

**PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH
February 12, 2019**

PRESENT: Chairman Nathan Fisher
Commissioner Roger Nelson
Commissioner Dannielle Larkin
Commissioner David Brager
Commissioner Don Buehner

CITY STAFF: Assistant Public Works Director Wes Jenkins
Community Development Director John Willis
Assistant City Attorney Victoria Hales
Planner II Ray Snyder
Planner III Carol Davidson
Development Office Supervisor Genna Singh

EXCUSED: Commissioner Todd Staheli
Commissioner Summer Barry

CALL TO ORDER/FLAG SALUTE

Chair Fisher called the meeting to order at 5: 12 pm. Commissioner Nelson led the flag salute.

1. **ZONE CHANGE AMENDMENTS (ZCA)** (*Public Hearings*)

- A. Consider a zone change amendment to the “**Sun River Commons**” commercial center to develop an office building in “**Phase 3.**” The property is on 1.60 acres zoned PD-C (Planned Development Commercial) and is generally located east of Terrible Herbst’s C-Store & fuel station on Pioneer Road adjacent to the UDOT R.O.W. The applicant is ISR-F. LC and the representative is Scott McCall. Case No. 2019-ZCA-007 (Staff – Ray Snyder)

Ray Snyder presented the following:

This site was previously seen and approved for a two-story building, but the applicant would like to modify the request to a three-story building. The layout has been revised to account for parking and landscaping. The elevations have been revised as well. There are comments in the staff report that could be incorporated into a motion made concerning this item.

Commissioner Buehner asked staff to comment concerning the height requested.

Ray Snyder said the height seems to fit because of the hotel and other buildings in the area. Three stories is not a concern to staff.

Scott McCall, applicant had no additional comments.

Chair Fisher opened the public hearing.

Chair Fisher closed the public hearing.

Commissioner Buehner asked the applicant if the materials are like the last approval.

Scott McCall said the difference is the removal of the stone.

Commissioner Buehner said he would need to give some thought to the materials. The renderings seem to match the previous board and not the current proposal.

Scott McCall explained the renderings are quite similar. The only change to materials would be the removal of the stone.

Commissioner Larkin asked where the metal samples go on the building.

Scott McCall said there would be metal in the flashing. The area around the windows is an EIFS commercial stucco.

Commissioner Buehner expressed concerns that the renderings and color board don't match, and the new proposal doesn't seem to match what is being developed in the area.

Commissioner Nelson didn't agree with Commissioner Buehner's concerns.

Commissioner Buehner said on the third-floor rendering there is contrast but the contrast isn't seen in the materials board.

Scott McCall said the grey and brown are represented but the white really is that yellow undertone.

Commissioner Larkin said a big box like this building needs to have contrast and that is being lost with the removal of the stone.

Commissioner Buehner agreed. The building needs more contrast and some anchoring.

Scott McCall countered there is a lot of articulation on this building.

Commissioner Buehner said there is, but there needs to be contrast in materials.

Councilman Bowcutt suggested the colors can be addressed prior to Council with a recommendation.

Scott McCall said they will commit to picking three stucco colors that offer more contrast.

MOTION: Commissioner Nelson made a motion to recommend approval adopting staff comments with the condition that stucco colors with more contrast are presented to Council.

SECOND: Commissioner Brager

AYES (4)

Chair Fisher

Commissioner Larkin

Commissioner Nelson

Commissioner Brager

NAYS (1)

Commissioner Buehner

Motion carries.

- B. Consider a zone change amendment for "**The Ledges**" residential Planned Development for a vacation rental project, to redistribute the densities, to establish three (3) RV parking lots, and for minor topographical and clerical corrections. The Ledges is located off of Highway 18, south of the Winchester Hills Development. The applicant is JENCO, LC et.al. and the representative is Stacy Young. Case No. 2019-ZCA-006 (Staff – Carol Davidson)

Carol Davidson presented the following:

There are three parts to this amendment: one – move densities, two – approve three (3) RV storage areas for Ledges residents, and three – approve a short-term rental project called Thorntree.

One – move densities/topographical changes

The proposals are on the east side of SR-18. The densities in three sections are being reduced to 2 units an acre. The location of the fire station is being updated as well as some other minor changes.

