

**PLANNING COMMISSION  
CITY OF ST. GEORGE  
WASHINGTON COUNTY, UTAH  
March 20, 2018**

**PRESENT:**

Commissioner Don Buehner  
Commissioner Danielle Larkin  
Commissioner David Brager  
Commissioner Roger Nelson at 5:00pm  
Chair Nathan Fisher  
Councilman Joe Bowcutt

**EXCUSED:**

Commissioner Todd Staheli  
Commissioner Summer Barry

**STAFF:**

Assistant Public Works Director Wes Jenkins  
Planning Manager John Willis  
Planner II Ray Snyder  
Assistant City Attorney Victoria Hales  
Development Office Supervisor Karen Roundy

**CALL TO ORDER**

Chair Fisher called the meeting to order and asked Commissioner Larkin to lead the flag salute at 4:34 PM.

Chair Fisher explained that the meeting will begin with Item #3, final plats and return to Items 1 and 2 at the end of the meeting.

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

Consider a zone change amendment to change the fuel canopy colors and design and the building colors and materials for the previously approved “**Terrible Herbst**.” The property is zoned PD-C (Planned Development Commercial) zone and is located at the northeast corner of Sun River Parkway and Pioneer Road. The applicant THSR Holdings, LLC and the representative is Scott McCall. Case No. 2018-ZCA-012 (Staff – Ray Snyder)

Ray Snyder presented the following:

The original approval for Terrible Herbst was reviewed. The proposed flat roof with tiles, stucco, and stone with new colors as shown on the slides and materials board. Revised building colors, and materials board as reviewed. The PDC requires that this comes back with the revised building materials.

Planning Commission Minutes

March 20, 2018

Page 2 of 12

Victoria Hales stated that as a matter of procedure, you are not approving the signage on the canopy. The signage for the building and canopy will have to comply with the code.

Commissioners discuss the photometric lighting, materials board and new changes.

Scott McCall, SunRiver Development or THR Holdings

Mr. McCall stated that the colors, as show on the back side of the car wash, are the same colors from the hotel. The flat roof is more cohesive.

**Chair Fisher opened the public hearing.**

**Chair Fisher closed the public hearing.**

**MOTION:** Commissioner Buehner made a motion to recommend approval to City Council for Terrible Herbst change to the fuel canopy design, colors, and building materials as presented by staff and agree that this is a fitting design for the area. Noting that the photometric requirements remain the same.

**SECOND:** Commissioner Larkin

**AYES (5)**

Don Buehner

Nathan Fisher

Dannielle Larkin

David Brager

Roger Nelson

**NAYS (0)**

Motion carries.

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

Consider a zone change for “**Tech Ridge Phase 1**” (*Printer Logic*) to change the zone from OS (Open Space) to PD-C (Planned Development Commercial) on approximately 9.75 acres located up at the old airport between Tech Ridge Drive and Knowledge Way. The representative is Deloss Hammon, Alliance Consulting. No. 2018-ZC-011 (Staff – John Willis)

John Willis presented the following:

The entire project was introduced to the commissioners, then focus, was specified to Item 2. A development agreement will come forward to the planning commission soon.

Isaac Barlow, Tech Ridge LLC

Presented the overview of Tech Ridge as shown on the maps 160 acres. The project is meant to be a mixed use high density multi-use, multi-family, retail and some hospitality. Live, work, play, and experience. In the project a key feature is 60 acres of park around the rim of the project to preserve the views of the project. The anchor project, as shown on the maps, with residential on the north, transitioning to retail as shown on maps. The whole property is to take advantage of the

Planning Commission Minutes

March 20, 2018

Page 3 of 12

magnificent views and preserve the view or memory to the old airport with a history behind it. The DXATC property, phase 1 B with commercial, and south phase 2 to be developed later. The anchor tenants to launch the entire project. Views as shown on the maps with the pavillion and beautiful buildings at the entrance. Concept access road as shown on the maps.

Commissioners and applicant discuss the slides shown, centerpiece of the community, and artistic renderings.

