

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

Public Notice

Public notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold an electronic regular meeting at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Tuesday, December 8, 2020 commencing at 5:00 p.m. Chairman Nathan Fisher has made a written determination that conducting the meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the location based on the following facts:

1. Across the country Covid-19 levels have continued to grow.
2. On Nov 11, 2020, Governor Herbert ordered everyone to wear face masks. In addition, he asked everyone to telework if at all possible and to use extra precautions. He even instructed individuals to not gather socially with anyone they do not live with.
3. The Covid-19 levels in the state of Utah have continued at high rates with Saturday, November 14 reaching an all-time high of 4,986.
4. The hospitals and ICU units are operating at near capacity.
5. Washington County Covid-19 numbers have continued to rise, with 160 new cases, for example, on November 14, 2020.
6. On November 16, 2020, the City Manager, Adam Lenhard, ordered all city employees to telework if it is possible for them to do so.

The meeting will be broadcast via Zoom. Persons who are allowed to comment during the meeting may do so via Zoom. To login to the meeting you may do so by visiting:

<https://zoom.us/j/95105303887> or by calling one of the following phone numbers:

Meeting ID: 951 0530 3887

One tap mobile

+16699006833,,95105303887# US (San Jose)

+12532158782,,95105303887# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington D.C.)

+1 312 626 6799 US (Chicago)

Meeting ID: 951 0530 3887

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

Instructions for participation will be given at the onset of the meeting.

The agenda for the meeting is as follows:

Call to Order

Flag Salute

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

Consider a zone change amendment to the Boulder Creek Crossing PD (Planned Development) on approximately 1.51 acres. The property is generally located on the north-west corner of River Road and 1450 South. The PD amendment would allow for the construction of a bank. The applicant is Alta Bank represented by Dale Buxton. Case No. 2020-ZCA-053 (Alta St. George Branch) (Staff – Dan Boles) **THIS ITEM HAS BEEN POSTPONED AND WILL BE RE-NOTICED.**

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

A. 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 11.54 acres located east of River Road on the north side of White Dome Drive west of the White Sands subdivision. This PD proposes 79 detached single-family units. The applicant is Prime Directive Development and the representative is Ryan Thomas. Case No. 2020-ZC-056 (White Trails PD 1-3) (Staff – Genna Goodwin)

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 12.82 acres located east of River Road on the north side of White Dome Drive south of the White Dome Nature Preserve. This PD proposes 85 detached single-family units. The applicant is Prime Directive Development and the representative is Ryan Thomas. Case No. 2020-ZC-057 (White Trails PD 4-6) (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 4.86 acres located east of River Road on the north side of White Dome Drive. This PD proposes 58 attached townhome units comprised of duplexes and 4-plexes. The applicant is Prime Directive Development and the representative is Ryan Thomas. Case No. 2020-ZC-055 (White Cliffs PD). (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 8.22 acres located east of River Road on the south side of White Dome Drive west of the Sage Canyon subdivision. This PD proposes 66 attached townhome units comprised of duplexes and 4-plexes. The applicant is Prime Directive Development and the representative is Ryan Thomas. Case No. 2020-ZC-058 (White Dome Townhomes) (Staff – Genna Goodwin)

E. Consider a zone change to change the zone from R-1-10 (Single Family Residential, 10,000 sq. ft lot sizes) to OS (Open Space) on approximately 7.01 acres located west of the White Sands and Sage Canyon Subdivision on the north and south side of White Dome Drive. The purpose of the zone change is to protect the hillside and leave it in a natural state. The open space will also act as a buffer between the existing subdivisions and the existing MDR land use designation on the west side of the open space. The applicant is Prime Directive Development, Inc. Case No. 2020-ZC-059 (Southern Hills Open Space) (Staff – Dan Boles)

F. Consider a zone change to change the zone from R-1-10 (Single Family Residential, 10,000 sq. ft lot sizes) to R-1-7 (Single Family Residential, 7,000 sq. ft lot sizes) on approximately 9.24 acres generally located approximately 800' south of White Dome Drive and adjacent to Southern Parkway and west of the Sage Canyon Subdivision. The applicant is Prime Directive Development, Inc. Case No. 2020-ZC-060 (White Hills) (Staff – Dan Boles)

G. Consider a zone change to change the zone from R-1-10 (Single Family Residential, 10,000 sq. ft lot sizes) to R-1-7 (Single Family Residential, 7,000 sq. ft lot sizes) on approximately 14.73 acres generally located approximately 1000' north of White Dome Drive and adjacent to White Dome Conservation Area and west of the White Sands Subdivision. The applicant is Prime Directive Development, Inc. Case No. 2020-ZC-061 (White Canyon) (Staff – Dan Boles)

H. Consider a zone change to change the zone from R-1-10 (Single Family Residential, 10,000 sq. ft lot sizes) to R-1-7 (Single Family Residential, 7,000 sq. ft lot sizes) on approximately 12.40 acres generally located north of White Dome Drive and River Road and south of the White Dome Nature Preserve. The applicant is Prime Directive Development, Inc. Case No. 2020-ZC-062 (White Ridge) (Staff – Dan Boles)

Planning Commission Agenda

December 8, 2020

Page 3 of 3

I. Consider a zone change to change the zone from R-1-10 (Single Family Residential, 10,000 sq. ft lot sizes) to M-1 (Manufacturing) on approximately 123.13 acres generally located west of River Road and south of Enterprise Drive. The applicant is Austin Atkin representing Fort Pierce Development. Case No. 2020-ZC-063 (Fort Pierce Industrial Phase 8) (Staff – Dan Boles)

J. Consider a zone change to change the zone from G&G (Gravel & Grazing) to PD-C (Planned Development Commercial) on approximately 6.0 acres generally located 2,000 feet east of the Fish Rock subdivision. If approved, the applicant is proposing RV storage on the property. The applicant is Stacy Young representing DEMAR, LLC/Ledges at Snow Canyon. Case No. 2020-ZC-054 (High Point Storage) (Staff – Dan Boles)

3. **LANDMARK SITE DESIGNATION**

Consider a request to approve a Landmark Site Designation at 163 S Main to be known as the JJ Milne Home. The applicant is Alex Lindgren. (Staff – Genna Goodwin)

4. **PRELIMINARY PLATS (PP)**

A. Consider a nine (9) lot residential preliminary plat for “Desert Solace Phase 3.” Generally located at 3000 East and Rim Runner Drive. The property is zoned R-1-12 (Single Family Residential). The representative is Ken Miller. Case No. 2020-PP-038. (Staff – Wes Jenkins).

B. Consider a one (1) lot commercial preliminary plat for “High Point Storage.” Located at approximately 910 West and 4700 North. The property is zoned PD-C (Planned Development Commercial). The representative is Logan Blake. Case No. 2020-PP-039. (Staff – Wes Jenkins)

5. **MINUTES**

Consider approval of the minutes from the November 10, 2020 meeting.

6. **CITY COUNCIL ACTIONS – December 3, 2020**

The Community Development Director will report on the items heard at City Council from the December 3, 2020 meeting.

1. ZCA - Summit Estates
2. HS – Summit Estates
3. PP – Summit Estates
4. ZC - Washington Fields Clinic
5. ZC – Rustic Drive and River Rd
6. ZC – PA-9 at Divario
7. ZC – PA-10 at Divario
8. ZC – Dixie Drive Open space
9. CUP - Spiritual LLC

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

**DETERMINATION THAT CONDUCTING CITY COUNCIL WITH AN ANCHOR LOCATION
PRESENTS A SUBSTANTIAL RISK TO HEALTH AND SAFETY**
U.C.A. 52-4-207(4)

I, Nathan Fisher, chairman of the City of St. George Planning Commission, hereby find that conducting the planning commission meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the location based on the following facts:

1. Across the country Covid-19 levels have continued to grow.
2. On Nov 11, 2020, Governor Herbert ordered everyone to wear face masks. In addition, he asked everyone to telework if at all possible and to use extra precautions. He even instructed individuals to not gather socially with anyone they do not live with.
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4. The hospitals and ICU units are operating at near capacity.
5. Washington County Covid-19 numbers have continued to rise, with 160 new cases, for example, on November 14, 2020.
6. On November 16, 2020, the City Manager, Adam Lenhard, ordered all city employees to telework if it is possible for them to do so.

Dated this 18th day of November 2020.


Nathan Fisher, Chairman
City of St. George Planning Commission

DETERMINATION THAT CONDUCTING PLANNING COMMISSION WITH AN ANCHOR LOCATION
PRESENTS A SUBSTANTIAL RISK TO HEALTH AND SAFETY
U.C.A. 52-4-207(4)

(Title Correction 12/03/2020)

I, Nathan Fisher, chairman of the City of St. George Planning Commission, hereby find that conducting the planning commission meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the location based on the following facts:

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5. Washington County Covid-19 numbers have continued to rise, with 160 new cases, for example, on November 14, 2020.
6. On November 16, 2020, the City Manager, Adam Lenhard, ordered all city employees to telework if it is possible for them to do so.

Dated this 3rd day of December 2020.



Nathan Fisher, Chairman
City of St. George Planning Commission

PLANNING COMMISSION AGENDA REPORT: 12/08/2020

ZONE CHANGE

White Trails PD 1-3

Case No. 2020-ZC-056

Request: This is a request to 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 11.54 acres located east of River Road, north of White Dome Drive, and west of the White Sands subdivision.

Owner: Prime Directive Development, LLC

Representative: Ryan Thomas

Location: The property is generally located east of River Road, north of White Dome Drive west of the White Sands subdivision.

Acreage: 11.54 acres

Current Zoning: R-1-10 (Single Family Residential, 10,000 sq. ft. lot sizes)

Adjacent zones: All other surrounding zoning is R-1-10.

General Plan: MDR (Medium Density Residential) 5-9 du/ac
HDR (High Density Residential) 16-22 du/ac

Possible Zones in MDR (5-9 du/ac) Areas	
R-1-7	Single Family Residential 7,000 sq. ft. lot sizes
R-1-6	Single Family Residential 6,000 sq. ft. lot sizes
R-2	Multi-family
PD-R	Planned Development Residential

Possible Zones in HDR (16-22 du/ac) Areas	
R-3	Multi-family
R-4	Multi-family
PD-R	Planned Development Residential

Background: The property was annexed into the City and was given the default holding zone at the time, which was R-1-10. Since the annexation, this property has become part of the Southern Hills General Plan Amendment and has been given a general plan designation of MDR and HDR.