Two – approve three (3) RV storage areas

Three areas are being proposed. We have a site plan laid out for one location. The area with the site plan will be north of Johnson Arch and Northgate Peaks. The area will have 63 spaces with two entrances. There is an existing 20' emergency access into the Ledges. That will remain as a gated emergency access. There will be a solid block wall around the entire storage area. Setbacks are required at 25' from the ROW. There will also be landscaping around the RV storage area. The 100' setback buffer for buildings will be maintained.

Three – short term rental area (Thorntree)

There will be 76 row houses and 112 courtyard units. The row houses will have garages. The amenity will be a pool. There will be parking along the Winchester boundary. The project will have internal walkways. The courtyard units will have a pool per courtyard area. They do meet all the requirements of the PD. There will need to be 53 covered parking stalls for the project. RV parking is designed at 32 spots in the courtyard area that is not counted in the parking requirement. The elevations for the courtyard units have been provided. They project will match what has been developed at the Escapes at Ledges project.

Staff does recommend approval with conditions outlined for you.

Commissioner Brager asked where the 53 covered stalls are going to be. What lighting is going to be at the RV parking areas?

Carol Davidson said the stalls will be addressed at site plan review. There are no lighting standards in the code. The 2.5 acre limitation is per area.

Councilman Bowcutt asked if the other sites for RV are going to come forward.

Carol Davidson said the applicant is requesting approval for all three sites.

Stacy Young, applicant, said the approval would be for the general location of the RV sites with an example site plan. Preliminary plats would then address the RV areas in the future. The first lot is 1.1 acres of parking with landscaping pushing the site to have additional acreage. Lighting won't be more than necessary. It doesn't need to be much. The RV parking areas are for the residents of the Ledges only or their guests and are not a commercial endeavor. We would build the RV storage areas based on demand.

Councilman Bowcutt asked about the wall and no build area.

Stacy Young said there will be a six-foot wall around the RV area and no buildings to meet that required buffer. We found with the Escapes vacation rentals that additional parking is needed for items like RVs and trailers. The hope is to accommodate the Escapes guests in the Thorntree parking area.

Commissioner Buehner asked for clarification. Short term renters can use the RV area?

Stacy Young said we can address that either way.

Chair Fisher asked how the pools in the courtyard areas are going to be designed.

Stacy Young said we will enclose the area somehow, but we won't put fences between each courtyard area.

Chair Fisher opened the public hearing.

Dave Weller stated that a 14' tall RV and block wall obscure views from the street level of Northgate Peaks Drive. There's an elevation change there. Why would you take the highest points in the Ledges and put RV storage areas there? A high point in a city, like the lots outlined for the RV storage, should be reserved for monuments, statues, or temples. I'm not against an RV storage area; it just needs to be in a location that is less visible. Citizens don't have a lot of time to research based on the noticing. My request would be to deny the request. What would the protocol be for an oil spill? Can maintenance be performed in these areas? Money is another issue. The develop is going to be making money with these storage areas at the cost of the residents. Residents lose their views and there will be noise pollution. The profit is being generated at the expense of home owners.

Chair Fisher noted that a home being constructed in the RV area would be taller than an RV.

Commissioner Brager asked if RV garages are allowed in the Ledges.

Dave Weller said they cannot be parked in the Ledges. They are parked elsewhere if people have them.

Gerry Edson asked if the 100' no build includes the wall. There's a 10' easement there as well. Is the covered parking a building?

Chair Fisher said no, that buffer is for buildings.

Victoria Hales said the wall can be built on the Ledges property line. The parking lot would be on the development side of the wall. A covered parking area can be in that buffer.

Bill McNeil said there are storms up in this area and I don't think we want RVs with propane tanks in the area being susceptible to that.

Joe Midioni questioned why not use the RV storage areas that exist in other areas of the city. I have concerns with RVs being driven through the Ledges with people who do not know how to get around with the many families and children who could be impacted.

Tony Cannon said he keeps large animals and doesn't think the people using the RV storage areas would like the flies from the large animals. I oppose the RV storage on the west side because of this.

Brian Fielden said that another large condo project on the Shinnecock side of the project doesn't fit well. I don't think this is consistent. Vacation rentals are overbuilt. We were not allowed to build two-story so if this is approved they should also be limited to single-level. This project would also decrease our potential income because of the additional competition. I would urge you to disapprove the additional vacation rentals and push for single family development.