John Willis stated that this is a very urban type development. We don't have a code for buildings to come up to the sidewalk and are essentially developing a new zone. The concepts don't allow for them to achieve their vision within the current code.

The general site plan, parking, proposal, all three phases are discussed and reviewed as shown on the maps, including the renderings and floor plans. They are proposing on street parking, the setback 14' request where the current code is 25'. The materials board was shown with a few modifications by the applicant. The use list is discussed for the buildings subject to the development agreement.

Commissioners and staff discuss the height and setback variance.

Deloss Hammon, PE Alliance Consulting

Mr. Hammon explained the landscape, as shown on the maps.

Shawn Patten, Architect

Mr. Patten explained the use of the materials and colors, using the natural surroundings, with a different material for the Printer Logic logo.

Commissioners and architect discuss the materials and reflection.

**Chair Fisher opened the public hearing.**

**Chair Fisher closed the public hearing.**

**MOTION:** Commissioner Larkin made a motion to recommend approval to City Council the zone change amendment item 2 located at the old airport between Tech Ridge Drive and Knowledge Way building one with a maximum proposed height of 48' and considering staff comments and recommendations the zone change to PD-C on approximately 9.75 acres located at the old airport between Tech Ridge Drive and Knowledge Way as presented, the new conceptual site plan, the new piece that was added and have the materials board be presented to City Council, that we approved the proposed uses, landscape plan, design with the elevations, renderings and materials board. Subject to the development agreement with the city and that the applicant is required to submit a site plan review accompanied by a required civil engineering plan.

SECOND: Commissioner Nelson

AYES (5)

Don Buehner

Nathan Fisher

Danielle Larkin

David Brager

Roger Nelson

NAYS (0)

Motion carries.

### **3. BUILDING DESIGN CONCEPTUAL SITE PLAN (BDCSP)**

Consider a request for a Building Design Conceptual Site Plan (BDCSP) to develop **“Blackhawk Townhomes”** in the R3 (Multiple Family) zone on approximately 10 acres. The property is located at the southwest corner of the intersection of Curly Hollow Drive and Tonaquint Drive. The representative is Rosenberg Associates. Case No. 2018-BDCSP-002. (Staff – John Willis)

John Willis presented the item as follows:

The building design and site plan to be reviewed as shown on maps, 12 units an acre or greater are required to go through this process. Site plan, building design, architecture, and zoning as shown on the maps. The proposed 26 two story buildings with 96 units, pool area and common area as shown on the maps. They meet the parking, guest parking, landscaping and height requirements. The materials board shown. Site plan elevations as shown.

Victoria Hales questioned the type of fencing that will be required.

John Willis stated that the code requires a block wall along the double fronting lots. So, if on the interior they want the vinyl, they can have the vinyl but on the double fronting lots it's required to have a block wall.

Victoria Hales stated whatever the code requires they will have to have everywhere.

John Willis agreed.

Commissioners and staff discuss garage colors, block wall requirements and colors, phasing plans and roads, amenities.

Victoria Hales stated that they will have to construct the center amenity with phase one before they get occupancy of any of those units.

Planning Commission Minutes

March 20, 2018

Page 5 of 12

Dennis Garr

The garage doors are the same as the accent color on the trim. The block wall has been geneva brown or the tan with whatever looks best in that area.

Victoria asked if the colors are listed on the plan.

Dennis Garr explained that Geneva brown or tan will be the color of the wall, whatever looks the best for the area.

Commissioners and applicant discuss the cinder block wall, color sample to city council, landscaping, rear elevation and look from the main road, vinyl fencing and pop outs.

Victoria asked are if the units are individually plated so they can buy a unit?

Dennis stated that they are plated individually.

Dannielle Larkin asked about a more aesthetically pleasing look from the backyards.

Victoria Hales stated that she wants to applaud Dennis Garr for individual plating them and making this housing affordable for teachers and firefighters in our community.

Discussion among commissioners regarding the design.