Project:

White Trails PD 1-3 is a planned unit residential development consisting of detached single-family units with varying unit sizes.

Proposed Site Details:

Density:

The project proposes 79 detached single-family units over approximately 11.54 acres for a density of 6.85 dwelling units per acre. There are two different general plan designations on the subject property (MDR and HDR). This density falls under the MDR category.

Landscaping/Amenities:

This project will require two (2) amenities over 15,800 square feet.

The applicant proposes approximately 16,149 square feet of amenity area exceeding ordinance requirements.

The proposed amenities are:

Kid's playground equipment area

Sport court 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, but concept plans appear to conform with this requirement.

Parking:

This project requires two (2) parking stalls per unit, one of which must be covered, as well as guest parking at one (1) space per three (3) dwelling units.

The project proposes that each unit will have a two-car garage. Twenty-seven (27) guest parking stalls are required. Twenty-seven (27) guest parking stalls will be provided.

Height/Elevations:

The elevations provided depict two-story single-family units with varying heights (maximum height of approximately 25'0"). City code allows up to 40'.

The applicant is proposing muted tones with varying materials (stucco, rock exterior walls, and tile roofing).

Recommendation:

Staff recommends approval of this Zone Change to PD-R.

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 Zone Change.

Findings for Approval:

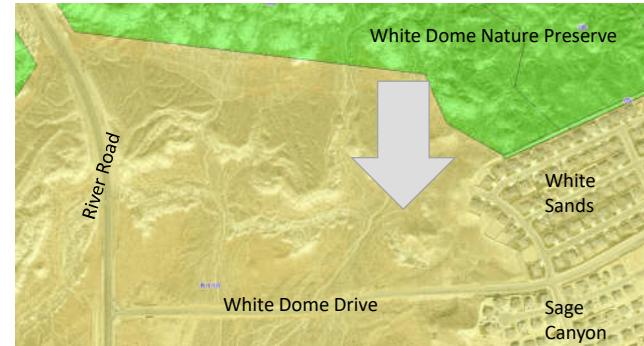
The application is consistent with the Land Use map of the General Plan.

Zone Change White Trails PD 1-3

2020-ZC-056

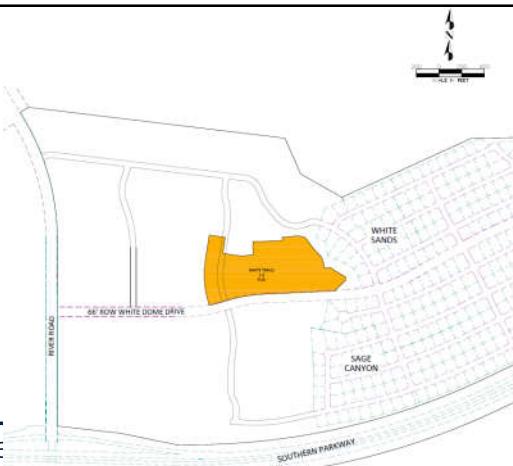


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Project Location/Zoning

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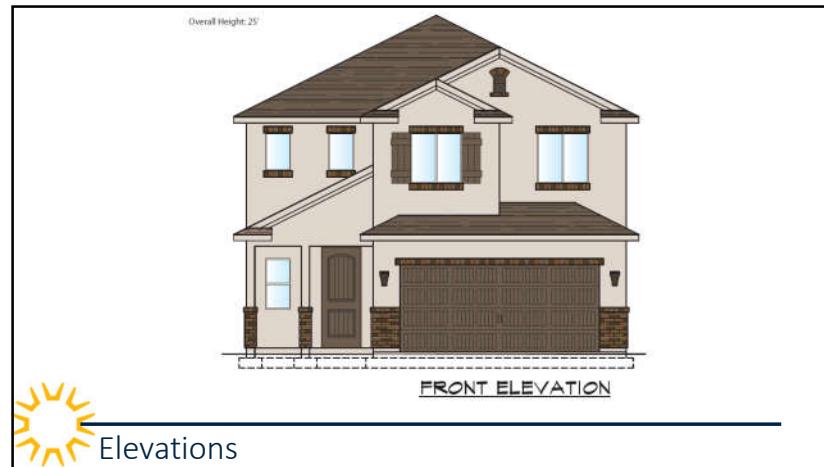


Conceptual Site Plan

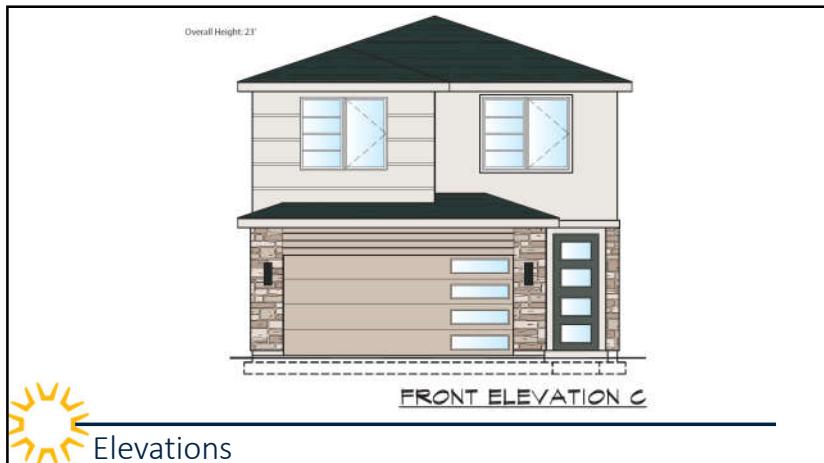
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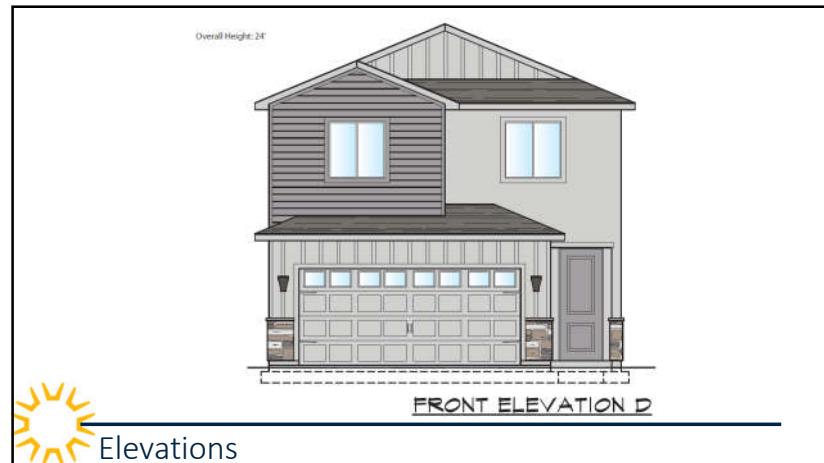
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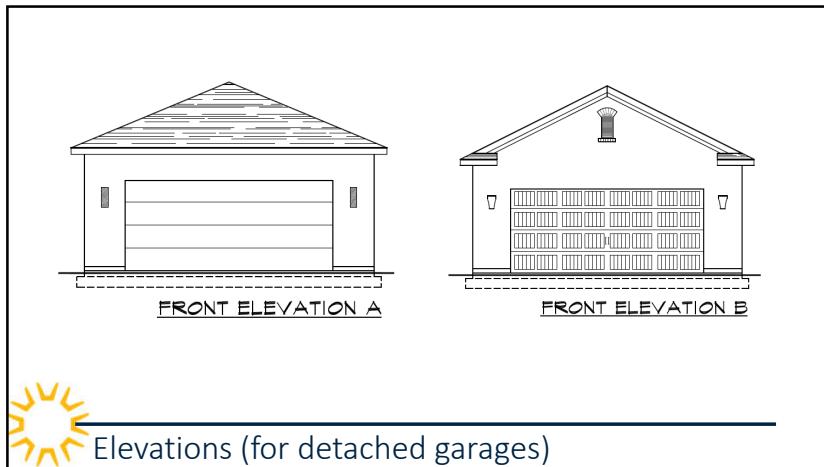
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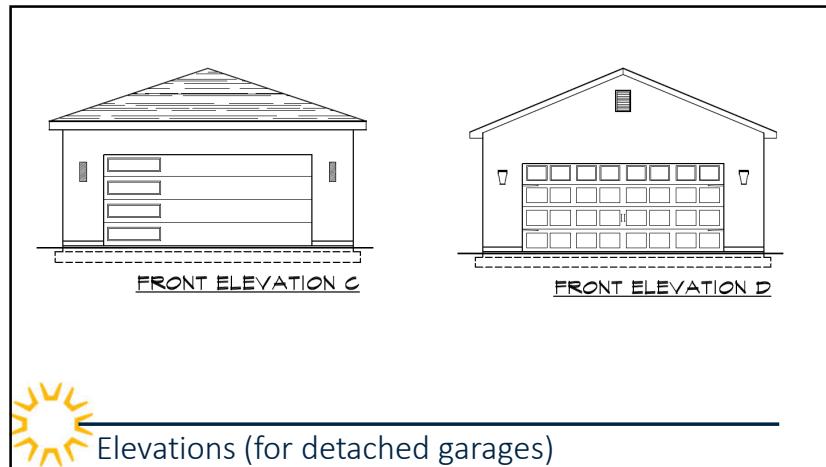
FRONT ELEVATION A

FRONT ELEVATION B



Elevations (for detached garages)