Nobel Peck said the rentals don't have parking because they are short term rentals and should have never been approved. The RV storage at the north end is my concern. The diesel, gasoline, and sewage all

have to go somewhere. There are houses in Winchester within 300' of that RV parking lot. What happens when people work on those RVs in that lot. The perfect location for RV storage is down by the substation where the elevation is low. Lighting will also be an issue. I can see the LED lights that exist in the Ledges from my house now and this project will be even more visible. The lighting needs to be addressed and night sky preserved. What happens when someone wants their RV covered? Or when someone just leaves their junk in the area? It needs to be tightly controlled. The north lot should be moved, and the east lot should be moved.

Nancy Coolum asked that the Commission recommend denial. Why are we just learning about the Johnson Arch plat?

Chair Fisher explained that the platting process is not included in a public hearing. Comments can be submitted in writing to staff regarding platting concerns.

Lannig Shelton said the cosmetic concern expressed earlier in this meeting would be appreciated in this regard as well.

Steve Love said the entire proposal will adversely impact Winchester and the Ledges. Has a traffic study been done? The round-a-bout in the area is always busy. The RV storage units will be put on the HOA. Can the HOA maintain this and get the revenue?

Elizabeth Keslinger said resident and home owner are not the same thing. Home owners have a dog in the fight. I have read through the HOA documents for the Ledges and there are violations that I have reported to the HOA. The HOA does not enforce the regulations. Conditions like hours of access are not a real solution because it is hard to enforce.

John Smith said the Ledges is a peaceful area. The density being added by Thorntree distorts the area. I see the project resulting in greater crime rates because people foreign to the area would be visiting all the time.

Brian Fielden said different product types are usually separated from each other. Thorntree should be over by the Escapes.

Jerry Miller asked if renters can or cannot use the RV storage areas. The RV parking area should go south where all the open space is, not where development is. Light pollution is a concern as well.

Chair Buehner said they can with the proposal.

Michelle Mackleprang said there are multiple HOAs in the overall project. Who maintains and pays for what is still a confusing matter for the HOAs. We need to know which HOA is going to be responsible for all this. The Red Cloud area is already surrounded by short term rentals and now you're adding more short term and RV storage. The property values are going to plummet.

Debbie Cannus asked if an environmental impact study is going to be conducted. The cost is going to be outrageous and I vote no.

Bill McNeil noted he owns an RV and parks it elsewhere in the city and that is where he would keep it.

Chair Fisher closed the public hearing.

Commissioner Larkin asked if repairs would be allowed in the RV storage areas and how drainage would work.

Chair Fisher clarified that repairs, how it is parked, and access would happen at an HOA level. Those HOA items are not in our purview.

Commissioner Brager asked if the HOA is aware of this request.

Commissioner Larkin asked if there are other HOAs that have this.

Victoria Hales said yes, there are. In some cases, it is a permitted ancillary use to the primary project.

Chair Fisher explained typical HOA processes but reiterated that HOA issues have no bearing on the appropriateness of a request.

Commissioner Larkin asked how the drainage will be controlled.

Stacy Young said the site hasn't been designed so I don't have an answer for you at this stage. Clean outs would not be part of this project.

Victoria Hales counseled that the RV areas would have to meet city standards for development.

Stacy Young explained the different HOA areas. This is a way for us to accommodate RVs in the area. We could allow for taller garage doors, RV parking behind the front yard setback, or this request. If this isn't allowed, we would have to explore different avenues. The Ledges East covenants were summarized. We have laid out our plan from the very beginning.

Commissioner Brager asked if there is a desire for the RV parking.

Victoria Hales noted the meeting needs to stay orderly. The public hearing has been closed and the public were able to speak during that time. It is now time for the applicant and Commission to speak.

Stacy Young said there is a desire for it. We don't see it unreasonable to request this. Thorntree will have 31 stalls and is part of this application.

Chair Fisher asked if other locations have been considered for the RV areas. Why start with the north location? If you need only one RV place, would you pick the north location?

Stacy Young said no. We would probably pick a location to the south. Right now, it comes down to access. What we're proposing for RV parking would be less impactful than a single-family home.