**MOTION:** Commissioner Brager made a motion to recommend approval to City Council item 3 a Building Design Conceptual Site Plan to develop “Blackhawk Townhomes” with the following conditions: 1) The density is approved as presented, it’s a conceptual approval all codes will need to comply with and verify the site plan and building review plan process. 2) The 6 foot wall extends around the entire perimeter of the project, it will be geneva brown or tan and there will be a design drawing presented to City Council. 3) The amenities will be included with phase one. 4) The garage door will be the same as the dark stucco trim colors and 5) The applicant is to come up with some low cost options to make the rear of buildings more aesthetically pleasing and present those drawings to City Council.

**SECOND:** Commissioner Larkin

**AMEND:** *That the southwest corner triangle between phase 2 and 3 is donate to the City with land swap for the roadway.*

**SECOND:** Commissioner Larkin

**AYES (4)**

Don Buehner

Nathan Fisher

Dannielle Larkin

David Brager

**NAYS (0)**

Motion carries.

4 **FINAL PLATS (FP)**

A. Consider an eight (8) lot residential final subdivision plat for “**Bloomington Country Club No. 12 Subdivision**” located at Goldenrod Circle in Bloomington (at approximately 1110 West and 3250 South). The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. lot sizes). The representative is Brandon Anderson, Rosenberg Associates. Case No. 2017-FP-097 (Staff – Wes Jenkins)

Wes Jenkins presented the item 4A as shown on the maps. All aspects of the final plat have been reviewed by staff and meets the conditions of the preliminary plat.

**MOTION:** Commissioner Larkin made a motion to recommend approval of a final plat for Bloomington Country Club No 12 subdivision and authorize chairman to sign.

**SECOND:** Commissioner Buehner

**AYES (5)**

Don Buehner

Nathan Fisher

Dannielle Larkin

David Brager

Roger Nelson

**NAYS (0)**

Motion carries.

B. Consider a thirty-one (31) lot residential final subdivision plat for “**Escapes at the Ledges Phase 4**” located at the southeast intersection/roundabout of Canyon Tree Drive and Arcadian Shores Drive in the Ledges (at approximately 1650 West 4920 North). The property is zoned PD-R (Planned Development Residential). The representative is Brad Petersen, Development Solutions Group. Case No. 2018-FP-008 (Staff – Wes Jenkins)

Wes Jenkins presented the item 4B as shown on the maps. All aspects of the final plat have been reviewed by staff and meet the conditions of the preliminary plat .

Victoria stated that they will have to meet the required setbacks.

**MOTION:** Commissioner Buehner made a motion to recommend approval for a final subdivision plat for Escapes at the Ledges Phase 4 subject to legal approval of the setbacks, and authorize chairman to sign.

**SECOND:** Commissioner Nelson

**AYES (5)**

Don Buehner

Planning Commission Minutes

March 20, 2018

Page 7 of 12

Nathan Fisher  
Dannielle Larkin  
David Brager  
Roger Nelson  
NAYS (0)  
Motion carries.

C.. Consider a thirty-four (34) lot residential final subdivision plat for "**Escapes at the Ledges Phase 5**" located at the southwest intersection/roundabout of Canyon Tree Drive and Arcadian Shores Drive in the Ledges (at approximately 1650 West 4920 North). The property is zoned PD-R (Planned Development Residential). The representative is Brad Petersen, Development Solutions Group. Case No. 2018-FP-009 (Staff – Wes Jenkins)

Wes Jenkins presented the item 4C as shown on the maps. All aspects of the final plat have been reviewed by staff and meet the conditions of the preliminary plat.

**MOTION:** Commissioner Brager made a motion to recommend approval for a final subdivision plat for Escapes at the Ledges Phase 5 subject to legal approval of the plat and authorize chairman to sign.

**SECOND:** Commissioner Nelson

**AYES (5)**  
Don Buehner  
Nathan Fisher  
Dannielle Larkin  
David Brager  
Roger Nelson  
**NAYS (0)**  
Motion carries..

D. Consider a fifteen (15) lot residential final subdivision plat for "**Grand Heights Phase 1**" located east of the intersection of Cottonwood Springs Road and Red Rock Road (at approximately 1420 East and 930 North). The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. lot sizes). The representative is Chad Hill, ProValue Engineering. Case No. 2017-FP-048 (Staff – Wes Jenkins)

Wes Jenkins presented the item 4D as shown on the maps. All aspects of the final plat have been reviewed by staff and meet the conditions of the preliminary plat.

