'm not really sure how much more we really need. I know how hard it is to travel back and forth, even just getting across River Road is a disaster at any time of the day.

Commissioner Larsen – I understand your issue with traffic on River Road. My question is though, sometimes people think that commercial is just a ton of traffic, but if this is 6 acres and they put 20 houses in there and those people all have 3 cars, really is the traffic going to be any different than a small commercial spot in there?

Toni Evans – I was really worried about what really will be going in there because there is only one way out.

Commissioner Larsen – When you look at that property, you live next to it, you've seen it under water so you can understand why the city would be concerned to put residents right there and that it is a better spot for commercial. It's just finding the right commercial for that spot maybe.

Toni Evans – But what kind of commercial? What's going to go over there?

Victoria Hales – At this time we are only talking about what the general plan should be, you can't determine what commercial right now. You can only determine does it make sense to change the land use from MDR to COM in that location.

Toni Evans – Right, but we went from agricultural to medium density residential, six months ago.

Commissioner Brager – You may have heard the question earlier about the buffer and when that comes through for zoning, we have more insight into that at that time. With the flood plain where it is it makes more sense for it to be commercial.

Commissioner Nelson – So if we did nothing then the owners could build houses and commercial there anyway. I think some city officials think it would be better as commercial, so I think he's kind of doing a favor because they think it would be better as commercial. It gives city officials some heartburn when the residential is close to the flood plain or erosion hazard line.

Toni Evans – Then you shouldn't have made it residential.

Commissioner Brager – Unfortunately that train has left the station.

Chair Fisher closed the public meeting.

Jared Bates – We did the general amendment 6 months ago or a year ago, and after kind of working on the project, we can really only get one access there down by Horseman's Park. We tried to get an access on River Road but got shut down there.

Wes Jenkins – What they have submitted right now is that they submitted to FEMA for a flood plain amendment and that’s what their study shows now if they can raise this site. So, when they came through and asked for MDR we said they could raise this site but you can only take to the flood plain line. As we looked at that I think our preference here is commercial, up against the flood plain. As I recall when this came to PSR the thought we had was let’s just keep this all commercial.

Commissioner Andrus – As far as discussion goes on traffic, for commercial it really does just depend on what is put there. If you have a gas station or a fast food restaurant that is going to have a lot higher trip generation, traffic generation. But you won’t see that kind of traffic if you have something like an office or you’ll see it more in the peak hours which is a problem on River Road, but you won’t see it throughout the day. Whereas with houses you might see it a little bit more spread out throughout the whole day.

MOTION: Commissioner Curtis made a motion to recommend approval of the General plan amendment from MDR to COM and include staff comments and conditions.

SECOND: Commissioner Draper

AYES (7)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Ray Draper

Commissioner Natalie Larsen

Commissioner Emily Andrus

Commissioner Vardell Curtis

NAYS (0)

Motion carries

- E. Consider a general plan amendment to change a portion of the COM (Commercial) and LDR (Low Density Residential) land use designations to MDR (Medium Density Residential) and move a portion of the currently designated MDR (Medium Density Residential) to COM (Commercial). This site is being called the “**Roger’s Parcel** and is generally located south of Canyon View Drive and SW of Dixie Drive. The owner is NIOTA INV and the representative is Curtis Rogers. Case No. 2020-GPA-003 (Staff – Dan Boles )

Dan Boles presented the following:

Dan Boles – This application is just off Dixie Drive and Canyon View Drive. The current zoning is primarily R-1-10 and there is some PD-C and some PD-R. The applicant is asking that the area that is now commercial becomes MDR, the little pocket of about 3 acres becomes COM and the LDR area becomes MDR. When staff looked at this, even though we generally like to see commercial along heavily traveled corridors, it made sense to make that change, at least on that northern section where there is a little more topography. Staff is recommending approval of the change.

Commissioner Brager – Is the main genesis for this basically topography and continuity of neighborhood?

Dan Boles – Yes.

Discussion on where the commercial is related to the road.

Chair Fisher opened the public meeting.

Chair Fisher closed the public meeting.

Dan Boles – Just for the record, I received one letter today and you should have the letter in front of you.

MOTION: Commissioner Brager made a motion to recommend approval of the changes to the general plan as requested from the Commercial and Low Density Residential to Medium Density Residential and Commercial in the locations represented in the staff report adopting all staff comments.

SECOND: Commissioner Larsen

AYES (7)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Ray Draper

Commissioner Natalie Larsen

Commissioner Emily Andrus

Commissioner Vardell Curtis

NAYS (0)

Motion carries

#### 4. CONDITIONAL USE PERMITS (CUP)

- A. Consider a conditional use permit to develop **Building 100** a 2.5 story professional office building **on Pad #7** in the **Commerce Point** Phase 1 commercial subdivision **on Lot 5**. The site is generally located at the intersection of Black Ridge Drive and the I-15 interchange (1333 S Hilton Drive). The property is zoned C-2 (Highway Commercial). The applicant is Commerce Point, LC and the representative is Austin Atkins. Case No. 2020-CUP-001 (Staff – Genna Goodwin)

Genna Goodwin presented the following:

Genna Goodwin – This is coming before you because of the aggregate floor space. Note that the color on the materials board does not quite match the color itself.

Austin Atkin – Thanks to the commission for hearing it, I'm happy to take any questions.

MOTION: Commissioner Nelson made a motion to recommend approval of this CUP for building 100, a 2.5 story professional office building on Lot 5 (called Pad #7) on the Commerce Point Phase 1 plat, with the conditions in the staff report mitigating any detrimental effects of the requested use.

