

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

Public Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold a regular meeting at the St. George City offices located at 175 East 200 North, St. George, Utah on Tuesday, November 24, 2020 commencing at 5:00 pm.

The meeting will also be broadcast via Zoom. Persons who are allowed to comment during the meeting may also do so via Zoom. To login to the meeting you may do so by visiting: <https://zoom.us/j/92597788517> or by calling one of the following phone numbers:

Meeting ID: 925 9778 8517

One tap mobile

+13462487799,,92597788517# US (Houston)

+16699006833,,92597788517# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

Meeting ID: 925 9778 8517

Find your local number: <https://zoom.us/u/abaRQuSde9>

The agenda for the meeting is as follows:

Call to Order

Flag Salute

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

A. Consider a zone change amendment to the Riverfront Medical Center PD (Planned Development). The applicant is seeking approval of the second building in the Riverfront Medical Center. The applicant is proposing a three-story, 60,000 sq. ft medical office, similar to the existing building. The property is approximately 4.7 acres (9.31 acres including phase 1) and is located at 600 East Riverside Drive. Case No. 2020-ZCA-052 (Staff – Dan Boles)

B. Consider a zone change amendment to the Sunbrook Storage PD (Planned Development). The applicant is requesting to allow previously approved uncovered RV storage to provide canopies for RV storage. A 30-foot buffer is proposed along affected property lines adjacent to residential zoning and the canopies are proposed to be 17' tall. This PD Amendment would affect approximately 6.03 acres of the approved PD. This property is located at 415 S Dixie Drive. Case No. 2020-ZCA-045 (Staff – Dan Boles)

C. Consider a zone change amendment to the Black Ridge Cove PD (Planned Development). The applicant is requesting to change the approved elevations of the buildings and signage. This PD is approximately 9.46 acres (total parcel is 18.77 acres) and is located generally at 900 South 700 West, North-East of Indian Hills Drive. Case No. 2020-ZCA-048 (Staff – Dan Boles)

THIS ITEM HAS BEEN WITHDRAWN FROM THE AGENDA

D. Consider a zone amendment to the Gateway Commons Commercial PD (Planned Development). The applicant is proposing a new building on a 2.58-acre site located in the PD-C (Planned Development Commercial) zone. The building would be approximately 41,000 sq. ft and would have retail, office and warehousing uses. The

property is located on the south-east corner of Gateway Dr. and Cottonwood Springs Drive and the applicant is Gary Tyler with Hughes General Contractors. Case No. 2020-ZCA-047 (Staff – Dan Boles)

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

A. Consider a zone change the property currently is unzoned. The property owner is requesting the property be zoned RE 37.5 (Residential Estate Lots, 37,500 sq. ft minimum lot size) to match the current zoning on the adjacent property. The property is generally located along Pioneer Road at approximately 3200 South and is approximately 0.98 acre. Case No. 2020-ZC-043 (Staff – Dan Boles)

B. Consider a zone change from R-1-10 (Single Family Residential, 10,000 sq. ft lot sizes) to PD-R (Planned Development Residential) on approximately 10.05 acres located along the north side of White Dome Drive. This PD proposes 91 townhomes units (one duplex, three 3-plexes, and seventeen 4-plexes). Case No. 2020-ZC-051 (Staff – Genna Goodwin)

C. Consider a zone change from R-1-10 (Single Family Residential, 10,000 sq. ft lot sizes) to PD-R (Planned Development Residential) on approximately 21.01 acres located along the north side of White Dome Drive. This PD proposes 175 detached single-family units. Case No. 2020-ZC-050 (Staff – Genna Goodwin)

D. Consider a zone change from R-1-10 (Single Family Residential, 10,000 sq. ft lot sizes) to PD-R (Planned Development Residential) on approximately 16.56 acres located on the south side of White Dome Drive. This PD proposes 128 detached single-family units. Case No. 2020-ZC-049 (Staff – Genna Goodwin)

3. **MINUTES**

Consider approval of the minutes from the October 27, 2020 meeting.

4. **CITY COUNCIL ACTIONS – November 19, 2020**

The Community Development Director will report on the items heard at City Council from the November 19, 2020 meeting.

1. ZCA - Desert Color
2. GPA – Desert Garden Cove
3. GPA – St. George Rehab Facility
4. ZC – Rilassante at Divario (PA-3)
5. PP – Rilassante at Divario (PA-3)
6. PP – Breckenridge Estates
7. PP – Johnson arch ph 2
8. PP – Bloomington Vacation Villas Amended

Brenda Hatch – Development Office Supervisor

Reasonable Accommodation: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs

PLANNING COMMISSION AGENDA REPORT: 11/24/2020

ZONE CHANGE AMENDMENT

Riverfront Medical Center (Phase Two)

Case No. 2020-ZCA-052

Request: This is a request for an amendment to the Riverfront Medical Center PD (Planned Development) to allow the second phase of the medical center. Phase 2 is approximately 4.7 acres.

In March of 2017, the property was rezoned to PD-C (Planned Development Commercial). Along with that approval were conceptual approval of the site plan and buildings including the entrances, driveways, drive aisles, conceptual building theme and design, a color and materials board, and a request to approve the “use” list for phase one. A third, smaller office building is acknowledged on the south end of the property for future development.

Current Project: This PD amendment is requested to approve conceptual layout of phase two of the site. No changes to the use list or zoning designation is being proposed.

Project Name: Riverfront Medical Center Phase Two

Owner/ Applicant: Riverfront Medical Holdings, LLC/Hughes General Contractors

Representative: Travis Davis

Location: The property is located at approximately 600 East Riverside Drive.

Acreage: Phase Two – Approximately 4.7 acres

Current Zone: PD-C (Planned Development Commercial)

General Plan: PO (Professional Office). General Plan was approved by City Council on August 4, 2016.

Adjacent zones: North = R-1-8 and R-1-10, East = R-1-10, West = R-3, South = A-P and C-3

- Ordinance:** This project is submitted for review in compliance with Section 10-8D-6 “Planned Development - Commercial Standards.”
- Building:** The proposed building is three (3) stories and 60,257 square feet total. The applicant has provided color elevation and materials. The main portions will consist of variations of colored concrete with several accent materials. Accent materials consist of aluminum and simulated wood. The building has been designed to compliment the existing, phase one building.
- Height:** The applicant is proposing a 44-foot-tall building. For reference, the phase one building is 42 feet tall. This meets the 50-foot height limitation outlined in city code.
- Parking:** $60,257/250 = 241$ spaces. The site plan depicts 349 stalls to be constructed with phase two. Between both phases, a total of 591 stalls will be available exceeding the requirements by 122 stalls.
- Landscaping:** City Code requires 15’ along the public street, as well as, 5% of the parking lot. In addition, the zoning ordinance requires a 10’ landscape buffer and block wall along residential property lines. The applicant’s proposal exceeds the requirement along the north property line and meets code along the west. The landscape plan will reviewed in greater detail during the site plan review.
- Uses:** The use list was approved with the original application in 2017. No changes to the use list are being proposed with this application.
- Signs:** A sign was submitted as part of the application. However, the sign does not meet code because of proximity to residential zoning, height and square footage. The applicant will need to resolve these issues through a separate process before the sign can be permitted. For the purposes of this application, no signage is being reviewed.
- Staff Comments:** Staff recommends approval of the application with consideration of the following comments:
1. Use List – The uses, which were limited to medical/dental/orthodontic offices, general offices and long term care facilities was approved in 2017. No changes are being proposed at this time.
 2. Roadway(s) - The developer will be responsible for installing roadway improvements along 1100 south circle to the north as indicated on the site plan.

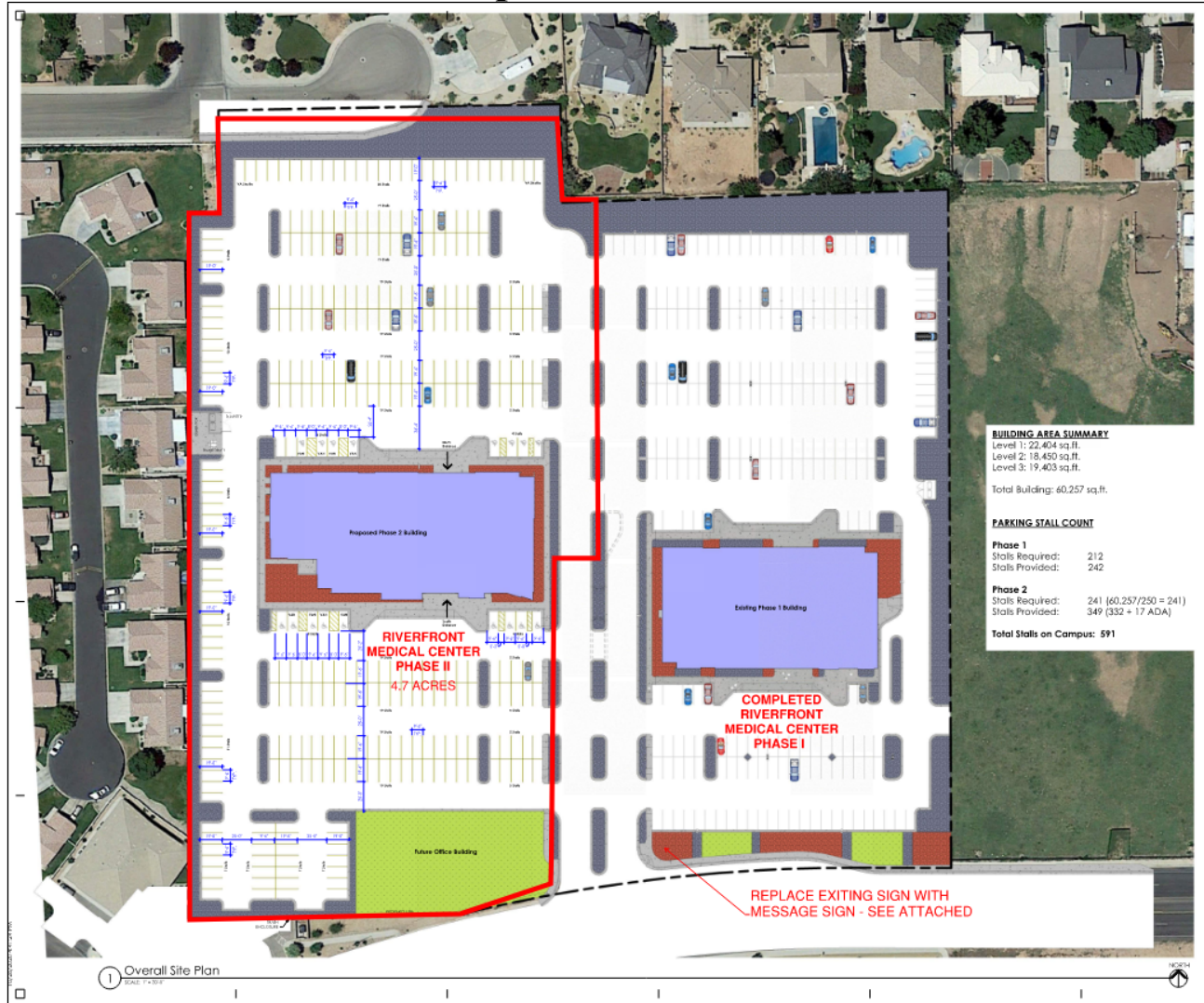
3. Design – Conceptual building elevations, colors, and materials have been provided for review and discussion.
4. SPR – Future SPR (Site Plan Review) applications and plans shall be submitted and approved by staff (*the SPR is the civil engineering plan set*).
5. Building Height – The applicant is requesting a building height of forty-two feet (44'). This is compliant with city code which allows 50' in the PD-C zone.
6. Phasing – This is the second of three phases.
7. Lighting – No information has been provided for site lighting. However, with the submittal of a SPR application, a photometric plan will be required.
8. Landscaping - With the submittal of a SPR application, a landscape and irrigation plan will be required. A landscape plan has been submitted for initial review and attached to this staff report.
9. Buildings – Renderings of the building for Phase two have been submitted. With the last PD amendment, building details will be provided.
10. Residential Protection - Where a PD-commercial development adjoins any lot or parcel of ground in any residential zone, there shall be provided along the adjoining property line a solid masonry wall and a minimum ten foot (10') wide planting strip.

Staff Comments:

The Planning Commission has several options:

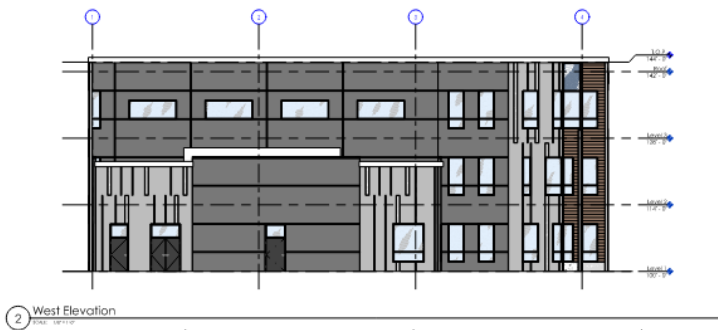
1. Recommend approval as presented.
2. Recommend changes.
3. Table the item to await the submittal of additional information.
4. Recommend denial.

Proposed Site Plan





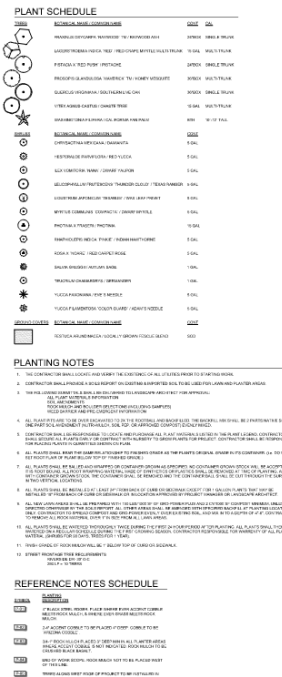
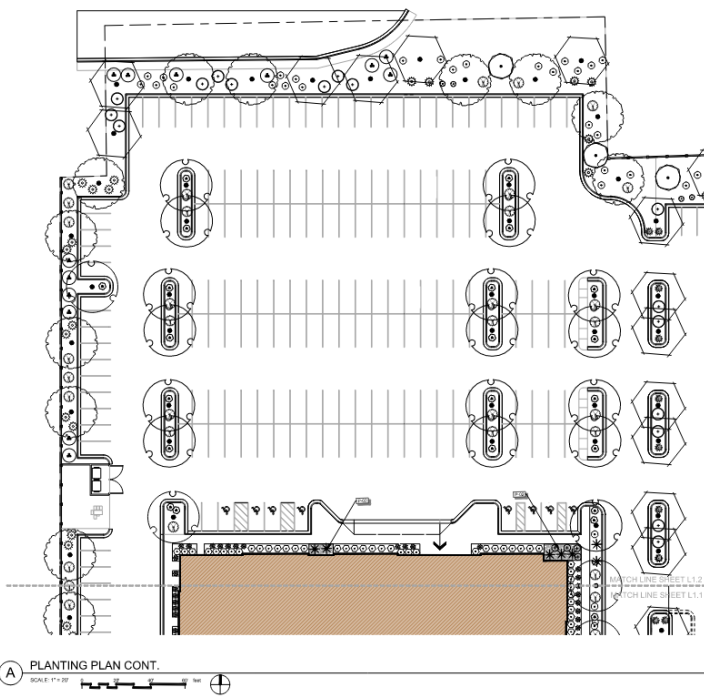
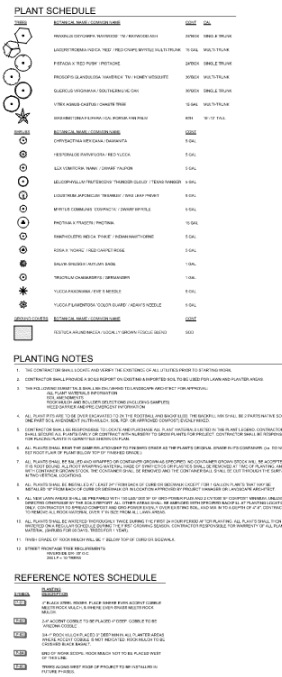
Building Elevations