The hatched area they are proposing to dedicate to the city.

Planning Commission Minutes

March 20, 2018

Page 8 of 12

The road name correction

**MOTION:** Commissioner Larkin made a motion to recommend approval for final subdivision plat for Grand Heights Phase 1 subject to the name change of the road and authorize chairman to sign.

**SECOND:** Commissioner Nelson

**AYES (5)**

Don Buehner

Nathan Fisher

Danielle Larkin

David Brager

Roger Nelson

**NAYS (0)**

Motion carries.

E. Consider a three (3) lot commercial final subdivision plat for "**Riverwoods Mill Subdivision**" located on the east side of Dixie Drive and north of 1600 South Circle (at approximately 900 West and 1600 South). The property is zoned PD-C (Planned Development Commercial). The representative is Scott Woolsey, Alpha Engineering. Case No. 2017-FP-096 (Staff – Wes Jenkins)

Wes Jenkins presented the item 4E as shown on the maps. All aspects of the final plat have been reviewed by staff and meets all conditions of the preliminary plat.

Victoria stated that we have a development agreement for shared access.

**MOTION:** Commissioner Buehner made a motion to recommend approval for a final subdivision plat Riverwoods Mill subdivision and authorize chair to sign.

**SECOND:** Commissioner Larkin

***Amend: Conditioned on development agreement and shared access approved by legal***

**SECOND:** Commissioner Larkin

**AYES (5)**

Don Buehner

Nathan Fisher

Danielle Larkin

David Brager

Roger Nelson

**NAYS (0)**

Motion carries.

F. Consider a twenty (20) lot residential final subdivision plat for "**Sage Canyon Phase 1 Subdivision**" located at the south side of White Dome Drive and east of River Road (at

Planning Commission Minutes

March 20, 2018

Page 9 of 12

approximately 1500 East and 6060 South). The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. lot sizes). The representative is Brad Petersen, Development Solutions. Case No. 2017-FP-100 (Staff – Wes Jenkins)

Wes Jenkins presented the item 4F as shown on the maps. All aspects of the final plat have been reviewed by staff and meet the conditions of the preliminary plat.

**MOTION:** Commissioner Brager made a motion to recommend approval for final subdivision plat for Sage Canyon Phase 1 and authorize chairman to sign.

**SECOND:** Commissioner Nelson

**AYES (5)**

Don Buehner

Nathan Fisher

Dannielle Larkin

David Brager

Roger Nelson

**NAYS (0)**

Motion carries.

G. Consider a seven (7) lot residential final subdivision plat for **“The Vistas at Entrada Phase 3”** located at Kachina Vistas Circle (at approximately 2000 West and 2550 North). The property is zoned PD-C (Planned Development Commercial). The representative is Roger Bundy, R & B Surveying. Case No. 2018-FP-005 (Staff – Wes Jenkins)

Wes Jenkins presented the item 4G as shown on the maps. All aspects of the final plat have been reviewed by staff, all conditions of the preliminary plat have been met.

**MOTION:** Commissioner Nelson made a motion to recommend approval for The Vistas at Entrada Phase 3 and authorize chairman to sign.

**SECOND:** Commissioner Buehner

**AYES (5)**

Don Buehner

Nathan Fisher

Dannielle Larkin

David Brager

Roger Nelson

**NAYS (0)**

Motion carries.

H. Consider a seven (7) lot residential final subdivision plat for **“The Vistas at Entrada Phase 4”** located at Kachina Vistas Circle (at approximately 2000 West and 2500 North). The

Planning Commission Minutes

March 20, 2018

Page 10 of 12

property is zoned PD-C (Planned Development Commercial). The representative is Roger Bundy, R & B Surveying. Case No. 2018-FP-006 (Staff – Wes Jenkins)

Wes Jenkins presented the item 4H as shown on the maps. All aspects of the final plat have been reviewed by staff and meets the conditions of the preliminary plat.

