

**PLANNING COMMISSION  
CITY OF ST. GEORGE  
WASHINGTON COUNTY, UTAH  
December 10, 2019**

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**PRESENT:** Chairman Nathan Fisher  
Commissioner Dannielle Larkin  
Commissioner David Brager  
Commissioner Don Buehner  
Commissioner Roger Nelson  
Commissioner Summer Barry  
Commissioner Ray Draper

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

**EXCUSED:**

**CALL TO ORDER/FLAG SALUTE**

Chair Fisher called the meeting to order at 5:04 pm.  
Commissioner Larkin led the flag salute.

Mayor Pike and Adam Lenhard – Thanked the Planning Commission members Don Buehner and Summer Barry whose terms are up as well as Dannielle Larkin who was elected to City Council.

1. **ZONE CHANGES (ZC)** (*Public Hearings*)

- A. Consider a zone change from M-1 (Industrial) to M-C (Manufacturing / Commercial) for Mr. Joe Schumacher. Located at **3292 E Deseret Drive**. Case No. 2019-ZC-053 (Staff – Ray Snyder)

Ray Snyder presented the following:

Ray Snyder – This shows the property, outlined here is the lot. It shows the zoning; the zone is M-2 not M-1. Staff is encouraging the M-C it's a new zone that will give the opportunity for the building and owner to lease out the building. The M-2 is the most restrictive of the manufacturing zones. Staff recommends it.

Chair Fisher invited the applicant to come forward.

Applicant declined and indicated that Ray said what was needed.

Chair Fisher opened the public meeting.

Chair Fisher closed the public meeting.

Commissioner Larkin – If we were doing this as a new M-C zone would we require sidewalk? This has nothing to do with this particular property.

John Willis – we didn't require it with the M-C zone, because it is still manufacturing but it will have to be addressed at some point by the City. The city has grown up around this area. It used to be on the outskirts.

Commissioner Nelson – It seems like there isn't enough parking, when I ride my bike over there it seems like the cars are always parked on the street.

John Willis – The businesses will still be required to meet parking when they come in to be licensed.

Discussion continued safety of pedestrians in this area.

MOTION: Commissioner Larkin makes a motion to recommend Item 1 A, a zone change for Millcreek Industrial park from M-2 to M-C.

SECOND: Commissioner Barry

AYES (7)

Chair Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Summer Barry

Commissioner Ray Draper

NAYS (0)

Motion carries

- B. Consider a zone change from C-3 (General Commercial) to PD-C (Planned Development Commercial) on 2.54 acres for “**Mountain America Credit Union**” to develop a 3-story office building with covered parking below it. The site is generally located at 2654 East Red Cliffs Drive. The owner is Mountain America C.U. and the representative is Larry Oldham, Babcock Design - Architect. Case No. 2019-ZC-052 (Staff – Ray Snyder)

Ray Snyder presented the following:

Ray Snyder – On the screen you can see the property is near Texas Roadhouse, this property went to City Council on December 5 and it created two lots. When this presentation was put together it showed one lot but the two lots were created December 5. You will be able to review the site. It is a little unusual the building is built above the parking which is on grade level. It will be three levels above the parking.

Discussion on views of the building and building orientation to Red Cliffs Drive.

Ray Snyder – Staff had the concern that when you are looking at the building the pylons would be exposed. It seems to meet and exceed the setbacks. The parking will be sufficient. They only comments are concerning the appearance of the pylons, maybe screening will be needed. Overall staff recommends the project.

Commissioner Barry – Did you say this is a little lower than the street?

Ray Snyder – I don't know the actual height, think it will be significant. You will still see the mass of the building.

Commissioner Barry – I'm just thinking about the pylons, according to the drawing there's a wall and if that sits a little lower then they are kind of screened.

Ray Snyder – For the most part you will be looking into the first-floor office, but you will definitely see what's below, the pylons.

Commissioner Buehner – Will you just remind me on the landscape, is that something that will be coming to you?

Ray Snyder – It will come with the civil engineering plans. This is conceptual, we will get into the details when we get the site plan.

Commissioner Brager – At 62 feet tall is there anything in the ordinance, I know it changed recently.

Discussion on the height of the building and PD-C zoning.

Victoria Hales – I'm checking to see if we are quoting the code correctly.

