

**PLANNING COMMISSION  
CITY OF ST. GEORGE  
WASHINGTON COUNTY, UTAH  
April 28, 2020**

**PRESENT:** Chairman Nathan Fisher  
Commissioner David Brager  
Commissioner Roger Nelson  
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  
Development Office Supervisor Brenda Hatch

**EXCUSED:** Commissioner Ray Draper

**CALL TO ORDER/FLAG SALUTE**

Chair Fisher called the meeting to order at 5:07 pm.  
Victoria Hales led the flag salute.

Chair Fisher explained that Item number 2 was withdrawn.

Chair Fisher explained the way that zoom meetings work and how people will be allowed to speak. Comments will be taken by many methods: in ZOOM using the “reaction” icon of clapping or thumbs up or the chat feature, and by phone participation, and by in person participation. All methods will be monitored by city staff. The Public Hearing will be closed only after everyone had the opportunity to make public comment.

1. **HILLSIDE PERMITS (HS)**

- A. Consider a request for a Hillside Development Permit to allow development of a single-family housing subdivision to be called “**Desert Playa.**” The property is located east of the proposed Desert Cliffs residential project. This area is a part of the Desert Canyons Master Plan. The property is zoned PD-R (Planned Development Residential). The applicant is Development Solutions and the representative is Ken Miller. Case No. 2020-HS-005. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – This is the eastern most part of their development. You can see that most of the project lies within the less than 20%. There is some in the 40% it’s a wash, hillside felt like they could be removed at the applicant’s request. They did do a rock fall study. None of this project falls within the rock fall hazard.

Commissioner Larsen – Is there reason there is not a road between the two subdivisions?

Wes Jenkins – This has been revised since the hillside presentation was done, you will see it on the preliminary plat a little later in the agenda.

Commissioner Curtis – I know there was an issue when Desert Cliffs went to City Council and the Mayor had to break a tie vote on that one. Will this one have that issue at City Council?

Wes Jenkins – No it shouldn't, the road on the other one went through the rock fall hazard area.

Ken Miller – Just a note on the hillside motion on Desert Reserve, hillside did approve it on the condition that we remove 6 lots on the south side of the road. You will be seeing the plat for Desert Reserve in the next few weeks.

Curt Gordon – I think you will see that connecting road in the preliminary plat for Commissioner Larsen.

Victoria Hales – We are conducting this public Planning Commission meeting via Zoom platform. Let the minutes reflect that all comments have been heard. Applicants were able to participate in the items on the agenda by many methods: in ZOOM using the “reaction” icon of clapping or thumbs up or the chat feature, and by phone participation, and by in person participation. All methods have been monitored by city staff.

MOTION: Commissioner Brader made a motion to recommend approval of Item 1 for a Hillside Development Permit to allow development of a single-family housing subdivision to be called Desert Playa, including staff recommendations and comments.

SECOND: Commissioner Curtis

ROLL CALL VOTE:

AYES (6)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Natalie Larsen

Commissioner Emily Andrus

Commissioner Vardell Curtis

NAYS (0)

Motion Carries

2. **GENERAL PLAN AMENDMENT (GPA)** (*Public Hearing*)

Consider a general plan amendment for **Twin Lakes**. This request is to change 8.43 acres from MDR (Medium Density Residential), OS (Open Space), and COM (Commercial) to MHDR (Medium High Density Residential). The applicant is TW, LLC and the representative is Bob Hermandson, Bush and Gudgell, Inc. The property is generally located east of Twin Lakes Drive and approximately between 700 North and 800 North. Case No. 2020-GPA-009 (Staff – Ray Snyder) (*Note: This item was moved from the 4/14/2020 PC meeting to this agenda by the applicant, but has since been withdrawn completely – this item was advertised, but will not be heard*)

3. **PRELIMINARY PLATS (PP)**

- A. Consider a preliminary plat for a 6 (six) lot residential subdivision for “**Monte Vista Estates.**” The site is located at the southeast corner of the intersection of 3210 E 2000 S. The property is located on 5.62 acres and is zoned RE-37.5 (Single Family Residential). The applicant is Steijum Consulting LLC and the representative is Civil Science, Brandee Walker. Case No. 2020-PP-015. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – They will be required to make the improvements on 2000 South. The lots that front 2000 South will need a circular, they are large lots so there shouldn't be a problem with that.

Commissioner Larsen – I know it's not this subdivision's issue, but on 3000 E the George Washington Academy is in close proximity of that. Traffic often stacks there. Is George Washington doing anything to alleviate that?

Wes – Yes, we have the preliminary plat for Vista's at Crimson, they are the one right to the North. We are currently working with the George Washington Academy because there is a road that will be constructed between George Washington on the North side and the South side of Crimson Vista. That will help provide George Washington a second access to 3000 and an access over to 3210.

Victoria Hales – Can you repeat the lot size averaging? And what is the internal roadway shown on the plat?

Wes Jenkins – More than half the lots meet the zone, I'm not sure what that is, maybe that's an existing driveway.

Commissioner Larsen – I don't think it is.

Chair Fisher – They are not giving an easement to the lots to the West, are they?