**MOTION:** Commissioner Nelson made a motion to recommend approval for a final subdivision plat for The Vistas at Entrada Phase 4 and authorize chairman to sign.

**SECOND:** Commissioner Brager

**AYES (5)**

Don Buehner

Nathan Fisher

Dannielle Larkin

David Brager

Roger Nelson

**NAYS (0)**

Motion carries.

5.

**AMENDED FINAL SUBDIVISION PLAT (FPA)**

Consider an amended residential final subdivision plat for “Sun River St George Phase 19 Amended” located south of the intersection/roundabout of Horizon View Drive and Woodruff Circle in the Sun River Development (at approximately 2030 West and 4890 South). The representative is Brandon Anderson, Rosenberg Associates. Case No. 2018-FPA-002 (Staff – Wes Jenkins)

Wes Jenkins present item 5 as show on the maps. The purpose is to change this common area to exclusive common area.

Commissioners and staff discuss common area vs exclusive common area.

Scott McCall,

Mr. McCall explained the two types of common areas in the CC&R's as shown on the maps. It is still maintained by SunRiver.

**MOTION:** Commissioner Buehner made a motion to recommend approval to amend the residential final subdivision plat for Sun River St George Phase 19, and authorize chairman to sign.

**SECOND:** Commissioner Brager

**AYES (5)**

Planning Commission Minutes

March 20, 2018

Page 11 of 12

Don Buehner  
Nathan Fisher  
Dannielle Larkin  
David Brager  
Roger Nelson  
NAYS (0)  
Motion carries.

6. **PRELIMINARY PLATS (PP)**

A. Consider a twenty-two (22) lot residential preliminary plat subdivision for “**Blue Heron**” located at approximately 1965 South 3000 East. The property is zoned RE-12.5 (Residential Estates 12,500 sq. ft. lot sizes). The applicant is Claudia Eardley and the representative is Bob Hermanson, Bush & Gudgell. Case No. 2018-PP-018 (Staff - Wes Jenkins)

Wes Jenkins presented the item 6A as shown on the maps. Three phases as shown on the maps with phase one being first, with phase three being done in the future.

Victoria Hales asked if there will be landscape strip and a block wall on 3000 East.

Wes Jenkins stated that they will be required to have landscape and block wall when they develop the subdivision.

MOTION: Commissioner Larkin made a motion to recommend approval of a twenty-two (22) lot residential preliminary plat subdivision for Blue Heron.  
SECOND: Commissioner Buehner  
AYES (5)  
Don Buehner  
Nathan Fisher  
Dannielle Larkin  
David Brager  
Roger Nelson  
NAYS (0)  
Motion carries.

B. Consider a twenty-two (22) lot residential preliminary plat subdivision for “**Desert Plateau Phase 6**” located at approximately Desert Point and Rimrunner. The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. lot sizes). The applicant is Development Solutions Group and the representative is Ken Miller. Case No. 2018-PP-022 (Staff - Wes Jenkins)

Wes Jenkins presented item 6B as shown on the maps. Flag lot to provide access to two lots.

Planning Commission Minutes

March 20, 2018

Page 12 of 12

Victoria Hales stated that they will have to have cross access agreements and maintenance.

Wes Jenkins agreed.

**MOTION:** Commissioner Buehner made a motion to recommend approval of a twenty-two (22) lot preliminary plat subdivision for Desert Plateau Phase 6 as presented by staff.

**SECOND:** Commissioner Brager

***Amend: subject to cross access and maintenance agreement approved by legal***

**SECOND:** Commissioner Brager

**AYES (5)**

Don Buehner

Nathan Fisher

Danielle Larkin

David Brager

Roger Nelson

**NAYS (0)**

Motion carries.

8.

**CITY COUNCIL ACTIONS – March 15, 2018**

**Public Hearings**

1. ZC - Pioneer Storage
2. ZC – Crimson Meadows
3. ZC – Innovative (old airport area)

Items addressed in previous meeting; no Council actions to review at this time.

**ADJOURN**

**MOTION:** Commissioner Larkin

**SECOND:** Commissioner Buehner

Meeting adjourned at 5:55 pm