Renderings

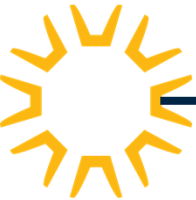


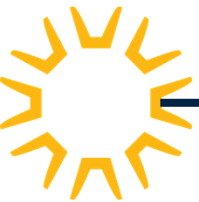
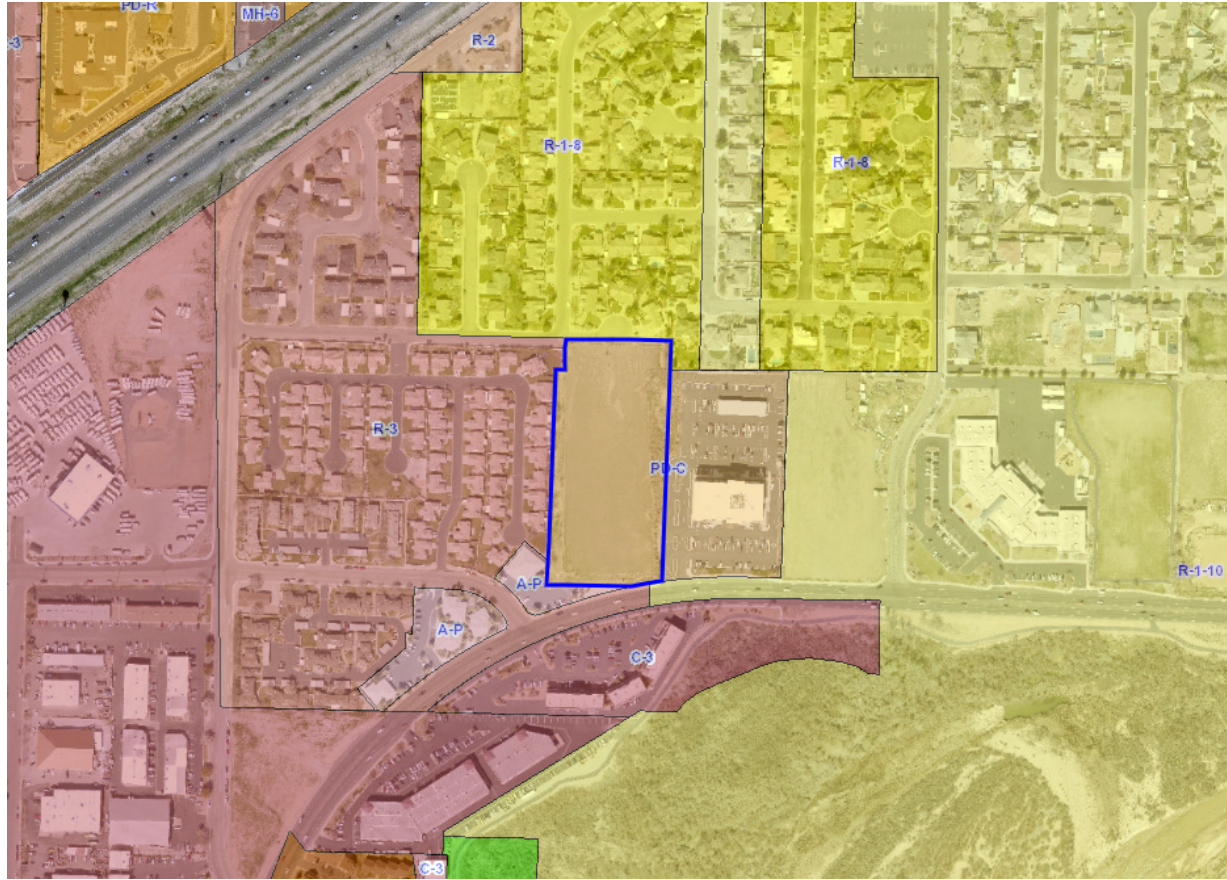




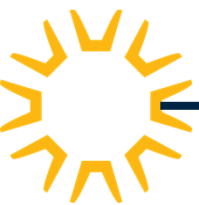
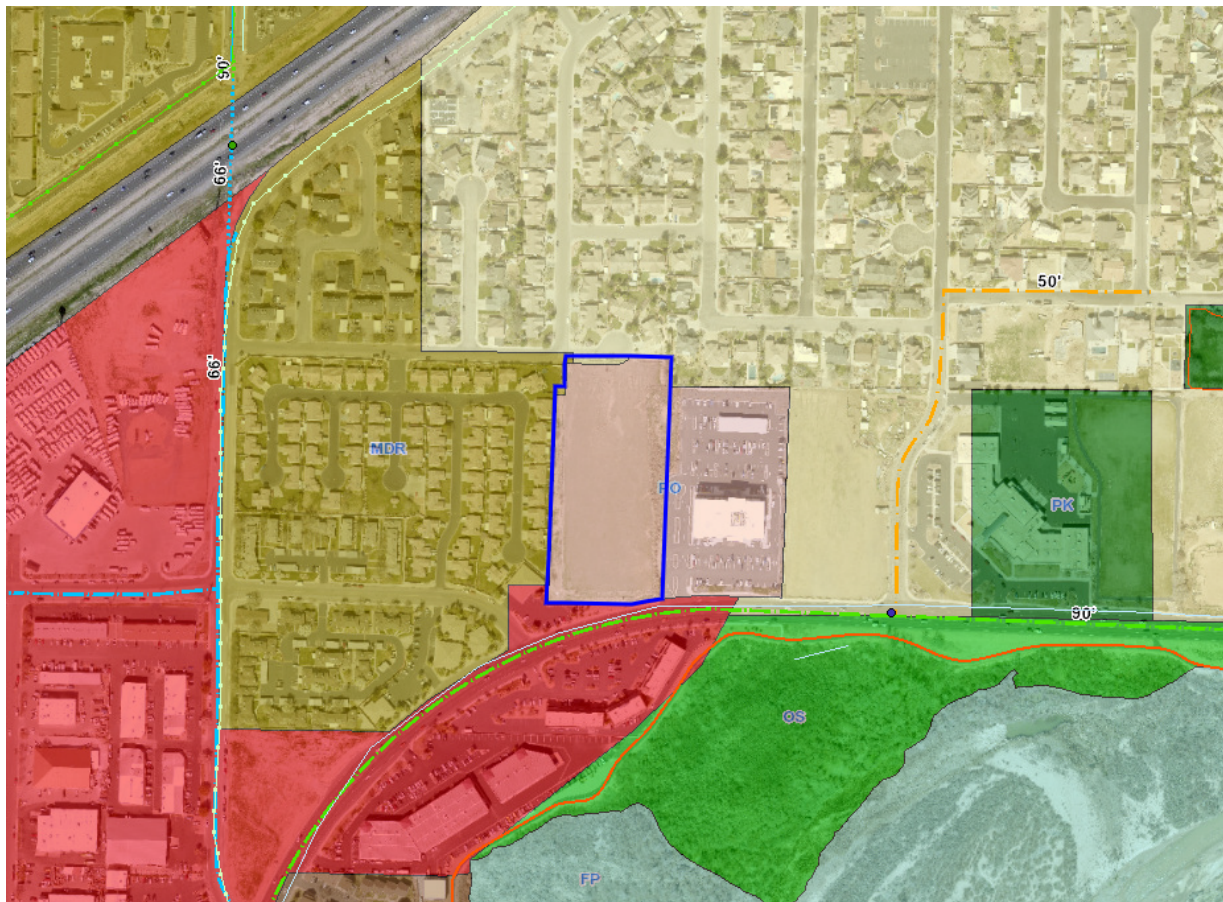
PD (Planned Development) Amendment Riverfront Medical Center Phase 2

Approximately 600 East Riverside Drive

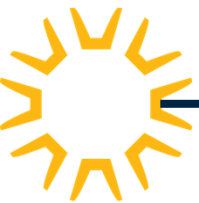




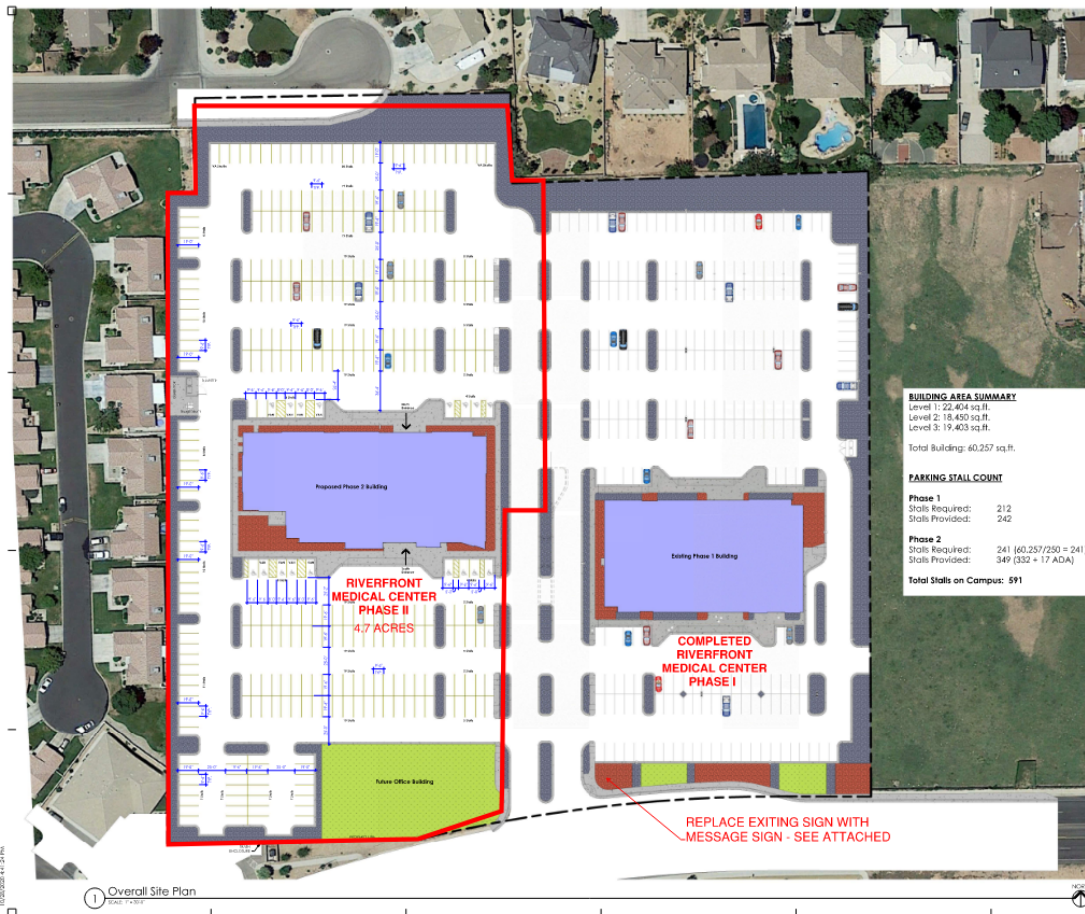
Existing Zoning



Existing General Plan



Proposed Site Plan



NJRA Architects, Inc.
5075 Gateway Drive, Suite 100
Murray, Utah 84123
801.364.9259
www.njra-architects.com



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www.hughesconstruction.com
KEY CONTACT OFFICE
3000 South Main Street
Salt Lake City, UT 84115
Phone: 801.466.1111
Fax: 801.466.1112

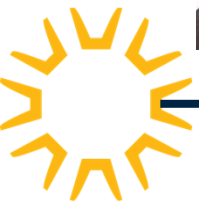
Riverfront Medical Holdings, LLC
Riverfront Medical Center
Phase 2 Building

01/08/2024 11:24 AM
10/10/2024 11:24 AM

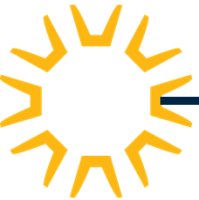
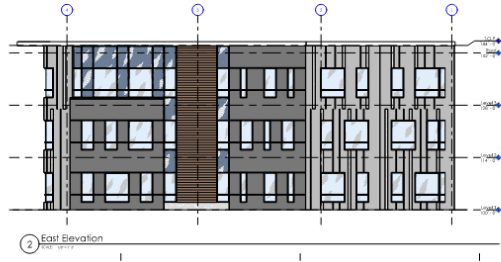
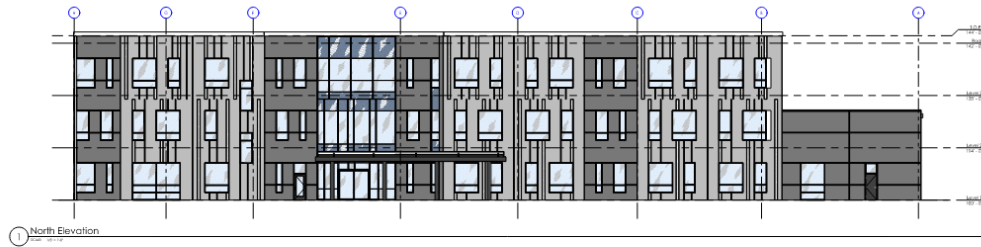
10/10/2024 11:24 AM
10/10/2024 11:24 AM

Overall Site Plan

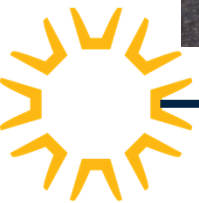
A101



Site Perspective



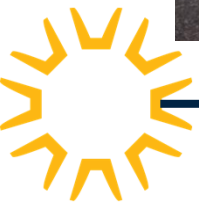
Elevations



Renderings



Renderings



Renderings

PLANNING COMMISSION AGENDA REPORT: 11/24/2020

Zone Change Amendment
Sunbrook Storage
Case No. 2020-ZCA-045

Request: Consider an amendment to the PD (Planned Development) for Sunbrook. The applicant is proposing covered parking in the approved RV storage area. This would require adjusting the site and approving the covered spaces.

Owner: DIKA Properties, LC

Representative: Curt Kremer

Area: 6.03 acres

Location: Generally located at 415 S. Dixie Drive

Current Zone: PD-C (Planned Development Commercial)

General Plan: COM (Commercial)



Background:

The applicant is requesting to amend the PD (Planned Development) zone approval that was granted in 2008 and amended several times since then. The latest amendment allowed a total of 191 RV stalls, 69 of which would be covered. The plan showed a 10 foot landscape buffer with no covered parking adjacent to the residential.

Approved Uses for existing PD-C lot:

In 2008 the use list for the existing PD-C was created. In 2010 and 2014 the use list was modified. The permitted uses are listed below:

9/04/2008 – Assisted and Independent Living , retail shops, fitness and wellness facilities, indoor soccer, neighborhood grocery store, call center, private school, technical school, or Montessori school, warehouse and indoor self-storage, and all M-2 uses excluding sheet metal shop, food processing, light foundry, bulk plant, construction equipment sales, sand blasting, rubber welding, and truck terminal (shipping terminal)

8/19/2010 – Bookstore, café/bistro/coffee shop/deli, secondhand store, consignment store, furniture sales, photography studio, art gallery, indoor flea market, indoor rock climbing, horticulture/community gardening

1/9/2014 – RV Storage area

6/20/2019 – Zoning and use list were extended to the parcel to the rear of the building allowing RV storage on that parcel.

Under the proposed PD amendment, the site would lose 46 stalls. The following table shows the difference in RV storage spaces that are proposed vs. approved:

	Approved Site	Proposed Site	Difference
Rear Parcel	169	113	
North-West Side	42	52	
Totals	211	165	-46

The storage space approved and existing in the front of the building will not change. The RV storage spaces will include boat, ATV, and vehicle storage. All of the revised portion will be covered parking. The storage buildings will be 17' in height and will look similar to the storage units shown in the PowerPoint. Both lots meet the setback requirements as shown on the attached site plan.

Parking:

On March 28, 2014, a development agreement was approved to allow modification of the parking requirements for the front building. The required spaces for each use are as follows:

Office/Retail: 1 space per 250 sf

Recreation/Sports: 1 space per 333 sf

Warehouse/Storage: 1 space per 3,000 sf

With the changes to the site plan to allow for the new storage units on the rear lot, the front building will require 86 parking spaces and there will be 104 spaces provided. The parking provided for the front building does meet the required parking according to the development agreement.

Buffer:

This property does have residential property on each side. The applicant is proposing a 30' setback to each of the structures adjacent to the residential property and a 25-30 foot landscaped buffer strip and a 6' solid block wall along these property lines. There are existing block walls that separates this property from the residential zones; however, the wall might need to be raised in certain locations where the wall dips below 6'. A CMU wall will also be constructed on the rear property line adjacent to the park as indicated on the site plan.

Recommendation:

Staff recommends approval of this zone change request with the following conditions:

1. The buildings will meet the Planned Development required setbacks for front (25'), side, (10') and rear (10').
2. A perpetual access easement is maintained for access to the rear property. A paved private drive to the rear property is to be at least 32' wide.
3. A 25-30 foot landscaping buffer as shown on the proposed site plan, plus a 6' block wall is installed between the residential areas and this development.
4. A 6' block wall is installed between this property and the park/ O.S (Open Space).
5. The parking for the existing multipurpose building meets the requirements of the Zoning Regulations.
6. The lighting for this project will be from zero to 1.0 foot candle at the property lines. The lighting will be night sky lighting and will be pointed downward and shielded and must meet all of the requirements of the zoning code as it applies .
7. The covering structures will not exceed 18' in height.
8. The proposed plan will need to meet code to be approved through the site-plan approval process.

Alternatives:

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Table the proposed zone change amendment to a specific date.