Wes Jenkins – No, I don't know why they called that out on there.

Commissioner Larsen – That should be removed then.

Wes Jenkins – Yes, that is a little confusing, I'll follow up and have them take that off.

Victoria Hales – Your motion should include any modifications for the diagrams before City Council.

Commissioner Larsen – The South Mountain Church on 2000 East their parking spills over onto that road. I know it isn't this subdivisions problem, but the City should follow up on that.

Wes Jenkins – Yes, we will follow up on that.

Commissioner Curtis – my only concern is that there were a lot of staff comments that were not included on our agenda can we hear that again.

Wes Jenkins – The City has determined that they would like three roads 3210 East, 3430 East and 2450 South to reflect a more rural cross section. There will be 36 ft of pavement, 6 ft of gravel ditches on both sides, a borrow ditch, curb and gutter and then a trail along one side. It will be updated before we go to Council.

Wes Jenkins relayed that Brandee Walker’s audio was not working. Her comments are that the preliminary plat will be updated before council. The questionable road shown on the plat was a dirt driveway, and that will be removed along with the cross-section update.

Victoria Hales – Luke Godfrey participated by chat; he is unmuted. He said he does not want to add anything, but he is available if there are any questions.

Victoria Hales – We are conducting this public Planning Commission meeting via Zoom platform. Let the minutes reflect that all comments have been heard. Applicants were able to participate in the items on the agenda by many methods: in ZOOM using the “reaction” icon of clapping or thumbs up or the chat feature, and by phone participation, and by in person participation. All methods have been monitored by city staff.

MOTION: Commissioner Curtis made a motion to recommend approval of Item 3A preliminary plat a 6 (six) lot residential subdivision for Monte Vista Estates, with updates to the plats before council with the rural cross section and the turnaround driveways.  
SECOND: Commissioner Larsen  
ROLL CALL VOTE:  
AYES (6)  
Chairman Nathan Fisher  
Commissioner David Brager  
Commissioner Roger Nelson  
Commissioner Natalie Larsen  
Commissioner Emily Andrus  
Commissioner Vardell Curtis  
NAYS (0)  
Motion Carries

- B. Consider a preliminary plat for a six (6) lot commercial subdivision for “**Southbridge Center Phase 1.**” The site is located at approximately 1450 South River Road and the property is zoned PD-C (Planned Development Commercial). The applicant is Stillwater and the representative is Rosenberg and Associates, Jason Ward. Case No. 2020-PP-014. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – There is no split zoning, they modified the south property line so they would not have any split zoning. These are just conceptual utility easements and will be dealt with when they go through JUC. They will need to provide cross access agreements for all the lots. The property is within the erosion hazard boundary. They will need to do an erosion hazard study and follow through with the mitigations. They will need to merge the lots on the southern end so that it will not be landlocked.

Victoria Hales – So is there a small portion of the lot that is separated? Also, one of your graphics shows another parcel that has an R-1-10 designation. And when you say they are going to merge those two back parcels, is there more than two?

Wes Jenkins – Yes there is another lot there, but it is owned by someone else and it has access with the lot next to it.

Chair Fisher – You said that lot 105 doesn't have access to the public road, but if you're saying that cul-de-sac is a public road, then lot 105 does front a public road, doesn't it? As far as the R-1-10 lot is the access too close to the right in right out?

Wes Jenkins – Yes, but currently they are not showing an access there. We looked at the right in right out with the traffic study and since it is a right in right out it meets the separation distance for a full access right there.

Chair Fisher – For that full access will they be required to have a acceleration and deceleration lane?

Wes Jenkins – Just a deceleration lane.

Commissioner Larsen – Isn't Bundy Lane right across from that deceleration lane we're talking about? I don't like the idea of another access right there. I think you will need a de-cell lane or something there, it is already a blind turn onto Bundy Lane.

Discussion on R-1-10 lots and the access to them in reference to this project.

Commissioner Brager – Do we need to make that combination of those two lots and the R-1-10 a condition on this motion and how do we refer to them?

Wes Jenkins – Yes, you do. You need to indicate that the remainder portion of this lot will need to be merged with the parcel to the south prior to the final plat recording so that access can be provided for that southernmost lot.

Jason Ward – There is an existing access on 1490 it was the old access for the credit union on the corner, that access would remain, and it would give access to lot 105.

Wes Jenkins – We will still require cross access.

Jason Ward - That would be part of the agreement for the final plat.

Commissioner Larsen – Emily I have a question for you, when you look at 1450 and River Road what is your opinion on the traffic and access?

Commissioner Andrus – 1450 will punch through at some point on both sides east and west, so that will make more traffic in that area. I think the accesses have been addressed. I think River Road will at some point expand. I think that intersection will be busier. I don't know if there is a solution.

Commissioner Larsen – I look at it and would like to see extra turning lanes in there or something. Traffic does get stopped there frequently.

Emily Andrus – When was the traffic study done?

Wes Jenkins – About 5 years ago. The City does have plans to widen the intersection of 1450 S and River Road. They will also widen the bridge.

