**PRESENT:** Chairman Nathan Fisher

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Natalie Larsen

Commissioner Emily Andrus

Commissioner Vardell Curtis

Commissioner Ray Draper

**CITY STAFF:** Assistant Public Works Director Wes Jenkins

Community Development Director John Willis

Assistant City Attorney Victoria Hales

Development Office Supervisor Brenda Hatch

**EXCUSED:**

**CALL TO ORDER/FLAG SALUTE**

Chair Fisher called the meeting to order at 5:05 pm.

Victoria Hales led the flag salute.

1. **ZONE CHANGE (ZC)** *(Public Hearing)*

Consider a request for a zone change from R-1-10 (Residential) to PD-R (Planned Development Residential) on approximately 4.56 acres for a residential development to be called “**River Trail Townhomes**.” The site is generally located at 1400 East Riverside Drive. The representative is Todd Gardner. Case No. 2020-ZC-019 (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – This is medium density residential in general plan. All of the buildings except for two are triplexes for a total of 41 units. This one is close to the density surrounding it. There will be two fourplexes. They will all have two car garages and proposing 14 visitor stalls. They will meet the code requirements on parking. They are showing common space on the Northeast corner and another on the Southeast corner as well. There is a ten-foot buffer on the West. One thing you will notice is that they are getting their access off of 1450 E which is a city driven project. They are proposing public streets.

Chair Fisher – The materials board shows vinyl fencing, I assume this is on the interior?

Dan Boles – Yes, the exterior wall must be block. We can ask the applicant to clarify.

Commissioner Larsen – It looks like it only has one entrance? Does that meet code with this many units?

Victoria Hales – As long as you are under 50 units I think that is adequate. Wes Jenkins with Public Works will have to confirm that.

Wes Jenkins – Yes, that is adequate, it meets code.

Commissioner Curtis – Can you explain what a LOMAR is?

Wes Jenkins – LOMAR is a letter of map revision for the floodplain issues. They will have to get final FEMA approval of the change to the floodplain map. They have built up the site to get the property out of the wash.

Discussion on LOMAR

Commissioner Brager – Is this thing built in phases?

Dan Boles – My understanding is that it is one phase, but we can ask the applicant to clarify. I received two letters in opposition of this project.

Commissioner Curtis – The road construction by the City of St. George is the deal maker, hopefully that matches up with this development because I don’t see this project working otherwise.

Wes Jenkins – We are going to tie it with the development and try to get them done at the same time.

Commissioner Andrus – I am curious as to what it will be with 1450 E and Riverside? Will it be a light or stop control?

Wes Jenkins – Right now it will be a T and it will be stop control. We will see if there is more traffic that will require a light.

Discussion of road layout continued.

Victoria Hales – I believe that there was a traffic study requirement, have they done it?

Wes Jenkins – No because they are well below the number of units that would trigger a traffic study.

Chair Fisher opened the public hearing.

Sharon Sanderson – I’m president of the River’s Edge Homeowners Association and I represent 32 homeowners. All owners request to go on record to object to the approval of this zone change. I can see since I have been here tonight a lot of our concerns have been addressed. I am going to read our letter and then submit it. We are concerned about the 41 added households equating to 82 additional vehicles entering and exiting an already extremely busy road and intersection. We are concerned that the traffic on Riverside Drive and the intersection of Riverside Dr and River Road are one of the most accident prone in the City. The residents have a really hard time getting out on to Riverside Drive from our homes. We don’t want that traffic coming out onto Riverside Drive. We consider it to be a dangerous intersection. We are concerned about the water and the water runoff issues. I want to enter this letter into the record, and I want to let you know that there are 32 homeowners watching very closely. We are adjacent to the property.

Chair Fisher closed the public hearing.

Victoria Hales – Let the minutes reflect that all public comments have been heard or have had the opportunity to be heard. Comments were 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 have been monitored by city staff. The Public Hearing was opened and closed only after everyone had the opportunity to make public comment.

Commissioner Draper – She mentioned the water runoff, but I’m sure the City must have checked because you can’t let the runoff go off of your property is that correct?

Wes Jenkins – That is correct, and you will see that this property actually sits lower and will runoff into the wash.

Commissioner Curtis – Did I understand Mrs. Sanderson to say that there is only one ingress and egress into their subdivision, so there is no connectivity to the one we are looking at tonight?

Dan Boles – That is correct.

Discussion continued on where the surrounding subdivisions have connectivity and access.

Commissioner Larsen – I have driven by this property a lot; it just doesn’t seem like it fits right there. Everything there looks like one level single family homes, this project doesn’t look like it fits there.

Commissioner Brager – That intersection is obviously a tough one, I know that there is a plan to take 1450 over the river and connect it over toward Dixie Drive which would alleviate some of the traffic in that intersection. Is there a timetable for that?