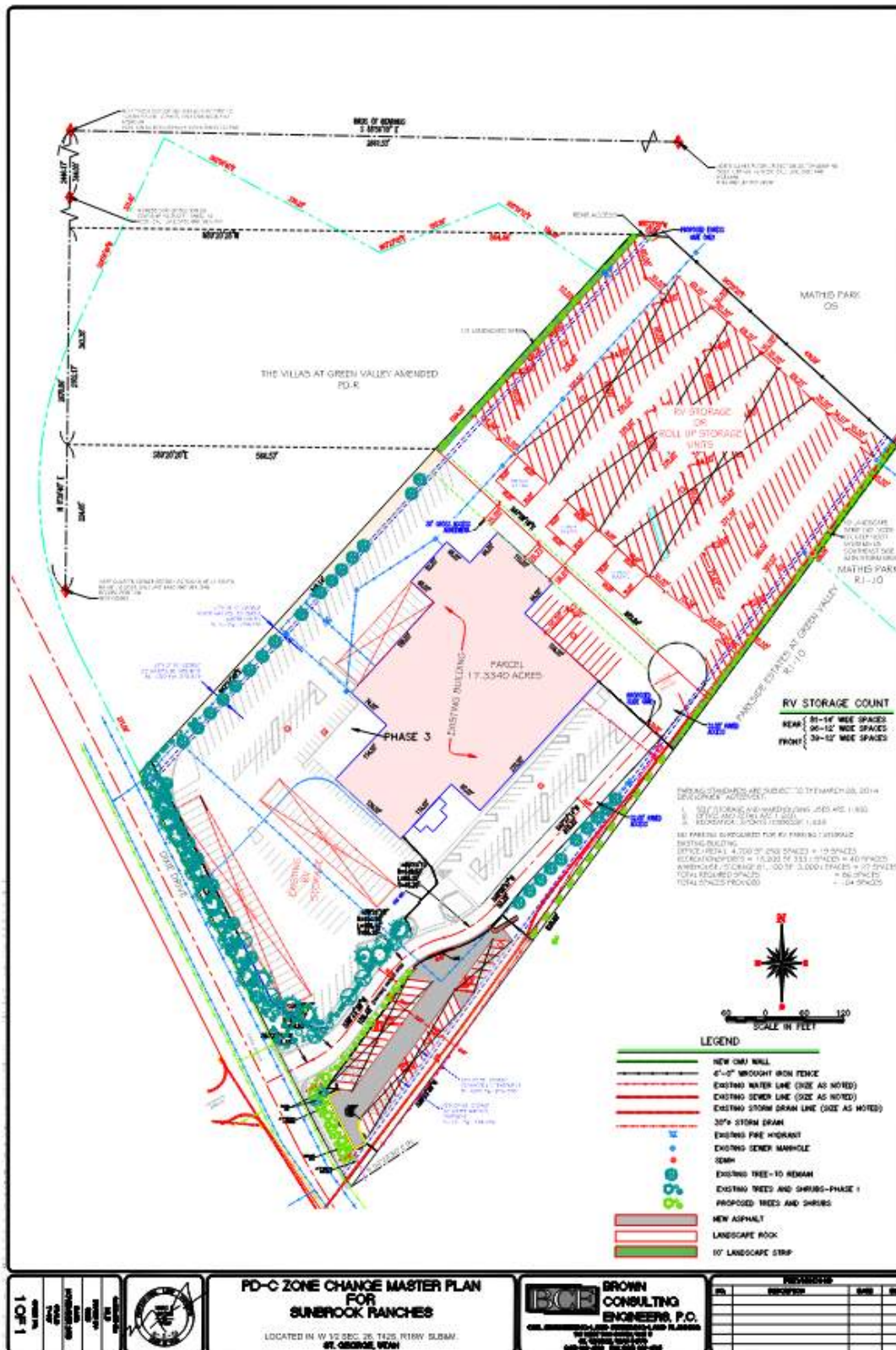
Possible Motion:

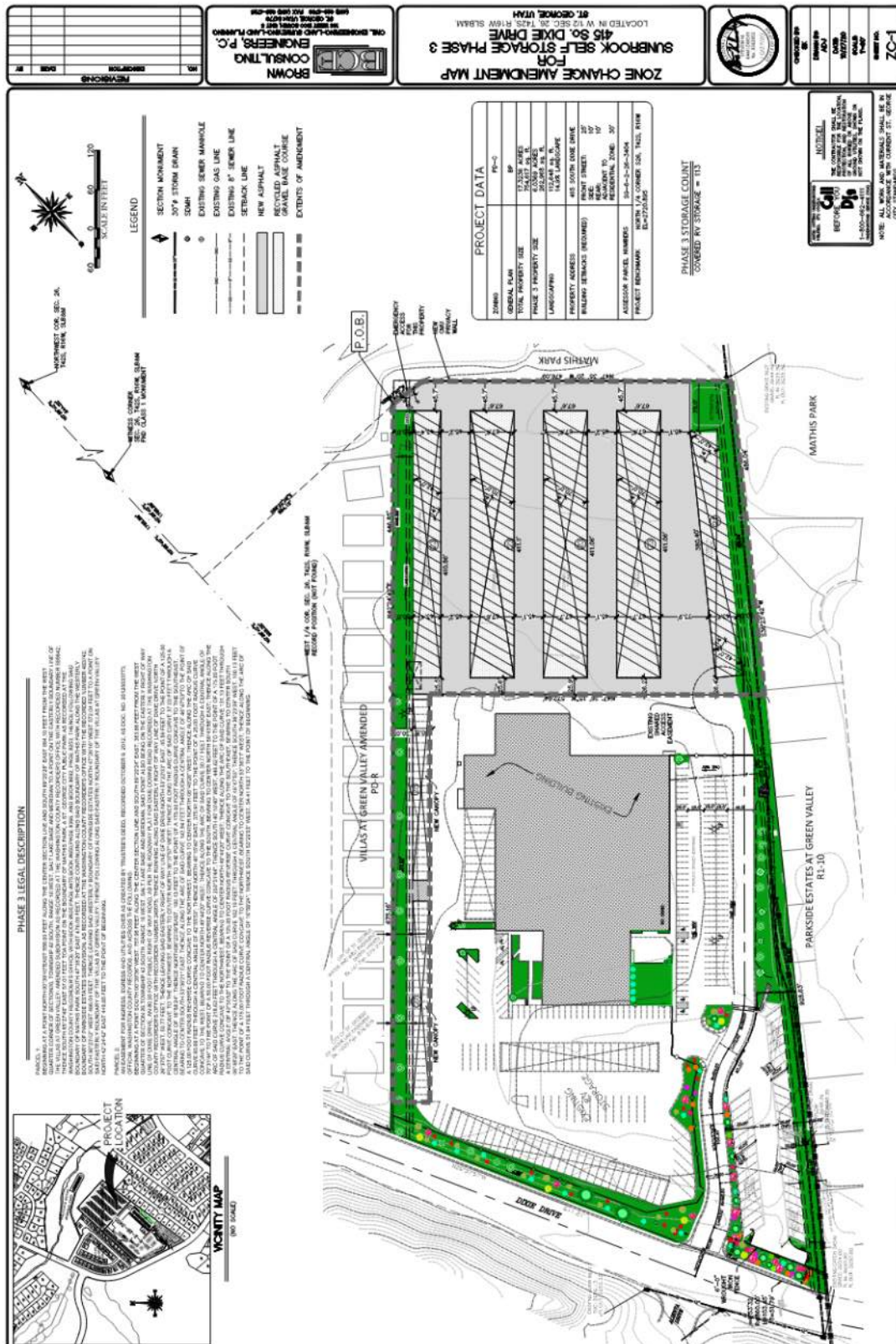
The Planning Commission recommends approval of the PD amendment with the conditions recommended by staff.

Zoning Map

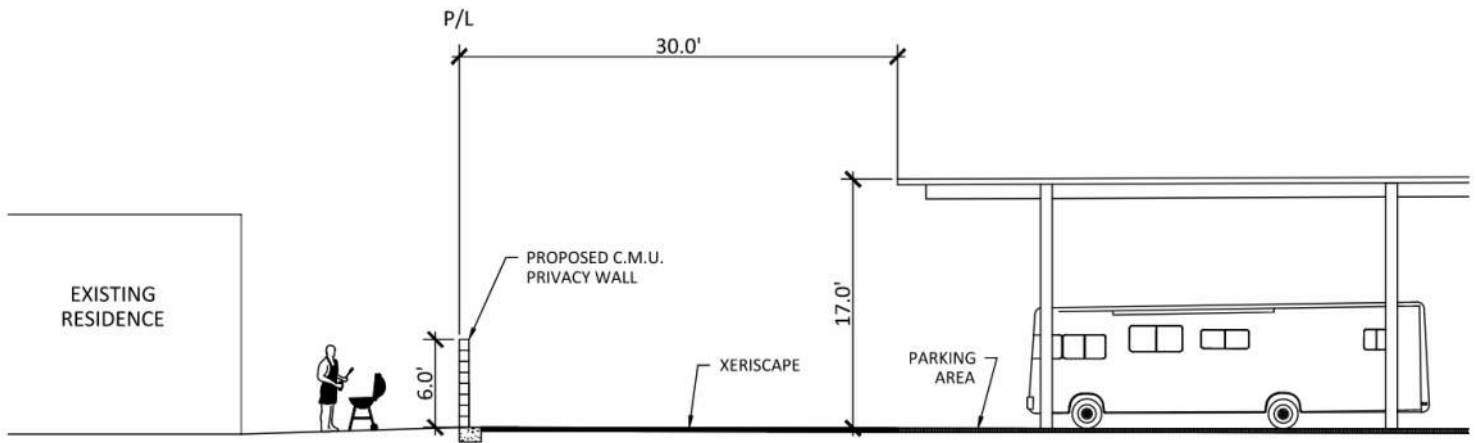


Previously Approved Site Plan





Cross Section



PD (Planned Development) Amendment Sunbrook RV Storage

Approximately 415 S Dixie Drive



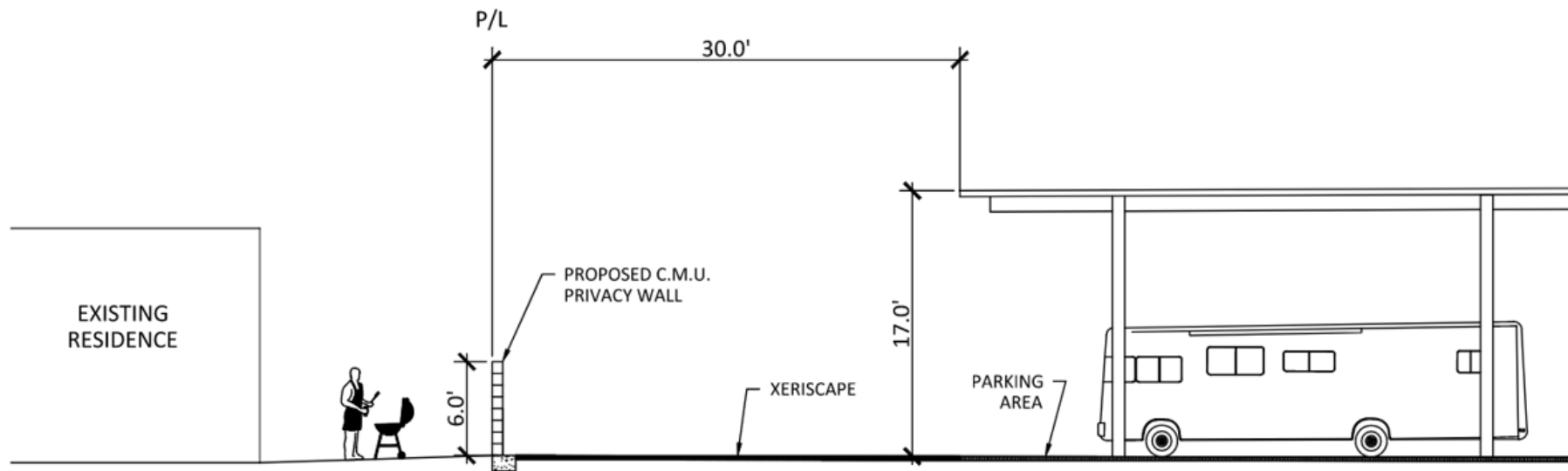


Existing Zoning



Approved Site Plan





Cross-Section



ITEM 1D

Acreage:	Approximately 2.58 acres (112,479 sq ft)
Current Zone:	PD-C (Planned Development Commercial)
General Plan:	COM (Commercial)
Adjacent zones:	North = PD-C, East = PD-C, West = R-3, South = Freeway (not zoned)
Ordinance:	This project is submitted for review in compliance with Section 10-8D-6 "Planned Development - Commercial Standards."
Building:	<p>The proposed building is a single story and 31,512 square foot footprint. There will be a mezzanine area that will add approximately 10,000 sq ft to the total building size. The applicant has provided color elevation and materials. The building will be a concrete tilt-up building. The architect has designed the building with two different finishes which will be achieved through sandblasting. Additionally, there will be three colors to add variety to the building. There is both vertical and horizontal relief throughout the building on all sides. The rear of the building will have roll up doors to access the warehouse portion of the building.</p>
Height:	At its highest point, the building will stand at 30'2" tall.
Parking:	<p>Retail/Office – $18,700/250 = 775$ spaces Warehouse – $21,855/500 = 44$ spaces Total = 118 spaces required</p> <p>The site plan depicts a total of 120 stalls to be constructed on the site which meets the minimum required parking.</p>
Landscaping/Wall:	<p>City Code requires 15' along the public street, as well as, 5% of the parking lot. The applicant is meeting both of those landscaping requirements.</p> <p>In addition to the landscaping that is required as stated above, the site is required to provide a wall along the Cottonwood Springs Rd. The fence is required as a buffer to the property across the street that is zoned R3 (Residential Multifamily). The applicant has run into issues with providing the fence. The fence cannot be in the right of way. However, once on the site, there is an immediate retaining wall and drop off. If placed at the bottom of the retaining wall, the wall provides no screening or protection to the neighboring property across the street. Staff would suggest that the Planning Commission consider</p>

the requirement for the fence and make an appropriate recommendation to the City Council.

Uses: The use list was approved with the original application in 2018. No changes to the use list are being proposed with this application.

Signs: A Pylon sign was submitted as part of the PD amendment. They are proposing 50' tall and approximately 300 sq ft of signage. Typically, a sign may be 30' tall and 200 sq ft, however, the PD-C zone does allow for the consideration of a larger sign.

Staff Comments: Staff recommends approval of the application with consideration of the following comments:

1. Use List – The use list was approved in 2018. No changes are being proposed at this time. Each individual business will be required to conform to the use list as approved.
2. Roadways – All roads on all three sides of the site have been improved. Entrance to the site will be from Gateway Drive. There will be no access from Red Hills Pkwy or Cottonwood Springs Drive.
3. Design – Conceptual building elevations, colors, and materials have been provided for review and discussion.
4. SPR – If PD amendment is approved, future SPR (Site Plan Review) applications and plans shall be submitted and approved by staff (*the SPR is the civil engineering plan set*).
5. Building Height – The applicant is requesting a building height of forty-two feet (30'2"). This is compliant with city code which allows 50' in the PD-C zone.
6. Phasing – This is the first lot to be built on in the overall development.
7. Lighting – A photometric plan has been submitted and attached for review. The photometric plan will be reviewed in detail at the site plan stage.
8. Landscaping - With the submittal of a SPR application, a landscape and irrigation plan will be required. A landscape plan has been submitted for initial review and attached to this staff report.

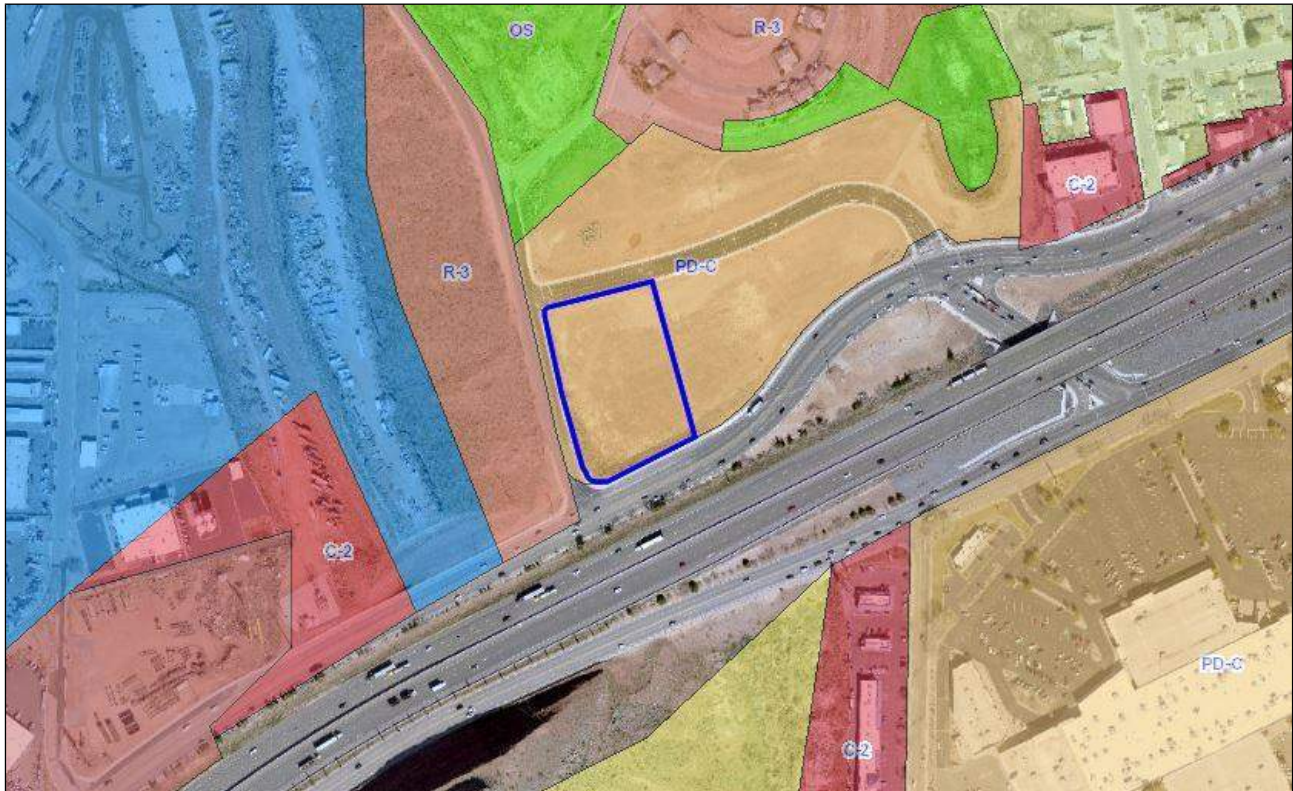
9. Buildings – Renderings of the building have been submitted. With each PD amendment in the development, building details will be provided.
10. Residential Protection - Where a PD Commercial development adjoins any lot or parcel of ground in any residential zone, there shall be provided along the adjoining property line a solid masonry wall and a minimum ten foot (10') wide planting strip. In this case, they will need to provide the 15' of landscaping and a wall adjacent to the road which adjoins the R3 to the west. If the Planning Commission recommends that no wall be required, please make a motion so stating.