John Willis – It's important to remember that preliminary plats are administrative items and brought here to make sure they meet the requirements for the code. The traffic studies have already been done and Wes and his group have reviewed the traffic study. River Road is anticipated to be a major road and is going to collect a lot of traffic not only from this intersection but from the entire community. It is important to look at the ordinance and see what our role is on preliminary plats which is essentially to check the boxes and make sure that it complies with code.

Chair Fisher – Is 1450 going to extend to the freeway then?

Wes Jenkins – That's the plan, the plan is that 1450 will eventually extend over to the Southern Parkway and over to the Dixie Center road where it will tie into Crosby Way and then on into the freeway. That will happen sooner than you think.

Victoria Hales – We are conducting this public Planning Commission meeting via Zoom platform. Let the minutes reflect that all comments have been heard. Applicants were able to participate in the items on the agenda by many methods: in ZOOM using the "reaction" icon of clapping or thumbs up or the chat feature, and by phone participation, and by in person participation. All methods have been monitored by city staff.

**MOTION:** Commissioner Larsen made a motion to recommend approval of Item 3B Southbridge Center Phase 1 with items 1-7 of staff comments as conditions.

**SECOND:** Commissioner Curtis

**ROLL CALL VOTE:**

**AYES (6)**

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Natalie Larsen

Commissioner Emily Andrus

Commissioner Vardell Curtis

NAYS (0) Motion Carries
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- C. Consider a preliminary plat for a sixty-eight (68) lot residential subdivision for “**Desert Playa**” The site is generally located east of the proposed Desert Cliffs residential project at approximately 6100 West Desert Canyons Parkway and is a part of the Desert Canyons Master Plan. The property is zoned PD-R (Planned Development Residential). The applicant is Development Solutions and the representative is Ken Miller. Case No. 2020-PP-016. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – You can see here that the road connects the two developments. It shows their proposed amenities and detention areas. There will be double fronted lots requiring a privacy wall and landscaping maintained by the HOA. They do have the guest parking that is required. You can see that the erosion hazard line comes through here. They will need to do the erosion hazard study. They are working on a letter from FEMA to move the flood line.

Discussion on detention basins and how they are identified on the plat.

Victoria Hales – This plat will have to show that the detention basins are owned and maintained by the HOA. My concern is that they are off the plat and we will need to see them as a condition on the plat.

Chair Fisher – How would that be handled since it is outside of the platted area? Is it just made as a condition that the detention basins are included? How do you make sure that they are going to be included if they are not in the platted area?

Victoria Hales – I presume that they will already have an HOA and that will be notated in their CCR’s. They will need to show it in the preliminary. That is something that they will have to satisfy the city that they have those, and they are maintained in a manner that is city approved.

Discussion on parking, guest parking and driveway parking.

Curt Gordon – Wes has done a good job explaining everything. Just to clarify that the detention basins will be common area and maintained by the HOA. Parking is allowed in the driveways as well. We would appreciate your support on this project.

Commissioner Nelson – The products that are going to be in there look like they are going to be pretty nice.

Commissioner Larsen – I really appreciate them putting the road in and listening to the comments.

Victoria Hales – We are conducting this public Planning Commission meeting via Zoom platform. Let the minutes reflect that all comments have been heard. Applicants were able to participate in the items on the agenda by many methods: in ZOOM using the “reaction” icon of clapping or thumbs up or the chat feature, and by phone participation, and by in person participation. All methods have been monitored by city staff.

MOTION: Commissioner Nelson made a motion to recommend approval of Item 3C Desert Playa a 68 (sixty-eight) lot development including all of staff’s recommendations and comments.

SECOND: Commissioner Andrus

ROLL CALL VOTE:

AYES (6)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Natalie Larsen

Commissioner Emily Andrus

Commissioner Vardell Curtis

NAYS (0)

Motion Carries

4. **MINUTES**

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

MOTION: Commissioner Curtis made a motion to accept the revised minutes from the April 14, 2020 meeting.

SECOND: Commissioner Nelson

ROLL CALL VOTE:

AYES (6)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Natalie Larsen

Commissioner Emily Andrus

Commissioner Vardell Curtis

NAYS (0)

Motion Carries

5. **CITY COUNCIL ACTIONS – April 16, 2020**

*The Community Development Director will report on the items heard at City Council from the April 16<sup>th</sup> meeting. Note: This was an electronic ‘Zoom’ meeting.*

Planning Commission Agenda

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1. HS – Desert Cliffs phase 1 - 3 – Approved
2. HS – Broken Rock Mesa – Tabled until the April 30<sup>th</sup> council meeting
3. CUP – Washington County Temple – Approved
4. PP – Desert Cliffs – Mayor had to break the tie vote (*due to a concern about rockfall runout into roadway by council members*)
5. PP – Sun River Commons - Golden West Credit Union – Approved
6. PP – Enclave at Vadera – Approved.

6. **ADJOURN**

MOTION: Commissioner Brager made a motion to adjourn the meeting at 6:11 pm.

SECOND: Commissioner Curtis

ROLL CALL VOTE:

AYES (6)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Natalie Larsen

Commissioner Emily Andrus

Commissioner Vardell Curtis

NAYS (0)

Motion Carries

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