Wes Jenkins – There is, the City has to acquire property and so forth so it will take some time. It is something the City is working at.

Rhett Beazer – I’m with the engineering firm, representing the client. It is a two-story building, but we do sit lower than Riverside Drive. It won’t look a lot higher it will actually match peak to peak with the ones down Riverside Drive. The drainage will be heading east to the Rim Rock wash and won’t be going to any of the properties there.

Chair Fisher – So you were saying the densities of the surrounding properties are the one on the North about 8 and the density of the one on the South, the one on Riverside is about 7 or 7.5 per acre, is that correct Dan?

Dan Boles – Yes

Chair Fisher – I understand Commissioner Larsen’s concern there, but I do think that the way they have it set up will separate it from River Road. It’s a tough area to develop, I do like the elevations.

Commissioner Draper – I also think with that road behind there I don’t think all the traffic will come out on Riverside Drive. Most of the commercial entities are to the North so I think they may all head to the North and come out on 700 S.

Commissioner Larsen – I just want to clarify, I think the product good quality, but my concern is for the North subdivision because they can’t get out on Riverside Drive. Primarily it is an elderly population. It puts them in a dangerous situation to add traffic to that area.

Commissioner Nelson – My biggest concern about this is the compaction. I’ve watched them build that up and I hope the compaction is going to work. If you do an eyesight comparison, there is more open space in this project than to the one immediately to the West. This project looks pretty nice, with just 82 cars I don’t notice that it’s a steady stream of cars going in and out of the neighborhood. I’m all in favor.

Commissioner Brager – The general plan changed to medium density residential, the landowner has a right to develop. It’s a nice quality product. There doesn’t seem to be a concern with the parking.

Commissioner Curtis – The block wall that will boundary on Riverside Drive, will that match up with what is currently there now?

Rhett Beazer – Yes, we will try to match what’s there.

Commissioner Andrus – I think the game changer is that 1450 E is being built and that it connects to 700 is a huge help. That option will help to even out the traffic in the way that it needs to be.

Victoria Hales – The right to develop exists on property but how you develop attaches at the zoning so this is the point where you can direct that.

|  |
| --- |
| MOTION: Commissioner Nelson made a motion to recommend approval of Item 1A as presented, with the condition of the construction of 1450 East be completed at the same time or prior to the project being completed.  SECOND: Commissioner Draper  ROLL CALL VOTE:  AYES (7)  Chairman Nathan Fisher  Commissioner David Brager  Commissioner Roger Nelson  Commissioner Emily Andrus  Commissioner Vardell Curtis  Commissioner Ray Draper  Commissioner Natalie Larsen  NAYS (0)  Motion Carries unanimous recommend approval |

1. **ZONE CHANGE AMENDMENT (ZCA)** *(Public Hearing*)

Consider a request for a zone change amendment to the Boulder Creek Crossing Planned Development to develop a building on Lot 6 located at approximately 1460 South River Road. The applicant is Lionel Gracia with Highland Commercial. Case No. 2020-ZCA-020 (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – The original zone change was approved in 2015. There have been a couple of amendments. Directly to the North is Popeye’s restaurant. They get their access on 1450 S to River Road. The zoning is PD-C with joint access to River Road, the uses have all been established and the list is in your packet. One thing I want to point out is that there are excess parking stalls that are on Popeye’s property. Those will be removed, and Popeye’s will still be properly parked. This property will be parked adequately it is a 60% restaurant and 40% retail mix. They are set back properly from River Road. The road will be widened by the City but that is not part of this application. They will have two points of access on this site. There are four tenant spaces. The building is made of EIFS and brick.

Commissioner Draper – So some of the parking is across the street? Is that acceptable?

Dan Boles – It’s not ideal, but I don’t imagine that it will be the customers parking there, it will probably be employees. They meet the code requirement as they are all on the site.

John Willis – And that is more of an internal drive that you see in these shopping centers, it’s not a street.

Chair Fisher – Is that just temporary or will it always remain in place?

John Willis – It will always be there; it comes off of 1450 and it loops around. It is the main access that allows you to maneuver through that commercial development.

Commissioner Larsen – There wasn’t a light plan, will there be one required?

Dan Boles – If this PD amendment is approved the light plan will be required with the Site Plan Review.

Commissioner Larsen – And what about the signage?

John Willis – This property came in with a master sign plan about 3 years ago, so the signage has already been addressed for this project.

Victoria Hales – As a legal point of order you would want to say that no sign approval is being sought for the graphics in the packet.

John Willis – We are not analyzing the signage at this time, they will have to follow the code and the master sign plan that was already approved.