9



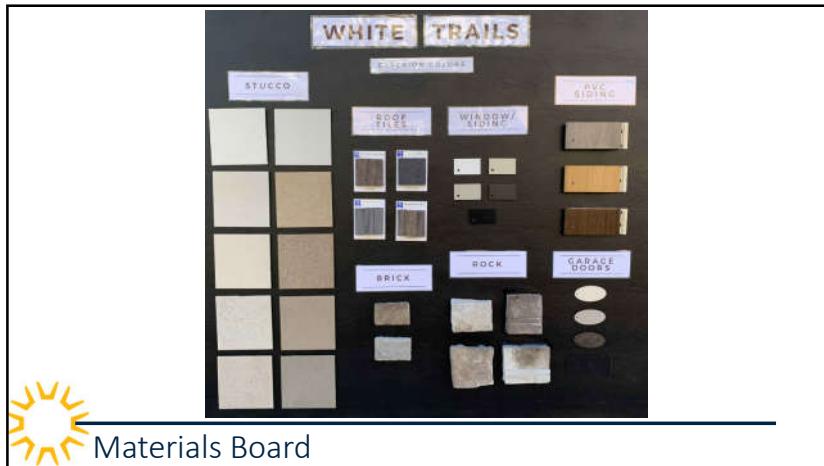
FRONT ELEVATION C

FRONT ELEVATION D



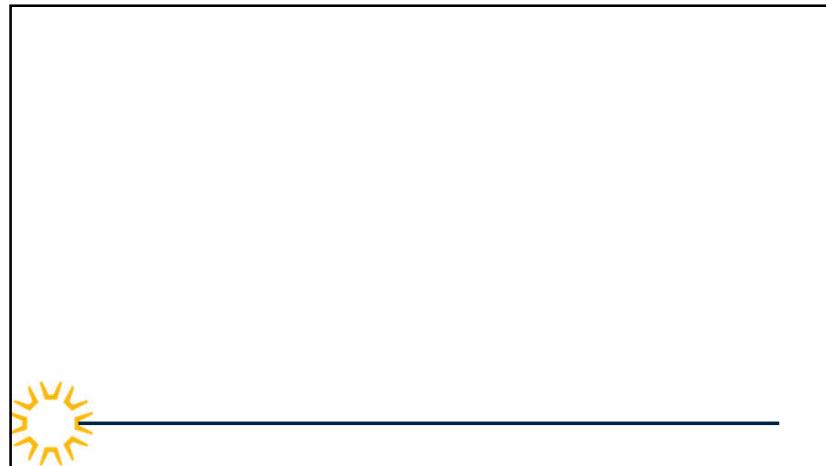
Elevations (for detached garages)

10



Materials Board

11



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Case No. 2020-ZC-056, 2020-ZC-059, 2020-ZC-061

1 message

Amy Brinkerhoff [REDACTED] >
To: genna.goodwin@sgcity.org

Wed, Dec 2, 2020 at 8:34 PM

Dear Genna Goodwin,

We received notice of proposed zoning changes to the property in the White Dome Rd. area and we wanted to ask a few questions about the proposal before the Planning Commission meeting.

Is there a reason for the proposed changes? Is the developer giving up land so they feel the need for a higher density zoning to compensate for the area lost?

Is there anything we can do as a community to stop this change?

If you have any insights or information pertaining to the use of the rest of the property between the White Sands Development/Sage Canyon areas and River Road we would appreciate it. More information would help us present better and more educated input to the Planning Commission plus help us have a better overall perspective of the developments happening in our area.

Thank you for your time and help!

Sincerely,
Amy and Kenley Brinkerhoff

December 3, 2020

Dear St. George City Planning Commission,

Please consider the following concerns for proposed zoning changes for Case No. 2020-ZC-061, Case No. 2020-ZC-056, and Case No. 2020-ZC-059:

The number one concern from the residents adjacent to the proposed zoning changes is safety. There are several safety issues for the intersection of White Dome Road and River Road to consider. Is it safe to increase the residential traffic more than necessary where high school student traffic combined with heavy industrial traffic, residential traffic, future commercial traffic, ATV/Razor vehicles, and mining traffic from Arizona all come together? The industrial zoning to the North of the proposed area contains numerous undeveloped areas that once built out will potentially generate two to three times more industrial traffic along this corridor. Please consider the safety issues incurred by future industrial traffic. Also consider the increased amount of traffic that will access this intersection once development occurs on the West side of the high school and River Road.

The traffic along this corridor is unique to this part of River Road; nowhere else in St. George do you have the combination of high school students, high industrial traffic, residential traffic, recreational traffic, future commercial traffic and mining traffic (gravel and gypsum) from Arizona. Additional residential traffic will exacerbate the problem.

There is another access road planned from the proposed development so that all residential traffic won't have to use White Dome Road, but that access road is at the top of a hill on River Road and has limited visibility to both North and South bound traffic. Once a traffic light is installed, the safest place to cross River Road is going to be the intersection of White Dome and River Road.

An additional concern involves the safety of the children in this area. When commercial development is built on the corners of White Dome and River Road, there will be children from the residential areas and students crossing the street. We have hundreds of children currently living in the built out subdivisions along White Dome Drive and will have hundreds more children when the proposed areas are built out. The city is responsible for student safety, not the school district.

Since the developer has previously been granted zoning changes to have more residential acreage and less commercial then it doesn't make sense for the developer to be granted higher density zoning.

If there is a good reason for the developer to need a higher density zoning than the current zoning, we look forward to hearing about it at the meeting.

We ask you to deny the request for a zoning change to ensure the safety of our current and future residents and because the developer has previously been allowed to increase the amount of residential acreage in this development. The Southern Parkway area is the last large developable area of St. George City and needs to be planned carefully and responsibly with future growth taken into consideration.

We propose that the areas in question remain zoned as R-1-10 with minimum lot sizes of 10,000 sf.

Thank You,

Kenley and Amy Brinkerhoff

PLANNING COMMISSION AGENDA REPORT: 12/08/2020

ZONE CHANGE

White Trails PD 4-6

Case No. 2020-ZC-057

Request: This is a request to 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 12.82 acres located east of River Road, north of White Dome Drive, and south of the White Dome Nature Preserve.

Owner: Prime Directive Development, LLC

Representative: Ryan Thomas

Location: The property is generally located east of River Road, north of White Dome Drive and south of the White Dome Nature Preserve.

Acreage: 12.82 acres

Current Zoning: R-1-10 (Single Family Residential, 10,000 sq. ft. lot sizes)

Adjacent zones:
North – Open Space
East – R-1-10
South – R-1-10
West – R-1-10

General Plan: MDR (Medium Density Residential) 5-9 du/ac

Possible Zones in MDR (5-9 du/ac) Areas	
R-1-7	Single Family Residential 7,000 sq. ft. lot sizes
R-1-6	Single Family Residential 6,000 sq. ft. lot sizes
R-2	Multi-family
PD-R	Planned Development Residential

Background: The property was annexed into the City and was given the default holding zone at the time, which was R-1-10. Since the annexation, this property has become part of the Southern Hills General Plan Amendment and has been given a general plan designation of MDR.

Project:

White Trails PD 4-6 is a planned unit residential development consisting of detached single-family units with varying unit sizes.

Proposed Site Details:**Density:**

The project proposes 85 detached single-family units over approximately 12.82 acres for a density of 6.63 dwelling units per acre. This density falls under the MDR range.

Landscaping/Amenities:

This project will require two (2) amenities over 17,000 square feet.

The applicant proposes approximately 19,800 square feet of amenity area exceeding ordinance requirements.

The proposed amenities are:

Kid's playground equipment area

Exterior social area

A minimum 30% of the lot area shall be landscaped area. The applicant proposes 40%.

A minimum 50% of the front setback area shall be landscaped area. This will be verified at the site plan review (SPR) stage, but concept plans appear to conform with this requirement.

Parking:

This project requires two (2) parking stalls per unit, one of which must be covered, as well as guest parking at one (1) space per three (3) dwelling units.

The project proposes that each unit will have a two-car garage. Twenty-nine (29) guest parking stalls are required. Approximately thirty-three (33) guest parking stalls will be provided exceeding the required stalls per ordinance.

Height/Elevations:

The elevations provided depict two-story single-family units with varying heights (maximum height of approximately 25'0"). City code allows up to 40'.

The applicant is proposing muted tones with varying materials (stucco, rock exterior walls, and tile roofing).

Recommendation:

Staff recommends approval of this Zone Change to PD-R.

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 Zone Change.

Findings for Approval:

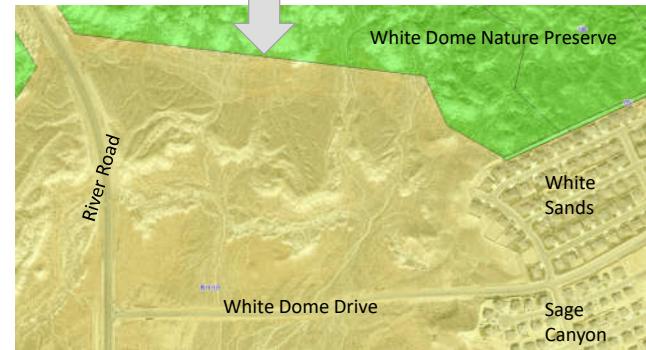
The application is consistent with the Land Use map of the General Plan.