Staff Comments:

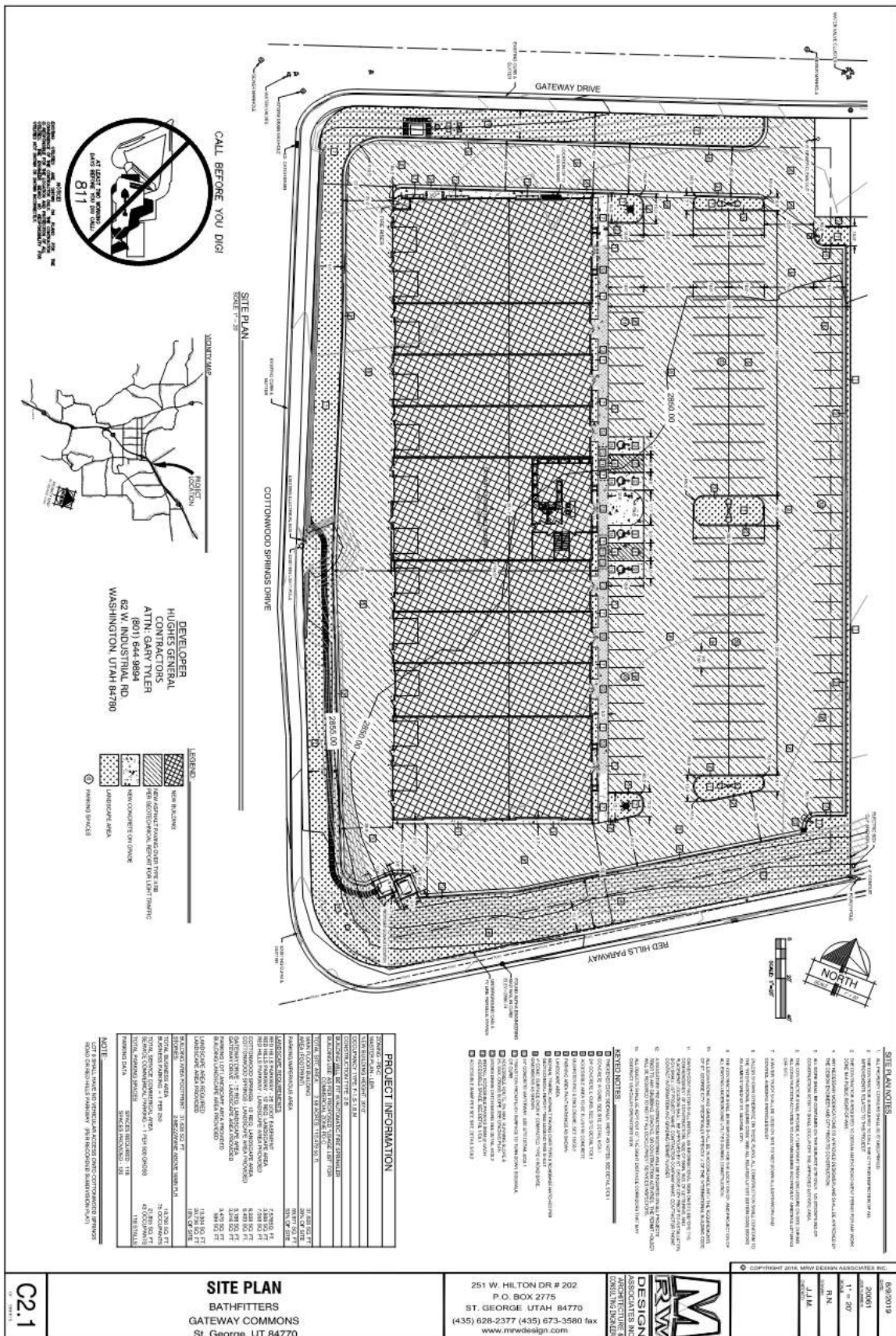
The Planning Commission has several options:

1. Recommend approval as presented.
2. Recommend changes.
3. Table the item to await the submittal of additional information.
4. Recommend denial.

Zoning Map



Proposed Site Plan

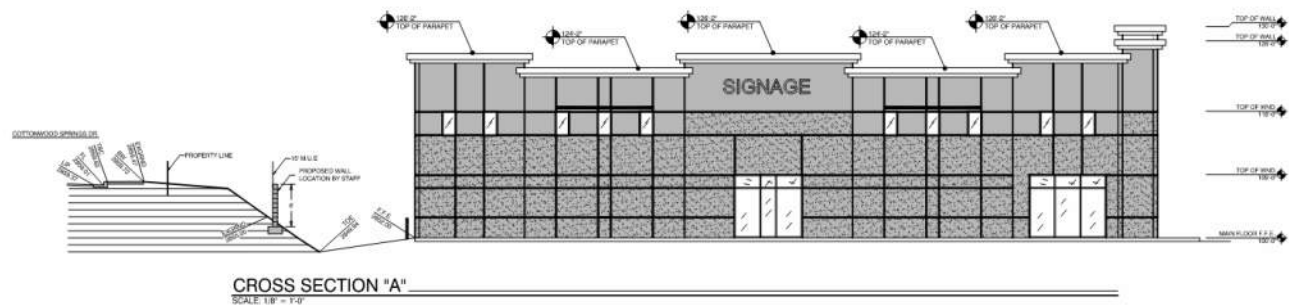


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Building Elevations & Renderings







Proposed Pylon Sign

B

Aluminum channel letters with white faces and internal LED illumination

Double face, aluminum cabinet
Internal white LED illumination

Textured and painted finish
(exact colors to be determined)

White polycarbonate faces
(tenant graphics to be determined)

Horizontal aluminum divider bar

Vertical removable vinyl stripe

Aluminum pylon cover

SCOPE OF WORK
Manufacture one (1), double face pylon sign
Installation on single, direct buried pipe
Exact location to be determined

COLORS RENDERED HERE MAY NOT REPRESENT THE ACTUAL FINISH - REFER TO COLOR CALL-OUTS FOR APPROVED COLOR SPECIFICATIONS

	SALESPERSON: Steve Davis	PROJECT NAME: Multi-tenant pylon sign		CUSTOMER APPROVAL: <input type="checkbox"/>
	DESIGNER: Steve Davis	COMPANY NAME: Bath Fitter		LANDLORD APPROVAL: <input type="checkbox"/>

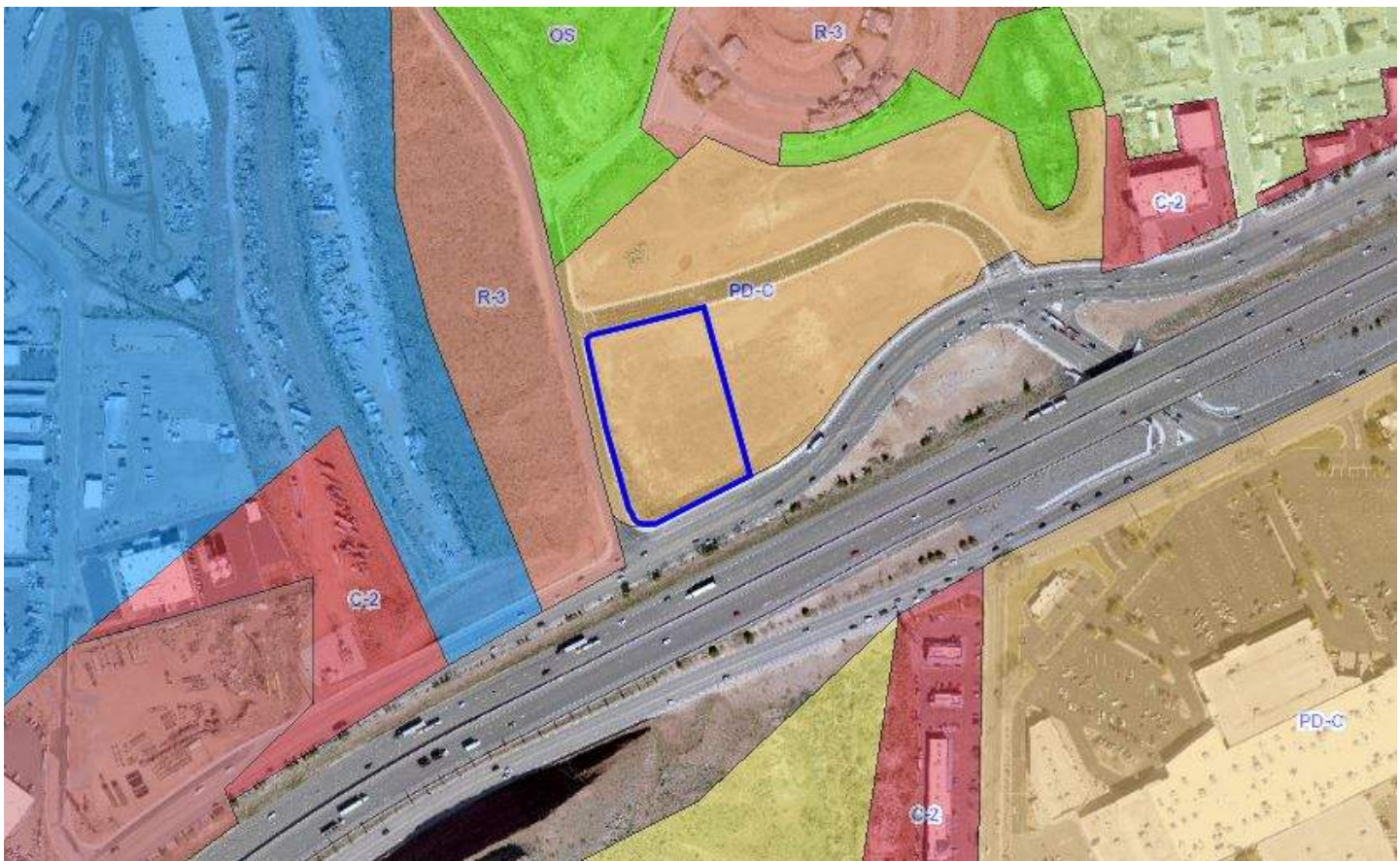
UTAH LICENSE #290762-5551 • NEVADA LICENSE #48759 C-6B • \$2,000,000 LIABILITY INSURANCE

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PD (Planned Development) Amendment Bath Fitters

South-East Corner of Gateway Dr. and Cottonwood Springs Dr.

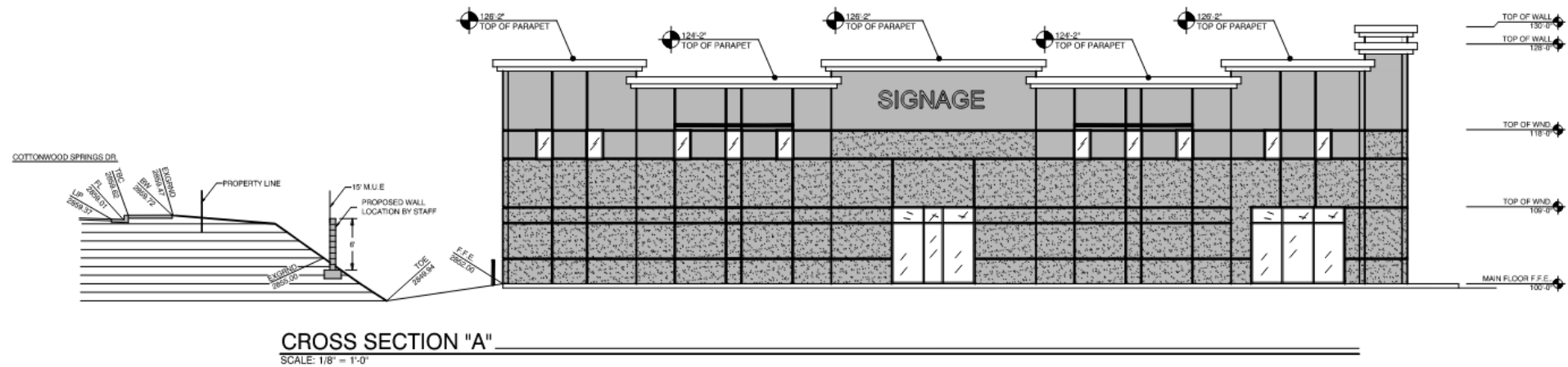




Existing Zoning



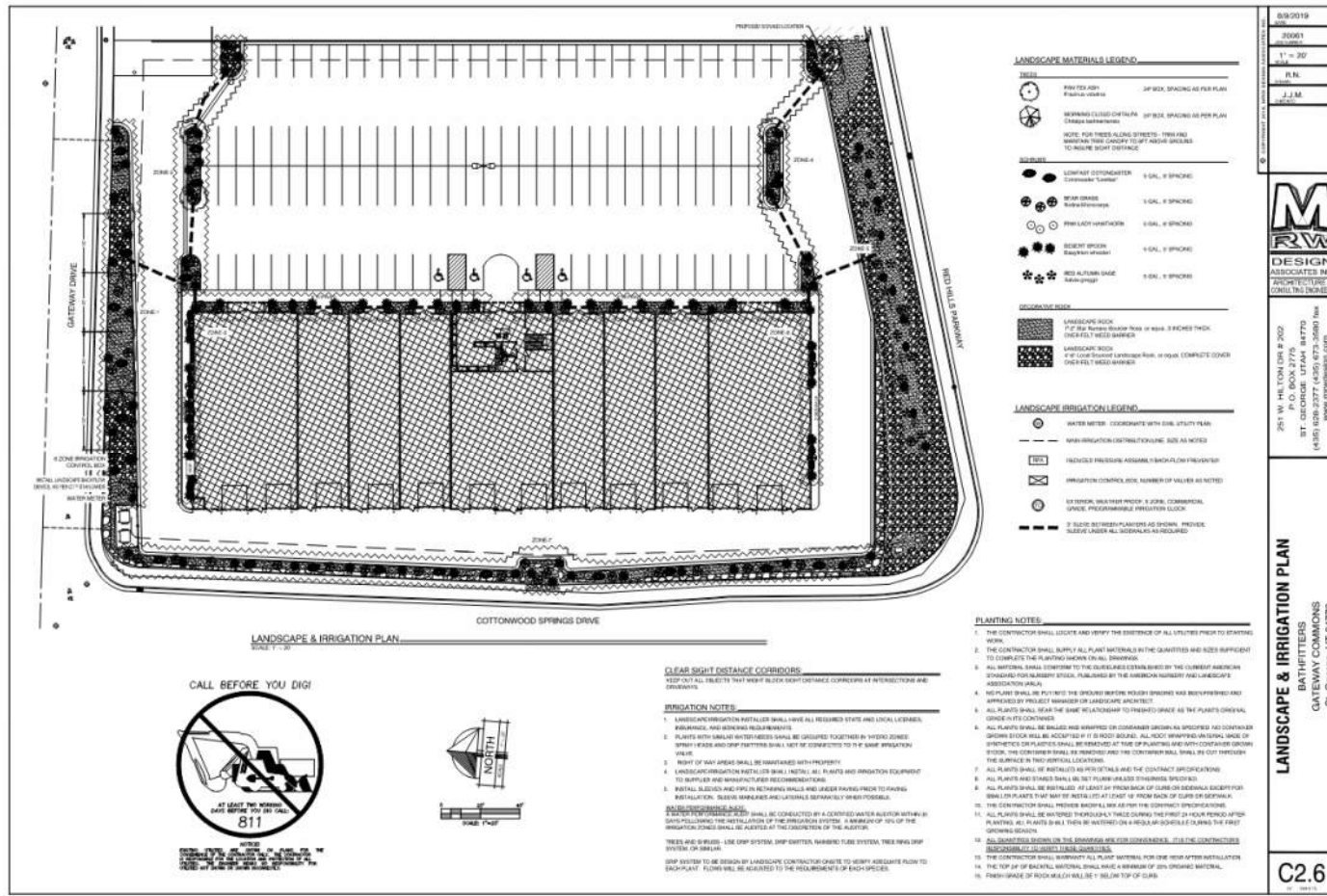
Existing General Plan



Site Perspective



Landscape Plan







Renderings



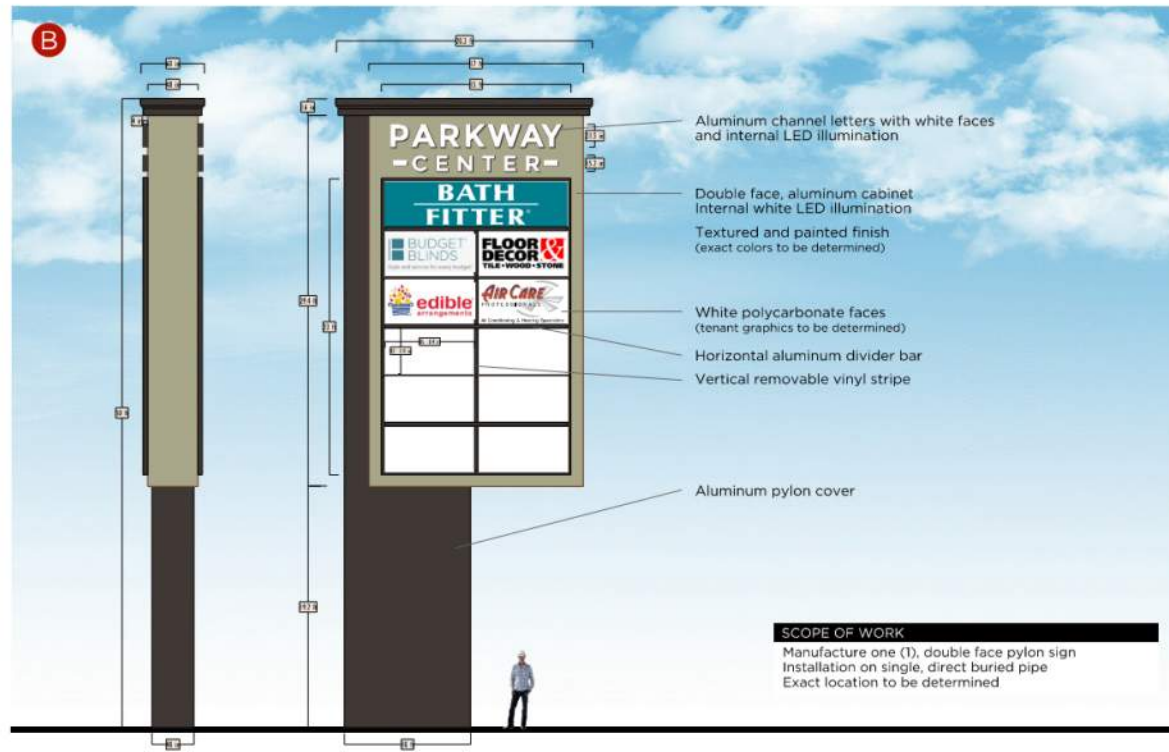
Renderings



Renderings



Renderings



COLORS RENDERED HERE MAY NOT REPRESENT THE ACTUAL FINISH - REFER TO COLOR CALL-OUTS FOR APPROVED COLOR SPECIFICATIONS

	SALESPERSON: Steve Davis	PROJECT NAME: Multi-tenant pylon sign		CUSTOMER APPROVAL: <input type="text"/>
	DESIGNER: Steve Davis	COMPANY NAME: Bath Fitter		LANDLORD APPROVAL: <input type="text"/>