Lionel Gracia – I just want to point out that the 60% restaurant and 40% parking ratio is based on if all 4 units operated as restaurants. The standard is that restaurants use 60% of the space as seating and 40% of the space as kitchen. I don’t think all four of the units will be restaurant. We will have plenty of parking. We are putting the spaces across the drive as overkill, they are there to exceed the requirements.

Chair Fisher opened the public hearing.

Chair Fisher closed the public hearing.

Victoria Hales – Let the minutes reflect that all public comments have been heard or have had the opportunity to be heard. Comments were 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 have been monitored by city staff. The Public Hearing was opened and closed only after everyone had the opportunity to make public comment.

|  |
| --- |
| MOTION: Commissioner Curtis made a motion to recommend approval of zone change amendment, Item 2 and include all of the staff comments that we were provided tonight.  SECOND: Commissioner Nelson  ROLL CALL VOTE:  AYES (7)  Chairman Nathan Fisher  Commissioner David Brager  Commissioner Roger Nelson  Commissioner Emily Andrus  Commissioner Vardell Curtis  Commissioner Ray Draper  Commissioner Natalie Larsen  NAYS (0)  Motion Carries unanimous recommend approval |

1. **PRELIMINARY PLAT (PP)**

A. Consider a preliminary plat for a forty-one lot (41) lot residential subdivision for “**River Trail Townhomes**” The site is located at approximately 1400 E Riverside Drive. The property is on 4.56 acres and is zoned PD-R (Planned Development Residential). The applicant is Brent Gardner, Alpha Engineering. Case No. 2020-PP-021. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – The drainage will be collected and discharged into the Rim Rock Wash. Based on the updated LOMAR that was approved through FEMA, the blue lines are the flood plain lines. The City is looking at having the engineer who designed the subdivision also design the improvements for 1450 East. So that all can be designed and built at the same time.

Discussion on traffic and what the city is doing to alleviate the congestion.

Victoria Hales – All of the common areas, amenities, detention, landscaping (including fencing and double fronting landscaping) have to be owned and maintained by a POA.

Wes Jenkins – Correct and they will also be responsible to maintain the 10 ft landscape strip for the double fronting lots on Riverside Drive.

Commissioner Nelson – What is the gray band that runs on the East side of this project, is it a trail?

Wes Jenkins – It is, it’s a future trail. The plan is to construct it with this project. It will be a City trail to be constructed with this project.

Commissioner Larsen – That children’s play area is right on Riverside Drive, is there any way that could be moved from there?

Wes Jenkins – I think that is the only place they could put it, but like I said to Victoria there is a 6 ft privacy wall and a 10 ft landscape strip there as well.

|  |
| --- |
| MOTION: Commissioner Brager made a motion to recommend to City Council approval of Item 3A a preliminary plat for a 41 lot residential subdivision for River Trail Townhomes.  SECOND: Commissioner Curtis  ROLL CALL VOTE:  AYES (7)  Chairman Nathan Fisher  Commissioner David Brager  Commissioner Roger Nelson  Commissioner Emily Andrus  Commissioner Vardell Curtis  Commissioner Ray Draper  Commissioner Natalie Larsen  NAYS (0)  Motion Carries |

B. Consider a preliminary plat for a thirty-two (32) lot residential subdivision for “**Tuscan Hills Phase 5**” The site is located at approximately Plantation Drive and Province Way. The property is on 2.5 acres and is zoned PD-R (Planned Development Residential). The applicant is Guy Haskell. Case No. 2020-PP-020 (Staff – Wes Jenkins)

Wes Jenkins presented the following:

THIS ITEM WAS REMOVED FROM THE AGENDA PRIOR TO THE MEETING.

|  |
| --- |
| MOTION: Commissioner  SECOND: Commissioner |

1. **CITY COUNCIL ACTIONS – June 4 and June 18, 2020**

*The Community Development Director will report on the items heard at City Council from the June 4th and June 18th meeting. Note: This was an electronic ‘Zoom’ meeting.*

1. 1. ZC - Webb Acres
2. 2. ZRA – Title 10
3. 3. PP – Arbors Ph 11-15
4. 4. ZCA – Desert Playa
5. 5. HS – Desert Playa
6. 6. PP – Desert Playa

5.  **ADJOURN**

|  |
| --- |
| MOTION: Commissioner Brager made a motion to adjourn the meeting at 6:12 p.m.  SECOND: Commissioner Nelson  ROLL CALL VOTE:  AYES (7)  Chairman Nathan Fisher  Commissioner David Brager  Commissioner Roger Nelson  Commissioner Emily Andrus  Commissioner Vardell Curtis  Commissioner Draper  Commissioner Natalie Larsen  NAYS (0)  Motion Carries |