Zone Change White Trails PD 4-6

2020-ZC-057



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Project Location/Zoning

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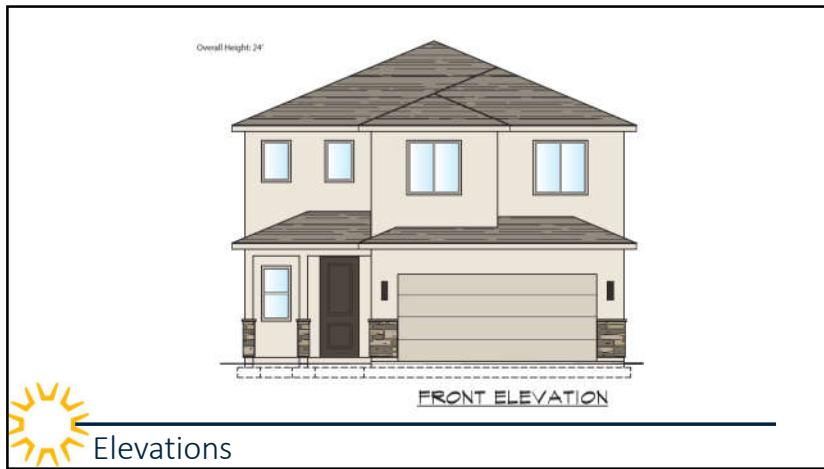
Project Location

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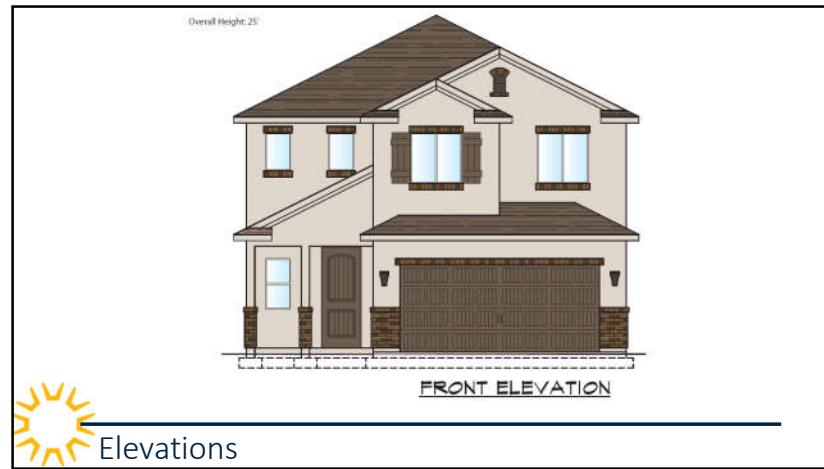


Conceptual Site Plan

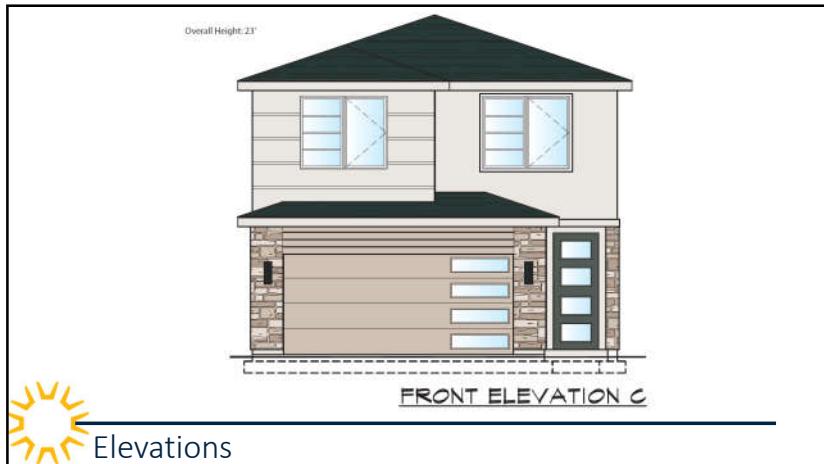
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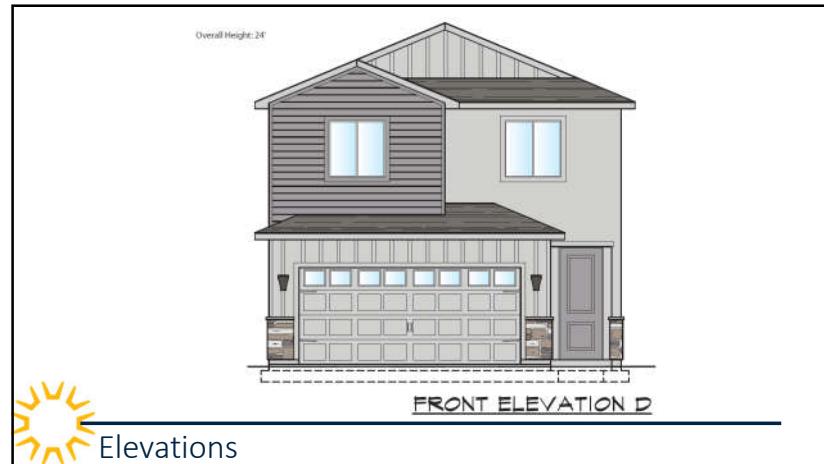
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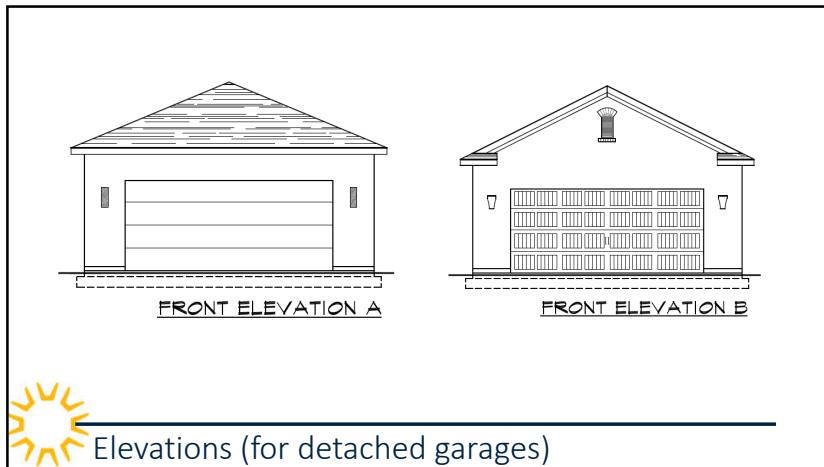
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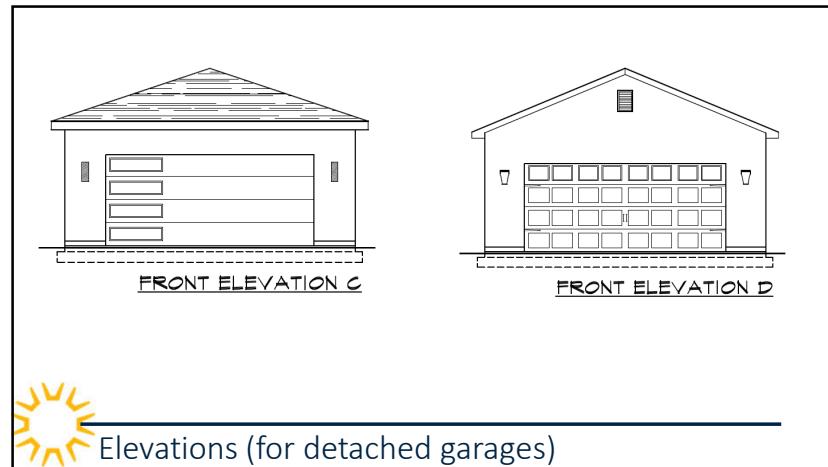


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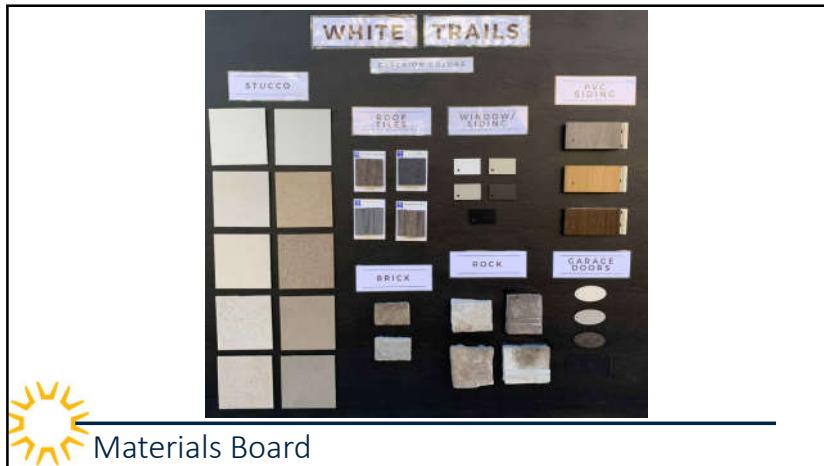
Elevations (for detached garages)

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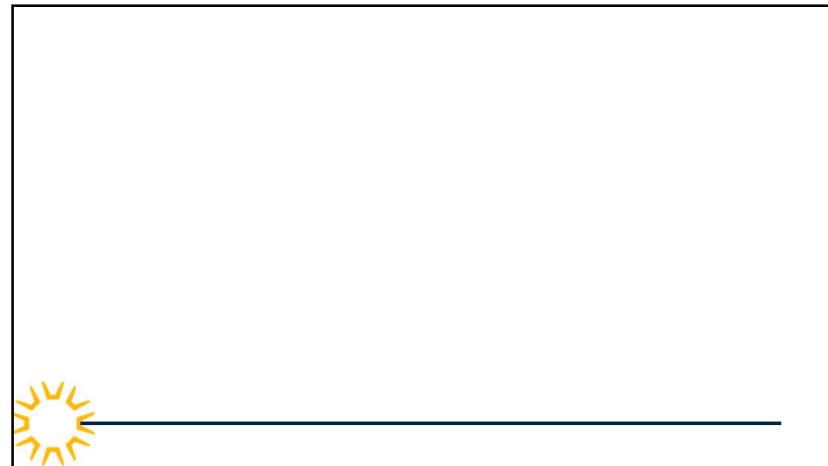
Elevations (for detached garages)

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Materials Board

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12

comments on cases no. 2020-ZC-057, 2020-ZC-061, 2020-ZC-062 to be discussed on 12/8/20, SGC public hearing

1 message

Elaine York [REDACTED]

Thu, Dec 3, 2020 at 8:04 AM

To: Genna Goodwin <genna.goodwin@sgcity.org>, Genna Singh <genna.singh@sgcity.org>
Cc: Kara Butterfield [REDACTED]

Good morning Genna,

Thank you for the SGC letters that were sent to The Nature Conservancy (in Utah) about the SGC public hearing to be held on 12/08/2020 to discuss zone changes on properties roughly south of The Nature Conservancy's White Dome Nature Preserve (cases # 2020-ZC-057, 2020-ZC-061, 2020-ZC-062).

I manage The Nature Conservancy properties that we own in the St. George area including the 800-acre White Dome Nature Preserve near the south end of River Road. As you might know, the Preserve protects habitat for two federally-listed plants – the dwarf bear poppy and Siler pincushion cactus – and there is a public hiking trail system on part of the northern part of White Dome Nature Preserve. Public access is available from our parking lot on River Road.