UTAH LICENSE #290762-5551 • NEVADA LICENSE #48759 C-68 • \$2,000,000 LIABILITY INSURANCE



Signage



PLANNING COMMISSION AGENDA REPORT: 11/24/2020

Zone Change

Bloomington Ranches Lot 27

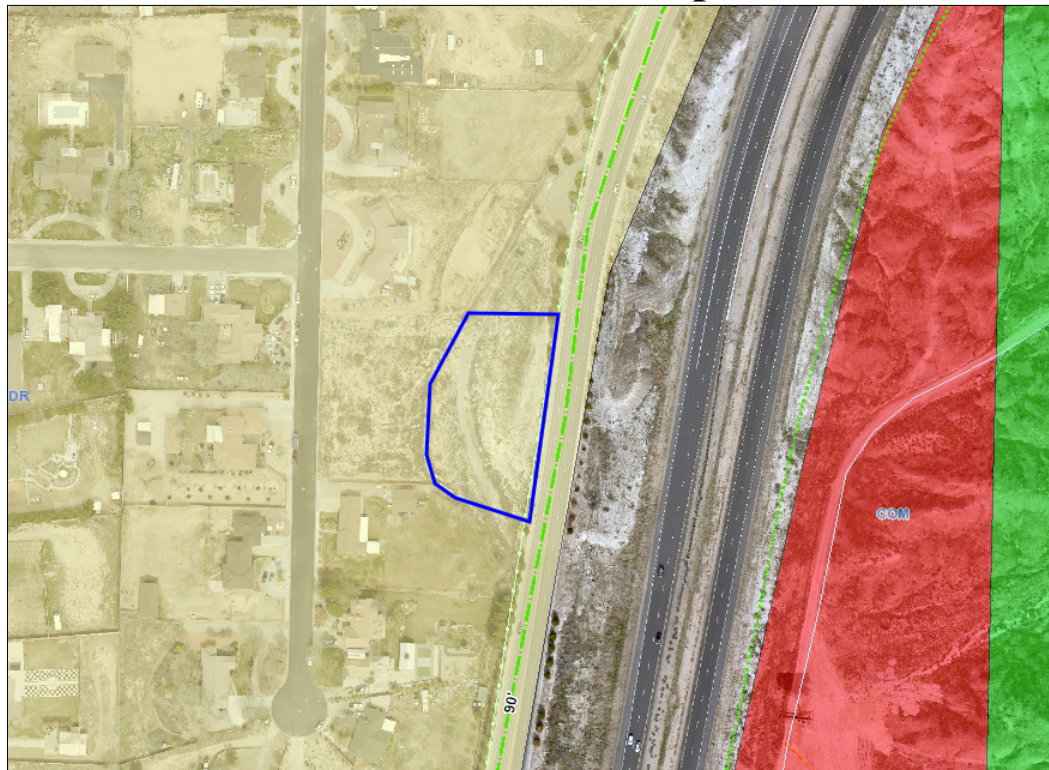
Case No. 2020-ZC-043

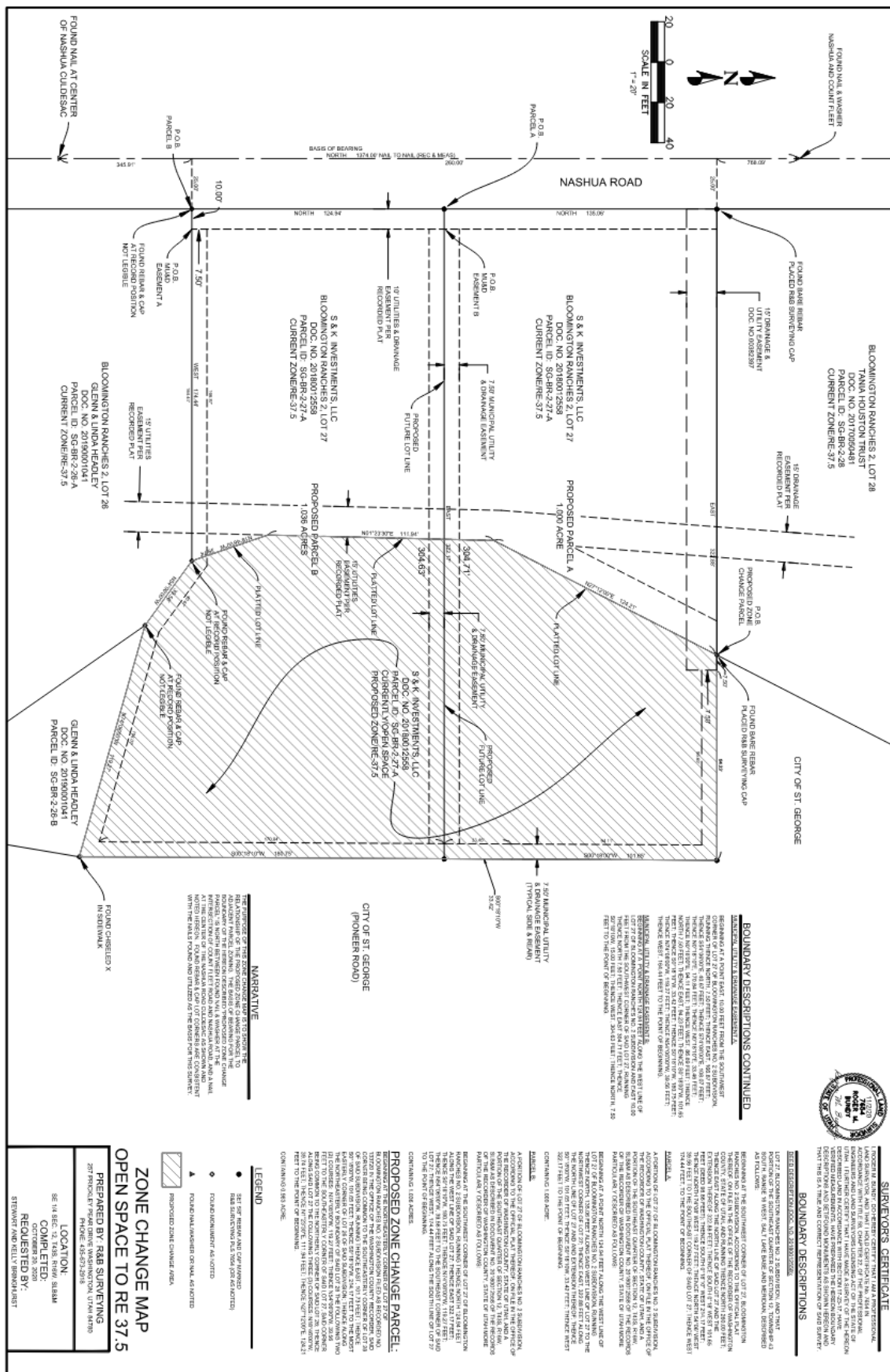
Request:	Consider a zone change to RE-37.5. There is currently no zoning designation on the property.
Applicant:	S&K Investments
Representative:	Kelly Bringhurst
Area:	0.98 acres
Location:	The property is generally located along Pioneer Road at approximately 3200 South.
Current Zone:	No Zoning
General Plan:	LDR (Low Density Residential)
Staff Comments:	The subject property is currently not zoned. The reason for that is that the property was once Pioneer Rd. right-of-way. Often times, right-of-way is not zoned as was the case here. The applicant is asking that the property which they now own is rezoned to the zoning category, RE-37.5, which the adjacent property is zoned. This will allow them to add this to the overall property and split the lot into two single-family home building lots.
Recommendation:	Staff recommends approval of this Zone Change.
Alternatives:	<ol style="list-style-type: none">1. Recommend approval as presented.2. Recommend approval with conditions.3. Recommend denial.4. Table the proposed zone change to a specific date.
Possible Motion:	The Planning Commission recommends approval of the requested Zone Change from the R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) zone to the OS (Open Space) zone on approximately 3.50 acres.

Current Zoning Map



General Plan Map





PLANNING COMMISSION AGENDA REPORT: 11/24/2020Zone Change**South Desert Townhomes**

Case No. 2020-ZC-051

Request: Consider a Zone Change from R-1-10 (Residential) to PD-R (Planned Development Residential) on approximately 10.123 acres located east of the White Dome Nature Preserve on the north side of White Dome Drive.

Applicant: CRS Development

Representative: Brett Burgess

Area: 10.123 acres

Proposed Density: 8.99 units per acre

Location: The property is generally located east of the White Dome Nature Preserve on the north side of White Dome Drive.

Current Zone: R-1-10 (Residential Single Family, 10,000 sq ft minimum lot size)

General Plan: MDR (Medium Density Residential; 5-9 units per acre)

Project:

South Desert Townhomes is an attached planned unit residential development comprised of townhome units. The request is for one (1) duplex, seven (7) 3-plexes, and seventeen (17) 4-plexes.

Proposed Site Details:**Density:**

The project proposes 91 townhouse units over approximately 10.123 acres for a density of 8.99 dwelling units per acre.

Landscaping/Amenities:

This project will require two (2) amenities over 18,200 square feet.

The applicant proposes 18,206 square feet of amenity area.

The proposed amenities are:

Kid's playground equipment area

Pickleball/basketball combo area.

A minimum 30% of the lot area shall be landscaped area. The applicant proposes 34%.
A minimum 50% of the front setback area shall be landscaped area. This will be verified at the site plan review (SPR) stage.

Parking:

This project requires two (2) parking stalls per unit as well as guest parking at one (1) space per three (3) dwelling units. Each unit has a two-car garage. The required number of guest stalls is thirty-one (31). Thirty-one (31) guest stalls have been provided.

Height/Elevations:

The site depicts attached two-story products with minimal variation in height (ranges from approximately 23'0" to 24'1"). Each unit has a two-car garage.

The applicant is proposing earth and greyscale tones with varying materials (stucco, cultured stone, and hardie board).

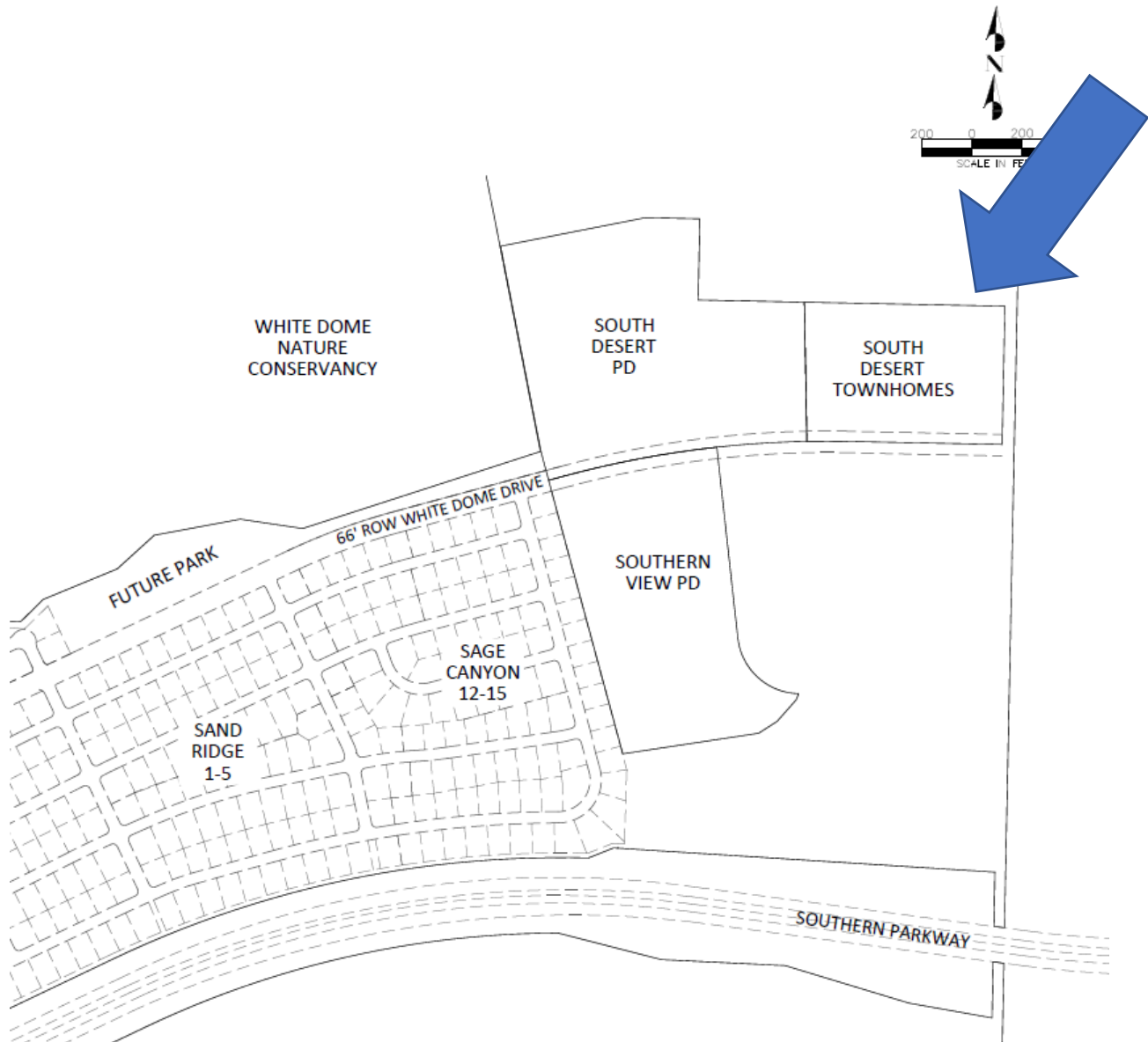
Recommendation:

Staff recommends approval.

Alternatives:

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Table the proposed zone change amendment to a specific date.

Project Location



Conceptual Site Plan

PD ZONE CHANGE
FOR
SOUTH DESERT TOWNHOMES
PHASES 1 - 3

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP
43 SOUTH, RANGE 15 WEST, S.L.B.&M.



SOUTH DESERT TOWNHOMES
SITE DATA

DWELLING UNITS:	91
TOTAL AREA:	10.12 ACRES
DENSITY OVERALL:	8.99 DU/AC
REQ. UNIT PARKING:	182
UNIT PARKING PROVIDED:	364
GUEST PARKING REQ:	31
GUEST PARKING PROVIDED:	31
REC. AREA REQ:	18,200 SF
REC. AREA PROVIDED:	18,206 SF
AVERAGE UNIT AREA:	1,862 SF
BUILDING COVERAGE AREA:	24%
LANDSCAPE AREA:	34%
ROADWAY & DRIVEWAY AREA:	42%

Example Product Mix



Elevations



Materials Board

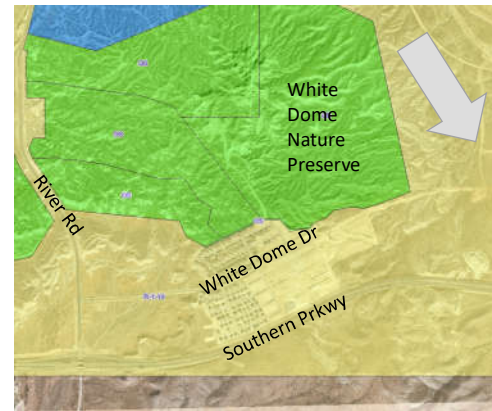


Zone Change South Desert Townhomes

2020-ZC-051



1



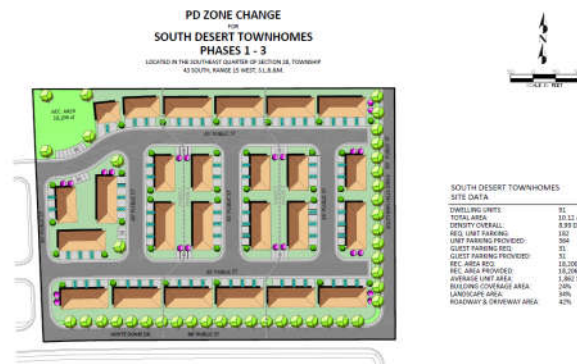
Project Location

2



Project Location

3



Conceptual Site Plan

4



Example Product Mix

5



Example Product Mix

6



ELEVATION



Elevations

7



Elevations

8



Materials Board

9



10

PLANNING COMMISSION AGENDA REPORT: 11/24/2020Zone Change**South Desert PD**

Case No. 2020-ZC-050

Request: Consider a Zone Change from R-1-10 (Residential) to PD-R (Planned Development Residential) on approximately 21.01 acres located east of the White Dome Nature Preserve on the north side of White Dome Drive.