Commissioner Brager asked why the north location was chosen when it is a high point in the project.

Stacy Young said the photo shown is 500' or more from the proposal. The terrain rises and falls throughout the whole project. I know RVs are not beautiful, but I don't see it offending residents when the other houses fill in the area between.

Councilman Bowcutt asked if the three items in the request can be voted on separately.

Carol Davidson said yes.

Commissioner Buehner said that is good. The items are numbered differently within the staff report. I'll be referencing page number five of the staff report. I would like to talk about the RV element, request three. The developer isn't doing this as a cost center. It's not a benefit to them per his statement. It's meant to be a benefit to the community, but we have a large representation disagreeing with that. I'm not against the idea of RVs but I do have a concern about the process of choosing the locations and the large group dissenting.

Commissioner Nelson said it makes more sense to have a designated parking location, so they aren't parked throughout the whole project.

Commissioner Buehner said the process is still my concern.

Commissioner Larkin said of the three proposed RV areas, I would be comfortable recommending approval for the southern location.

Commissioner Buehner said even that location is a concern being the first thing seen when entering the Ledges. The Ledges is a certain project and the integrity of the project needs to remain true. It's possible the best sites for RV storage have yet to be discovered.

Commissioner Brager noted that if we approve items one and two, Thorntree would allow for 31 RV parking stalls and the need for item three may no longer be an item of concern.

Victoria Hales noted that there is an item four regarding minor changes to be addressed as well.

Commissioner Brager said short term rentals in Thorntree would be a question.

John Willis said this area calls for identified areas and does not have a percentage allowance.

MOTION: Commissioner Brager made a motion to recommend approval for items 1, 2, and 4 (move densities, topographic changes, short term rentals and Thorntree – exclude RV parking areas) including the staff recommendations.

SECOND: Commissioner Larkin

AYES (5)

Commissioner Buehner

Chair Fisher

Commissioner Larkin

Commissioner Nelson

Commissioner Brager

NAYS (0)

Motion carries.

Chair Fisher noted that though there is a passionate group here tonight, but it may not be a majority as this is a large project. Views cannot be protected. I am concerned with the locations presented. I struggle approving a site without detail. I also struggle with an RV parking area right along a major corridor. An RV parking area makes sense; it needs to be somewhere. I struggle not recommending approval because it seems to be needed and the developer is entitled to develop their property. The question is: does this make sense for this area.

Commissioner Brager noted again that 31 stalls are being approved with Thorntree. Is there a need for the RV areas now? Why not take the parking areas one at a time when they are needed? I also think there needs to be some more internal communication within the project.

MOTION: Commissioner Buehner made a motion to recommend denial of item 3, RV storage sites, and anything associated with it noting that with the approval of Thorntree, RV parking areas are provided and can be utilized.

Commissioner Larkin asked if another RV parking request can come back.

Victoria Hales said this can continue on to Council with your recommendation.

SECOND: Commissioner Larkin

Councilman Bowcutt noted that if a different proposal is made, there would be a public hearing.

*Chair Fisher asked if the north proposal can be considered in the motion as it has detail.
Commissioner Buehner denied the amendment request to the motion.*

continued discussion

AYES (3)

Commissioner Buehner

Commissioner Larkin

Commissioner Brager

NAYS (2)

Commissioner Nelson

Chair Fisher

Continued discussion on RV sites

John Willis offered that the Planning Commission can table the item for more information.

Victoria Hales counseled that if the tabling is date certain and specific to item 3, RV storage areas, the public hearing has been opened and closed. Any comments would need to be submitted in writing.

Continued discussion on RV sites

Chair Fisher noted that applicant could present more information on each site to Council with the message from the Commission that we understand the RV parking is needed but the sites need to be reviewed with discretion.

Commissioner Brager said the Thorntree approval grants 31 stalls and I don't see the need for additional.

Chair Fisher countered that the developer is requesting the areas, so I would say they do need the sites.

MOTION: Commissioner Larkin made a motion to table the RV storage portion of the request to February 26th at 5:00 pm allowing the developer to come back with specifics for each RV proposed site and what the best site would be in their perception.

Victoria Hales noted the public hearing has been closed.

SECOND: Commissioner Buehner

AYES (4)

Commissioner Buehner

Commissioner Larkin

Commissioner Nelson

Commissioner Brager

NAYS (1)

Chair Fisher

Motion carries.