We do ask that any developments next to the Preserve – whether that be commercial, residential or Open Space - respect the natural slope of the White Dome formation and not leave the border between the Preserve and the adjacent property as a cliff. I believe SGC requires a 45% angle on the adjacent properties. Also, we ask that the adjacent property owner(s) contact us so we can discuss compatible uses between their properties and ours and the possibility of public access (if desired) into the Preserve. It is our hope that we can work collaboratively with SGC and the landowners adjacent to the Preserve.

I can't attend the 12/08/20 SGC public hearing, so please share my comments with the SGC decision makers. If you or they have further questions, please email or call me.

Warm regards,

Elaine

Elaine York

West Desert Regional Director

The Nature Conservancy

[559 East South Temple](#)

[Salt Lake City, Utah 84102](#)

(801) 856-5835 (cell)

PLANNING COMMISSION AGENDA REPORT: 12/08/2020

ZONE CHANGE

White Cliffs PD

Case No. 2020-ZC-055

Request: This is a request to 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 4.86 acres located east of River Road, north of White Dome Drive, and west of the White Sands subdivision.

Owner: Prime Directive Development, LLC

Representative: Ryan Thomas

Location: The property is generally located east of River Road, north of White Dome Drive west of the White Sands subdivision.

Acreage: 4.86 acres

Current Zoning: R-1-10 (Single Family Residential, 10,000 sq. ft. lot sizes)

Adjacent zones: All other surrounding zoning is R-1-10.

General Plan: HDR (High Density Residential) 16-22 du/ac.

Possible Zones in HDR (16-22 du/ac) Areas	
R-3	Multi-family
R-4	Multi-family
PD-R	Planned Development Residential

Background: The property was annexed into the City and was given the default holding zone at the time, which was R-1-10. Since the annexation, this property has become part of the Southern Hills General Plan Amendment and has been given a general plan designation of HDR.

Project:

White Cliffs PD is a planned unit residential development consisting of duplex and four-plex buildings with varying unit sizes.

Proposed Site Details:

Density:

The project proposes 58 attached townhouse units with duplex and four-plex buildings over approximately 4.86 acres for a density of 11.93 dwelling units per acre.

Landscaping/Amenities:

This project will require two (2) amenities over 11,600 square feet.

The applicant proposes approximately 16,149 square feet of amenity area exceeding ordinance requirements.

The proposed amenities are:

Kid's playground equipment area

Sport court area

A minimum 30% of the lot area shall be landscaped area. The applicant proposes 36%.

A minimum 50% of the front setback area shall be landscaped area. This will be verified at the site plan review (SPR) stage, but concept plans appear to conform with this requirement.

Parking:

This project requires two (2) parking stalls per unit, one of which must be covered, as well as guest parking at one (1) space per three (3) dwelling units.

The project proposes that each unit will have a two (2) reserved parking stalls (total 116 stalls) and approximately sixty (60) guest stalls (exceeding the number of stalls required by 40).

Height/Elevations:

The elevations provided depict two-story townhome units with varying heights (maximum height of approximately 29'8"). City code allows up to 40'.

The applicant is proposing muted tones with varying materials (stucco, rock exterior walls, and tile roofing).

Recommendation:

Staff recommends approval of this Zone Change to PD-R.

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 Zone Change.

Findings for Approval:

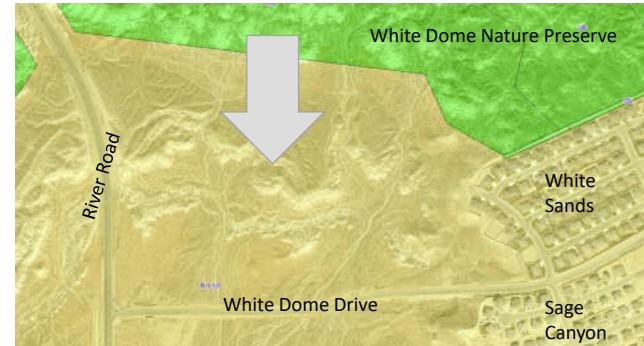
The application is consistent with the Land Use map of the General Plan.

Zone Change White Cliffs PD

2020-ZC-055



1



Project Location/Zoning

2



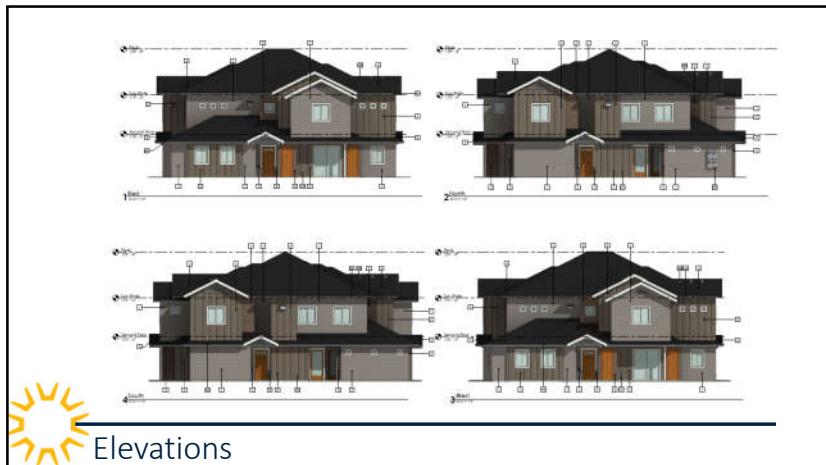
Project Location

3

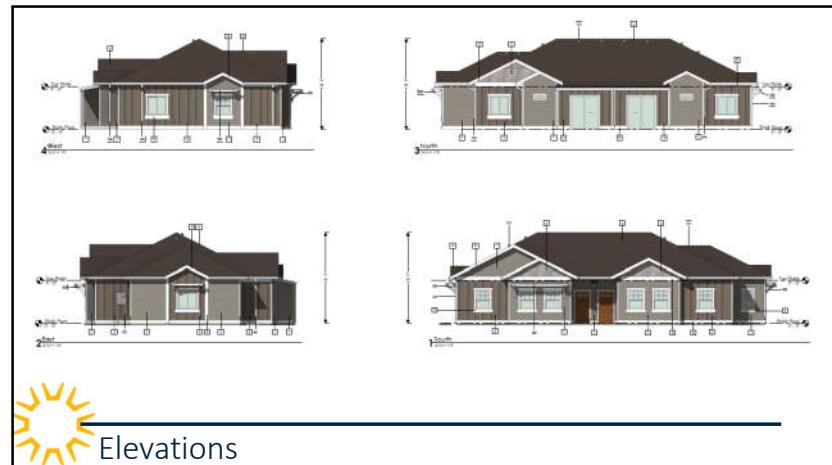


Conceptual Site Plan

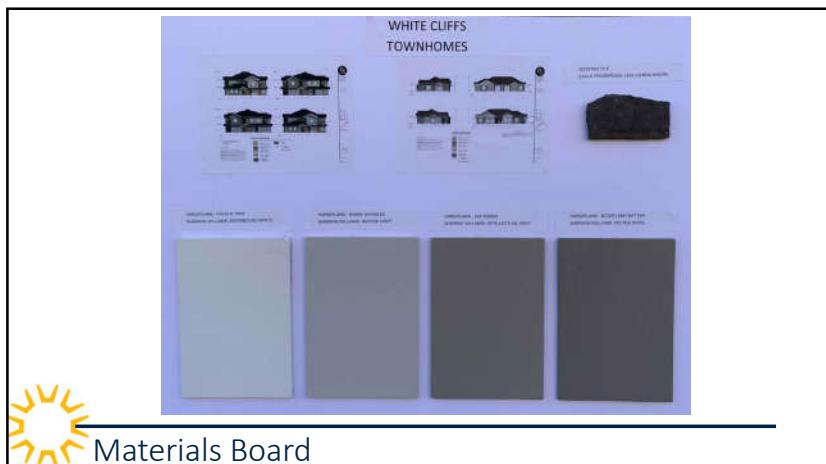
4



5



6



7



8

PLANNING COMMISSION AGENDA REPORT: 12/08/2020

ZONE CHANGE

White Dome Townhomes

Case No. 2020-ZC-058

Request: This is a request to 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 8.22 acres located east of River Road, south of White Dome Drive, and west of the Sage Canyon subdivision.

Owner: Prime Directive Development, LLC

Representative: Ryan Thomas

Location: The property is generally located east of River Road, south of White Dome Drive and west of the Sage Canyon subdivision.

Acreage: 8.22 acres

Current Zoning: R-1-10 (Single Family Residential, 10,000 sq. ft. lot sizes)

Adjacent zones: All adjacent zoning is R-1-10

General Plan: MDR (Medium Density Residential) 5-9 du/ac

Possible Zones in MDR (5-9 du/ac) Areas	
R-1-7	Single Family Residential 7,000 sq. ft. lot sizes
R-1-6	Single Family Residential 6,000 sq. ft. lot sizes
R-2	Multi-family
PD-R	Planned Development Residential

Background: The property was annexed into the City and was given the default holding zone at the time, which was R-1-10. Since the annexation, this property has become part of the Southern Hills General Plan Amendment and has been given a general plan designation of MDR.

Project:

White Trails Townhomes is a planned unit residential development consisting of duplex and fourplex buildings with varying unit sizes.

Proposed Site Details:

Density:

The project proposes 66 attached townhome units in duplex and four-plex buildings over approximately 8.22 acres for a density of 8.03 dwelling units per acre. This density falls under the MDR range.

Landscaping/Amenities:

This project will require two (2) amenities over 13,200 square feet.

The applicant proposes approximately 17,172 square feet of amenity area exceeding ordinance requirements.

The proposed amenities are:

Kid's playground equipment area

Sport court area

A minimum 30% of the lot area shall be landscaped area. The applicant proposes 50%.

A minimum 50% of the front setback area shall be landscaped area. This will be verified at the site plan review (SPR) stage, but concept plans appear to conform with this requirement.

Parking:

This project requires two (2) parking stalls per unit, one of which must be covered, as well as guest parking at one (1) space per three (3) dwelling units.

The project proposes that each unit will have a two-car garage. Twenty-two (22) guest parking stalls are required. Twenty-two (22) guest parking stalls will be provided meeting the required stalls per ordinance.

Height/Elevations:

The elevations provided depict two-story attached townhouse units with a maximum height of 29'. City code allows up to 40'.