SECOND: Commissioner Curtis

AYES (7)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Ray Draper

Commissioner Natalie Larsen

Commissioner Emily Andrus

Commissioner Vardell Curtis

NAYS (0)

Motion carries

- B. Consider a conditional use permit to replace and relocate an **80 ft. high wireless communications tower** for AWI. The site is located at 845 E Red Hills Parkway and the property is zoned OS (Open Space). The applicant is WICO Site Management, LLC. Case No. 2019-CUP-021 (Staff – Ray Snyder)

Ray Snyder presented the following:

Ray Snyder – This used to be a crane boom back in the 1950's and it was stuck vertically into the ground. They are getting worried about the integrity. They want to put unit that is lattice not monopole. Ray described the different uses that are on the tower. This property is being purchased by the City of St. George, then the plan is to lease it to AWI. There is an issue with the setbacks but once this property is purchased and the properties are merged that will no longer be the case. Staff does recommend approval of this project. Proposed conditions, the tower height would be 80 ft, tower color determine if it would be painted or a metal finish typically we leave them unpainted because it's easier maintenance over the years, usually there is an equipment shelter, and enclosure a 6 ft high block wall for screening around the base of it, this project shall comply with section 10-17A6, civil plan review, get a building permit, project will comply with setbacks or properties shall be merged to the satisfaction of the City attorney's office once the property purchasing is complete, set some kind of date to remove the old tower such as 60 days, make it a condition that they legally merge the lots so that it becomes all city property.

Michael Terry – I reference the painting of the tower. We would urge that it be left galvanized steel everything behind it is galvanized steel and that would cut down on the maintenance. It is one of the main feeds for the communications for the airport. The City and WICO have an agreement in place, it's not signed yet, but it is waiting for this process to go through. As far as the 60-day requirement that should be from the date of the issuance of the building permit. It will probably be

far less than 60 days. We don't have any problems with complying with the set back. We are going to sell the property so it will be all one lot.

Ray Snyder – I understand that some of the staff at the city is concerned about the color and is wanting to have pantone color.

Victoria Hales – I believe the facilities director because of its proximity to the street recommended it be in one of the billboard pantones colors, where they are painted to match more of the natural topography colors that surround it. There are uses behind it as the applicant mentioned but because of the proximity of the tower to the street it was a visual issue.

Michael Terry – Whatever is mandated, we will comply.

Victoria Hales - Just to mitigate the detrimental effect, it was a request.

Chair Fisher – For those that make a motion there are elements that have to be satisfied by whatever conditions we place on it to reduce the impact that this use will have on the surrounding area. Your motion will need to include the findings that the detrimental effects should be mitigated.

Discussion on what CUP's are and mitigation of detrimental effects.

MOTION: Commissioner Brager made a motion to recommend approval the CUP tower replacement with all of staff conditions listed in the report that mitigate any detrimental effects of the proposed use, and adding: the merging the property, removal of the old tower within the time staff requested, and painting it in a pantone color from the list that staff has for billboards.

SECOND: Commissioner Nelson

AYES (7)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Ray Draper

Commissioner Natalie Larsen

Commissioner Emily Andrus

Commissioner Vardell Curtis

NAYS (0)

Motion carries

5. **PRELIMINARY PLAT (PP)**

- A. Consider a fifty-nine (59) lot residential preliminary plat for “**Auburn Hills Phase 4.**” Generally located at Carnelian Parkway within the Desert Color development. The property is zoned PD-R (Planned Development Residential). The representative is Bush and Gudsgell. Case No. 2020-PP-001. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – You saw this already with the zone change that Dan did earlier. These would all be public roads here and these lots would all be serviced by alleys.

MOTION: Commissioner Nelson made a motion to recommend approval for Item 5A a fifty-nine (59) lot residential preliminary plat for “**Auburn Hills Phase 4.**”

SECOND: Commissioner Curtis

AYES (7)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Ray Draper

Commissioner Natalie Larsen

Commissioner Emily Andrus

Commissioner Vardell Curtis

NAYS (0)

Motion carries

- B. Consider a twenty-two (22) lot residential preliminary plat for “**Blue Heron Estates.**” Generally located at approximately 1965 South 3000 East. The property is zoned RE-12.5 (Residential Estates 12,500 sq. ft. minimum lot size). The applicant is Claudia Eardley and the representative is Bob Hemandson, Bush and gudgell. Case No. 2020-PP-002. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins - This item was pulled from the agenda we will bring it next time.

Commissioners expressed disappointment, since they wanted the meeting to go longer.

MOTION: Commissioner

SECOND: Commissioner

AYES (7)

NAYS (0)

6. **MINUTES**

Consider approval of minutes from the December 10, 2019 meeting.

MOTION: Commissioner Brager makes a motion to recommend approval of the December 10, 2019 meeting.

SECOND: Commissioner Nelson  
AYES (7)  
Chairman Nathan Fisher  
Commissioner David Brager  
Commissioner Roger Nelson  
Commissioner Ray Draper  
Commissioner Natalie Larsen  
Commissioner Emily Andrus  
Commissioner Vardell Curtis  
NAYS (0)  
Motion carries

7. **CITY COUNCIL ACTIONS –January 9, 2020**

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

- A. ZC – MACU (Mountain America Credit Union)
- B. ZC – Millcreek – M1 to MC
- C. CUP – 306 Main Street – short term rental

Commissioner Curtis – sometimes I’ll ask a question that I think I know the answer to, but I don’t think the audience might understand it.

**ADJOURN**

MOTION: Commissioner Brager makes a motion to recommend to adjourn at 11:40 pm  
SECOND: Commissioner Nelson  
AYES (7)  
Chairman Nathan Fisher  
Commissioner David Brager  
Commissioner Roger Nelson  
Commissioner Ray Draper  
Commissioner Natalie Larsen  
Commissioner Emily Andrus  
Commissioner Vardell Curtis  
NAYS (0)  
Motion carries