Chair Fisher called for a recess at 7:36 pm.

Chair Fisher called the meeting back to order at 7:54 pm.

- C. Consider a zone change amendment for "**Quarry Ridge Commercial**" to develop in two (2) phases commercial buildings with an undeveloped area for a future third phase. The property is zoned PD-C (Planned Development Commercial) and is located on Horseman's Park Road.

The applicant is Fort Pierce Properties LLC and Austin Anderson is the representative. Case No. 2019-ZCA-005 (Staff – Ray Snyder)

Ray Snyder presented the following:

The property is an existing PD-C with an associated use list to be reviewed to make sure the uses are still appropriate. Health club is an existing use listed and part of the proposal tonight. There are two proposed buildings with an open area for potential future development. The height of building one is about 28', the height of building two was not presented. The buildings are 17,000 and 12,000 square feet respectively. Staff recommends approval and is most comfortable with phase one of the development. Note the base flood elevation will be required.

Commissioner Brager asked if the dark-sky notes should be added.

Ray Snyder said the Commission may recommend that.

Austin Anderson, applicant, said the uses were approved years ago and we are not looking to revise those that were previously approved. Building two will have the same materials and such as building one so we want to plan them together.

Commissioner Larkin asked if you are driving west, what elevation is being seen? Left? So building two obstructs building one.

Commissioner Nelson asked if the last flood impacted this property.

Austin Anderson said it impacted part of the property, but we will address it with development.

Chair Fisher opened the public hearing.

Steve Cook expressed a concern about traffic. Is the building a lean-to?

Chair Fisher closed the public hearing.

Commissioner Larkin asked about the elevation with the slanted roof. How are the aesthetics going to be addressed there?

Austin Anderson said it is a fitness area with roll up doors. There will be landscaping in the area that will dress it and we're willing to add windows and other features. We can add more storefront windows to that wall. The road will also be improved with the project as well as the entrances.

Victoria Hales asked if both buildings are being requested for approval.

Austin Anderson said yes, we want approval for both buildings. The one is the gym one and the other is office. We would build them at the same height and same materials just different foot print.

Chair Fisher noted that you need to add all elevations prior to Council and add the relief to the side of the building that is presented.

Jared Bates noted the base floor elevation is required to be 1' above and not 18" above.

Austin Anderson added the back of the building will be a stem wall. I can add the 6" as long as it doesn't affect the rest of the property.

Jared Bates said the additional 6" isn't required in code.

John Willis said the requirement would be 1' above.

Victoria Hales counseled that no signage is being approved with this request. The approval is for phase 1 and phase 2 only.

Chair Fisher added that the additional elevations would be needed for Council.

MOTION: Commissioner Brager made a motion to recommend approval for building one and building two incorporating staff comments with the conditions:

Dark sky lighting

Elevations for building one has relief

No signage being approved

Two buildings being approved; no undeveloped land

The base flood elevation be 12”

Elevations for building two be included for Council

SECOND: Commissioner Nelson

AYES (5)

Commissioner Buehner

Chair Fisher

Commissioner Larkin

Commissioner Nelson

Commissioner Brager

NAYS

Motion carries.

2. CONDITIONAL USE PERMITS (CUP)

- A. Consider a conditional use permit for development of “**Fire Station # 9.**” The site is zoned RE-20 (Residential Estate 20,000 sq. ft. minimum lot size) and is located in the Little Valley area between the extension of Commerce Road (4150 South Street) and Meadow Valley Lane. Located in the Little Valley area between the extension of Commerce Road (4150 South Street) and Meadow Valley Lane. The applicant is the City of St George. Case No. 2019-CUP-002 (Staff – Ray Snyder)

Ray Snyder presented the following:

The existing Fire Station #8 will be very similar to what this request for Fire Station #9 will be. The lighting will be dark sky friendly. This is a CUP so the findings need to be addressed. Staff recommends approval.

Victoria Hales counseled the findings are to be addressed.

MOTION: Commissioner Larkin made a motion to recommend approval noting that the detrimental effects have been mitigated.

SECOND: Commissioner Buehner

AYES (5)

Commissioner Buehner

Chair Fisher

Commissioner Larkin

Commissioner Nelson

Commissioner Brager

NAYS

Motion carries.