The applicant is proposing muted tones with varying materials (stucco, rock exterior walls, and tile roofing).

Recommendation:

Staff recommends approval of this Zone Change to PD-R.

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 Zone Change.

Findings for Approval:

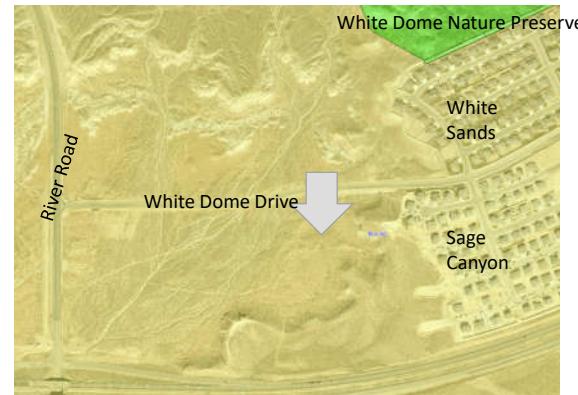
The application is consistent with the Land Use map of the General Plan.

Zone Change White Dome Townhomes

2020-ZC-058



1



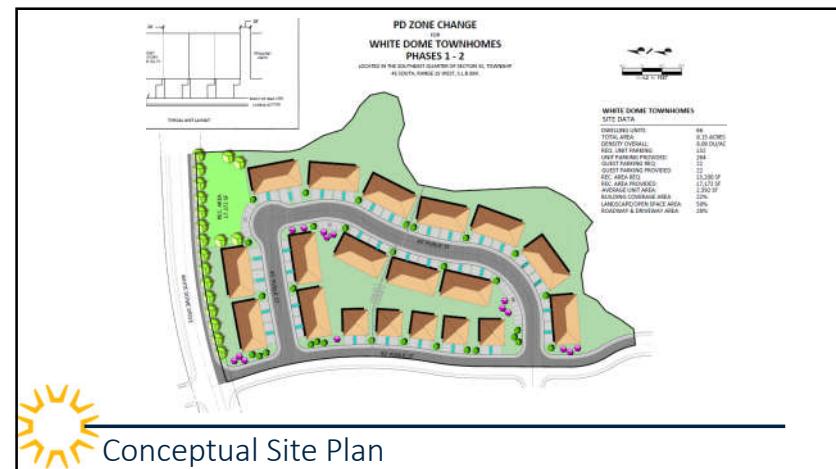
Project Location/Zoning

2



Project Location

3



Conceptual Site Plan

4



Product Mix

5



Product Mix

6



3 ELEVATIONS
A201



10'-0"



Elevations

7



10'-0" 10'-0"



4 ELEVATIONS
A201

SCALE: 10' x 10'-0"



Elevations

8

2



9



10

PLANNING COMMISSION AGENDA REPORT: 12/08/2020

Zone Change Amendment
Southern Hills Open Space
Case No. 2020-ZC-059

Request: Consider a zone change from the R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) zone to the OS (Open Space).

Applicant: Prime Directive Development, Inc.

Representative: Ryan Thomas

Area: 7.01 acres

Location: The site is generally located on the north and south side of White Dome Drive and on the west boundary of White Sands and Sage Canyons subdivisions.

Current Zone: R-1-10

General Plan: LDR and MDR

Staff Comments: The purpose of the zone change is to protect the hillside and leave it in a natural state. The open space will also act as a buffer between the existing subdivisions and the existing MDR land use designation on the west side of the open space.

Recommendation: Staff recommends approval of this Zone Change.

Alternatives:

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 7.01 acres.

December 3, 2020

Dear St. George City Planning Commission,

Please consider the following concerns for proposed zoning changes for Case No. 2020-ZC-061, Case No. 2020-ZC-056, and Case No. 2020-ZC-059:

The number one concern from the residents adjacent to the proposed zoning changes is safety. There are several safety issues for the intersection of White Dome Road and River Road to consider. Is it safe to increase the residential traffic more than necessary where high school student traffic combined with heavy industrial traffic, residential traffic, future commercial traffic, ATV/Razor vehicles, and mining traffic from Arizona all come together? The industrial zoning to the North of the proposed area contains numerous undeveloped areas that once built out will potentially generate two to three times more industrial traffic along this corridor. Please consider the safety issues incurred by future industrial traffic. Also consider the increased amount of traffic that will access this intersection once development occurs on the West side of the high school and River Road.

The traffic along this corridor is unique to this part of River Road; nowhere else in St. George do you have the combination of high school students, high industrial traffic, residential traffic, recreational traffic, future commercial traffic and mining traffic (gravel and gypsum) from Arizona. Additional residential traffic will exacerbate the problem.

There is another access road planned from the proposed development so that all residential traffic won't have to use White Dome Road, but that access road is at the top of a hill on River Road and has limited visibility to both North and South bound traffic. Once a traffic light is installed, the safest place to cross River Road is going to be the intersection of White Dome and River Road.

An additional concern involves the safety of the children in this area. When commercial development is built on the corners of White Dome and River Road, there will be children from the residential areas and students crossing the street. We have hundreds of children currently living in the built out subdivisions along White Dome Drive and will have hundreds more children when the proposed areas are built out. The city is responsible for student safety, not the school district.

Since the developer has previously been granted zoning changes to have more residential acreage and less commercial then it doesn't make sense for the developer to be granted higher density zoning.

If there is a good reason for the developer to need a higher density zoning than the current zoning, we look forward to hearing about it at the meeting.

We ask you to deny the request for a zoning change to ensure the safety of our current and future residents and because the developer has previously been allowed to increase the amount of residential acreage in this development. The Southern Parkway area is the last large developable area of St. George City and needs to be planned carefully and responsibly with future growth taken into consideration.

We propose that the areas in question remain zoned as R-1-10 with minimum lot sizes of 10,000 sf.

Thank You,

Kenley and Amy Brinkerhoff

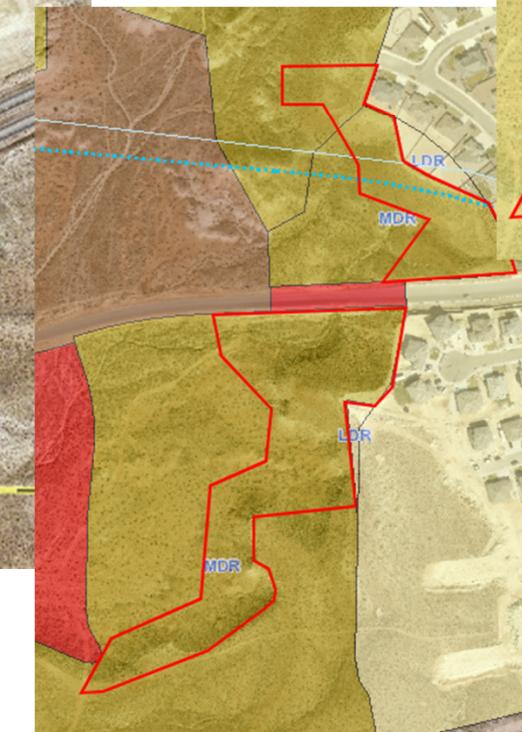
Zone Change Southern Hills Open Space

White Dome Drive/West boundary of
White Sands & Sage Canyons subdivisions.

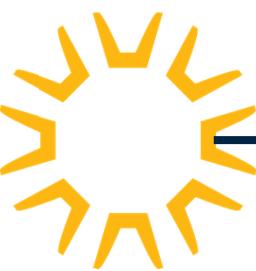


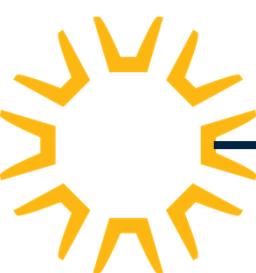
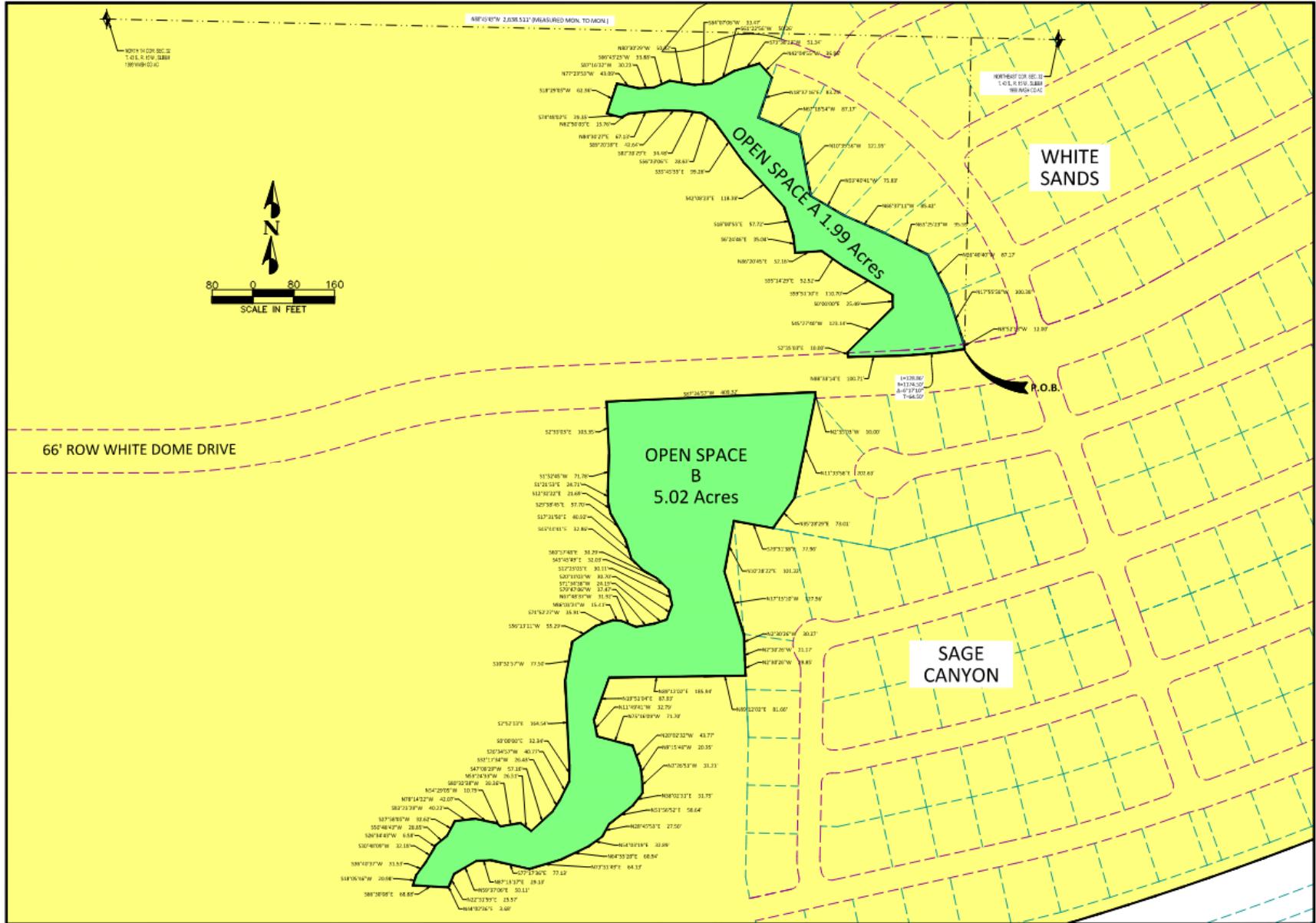