Applicant: CRS Development

Representative: Brett Burgess

Area: 21.01 acres

Proposed Density: 8.32 units per acre

Location: The property is generally located east of the White Dome Nature Preserve on the north side of White Dome Drive.

Current Zone: R-1-10 (Residential Single Family, 10,000 sq ft minimum lot size)

General Plan: MDR (Medium Density Residential; 5-9 units per acre)

Project:

South Desert PD is a planned unit residential development consisting of a mix of housing sizes to offer a variety of price points and options to a mix of buyer types. The project will consist of detached single-family homes.

Proposed Site Details:**Density:**

The project proposes 175 detached single-family units over approximately 21.01 acres for a density of 8.32 dwelling units per acre.

Landscaping/Amenities:

This project will require three (3) amenities over 35,000 square feet.

The applicant proposes 42,051 square feet of amenity area.

The proposed amenities are:

Kid's playground equipment area

Pickleball/basketball combo area

Exterior social area

A minimum 30% of the lot area shall be landscaped area. The applicant proposes 43%.

A minimum 50% of the front setback area shall be landscaped area. This will be verified at the site plan review (SPR) stage.

Parking:

This project requires two (2) parking stalls per unit as well as guest parking at one (1) space per three (3) dwelling units. Each unit has a two-car garage. The required number of guest stalls is fifty-nine (59). Sixty-one (61) guest stalls have been provided.

Height/Elevations:

The site depicts two-story single-family units with varying heights (heights range from approximately 23'0" to approximately 25'5"). Each has a two-car garage.

The applicant is proposing earth and greyscale tones with varying materials (stucco, cultured stone, and hardie board).

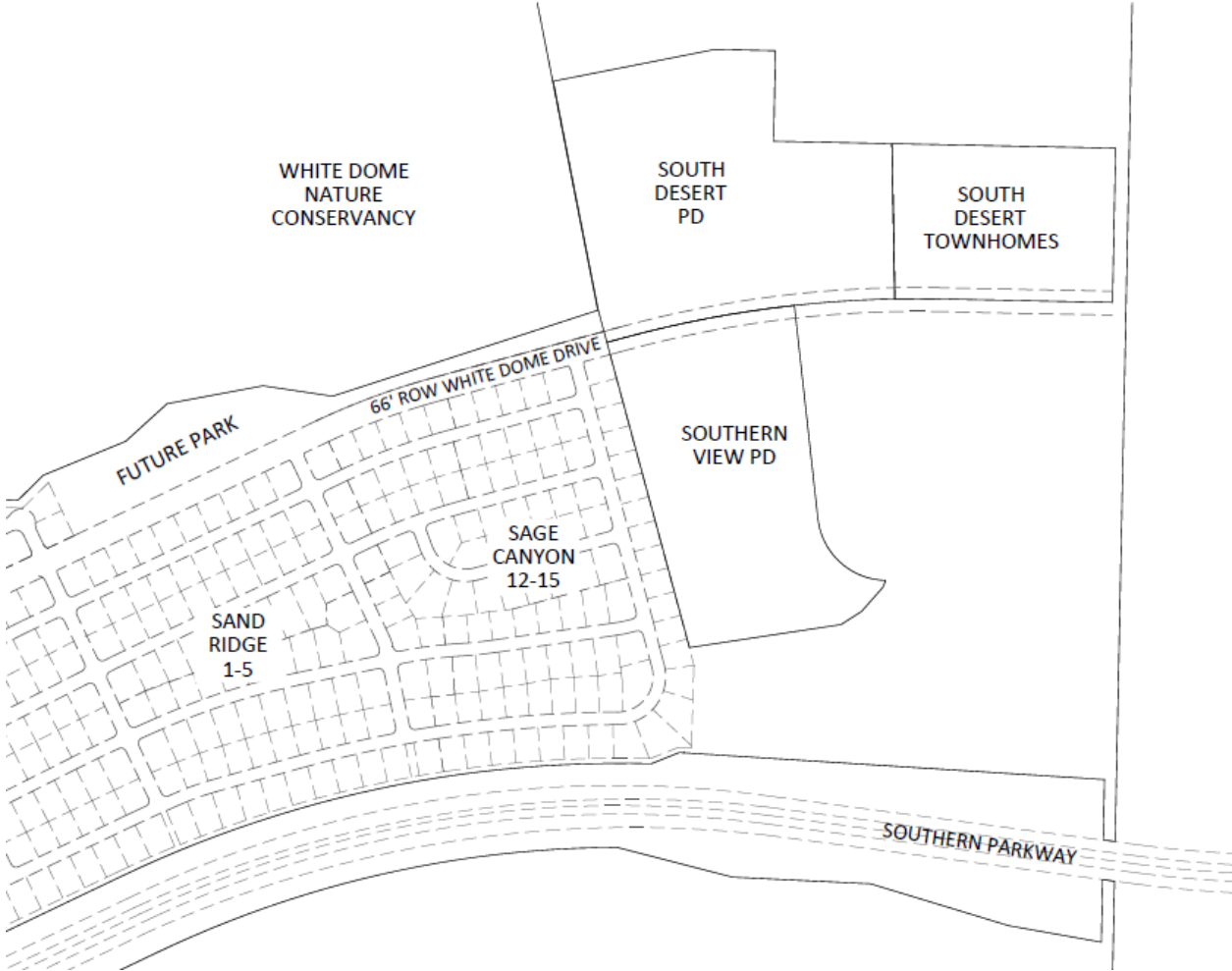
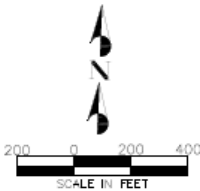
Recommendation:

Staff recommends approval.

Alternatives:

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Table the proposed zone change amendment to a specific date.

Project Location



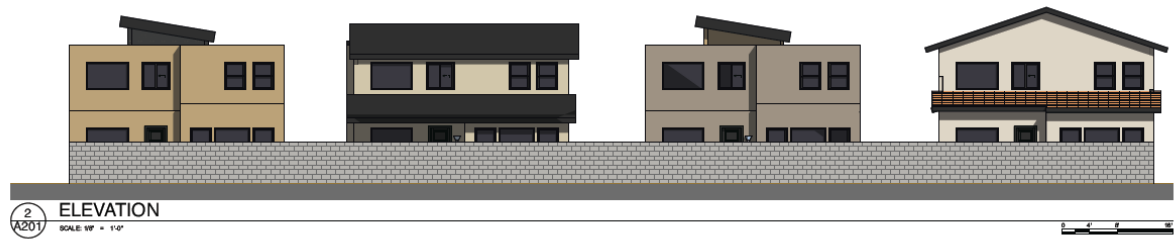
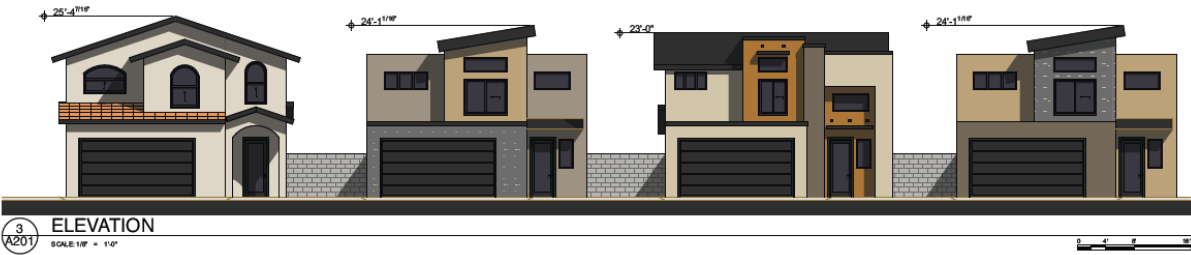
Conceptual Site Plan

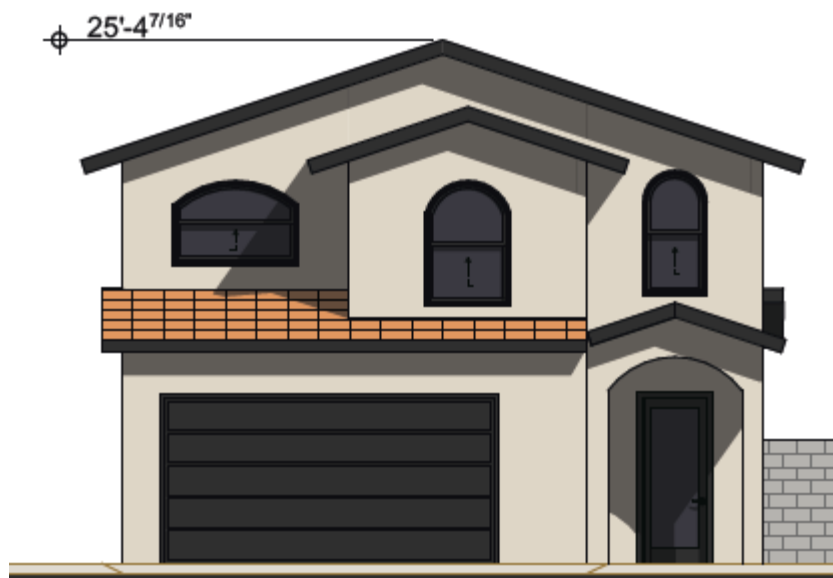


Example Product Mix



Elevations







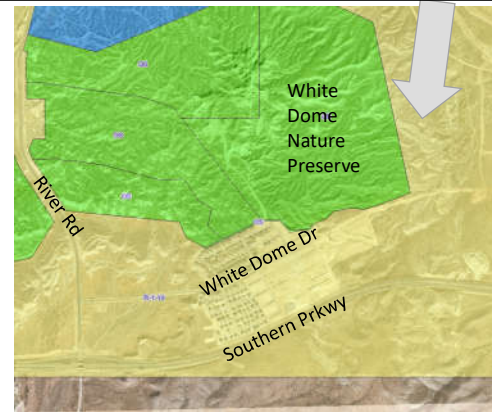
Materials Board



2020-ZC-050

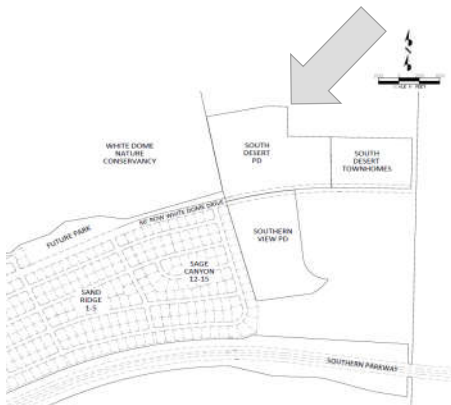


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Project Location

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Project Location

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Conceptual Site Plan

4



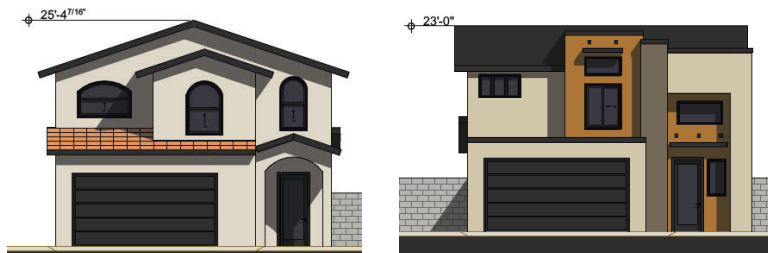
Example Product Mix

5



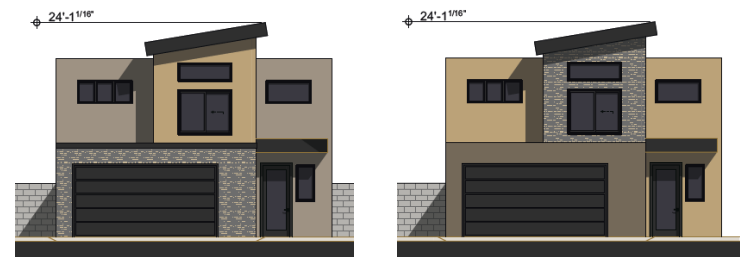
Example Product Mix

6



Elevations

7



Elevations

8



Materials Board

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PLANNING COMMISSION AGENDA REPORT: 11/24/2020Zone Change**Southern View PD**

Case No. 2020-ZC-049

Request: Consider a Zone Change from R-1-10 (Residential) to PD-R (Planned Development Residential) on approximately 16.56 acres located southeast of the White Dome Nature Preserve on the south side of White Dome Drive.

Applicant: CRS Development

Representative: Brett Burgess

Area: 16.56 acres

Proposed Density: 7.73 units per acre

Location: The property is generally located southeast of the White Dome Nature Preserve on the south side of White Dome Drive north of Southern Parkway.

Current Zone: R-1-10 (Residential Single Family, 10,000 sq ft minimum lot size)

General Plan: MDR (Medium Density Residential; 5 – 9 units per acre)

Project:

Southern View PD is a planned unit residential development consisting of a mix of housing sizes to offer a variety of price points and options to a mix of buyer types. The project will consist of detached single-family homes.

Proposed Site Details:**Density:**

The project proposes 128 detached single-family units over approximately 16.56 acres for a density of 7.73 dwelling units per acre.

Landscaping/Amenities:

This project will require three (3) amenities over 25,600 square feet.

The applicant proposes 29,364 square feet of amenity area.

The proposed amenities are:

Kid's playground equipment area

Pickleball/basketball combo area
Exterior social area

A minimum 30% of the lot area shall be landscaped area. The applicant proposes 42%.
A minimum 50% of the front setback area shall be landscaped area. This will be verified at the site plan review (SPR) stage.

Parking:

This project requires two (2) parking stalls per unit as well as guest parking at one (1) space per three (3) dwelling units. Each unit has a two-car garage. The required number of guest stalls is forty-three (43). Forty-four (44) guest stalls have been provided.

Height/Elevations:

The site depicts two-story single-family units with varying heights (heights range from approximately 23'0" to approximately 25'5"). Each has a two-car garage.

The applicant is proposing earth and greyscale tones with varying materials (stucco, cultured stone, and hardie board).

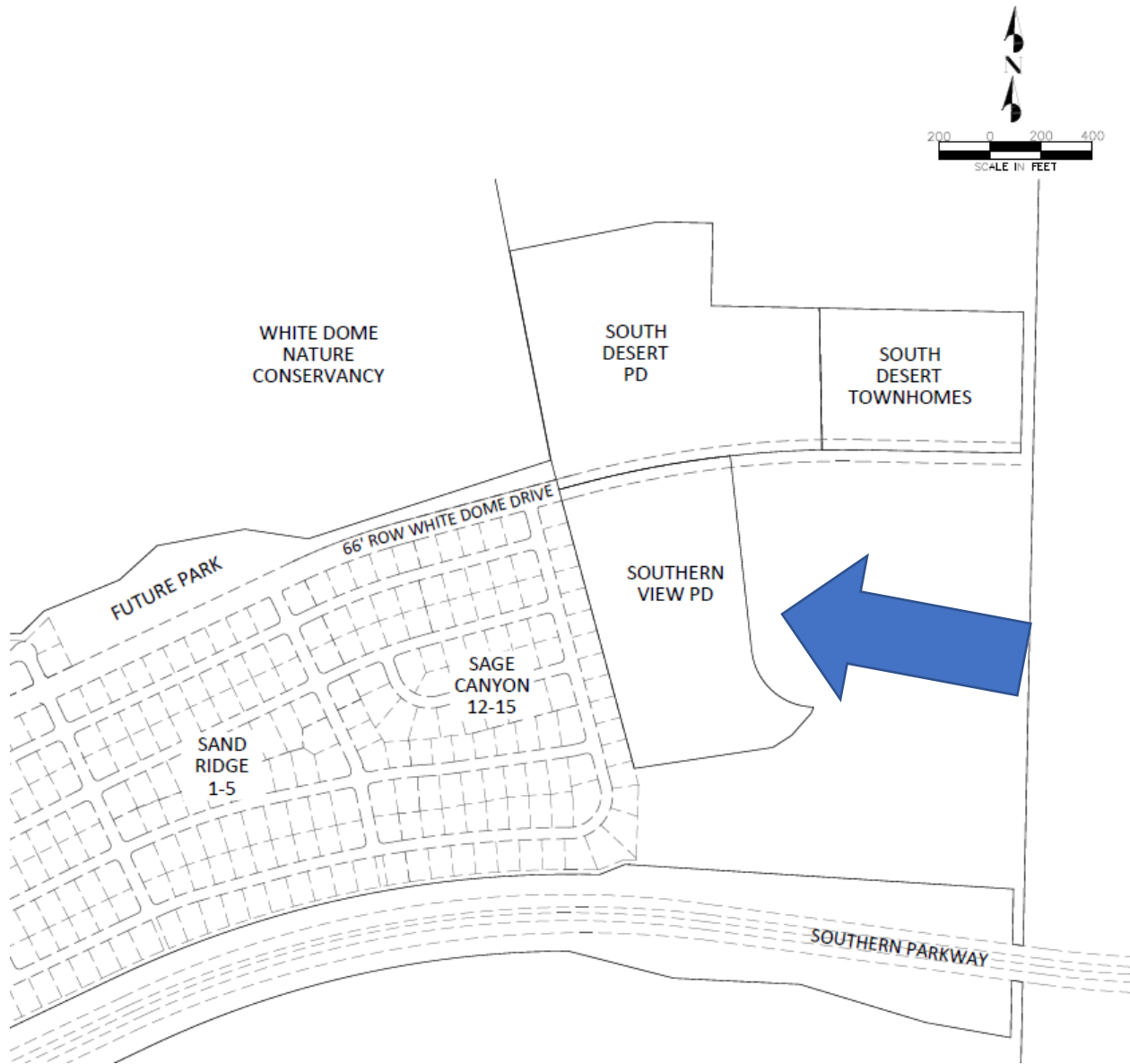
Recommendation:

Staff recommends approval.