- B. Consider a conditional use permit to construct an **accessory building** that will exceed the allowable height of 15 ft. unless a conditional use permit is granted for a greater height. The property is located at 2718 E 1170 S Circle and is zoned RE-20 Residential Estate with a minimum lot size of 20,000 sq. ft.). Case No. 2019-CUP-003 (Staff – Carol Davison)

Carol Davison presented the following:

The applicant has submitted a building permit for their home and would also like to build an accessory structure. The accessory structure will have multiple bays with a half bath, storage area, and covered patio. The building is about 17'2" in height. This is a CUP so the findings are to be addressed. Staff does recommend approval with conditions. The drive aisle back to the structure does need to be paved, must meet the presented site plan, and cannot be completed prior to construction of the home.

Victoria Hales noted an approximate height is better in your motion to allow for minor changes that staff can approve.

MOTION: Commissioner Buehner made a motion to recommend approval noting the detrimental effects are mitigated. The height is limited to approximately 17'3" and we add a condition that the main structure be built with or before the accessory structure.

SECOND: Commissioner Nelson

AYES (5)

Commissioner Buehner

Chair Fisher

Commissioner Larkin

Commissioner Nelson

Commissioner Brager

NAYS

Motion carries.

- C. Consider a conditional use permit to convert the former **Fire Station #2** into a privately owned and operated bar and brewery. The site is zoned C-4 and located at 150 N Main Street. The applicant is Brooks Pace Trust and the representative is Cris Pace. Case No. 2019-CUP-004 (Staff – Ray Snyder)

Ray Snyder presented the following:

A floor plan has been submitted by the applicant. There will be storage areas, restrooms, billiards area, bar area, and balcony. One letter has been submitted in opposition to the request. It is proposed to have a brewery and bar area. The deck expansion would have to be reviewed through a different application. The C-4 zone does allow for a bar and similar uses through the conditional use permit process. Parking in this zone and area does not require additional parking with a change of use. The applicant will have to meet all city ordinances and state laws. This is a CUP so the findings need to be addressed.

Commissioner Nelson noted the letter expressed concerns about parking.

Ray Snyder explained the zoning ordinance does not require the parking to be modified.

Adam Lenhard explained the City owns the parking lot and it is a public parking lot.

Commissioner Larkin said it is a great use and addition to the downtown area.

MOTION: Commissioner Nelson made a motion to recommend approval noting the detrimental effects are sufficiently mitigated and including staff comments.
SECOND: Commissioner Larkin
AYES (5)
Commissioner Buehner
Chair Fisher
Commissioner Larkin
Commissioner Nelson
Commissioner Brager
NAYS
Motion carries.

3. **PRELIMINARY PLATS (PP)**

- A. Consider a four (4) lot residential subdivision for “**The Reserve at River Hollow Phase 3.**” Located east of 2580 East Street and north of 1170 South Street. The property is zoned RE-20 (Residential Estate 20,000 sq. ft. minimum lot size). The representative is Skyler Lawrence. Case No. 2019-PP-004 (Staff – Wes Jenkins)

Wes Jenkins presented the item. An erosion hazard study and mitigation will be required.

MOTION: Commissioner Brager made a motion to recommend approval including staff comments.
SECOND: Commissioner Nelson
AYES (5)
Commissioner Buehner
Chair Fisher
Commissioner Larkin
Commissioner Nelson
Commissioner Brager
NAYS
Motion carries.

- B. Consider a forty-seven (47) lot residential subdivision for “**Tonaquint Ridge Phase 1 thru 3.**” Located west on Curly Hollow Drive beyond Park Drive (Tonaquint Cove Phase 1). The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot sizes). The representative is Logan Blake. Case No. 2019-PP-005 (Staff – Wes Jenkins)

Wes Jenkins presented the item. Curly Hollow Drive will need to be extended for this project. A detention basin is being proposed with this development that will address drainage for a larger area. They will be required to provide a 10’ landscape strip and 6’ privacy wall. They will need an HOA for that. A master planned trail will also be in the area. They will hydroseed both sides of the road. They will develop the north side of the road for part of the project, full road, and then half road again. The area will have open space park property. The other side of the road will come later with development.