Zoning Map



General Plan Map





DSG ENGINEERING, INC	
LAND SURVEYORS, CIVIL ENGINEERS	
113 EAST 100 SOUTH STE. 42	
OFTON, UTAH 84721	
PHONE (435) 628-2313	
	
MAIL TO:	NOV 2000
PER:	RT
DRAWN BY:	RT
DESIGNED BY:	RT
CHIEF INSPECTOR:	RT
PROJ. NO.:	10-0081
SCALE:	1"=100'
SHEET NUMBER:	
ZC-1	
1 OF 1 TOTAL	

Case No. 2020-ZC-056, 2020-ZC-059, 2020-ZC-061

1 message

Amy Brinkerhoff [REDACTED] >
To: genna.goodwin@sgcity.org

Wed, Dec 2, 2020 at 8:34 PM

Dear Genna Goodwin,

We received notice of proposed zoning changes to the property in the White Dome Rd. area and we wanted to ask a few questions about the proposal before the Planning Commission meeting.

Is there a reason for the proposed changes? Is the developer giving up land so they feel the need for a higher density zoning to compensate for the area lost?

Is there anything we can do as a community to stop this change?

If you have any insights or information pertaining to the use of the rest of the property between the White Sands Development/Sage Canyon areas and River Road we would appreciate it. More information would help us present better and more educated input to the Planning Commission plus help us have a better overall perspective of the developments happening in our area.

Thank you for your time and help!

Sincerely,
Amy and Kenley Brinkerhoff

PLANNING COMMISSION AGENDA REPORT: 12/08/2020

ZONE CHANGE

White Hills

Case No. 2020-ZC-060

Request: This is a request to consider a zone change from R-1-10 (Single Family Residential, minimum lot size 10,000 square feet) to R-1-7 (Single Family Residential, minimum lot size 7,000 sq ft) on approximately 9.24 acres.

Owner: Prime Directive Development, LLC

Representative: Ryan Thomas

Location: The property is generally located approximately 800' south of White Dome Drive and adjacent to Southern Parkway and west of Sage Canyon Subdivision.

Acreage: 9.24 acres

Current Zoning: R-1-10

General Plan: MDR (Medium Density Residential) 5 to 9 du/ac. R-1-7, R-1-6, R-2 and PD-R are all zones that translate into this land use category.

Background: The property was annexed into the City and was given the default holding zone at the time, which was R-1-10. Since the original zone, this property was part of the Southern Hills General Plan Amendment and was approved for a MDR land use designation. R-1-7 is the least dense zoning district under the MDR land use designation.

Adjacent zones: All other surrounding zoning is R-1-10.

Recommendation:

Staff recommends approval of this Zone Change to R-1-7.

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 Zone Change.

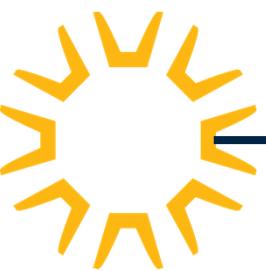
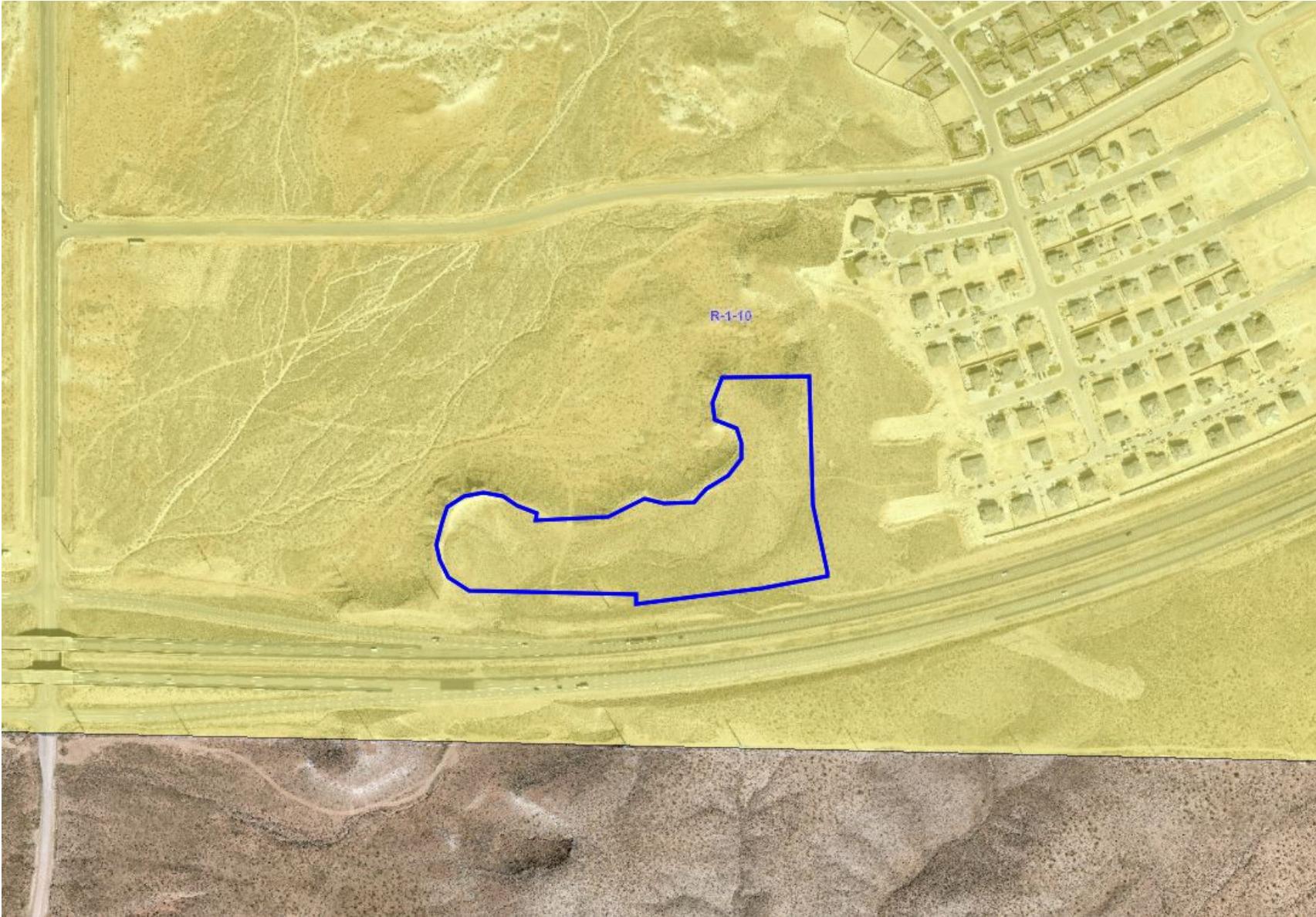
Findings for Approval:

