

NOTICE OF MEETING  
PLANNING COMMISSION  
CITY OF ST. GEORGE  
WASHINGTON COUNTY, UTAH

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

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

**EXCUSED:** Commissioner Ray Draper

**CALL TO ORDER/FLAG SALUTE**

Commissioner Fisher called the meeting to order at 5:05 pm.  
Commissioner Brager led the led the flag salute.

1. **Zoning Change Amendment (ZCA)** *(Public Hearing)*

Consider a Zone Change Amendment for the Desert Color Residential Planned Development Auburn Hills Phase 18. Desert Color is generally located east of I-15 and south of Southern Parkway and west of Desert Color Parkway. The current zone is PD-R-TNZ-NG (Planned Development Residential, Traditional Neighborhood Zone – Neighborhood General) Case No. 2020-ZCA-028 (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – This is the next phase of the Desert Color project. It is 4.96 acres, it is all zoned PD-R they are proposing 80 units. Visionary Homes will be building this phase. Each building is a 10-plex. They are meeting their required parking. They are meeting their civic space requirement as well. There are garages on the bottom floor then 2 floors of living space above that. We are recommending approval.

Victoria Hales – Is there a proximity requirement for the guest parking? And are they meeting it?

Dan Boles – I will have to look.

Chair Fisher – The materials board looked like there were a lot of grays and blacks, the renderings look like there were more colors.

Dan Boles – The applicant is here, and he can address that.

Adam Allen – The DRC decided they only wanted to use one color option, they wanted them to stick with the grays, black and silver and they will arrange them in different ways. The other townhomes out there are in the grays and blacks, I have seen some of the other colors on single family homes.

Dan Boles – I can speak to Victoria’s question now. There is a proximity requirement for guest parking if they are counting on street parking, they are not. The just need to be on site and they are.

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 item 1 Auburn Hills Phase 18 all units will meet the required parking whether on street or on site.

SECOND: Commissioner Nelson

ROLL CALL VOTE:

AYES (6)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Vardell Curtis

Commissioner Roger Nelson

NAYS (0)

Motion Carries unanimous recommend approval

2. **PRELIMINARY PLATS**

A. Consider a preliminary plat for an eighty (80) lot residential subdivision for Auburn Hills Phase 18 at Desert Color. The site is located at approximately Fire Sky Drive & Carnelian Parkway. The property is on 3.64 acres and is zoned PD-R (Planned Development Residential). The representative is Bob Hermandson. Case No. 2020-PP-028 (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – I will be brief with this because this is what Dan just presented. This is straight forward; Dan did a good job of presenting this.

**MOTION:** Commissioner Nelson made a motion to recommend approval of Item 2A a preliminary plat for Auburn Hills Phase 18 including all of staff's comments.

**SECOND:** Commissioner Brager

**ROLL CALL VOTE:**

**AYES (6)**

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Vardell Curtis

Commissioner Roger Nelson

**NAYS (0)**

**Motion Carries unanimous recommend approval**

B. Consider a preliminary plat for a five (5) lot commercial subdivision for Desert Canyon Town Center West Commercial. The site is located at the intersection of Desert Canyons Parkway and Desert Resort Court, which is on the north side of the Southern Parkway. The property is on 12.25 acres and is zoned C-2 (Highway Commercial). The representative is Curt Gordon. Case No. 2020-PP-023 (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – This is located along the Southern Parkway. They are not proposing any lots on the south side. They will provide a temporary turn around because we don't know how long it will take to get the road through. They have added an area for dedication for the trail on the back side of the lot.

Victoria Hales – We will need a recorded easement from whoever owns the property where the turnaround will be. Are they going to dedicate the land for the trail?

Wes Jenkins – They will either dedicate it or give us an easement and we will decide that as we go through construction drawings.

Victoria Hales – The City will need a recorded easement from the property owner for a turnaround at the end of the road. The City will also resolution of the trail on Lot 104 during this process.

Commissioner Curtis – I think the trail is a great idea and it really adds to the value.

MOTION: Commissioner Nelson made a motion to recommend approval of item 2B a five (5) lot commercial subdivision for Desert Canyon Town Center West Commercial and include staff comments.

SECOND: Commissioner Curtis

ROLL CALL VOTE:

AYES (6)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Vardell Curtis

Commissioner Roger Nelson

NAYS (0)

Motion Carries unanimous recommend approval

4. **MINUTES**

Consider approval of the minutes from the August 11, 2020 meeting.

MOTION: Commissioner Curtis made a motion to approve the minutes of the August 11, 2020 meeting.

SECOND: Commissioner Brager

ROLL CALL VOTE:

AYES (6)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Vardell Curtis

Commissioner Roger Nelson

NAYS (0)

Motion Carries unanimous recommend approval

5. **CITY COUNCIL ACTIONS – August 20, 2020**

*The Community Development Director will report on the items heard at City Council from the August 20, 2020 meeting.*

1. ZCA – Hillside Professional - DB
2. ZCA – Southbridge Center Drive Thrus – DB
3. ZCA – Southbridge Center - DB
4. ZCA - Desert Color Resort Ph 2A, 2B, 2C, & 3 – DB
5. ZC – Sandvik Ranch – GG
6. ZC – Factory Power Sports – DB

7. GPA – Small Town Capital – DB
8. GPA – Boulevard South - GG
9. CUP – Seven Wives Inn – GG
10. CUP – Cottage Rental – GG
11. HS – Hillside Professional – DB
12. PP – Stone Cliff Ph 17 – WJ
13. PP – Vistas at the Ledges – WJ
14. PP – White Hills Commercial – WJ
15. PP – Desert Reserve Ph 2 - WJ

6. **ADJOURN**

MOTION: Commissioner Brager made a motion to adjourn at 5:35 pm.

SECOND: Commissioner Curtis

ROLL CALL VOTE:

AYES (6)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Vardell Curtis

Commissioner Roger Nelson

NAYS (0)

Motion Carries unanimous recommend approval