Alternatives:

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Table the proposed zone change amendment to a specific date.

Project Location



Conceptual Site Plan



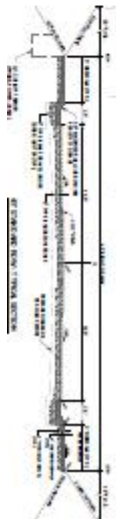
PD ZONE CHANGE FOR SOUTHERN VIEW PHASES 1 - 5

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP
43 SOUTH, RANGE 25 WEST, S.L.B.M.



SOUTHERN VIEW PUD SITE DATA

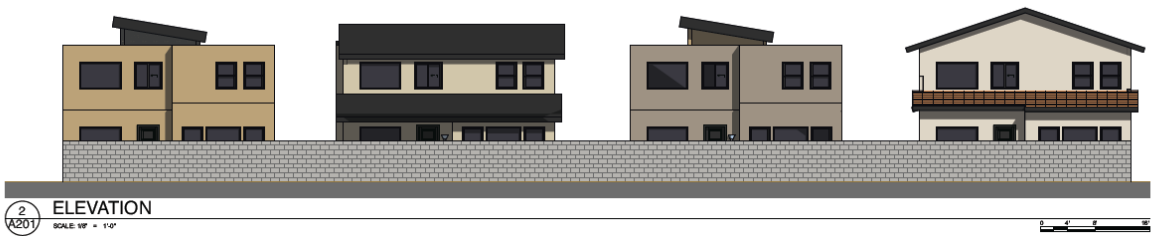
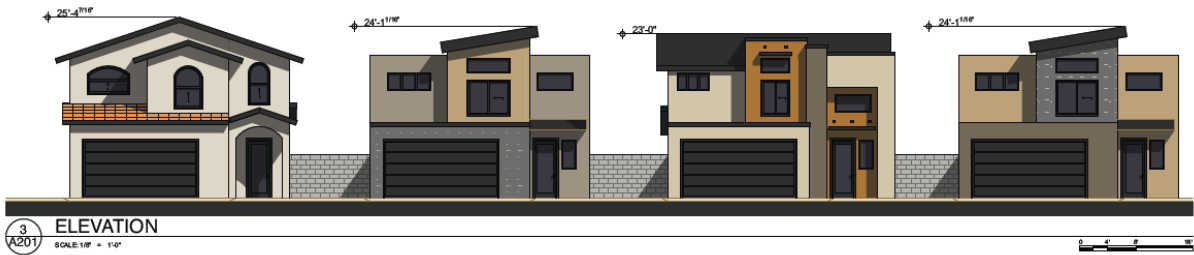
DWELLING UNITS:	128
TOTAL AREA:	16.56 ACRES
DENSITY OVERALL:	7.73 DU/AC
REC. UNIT PARKING:	255
UNIT PARKING PROVIDED:	312
GUEST PARKING REQ.	43
REC. AREA REQ.	44
GUEST PARKING PROVIDED:	25,500 SF
REC. AREA PROVIDED:	29,354 SF
AVERAGE UNIT AREA:	2,671 SF
BUILDING COVERAGE AREA:	27%
LANDSCAPE AREA:	42%
ROADWAY & DRIVEWAY AREA:	31%

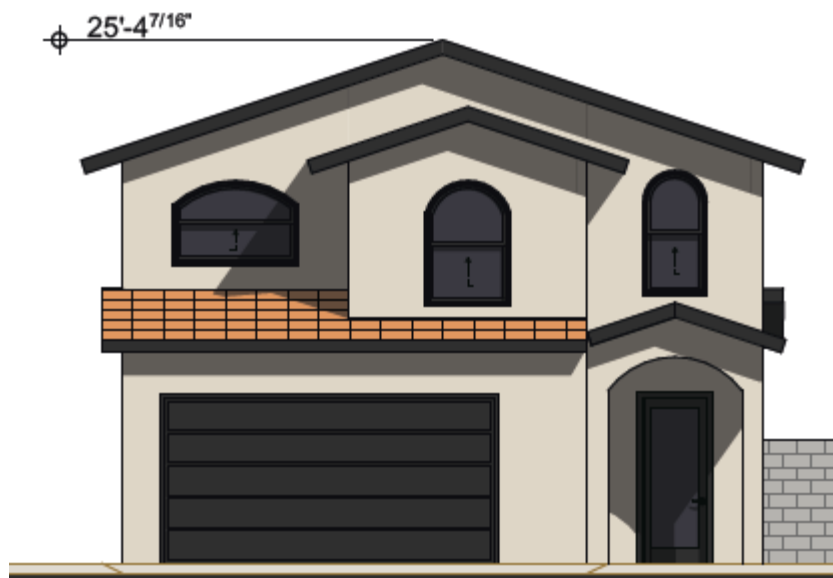


Example Product Mix



Elevations







Materials Board

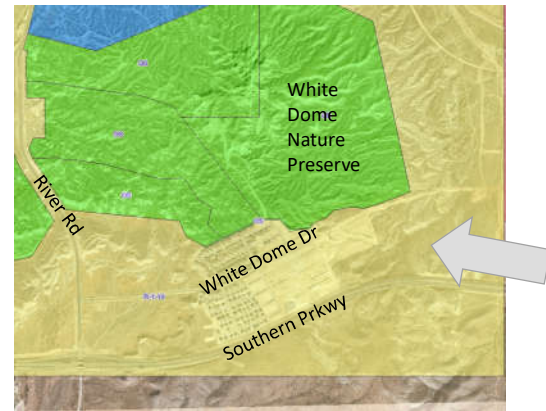


Zone Change Southern View PD

2020-ZC-049

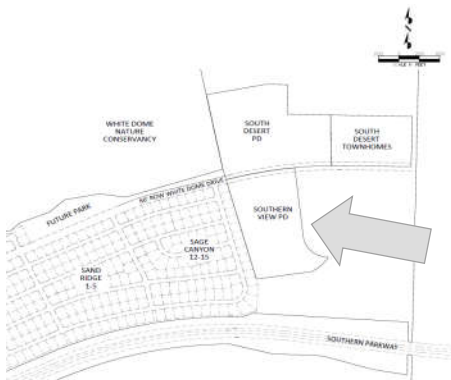


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Project Location

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Project Location

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Conceptual Site Plan

4



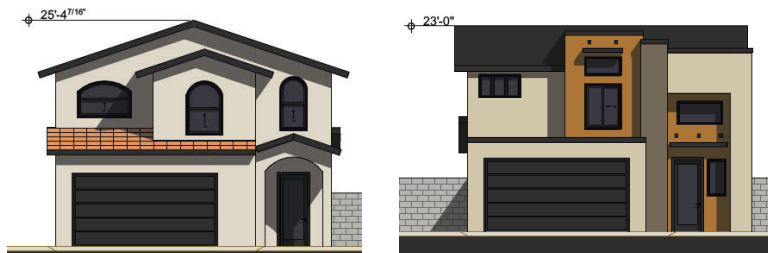
Example Product Mix

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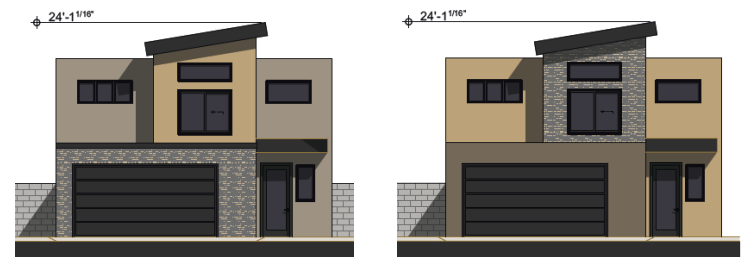
Example Product Mix

6



Elevations

7



Elevations

8



Materials Board

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

PRESENT: Commissioner David Brager
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
Assistant City Attorney Bryan Pack
Planner III Dan Boles
Planner II Genna Goodwin
Development Office Supervisor Brenda Hatch

EXCUSED: Chairman Nathan Fisher
Commissioner Roger Nelson

CALL TO ORDER/FLAG SALUTE

Pro Tem Chair Brager called the meeting to order at 5:03 pm.
Commissioner Andrus led the led the flag salute.

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

Consider a zone change on property generally located on the west side of the intersection of Canyon View Drive and Gap Canyon Drive. The property is currently zoned R-1-10 (single family residential, 10,000 sq. ft minimum lot size). The application proposes to change the zoning to PD-R (Planned Development Residential) in order to build four, three story multi-family buildings with a total of 216 units on approximately 24 acres. Case No. 2020-ZC-040 (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – Plantations Drive is now known as Gap Canyon Parkway. The general plan is MDR, medium density residential. MDR can go up to 9 units per acre. This is part of a larger master plan development formerly known as the Lakes now known as Divario. There are 4 buildings proposed. What they are proposing is these 4 buildings would be about 8.5 units per acre. There are 26 acres associated with this property. There is some property that exceeds the 20% in the Hillside. The Hillside Board reserved certain areas that need to come back to the review board, but in this development, they are staying out of the 20%. They are proposing to go up in 3 story buildings to preserve more of the open space. Typically, in MDR you would see townhomes but by going up they would preserve more open space. They do meet the parking requirement. The landscaping will be looked at in detail if this is approved. The buildings would be a little over 39 ft in height. They will be primarily brick, some stucco. The applicant can go into more detail. We did want to address traffic.

Wes Jenkins – Wes showed an overhead of the project on the St. George interactive map. There are 5 roads that provide access to here. You have Sunbrook Drive, which is an arterial street, you have Alliente here that is a collector, Canyon View Drive is a collector, Rogers Road is a collector Plantations Drive is an arterial. Out of the 5 access points, 3 are collectors and 2 are arterial. The City does have a traffic light at Sunbrook and Dixie Dr in design now, I don't know when construction will start. We did some traffic counts when the convenience store was proposed. They had about 1200 vehicles in a 12-hour period. If you double that it would probably be about an average of 2,400 on Canyon View Drive. When this project comes in at 216 units you will add about 4000 more trips per day on the collector that is designed to handle that many trips. I wanted to give a perspective as to what this would generate, the roads are designed to handle what this project would bring.

Commissioner Larsen – When was the study done?

Wes Jenkins – In 2018.

Commissioner Larsen – Was that before Estancia and The Lofts were done?

Wes Jenkins – For sure Estancia was done, I think The Lofts were done, but they may not have been.

Density was discussed general plan versus zoning.

Commissioner Larsen – The Cottages are not short-term rentals. Is that going to change with that?

Dan Boles – No, their zoning would not change with this zone change.

Jon Jensen – I am the applicant. I work for D2 Design Build. I want to thank you for letting us on your agenda. It was brought to our attention that there were sensitive things in this area. We tried to keep that in mind when we developed this project. We shifted it further south, hopefully further away from residences. We are trying to stay away from the hillsides. We are looking to owner operate this. I would love to answer any questions.

Pro Tem Chair Brager – Will this be built in phases?

Jon Jensen – It is intended to be built in phases, 1 phase per building.

Pro Tem Chair Brager – In what phase do you intend to build the amenities?

Jon Jensen – We would like to build them with building 2 so phase 2.

Commissioner Larsen – Will these be short term rentals?

Jon Jensen – This are a full rent product; we are planning to rent them. The concept of nightly rental has been discussed, but we have not asked for that.

Pro Tem Chair Brager opened the public meeting.

Bob Routsong – I live in Sunbrook, one of the reasons we chose to live here is for the quality of life. I have 2 questions; one has to do with traffic. I was encouraged when he said there are 5 access roads.

He gave traffic numbers, am I to understand that those counts you made are simply including these units?

Wes Jenkins – The traffic study considered what was actually on the road at that time, then I used the manual to estimate the number of trips this development would produce.

Bob Routsong – So that doesn't take into account the whole development over there, the whole development will have 2980 lots, I was discussing with staff what the total population would be of this development. He thinks it's about 9000 people. I think that's conservative; I think it's about 12 or 13,000 people. That is not taking into account the amount of people in these buildings. How many people would be in these?

Commissioner Curtis – Less than 700.

Bob Routsong – There will be several signals, in the time that I have lived in Sunbrook, I have been impressed with the tremendous increase with the flow of traffic on Dixie currently. Then you are going to add all these people. Now when these people want to go to the market there are two markets on Sunset that will primarily service these people. They will take Sunbrook Drive to get there. The flow of traffic is not the quality of life that the people in Sunbrook signed up for. The second issue is what about the source of water for this community? That gets us into a whole other subject of the pipeline. The 6 or 7 states are saying hey wait a minute on this pipeline, we need to reevaluate this. You have got to consider the availability of water when you add more people to this community. This will be the first request to put these kinds of units in. It's not going to stop with 4 units. Don't open the door, shut it off now.

William Dunnet – I too live in Sunbrook. We love St. George, all of us love St. George. The west side is tolerable at this point even with the traffic that is on Dixie, but with the number of populations proposed will make it not tolerable. I want to know what the plans are for the completion of Plantations Drive to draw the traffic away from Sunbrook? Do you know what the plans are for the completion of that arterial?

Wes Jenkins – It will take the property in the County to be annexed into the City, so it will take a while.

William Dunnet – Realistically this project is not going to impact us hardly at all. The 3000 homes are going to impact us when they are developed. I would ask that you consider finishing Plantations faster.

Pro Tem Brager – We will ask those in Zoom to raise their hand if they want to speak and those on the phone may hit *9.

Jack Hunter – I live on Canyon View Drive, it's already a freeway there, and you're going to add another six hundred some people on that thing? I've seen what the access is, it's a dirt road that comes up behind that place. I was in a meeting here with Gary Esplin years ago and they were going to build a road from Tonaquint back along there to Trendwest. Where is the road? That was supposed to be built before any of that development was going up there. It's never been done; they probably aren't even talking about it anymore. I moved here in 2003, I came to work at the airlines. I moved up there because it was a beautiful, nice, quiet area. Then they built condominiums behind there. Then they built Estencia, then they built The Lofts and The Vue and everything else behind there now. The traffic there is horrendous. Not only that, our quality of life isn't quality of life anymore, and you're going to add

another 4 buildings up there? It's insanity. You need to put those buildings somewhere else. Put them out by the airport, there's tons of room out there to build this stuff. I am absolutely against this and all the people that live around me, there is a petition going around are absolutely against this. Building those big monstrosities of buildings up there in our neighborhood. And I would hope you people would understand that our quality of life is being ruined. I can't afford to move, I don't want to move, I can't afford this traffic. Please do not let this thing happen. All the people in the Cottages feel the same way I do. It's being overbuilt and it's going to be a disaster up there.

Robert Brady – I also live in Sunbrook, it sounds like traffic is an important issue and it sounds like the study they are talking about was in 2018. In the last two years the traffic has increased greatly. They need to consider it based on the traffic for 2020, that's a big difference.

Pam Hunter – I live in the Cottages north. I just want to say what everyone else is complaining about is the traffic. My back-yard faces Canyon View Drive. There were so many big trucks building Estancia and they broke a water line in the main road and caused a big sinkhole there. These roads are not built for that kind of driving. That area has been used for recreation for a long time. We have the whole state of Utah bringing bike teams down there. It's being used by tons of recreation constantly. We have been promised roads and haven't seen them built. Does a petition help?

Pro Tem Chair Brager – You are always welcome to turn comments into the City.

Pam Hunter – What will it do, will it really make a difference?

Pro Tem Chair Brager – I think anytime you make comments it helps.

Greg Smith – I have already submitted written comment about my opposition to the proposed zoning change. Many of the assumptions that I made in my written comments to you have been born out in the presentation thus far. I live in the Highlands area near Alliente. We talked about fire access points into the site, some are not built yet. The notice that I saw was that they sent them out 500 ft of this development. The traffic is going to affect far more than 500 ft. How will you communicate to all the residents in the area, in the future how these plans move forward from here? I really believe the planning commission should be pushing the developer to complete that connection of Plantation and the Gap Canyon Parkway on to Dixie at 1600 West. Without that the neighborhood side streets are going to be literally flooded with traffic.

Gene Stewart – I am one of the daily walkers in our neighborhood. I go past this piece of ground every day. Based on the location as I see it I don't think this 4 story development fits with the neighborhood. It is out of character. It could be a lot better if it had underground parking. I too echo the concerns about the traffic.

Bob Routsong – I think you should take into consideration all the people that we have talked to, they are all opposed to this flow of traffic to Sunbrook. That should go into your thinking, what does the community want to do, not just a builder. I think you have the flavor of the people that are opposed to this kind of thing going on. You don't live there. You need to take the feelings and the attitudes into consideration of the people who live there.

Pro Tem Chair Brager closed the public meeting.

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.

Jon J – I wanted to comment on a handful of things. The project is a 3-story project. The MDR designation is typically a townhouse use, we thought that by building a 3-story project we could have a smaller footprint and more amenities with the same amount of people. We are making these 1 and 2 bedrooms, so the working class has somewhere to live also. We build a quality project that will be around a long time. I understand the concerns for traffic. We don’t necessarily want to be disconnected from that reality.