They wouldn't be required to develop the full road throughout any of the project. With them completing the north half it makes for more comprehensive improvements. The detention basin is about 2.5 acres. They want to dedicate the detention basin to the city but that will need to be reviewed with the construction drawings.

MOTION: Commissioner Larkin made a motion to recommend approval including staff comments.
SECOND: Commissioner Brager
AYES (5)
Commissioner Buehner
Chair Fisher
Commissioner Larkin
Commissioner Nelson
Commissioner Brager
NAYS
Motion carries.

- C. Consider a one (1) lot commercial subdivision for “**Sun River Commons Phase 3.**” Located east of Pioneer Parkway, north of Sun River Parkway, and west of the I-15 Freeway. The property is zoned PD-C (Planned Development Commercial). The representative is Scott McCall. Case No. 2019-PP-007 (Staff – Wes Jenkins)

Wes Jenkins presented the item with no comments.

MOTION: Commissioner Buehner made a motion to recommend approval.
SECOND: Commissioner Nelson
AYES (5)
Commissioner Buehner
Chair Fisher
Commissioner Larkin
Commissioner Nelson
Commissioner Brager
NAYS
Motion carries.

4. **FINAL PLATS (FP)**

- A. Consider a fourteen (14) lot residential final subdivision plat for “**The Arbors Phase 6.**” Located at Olivewood Lane and Willow Tree Lane (at approx. 2690 East and 2990 South). The property is zoned R-1-12 (Single Family Residential 12,000 sq. ft. minimum lot sizes). The representative is Brad Petersen, Development Solutions. Case No. 2018-FP-088 (Staff – Wes Jenkins)

Wes Jenkins presented the item with no comments.

MOTION: Commissioner Nelson made a motion to recommend approval and authorize chair to sign.
SECOND: Commissioner Larkin

AYES (5)
Commissioner Buehner
Chair Fisher
Commissioner Larkin
Commissioner Nelson
Commissioner Brager
NAYS
Motion carries.

- B. Consider a twenty-one (21) lot residential final subdivision plat for “**The Arbors Phase 7.**” Located at Alpine Lane and Willow Tree Lane (at approx. 2680 East and 2990 South). The property is zoned R-1-12 (Single Family Residential 12,000 sq. ft. minimum lot sizes). The representative is Brad Petersen, Development Solutions. Case No. 2018-FP-089 (Staff – Wes Jenkins)

Wes Jenkins presented the item stating there will be a landscape strip along 3000 East to be dedicated to the City.

MOTION: Commissioner Brager made a motion to recommend approval and authorize chair to sign.
SECOND: Commissioner Buehner
AYES (5)
Commissioner Buehner
Chair Fisher
Commissioner Larkin
Commissioner Nelson
Commissioner Brager
NAYS
Motion carries.

- C. Consider a sixty-eight (68) lot residential final subdivision plat for “**Desert Bluff at Desert Canyons Townhomes Phase 3.**” Located at Trans Am Lane and Firebird Way (at approx. 3810 East and 5870 South). The property is zoned PD-R (Planned Development Residential). The representative is Brad Petersen, Development Solutions. Case No. 2018-FP-075 (Staff – Wes Jenkins)

Wes Jenkins presented the item explaining there is a detention basin that will be dedicated to the city. Victoria Hales asked who will own the access to the flag lots. The hatching needs to be clear there. Wes Jenkins said the HOA will be responsible for the flag pole and it will be limited common.

MOTION: Commissioner Larkin made a motion to recommend approval subject to city standards for limited common areas and authorize chair to sign.
SECOND: Commissioner Nelson
AYES (5)
Commissioner Buehner
Chair Fisher
Commissioner Larkin

Commissioner Nelson
Commissioner Brager
NAYS
Motion carries.

- D. Consider a nineteen (19) lot residential condominium final subdivision plat for “**Desert Cove Phase 3.**” Located at Broken Rock Way and Mesa Rock Drive (at approx. 3840 east and 6250 South). The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot sizes). The representative is Brad Petersen, Development Solutions. Case No. 2018-FP-0082 (Staff – Wes Jenkins)

Wes Jenkins presented the item explaining there is a no disturb area within the lots along the Arizona border.

Victoria Hales asked if it is no disturb.