Chair Fisher – Can we also look to see if the landscaping is approved with the PD or will they be subject to staff review for compliance with the ordinance?

Victoria Hales – They will still have to come in with a site plan that meets the code and that will be reviewed at staff level.

Chair Fisher – So if we approve it, it's not approving that landscaping plan as is?

John Willis – The PD give the ability to allow for deviation on landscaping, it will be approved with the site plan review and must comply with code.

Discussion on the retaining walls along the property.

Commissioner Larkin – Do you know the material they are going to use on this wall? It just shows white.

Ray Snyder – We will have to talk about the fence, it may not meet code, it may be conceptual.

Eric Corbin – Representative for Mountain America. The question earlier on the retaining wall it's a little over 8 ft. and the reason why we have the columns is that it has a 12% grade, it's much deeper than Texas Roadhouse and instead of spending the money to dig it out we will just use the natural grade.

Commissioner Larkin – Do you know what that fence will be?

Eric Corbin – At this point we we're just looking at that to put up as a screen for the pillars, we didn't have a height.

Commissioner Larkin – So would we need to address the materials, or would you do that at site plan? Because we obviously aren't going to want a white fence on that corner.

John Willis – I don't believe that fence will meet code. It needs to set at 25 ft and if you have that combination of the retaining wall on top of the fence, I don't believe it will meet code. I don't think we have enough details here to meet code but looking at it I don't believe it meets code.

Commissioner Brager – what about shielding where the parking is? It will look better for the building as well as the community. Maybe they could do that instead of the wall.

Chair Fisher – As far as the elevation change on the parking area on the North side of the building, what will be the elevation between the concrete and the ceiling in there? I am assuming you will have parking underneath there in that Northern side.

Eric Corbin – I can say exactly but anywhere between 8'6 and 10' is likely what that would be.

Chair Fisher opened the public meeting.

Chair Fisher closed the public meeting.

Commissioner Larkin – I agree with Commissioner Brager, I think some screening of the parking would be good. I think it's a nice-looking building.

Commissioner Barry – It is a nice-looking building, I don't think the pylons bother me, it reminds me of San Francisco. A nice modern building.

Commissioner Larkin – Question of your parking, was the idea for multiple entrances, is that's why it's so open?

Eric Corbin – No, it's open to save money.

Ray Draper – I like the building, but I would really like to see something done with the lower part the parking really bothers me. I don't think it fits in.

Commissioner Larkin – would you be open to a sheer material?

Ray Draper – yes, I think there are many kinds of metal that would work with holes through it that would shield it somewhat.

Eric Corbin – I would say that it will be something that is already on the building. It could be a panel like the edging, the dark gray one.

Chair Fisher – to clarify there is already a stripe of gray at the bottom, would you just extend that down to the ground?

Eric Corbin – yes, that would work but I would like it to be more open.

Chair Fisher – As far as the wall around the perimeter?

Eric Corbin – We don't need the wall.

Commissioner Brager – Do we have to worry about a use list on this one?

Commissioner Nelson – Yes, it's a bank and that's on there.

Ray Snyder – they are requesting items from the use list under the AP zoning. It's up to you how you feel about this property. I think that you would give them professional offices.

Chair Fisher – Was that intentional?

Eric Corbin – As far as the extensive use list? I would say we would want 1-7 minus 5. That would never happen.

John Willis – I would probably scratch the whole number 7. Take off numbers 7, 8 and 9 (substation and utility yard etc.).

Chair Fisher – as far as signs go, they can put them on the building right, it's not something that has to go through us?

John Willis – Right, they would need to meet the sign code.

Commissioner Larkin – So would staff want us to wait to see the material or would it be ok to go to council?

John Willis – That's at your discretion, if you want to see it again here. At a minimum we will want to see it at City Council.

Discussion of shielding material continues.

Ray Snyder – They wouldn't go to Council until January so they will have some time to find a material. They might consider re-doing their renderings.

Victoria Hales – I wouldn't design it for them, I would say they need to come back to Council with the shielding or screening with appropriate materials.

MOTION: Commissioner Brager makes a motion to recommend approval to Council for item 1B with the following conditions 1. There be shielding added around the bottom of the building potentially gray in color and the material brought back to City Council; 2. that the perimeter wall be eliminated or at least meet code; 3. the use list is limited to 1-4 and 6; 4. that the renderings reflect the changes.