Rick Rosenberg – I’m with Rosenberg Associates, we are the engineers with the Divario project, and we have been working with this project as well. This is the 3rd generation of this project; the development agreement was set up when it was The Lakes. The general plan was developed with the development agreement. There is an additional fee above and beyond the traffic fees that are collected with the building permits to offset the traffic that these developments will produce. The signals at Sunbrook Drive and Dixie Drive, the signal at Canyon View Drive and Dixie Drive, the signal at 1600 West and Canyon View Drive was part of that plan, improvements to Plantations Drive were part of the plan. That was put into effect when the development agreement was approved in, I want to say, 2014. It had 3 major traffic impact studies done at the time. The infrastructure that you see on site today has been going and following those plans that were put in place many years ago. The developers of this project contributed to Sunbrook Drive as well as the Canyon View extension, when Canyon View was straightened and didn’t go through directly down to Dixie. They have contributed toward those collector and arterial roads that are being put in out there. As this project goes in the west half of Gap Canyon Parkway will be constructed, so you will have the full width as you go down through the frontage of this project. You will have the first leg of the Alliente to the west that will be built. That hilltop has always been planned for development. Alliente will come down and connect here to connect to a 66’ wide residential collector called Divario Drive. Eventually it will extend to the south and will provide access to the SITLA property. The roads are being built as the needs are necessary

More discussion on the roads.

Mark Teeppen – Sorry my computer audio wasn’t working. I appreciate the time the planning staff has put into this project. I think this development fits well with the overall master plan for this area. The general plan creates how the area can be developed. I wanted to talk about the open space. By natural default it is the natural canyons and trails. We have worked with the local biking enthusiasts to make sure that the community will have access to this. I think we are providing amenities to everybody. We do have what we consider, the zoning we need for this property. We went to great extent with the City many years ago to be able to develop these properties accordingly.

Commissioner Curtis - It appears that the two buildings to the south really do fit into the existing development that is there. I wonder if the developer has considered some kind of hybrid project. With townhomes to the north.

Jon Jensen – We are the type of developer that builds this type of project. Ultimately what happens when you develop townhomes you have to move a lot of dirt. Based on the development agreement this

project and all the ground around it has this underlying zoning to the northwest and the east. Unfortunately, for us that is not our business model to build townhomes, so I don't have a fantastic answer for you.

Pro Tem Brager – We talked about phases earlier. Can you clarify what buildings would be developed in what phases?

John Jensen – We were comfortable with starting on the south end. If it's helpful to learn that today, I would say the two south buildings because that is where our amenities are concentrated. Starting with building 4 in the south, the next phase building 3 and so on and so forth.

Commissioner Curtis – Mr. Rosenberg's historical was helpful especially on the traffic. It looked like most of the letters were concerned with traffic. I am concerned with how the roads will be developed. I want to make sure that I understand the timing of the arterials and collectors.

Commissioner Draper – There is a lot of this type of stuff in that area. I don't like to put them all in one area, but it does make sense in some ways. The traffic doesn't bother me, I think they have answered those questions quite well. In some ways I wish this was a 2-story building and cut this by a third, but I don't think that is on the table today.

Commissioner Larsen – My concern is for The Cottages, when you put a 3-story project next to single family homes. I would like to know more about the development agreement, is securing those park trails and bike paths?

Victoria Hales – There is a maximum residential unit count in the Development Agreement. The number of units in this Planning Area will count against the total allowed units. Open space preservation is a requirement under the Development Agreement. Developer and sub developer will have to sign and record agreements under terms acceptable to the city to preserve the required open space and preserve the balance of the acreage in this planning area to support the clustering.

Commissioner Draper – Is there a way to make sure you don't have 5000 bikers parked at the top of that north end?

Rick Rosenberg – Talked about the slope area and the scarring related to the ATV and bike use. I think the hope is that the access will be blocked to the recreational users on the north side. This will be open space that will have a conservation agreement. This will all be preserved as open space. The geometry to get access down to here would be really tough. All of the infrastructure concerns would be tough. They have clustered the development because there is access to the utilities here. There are a lot of events that have happened out there over the years.

Commissioner Andrus – As far as traffic goes, the City takes into account these kinds of things. We have to trust that those things have been thought of and taken care of. I think we are trying to decide if the 3-story building is worth it to preserve open space.

Pro Tem Brager – I want to thank you for your involvement tonight. Water was a concern, WCWCD does a great job of trying to make sure the City is planning for the future. One thing we don't usually see is that the developer isn't trying to touch the hillside and they are trying to preserve open space. I

think we need to mention phases in the motion and preserving open space. Traffic, there are 3 lights planned to be put in and the funding is in place.

Commissioner Curtis – The 2018 traffic study, you did extrapolate those numbers into 2020?

Wes Jenkins – We just used that study to see about the traffic counts and what this development would add to what was there in 2018.

Commissioner Larsen – Mr. Rosenberg mentioned they have put money into development. Can they use that money to put in the traffic light at the bottom of Canyon View to alleviate traffic?

Wes Jenkins – What they did was see what would be required at Dixie Drive when the whole project is built out. I don't believe the Canyon View traffic signal was anticipated at that time. The City realigned Canyon View Drive and widened it, Rick was right, Divario did participate quite a bit.

Discussion on traffic and the mitigation of such continued.

Pro Tem Brager – Does the ordinance say that the amenities must be complete before 50%?

Victoria Hales – Yes, the ordinance will program those in.

MOTION: Commissioner Draper made a motion to recommend approval of Item 1, a zone change from R-1-10 to PD-R, they need to cluster the buildings, they need to keep the open space shown on the application here today and that they don't allow the people to park where they are parking today.

SECOND: Commissioner Andrus

Commissioner Larsen – I don't think they can mitigate where people can park.

Commissioner Draper – I meant that they are putting curb and gutter in where there is none now.

Victoria Hales – You can't tell people where to park on a public street. Enforcing a trespass law would be between the property owners and the police officers.

Commissioner Draper – I'll withdraw that part.

Commissioner Draper – I would also add that the phases will go from the south to the north and that the amenities go in with the second phase.

Victoria Hales – The amenities will be programmed with the code; developers often change phase numbers.

REVISED MOTION: Commissioner Draper made a motion to recommend the approval of Item 1, a zone change from R-1-10 to PD-R, they need to cluster the buildings, they need to keep the open space shown on the application here today and that the applicant will comply with the City Code as far as putting in the amenities.

SECOND: Commissioner Andrus

ROLL CALL VOTE:

AYES (5)

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Ray Draper

Commissioner Vardell Curtis

NAYS (0)

Motion Carries recommend approval

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

Consider a zone change amendment in order to adjust the approved Desert Color zone plan. This zone change amendment would clarify setback requirements and where municipal utility easements are required. Other small clarifications will also be reviewed. Desert Color is zoned PD-R and PD-C (Planned Development Residential and Commercial) and is located at the corner of I-15 and Southern Parkway. Case No. 2020-ZCA-038 (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – In Desert Color setbacks are a big deal. We have run into some things in the past year and so we really want something in the code to make things clear. In this particular development the setbacks really make a difference on where the house is built. This amendment attempts to put some exhibits in the zone plan so that it is clear on how the home and the porches and the garages relate to the public right of way, sidewalks and so forth. They are proposing to remove the words 25 foot and replace that with a minimum setback line. Also, that if there is a utility there will be an easement, if not there will not be. Porches are required in Desert Color; they must be a certain size. The other thing we are clarifying houses that have an access from the garage on the street. Instead of doing that we are requiring those from the minimum set back line. One thing to keep in mind is that if you have a minimum setback you have a maximum setback. I did receive a modification to this where the 25 ft garage setback will read from the minimum setback line.

Bob Hermandson – Dan did a great job; this is just a clarification of where setbacks are measured from so that we can make sure that it is consistent. We have a lot of developers with different plans.

Pro Tem Brager – Could the setback from the street and the house be inverted?

Bob Hermandson – In here we have actually put in some corner lot exhibits. That is not the intent. I don't think that it could. It would have to go through the DRC as well as the City. We are trying to protect the vision of the project.

Pro Tem Chair Brager opened the public meeting and explained how to request to speak through Zoom or on the phone.

Pro Tem Chair Brager closed the public meeting.

Dan Boles – I just wanted to add, because of the requirements of the porch being at that setback line, I don't think it could ever be inverted.

Commissioner Curtis – I think it makes sense.

MOTION: Commissioner Larsen will make a motion to recommend approval as presented.

SECOND: Commissioner Curtis

ROLL CALL VOTE:

AYES (5)

Commissioner David Brager

Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Ray Draper
Commissioner Vardell Curtis
NAYS (0)
Motion Carries recommend approval

3. **GENERAL PLAN AMENDMENT (GPA)** (*Public Hearing*)

A. Consider a request to change the general plan from PO (Professional Office) and LDR (Low Density Residential) to MDR (Medium Density Residential) and LDR (Low Density Residential) on approximately 1.514 and 1.512 acres respectively for a total of approximately 3.026 acres located at approximately 900 West along Valley View Drive. Case No. 2020-GPA-016 (Staff – Genna Goodwin)

Genna Goodwin presented the following:

Genna Goodwin – They are asking for the MDR, the LDR is to protect the cul-de-sac.

Pro Tem Chair Brager – What is your genesis for doing this?

Rain Christensen – I live near this, before this all happened the previous developers got permission to put a bunch of fill where another contracting company could haul away. Years later it's still there, and it kept sloughing off, whenever we had rainstorms it would just gush. We wanted to clean it up, this has come before the City several times since I've lived there and always been shut down because people wanted to do really high density. As a neighbor I said me, and another guy will go in on it and protect our interests and build it the way we want it to be built.

Pro Tem Chair Brager opened the public meeting and gave instruction on how to request to speak on zoom and the phone.

Pro Tem Chair Brager closed the public meeting.

Victoria Hales – How are they getting access?

Genna Goodwin – It's off of Valley View.

Commissioner Larsen – I travel Valley View quite often, I think it's a spot that is wanting to be developed. I know we got a letter opposing it from a neighbor, but I think it's a good idea.

MOTION: Commissioner Curtis made a motion to recommend to the City Council approval of Item 3A to change the general plan from Profession Office and Low Density Residential to Medium Density Residential and Low Density Residential located at approximately 900 West and Dixie Drive.

SECOND: Commissioner Larsen

ROLL CALL VOTE:

AYES (5)

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen
Commissioner Ray Draper
Commissioner Vardell Curtis
NAYS (0)
Motion Carries recommend approval

B. Consider a request to change the general plan from HDR (High Density Residential) to COM (Commercial) on approximately 3.19 acres located at 1032 East 100 South. Case No. 2020-GPA-014 (Staff – Genna Goodwin)

Genna Goodwin presented the following:

Genna Goodwin – This is the existing St. George Rehab Facility; they would like to fix some things that are going on with their building. So, they are changing the general plan and will come back with a zone change at a later date.

Scott Woolsey – I can explain a little of what they want to do. They want to do a building addition for 12-13 rooms for patients and parking, another option is to remodel a physical therapy area for the 12 – 13 patient rooms.

Commissioner Curtis – So the use will remain the same?

Scott Woolsey – Yes, they are doing this to make improvements to make more room for more patients.

Pro Tem Chair Brager opened the public meeting.

Pro Tem Chair Brager closed the public meeting.

MOTION: Commissioner Andrus made a motion to recommend approval of the general plan amendment as presented.

SECOND: Commissioner Draper

ROLL CALL VOTE:

AYES (5)

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Ray Draper

Commissioner Vardell Curtis

NAYS (0)

Motion Carries recommend approval

4. **ZONING REGULATION AMENDMENT (ZRA)** (*Public Hearing*)

Consider amending portions of the City zoning ordinance, Title 10, specifically 1) section 10-25D, adding surety bonds to the type of acceptable improvement warranties; 2) sections 10-1 and 10-13A, clarifying city council review, hillside review board provisions, and hillside permit procedures; and 3)

10-20-2, allowing gravel driveways on residential lots in certain circumstances. Case No. 2020-ZRA-002 (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – These have all been an issue in the City. Dan went over the items that are shown in the packet with the language that is shown as stricken and added.

Pro Tem Chair Brager – Victoria have you reviewed the language?

Victoria Hales – I have, and the entire legal department has weighed in on the language.

Pro Tem Chair Brager opened the public meeting.

Pro Tem Chair Brager closed the public meeting.

MOTION: Commissioner Larsen made a motion to recommend approval of item 4 as written.

SECOND: Commissioner Draper

ROLL CALL VOTE:

AYES (5)

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Ray Draper

Commissioner Vardell Curtis

NAYS (0)

Motion Carries recommend approval

5. **PRELIMINARY PLAT (PP)**

A. Consider a one (1) lot residential preliminary plat for “Rilassante at Divario.” Generally located on the southwest side of Plantation Drive and Canyon View Drive. The property is zoned R-1-10(Single Family Residential). The representative is Jon Jensen. Case No. 2020-PP-031. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – This is the first item that we discussed on the agenda tonight, its PA3, this lot doesn’t exist. They are creating a one lot subdivision and will have to sign a conservation easement or other agreements acceptable to the city to preserve the remainder of the planning area for preservation that isn’t accepting the clustered development and any other required open space.

Commissioner Larsen – Where are the people on the trails going to park?

Wes Jenkins – They have open space areas between a lot of these planning areas, I am assuming most of them will be on those interior roads. As far as Gap Canyon Road it is an arterial road and when it is finished the City won’t allow parking on it.

Rick Rosenberg – The project, there are trails that go up these green areas. As the areas develop, we are preserving the areas in between. There is a neighborhood park that will have some parking associated with it. The water features have gone away, they are going with open space there. Described where the trails and parks are located.

MOTION: Commissioner Curtis made a motion to recommend for approval item 5A the preliminary plat for 1 residential lot add to that the comments that they will need to dedicate a conservation easement or any other agreements that are acceptable to the City in order to preserve the clustering and the open space.

SECOND: Commissioner Larsen

Commissioner Curtis Amended motion to include to dedicate and improve Alliente Drive to Gap Canyon Drive

SECOND: Commissioner Larsen

ROLL CALL VOTE:

AYES (5)

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Ray Draper

Commissioner Vardell Curtis

NAYS (0)

Motion Carries recommend approval

B. Consider a fifteen (15) lot residential preliminary plat for “Auburn Hills Phase 6.” Generally located at Claystone Drive and Carnelian Parkway. The property is zoned PD-R(Planned Development Residential). The representative is Bob Hermandson. Case No. 2020-PP-032. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins presented the item with no further comments.

MOTION: Commissioner Draper made a motion to recommend approval of Item 5C a fifteen (15) lot residential preliminary plat for Auburn Hills Phase 6.

SECOND: Commissioner Curtis

ROLL CALL VOTE:

AYES (5)

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Ray Draper

Commissioner Vardell Curtis

NAYS (0)

Motion Carries recommend approval

C. Consider a twelve (12) lot residential preliminary plat for “Auburn Hills Phase 7B.” Generally located at Garnet Drive and Carnelian Parkway. The property is zoned PD-R(Planned Development Residential). The representative is Bob Hermandson. Case No. 2020-PP-033. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins presented with no further comment.

MOTION: Commissioner Larsen made a motion to recommend approval of Item 5C a twelve (12) lot residential preliminary plat for Auburn Hills Phase 7B.

SECOND: Commissioner Andrus

ROLL CALL VOTE:

AYES (5)

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Ray Draper

Commissioner Vardell Curtis

NAYS (0)

Motion Carries recommend approval

D. Consider a seventeen (17) lot residential preliminary plat for “Auburn Hills Phase 17.” Generally located at Garnet Drive and Claystone Drive. The property is zoned PD-R(Planned Development Residential). The representative is Bob Hermandson. Case No. 2020-PP-034. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins presented without further comment.

MOTION: Commissioner Andrus made a motion to approve Item 5D a seventeen (17) lot residential preliminary plat for Auburn Hills Phase 17

SECOND: Commissioner Draper

ROLL CALL VOTE:

AYES (5)

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Ray Draper

Commissioner Vardell Curtis

NAYS (0)

Motion Carries recommend approval

E. Consider a forty-two (42) lot residential preliminary plat for “Summit Estates.” Generally located at Summit Ridge Drive and Hillrise Drive. The property is zoned PD-R(Planned Development Residential). The representative is Don Webb. Case No. 2020-PP-035. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – This is the one we discussed at the last meeting that had both the hillside and zone change. One thing they didn’t include is the areas of disturbance for each lot, those will need to be shown on the final plat We will have dimensions so they can be staked out for the owners and developers.

Victoria Hales – Will you have it on there before it goes to City Council?

Wes Jenkins – Yes, they will show that, we may not have the meets and bounds yet but then we will have them show it by the legal description.

Pro Tem Chair Brager – Is there anything with utilities?

Wes Jenkins – They will need to build a water tank; it is in their agreement.

Discussion continued on the water tank placement.

MOTION: Commissioner Larsen made a motion to recommend approval of Item 5E a forty-two (42) lot residential preliminary plat for Summit Estates including on the plat the non-disturbance areas.

SECOND: Commissioner Andrus

ROLL CALL VOTE:

AYES (5)

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Ray Draper

Commissioner Vardell Curtis

NAYS (0)

Motion Carries recommend approval

6. **MINUTES**

Consider approval of the minutes from the September 22, 2020 meeting.

MOTION: Commissioner Curtis made a motion to approve the minutes from the September 22, 2020 meeting.

SECOND: Commissioner Andrus

ROLL CALL VOTE:

AYES (5)

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen
Commissioner Ray Draper
Commissioner Vardell Curtis
NAYS (0)
Motion Carries recommend approval

7. **CITY COUNCIL ACTIONS – October 15, 2020**

The Community Development Director will report on the items heard at City Council from the October 15, 2020 meeting.

This meeting was cancelled

8. **ADJOURN**

MOTION: Commissioner Draper made a motion to adjourn at 7:29 pm
SECOND: Commissioner Curtis
ROLL CALL VOTE:
AYES (5)
Commissioner David Brager
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Ray Draper
Commissioner Vardell Curtis
NAYS (0)
Motion Carries recommend approval