Wes Jenkins said yes, it is to remain native. There will be a drainage ditch at the top of the disturbance area that will go to a detention area.

Victoria Hales said that won't work. The drainage must go out to the street so one lot doesn't impact the other.

Continued discussion on the drainage

Victoria Hales counseled the Commission can make the item subject to legal review.

Continued discussion on the drainage.

MOTION: Commissioner Buehner made a motion to recommend approval subject to legal review and authorize chair to sign.
SECOND: Commissioner Larkin
AYES (5)
Commissioner Buehner
Chair Fisher
Commissioner Larkin
Commissioner Nelson
Commissioner Brager
NAYS
Motion carries.

- E. Consider an eighteen (18) lot residential final subdivision plat for “**Fossil Hills Townhomes Phase 5 and 6.**” Located at Trilobite Drive and Fossil Hills Drive (at approx. 1450 East and 3270 South). The property is zoned PD-R (Planned Development Residential). The representative is Brad Petersen, Development Solutions. Case No. 2018-FP-083 (Staff – Wes Jenkins)

Wes Jenkins presented the item. The driveways are in limited common areas.

MOTION: Commissioner Brager made a motion to recommend approval and authorize chair to sign.

SECOND: Commissioner Larkin

AYES (5)

Commissioner Buehner

Chair Fisher

Commissioner Larkin

Commissioner Nelson

Commissioner Brager

NAYS

Motion carries.

- F. Consider a seventeen (17) lot residential final subdivision plat for “**White Sands Phase 4A.**” Located at Wolf Hole Drive and Dwarf Bear Poppy Drive (at approx. 1650 East and 5890 South). The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot sizes). The representative is Brad Petersen, Development Solutions. Case No. 2019-FP-003 (Staff – Wes Jenkins)

Wes Jenkins presented the item. There is a trail area that has been held out that will come forward later. There is a condition that the area between this and the White Dome Nature Conservancy area be zone changed to open space.

MOTION: Commissioner Buehner made a motion to recommend approval and authorize chair to sign with the condition that the area mentioned by staff is rezoned to open space.

SECOND: Commissioner Nelson

AYES (5)

Commissioner Buehner

Chair Fisher

Commissioner Larkin

Commissioner Nelson

Commissioner Brager

NAYS

Motion carries.

5. **AMENDED FINAL PLAT (FP)**

- Consider an amended final subdivision plat for “**Lot 122, The Cliffs of Snow Canyon Plat “C” Amended.**” The purpose is to adjust the rear lot line and the utility and drainage easement to match improvements made to Lot 122. Located at 3052 N Snow Canyon Parkway. The property is zoned PD-R (Planned Development Residential). The representative is Brandon Anderson, Rosenberg Associates. Case No. 2018-LRE-012 (Staff – Wes Jenkins)

Wes Jenkins presented the item. The change is to address what was built on the ground and to dedicate a new easement.

Victoria Hales said it is subject to acquiring the property.

MOTION: Commissioner Larkin made a motion to recommend approval.

SECOND: Commissioner Buehner

AYES (5)
Commissioner Buehner
Chair Fisher
Commissioner Larkin
Commissioner Nelson
Commissioner Brager
NAYS
Motion carries.

6. **MINUTES**

Consider approval of minutes from previous meetings as needed.

No minutes to consider for approval.

7. **CITY COUNCIL ACTIONS – February 7, 2019**

Planning staff will report on the following items heard at City Council

- A. 2019-GPA-001 – Jim Dean – MDR to PO - 200 North
- B. 2019-GPA-004 – Southern Hills – adjust LDR, MDR, and COM
- C. 2019-ZCA-003 – Lot 4 – Mall Drive – Revere Health
- D. 2019-ZCA-002 – Lot 3 – Mall Drive - Southwest Spine
- E. 2019-ZC-004 – Legacy Village (Independent living/Asst. living) – Dixie Drive
- F. 2019-ZCA-001 – Sun River Phase 4 – restaurant / retail building
- G. 2018-ZCA-046 – Stone Cliff expansion
- H. 2018-HS-005 – Stone Cliff expansion

Site visit planned for 3:00 pm to the Ledges on February 26th.

ADJOURN

MOTION: Commissioner Buehner
SECOND: Commissioner Brager
Meeting adjourned at 9:22 pm