SECOND: Commissioner Larkin

AYES (7)

Chair Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Summer Barry

Commissioner Ray Draper

NAYS (0)

Motion carries

2. **CONDITIONAL USE PERMIT (CUP)**

Consider a conditional use permit to allow a historic home to operate as a short-term rental. Located at **306 S Main Street**. The property is zoned R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size). The applicant is Spencer Lindsey. Case No. 2019-CUP-020 (Staff – Genna Goodwin)

Genna Goodwin presented the following:

Genna Goodwin – There is an existing historic plaque at the home, it does not count as their sign. They do have a two-car garage and a driveway for the parking of tenants. The staff wants to propose a maximum 12-person occupancy. There are no exterior modifications that are proposed at this time. The applicant could not make it today.

Commissioner Barry – I thought we weren't doing these anymore with Title 10.

Genna Goodwin – Landmark sites can request short term rentals through a CUP.

Commissioner Larkin – I think it's a good fit, they will preserve the historical home.

Commissioner Barry – I think it's sad a family won't be living in there, it adds to everything.

Victoria Hales – Just a reminder that a CUP will be granted if the detrimental effects can be mitigated by items in the staff report or others that you place on the property as Genna suggested the occupancy limit etc.

Chair Fisher – And the findings have to reflect that.

Commissioner Barry – So parking, how does that work? Is there enough street parking?

Genna Goodwin – So they do have a two-car garage and then the pavement there.

Discussion on parking continues.

John Willis – So these landmark sites the carrot is the commercial uses, we have been kind of loose on what they can do on parking with the idea that they can help preserve this structure that has some historic significance. It is on a corner lot so there is a lot of on-street parking, there's also the two-car garage and the tandem parking so you could potentially fit at least four cars on the site. There could be a condition that the garage would be available for parking.

Discussion on parking continues.

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| <p><b>MOTION:</b> Commissioner Nelson makes a motion to recommend approval of item 2 CUP for historic home to operate as a short term rental located at 306 S Main Street that the</p> |
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findings all meet the standards outlined in 10-17-B-4 and the conditions are that there is a maximum of 12 people in one group and that two of the parking spaces must be reserved for the renters on the property, must be rented as one unit with no lock outs including all of staffs comments and recommendations.

SECOND: Commissioner Draper

AYES (6)

Chair Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Ray Draper

NAYS (1)

Commissioner Summer Barry

Motion carries

3. **PRELIMINARY PLAT (PP)**

Consider an eight (8) lot residential preliminary plat for “**Desert Color Phase 4.**” Generally located at Marilla Drive within the Desert Color Development. The property is zoned PD-R (Planned Development Residential). The representative is Bob Hermandson. Case No. 2019-PP-054. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – presented slides showing where the lots are located.

MOTION: Commissioner Brager makes a motion to recommend approval to City Council an eight (8) lot residential preliminary plat for “**Desert Color Phase 4.**”

SECOND: Commissioner Nelson

AYES (7)

Chair Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Summer Barry

Commissioner Ray Draper

NAYS (0)

Motion carries

4. **MINUTES**



Consider approval of minutes from the November 26, 2019 meeting.

MOTION: Commissioner Nelson makes a motion to recommend approval of the meetings for the minutes on November 26, 2019.

SECOND: Commissioner Buehner

AYES (7)

Chair Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Summer Barry

Commissioner Ray Draper

NAYS (0)

Motion carries

5. **CITY COUNCIL ACTIONS – December 5, 2019**

*The Community Development Director will report on the following items heard at City Council*

- A. ZCA -Dutch Bros – Lot 9 – Boulder Creek Crossing
- B. ZCA – BGG Lot 4
- C. ZCA - RV Resort Desert Canyon
- D. ZC - Tonaquint Cove Ph 2B (5 lots)

**ADJOURN**

MOTION: Commissioner Barry made a motion to adjourn the meeting at 6:10 pm.

SECOND: Commissioner Larkin

AYES (7)

Chair Nathan Fisher

Commissioner Dannielle Larkin

Commissioner Don Buehner

Commissioner David Brager

Commissioner Roger Nelson

Commissioner Summer Barry

Commissioner Ray Draper

NAYS (0)

Motion carries