1. The application is consistent with the Land Use map of the General Plan.

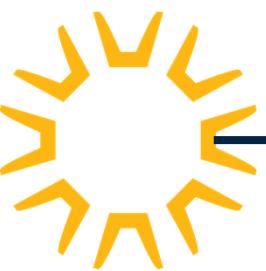
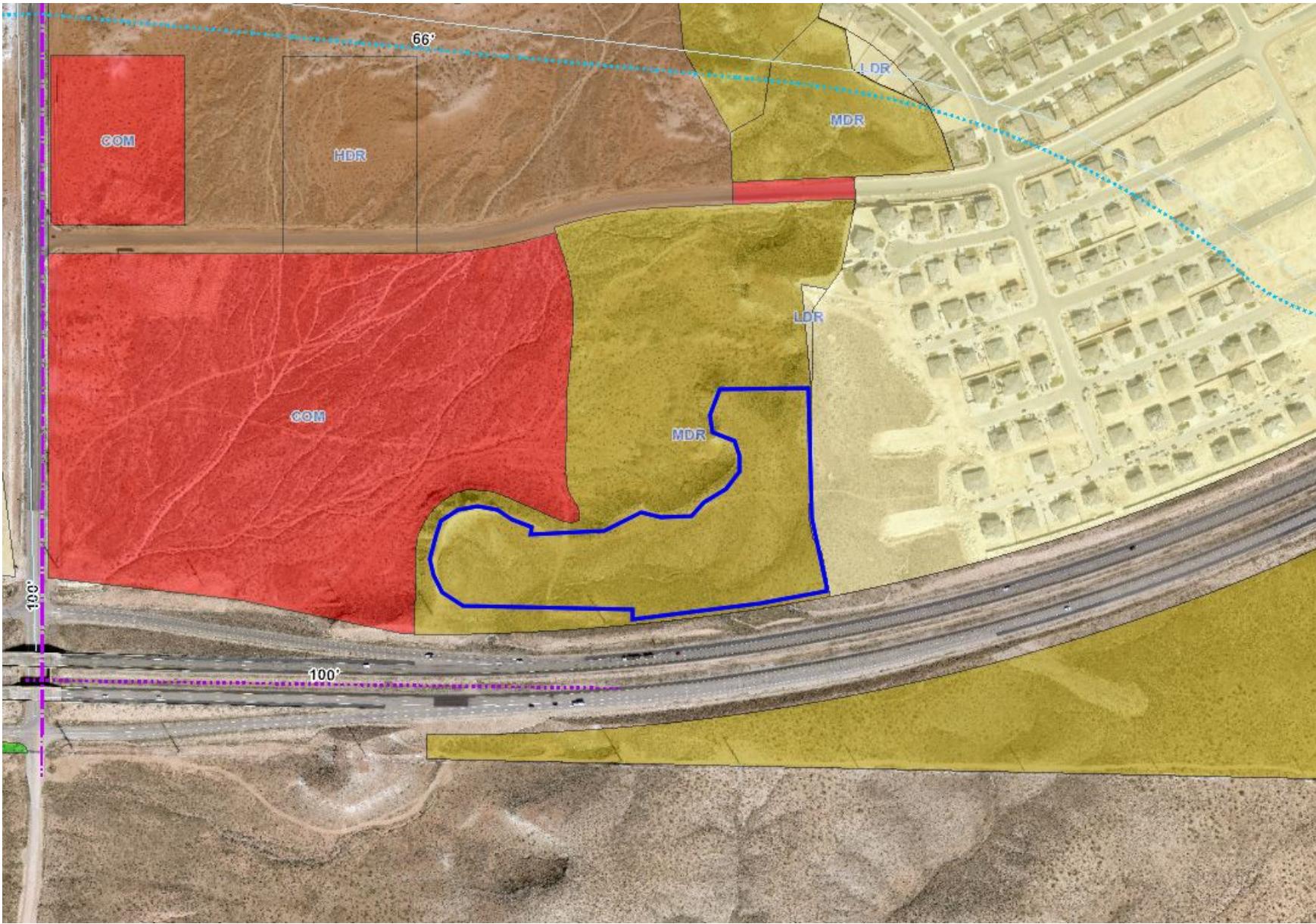
White Hills Zone Change

South of White Dome Drive
& west of Sage Canyon Subdivision

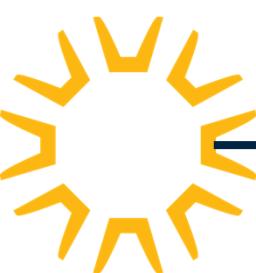




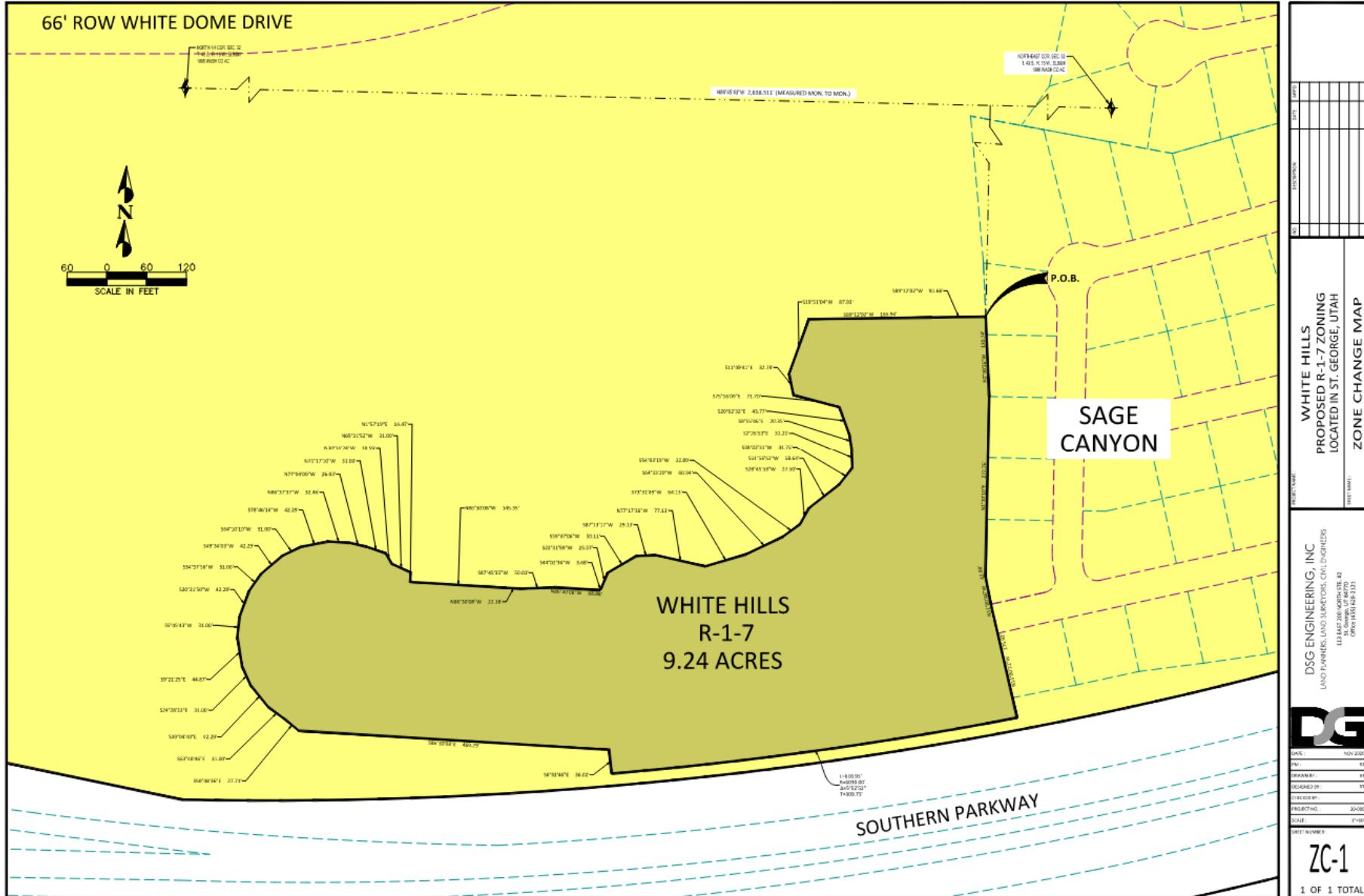
Existing Zoning



Existing General Plan



Proposed Site Plan



PLANNING COMMISSION AGENDA REPORT: 12/08/2020

ZONE CHANGE

White Canyon

Case No. 2020-ZC-061

Request: This is a request to consider a zone change from R-1-10 (Single Family Residential, minimum lot size 10,000 square feet) to R-1-7 (Single Family Residential, minimum lot size 7,000 sq ft) on approximately 14.73 acres.

Owner: Prime Directive Development, LLC

Representative: Ryan Thomas

Location: The property is generally located approximately 1000' north of White Dome Drive and adjacent to White Dome Conservation Area and west of White Sands Subdivision.

Acreage: 14.73 acres

Current Zoning: R-1-10

General Plan: MDR (Medium Density Residential) 5 to 9 du/ac. R-1-7, R-1-6, R-2 and PD-R are all zones that translate into this land use category.

Background: The property was annexed into the City and was given the default holding zone at the time, which was R-1-10. Since the original zone, this property was part of the Southern Hills General Plan Amendment and was approved for a MDR land use designation. R-1-7 is the least dense zoning district under the MDR land use designation.

Adjacent zones: All other surrounding zoning is R-1-10.

Recommendation:

Staff recommends approval of this Zone Change to R-1-7.

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 Zone Change.

Findings for Approval:

1. The application is consistent with the Land Use map of the General Plan.

December 3, 2020

Dear St. George City Planning Commission,

Please consider the following concerns for proposed zoning changes for Case No. 2020-ZC-061, Case No. 2020-ZC-056, and Case No. 2020-ZC-059:

The number one concern from the residents adjacent to the proposed zoning changes is safety. There are several safety issues for the intersection of White Dome Road and River Road to consider. Is it safe to increase the residential traffic more than necessary where high school student traffic combined with heavy industrial traffic, residential traffic, future commercial traffic, ATV/Razor vehicles, and mining traffic from Arizona all come together? The industrial zoning to the North of the proposed area contains numerous undeveloped areas that once built out will potentially generate two to three times more industrial traffic along this corridor. Please consider the safety issues incurred by future industrial traffic. Also consider the increased amount of traffic that will access this intersection once development occurs on the West side of the high school and River Road.

The traffic along this corridor is unique to this part of River Road; nowhere else in St. George do you have the combination of high school students, high industrial traffic, residential traffic, recreational traffic, future commercial traffic and mining traffic (gravel and gypsum) from Arizona. Additional residential traffic will exacerbate the problem.

There is another access road planned from the proposed development so that all residential traffic won't have to use White Dome Road, but that access road is at the top of a hill on River Road and has limited visibility to both North and South bound traffic. Once a traffic light is installed, the safest place to cross River Road is going to be the intersection of White Dome and River Road.

An additional concern involves the safety of the children in this area. When commercial development is built on the corners of White Dome and River Road, there will be children from the residential areas and students crossing the street. We have hundreds of children currently living in the built out subdivisions along White Dome Drive and will have hundreds more children when the proposed areas are built out. The city is responsible for student safety, not the school district.

Since the developer has previously been granted zoning changes to have more residential acreage and less commercial then it doesn't make sense for the developer to be granted higher density zoning.

If there is a good reason for the developer to need a higher density zoning than the current zoning, we look forward to hearing about it at the meeting.

We ask you to deny the request for a zoning change to ensure the safety of our current and future residents and because the developer has previously been allowed to increase the amount of residential acreage in this development. The Southern Parkway area is the last large developable area of St. George City and needs to be planned carefully and responsibly with future growth taken into consideration.

We propose that the areas in question remain zoned as R-1-10 with minimum lot sizes of 10,000 sf.

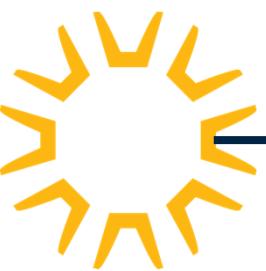
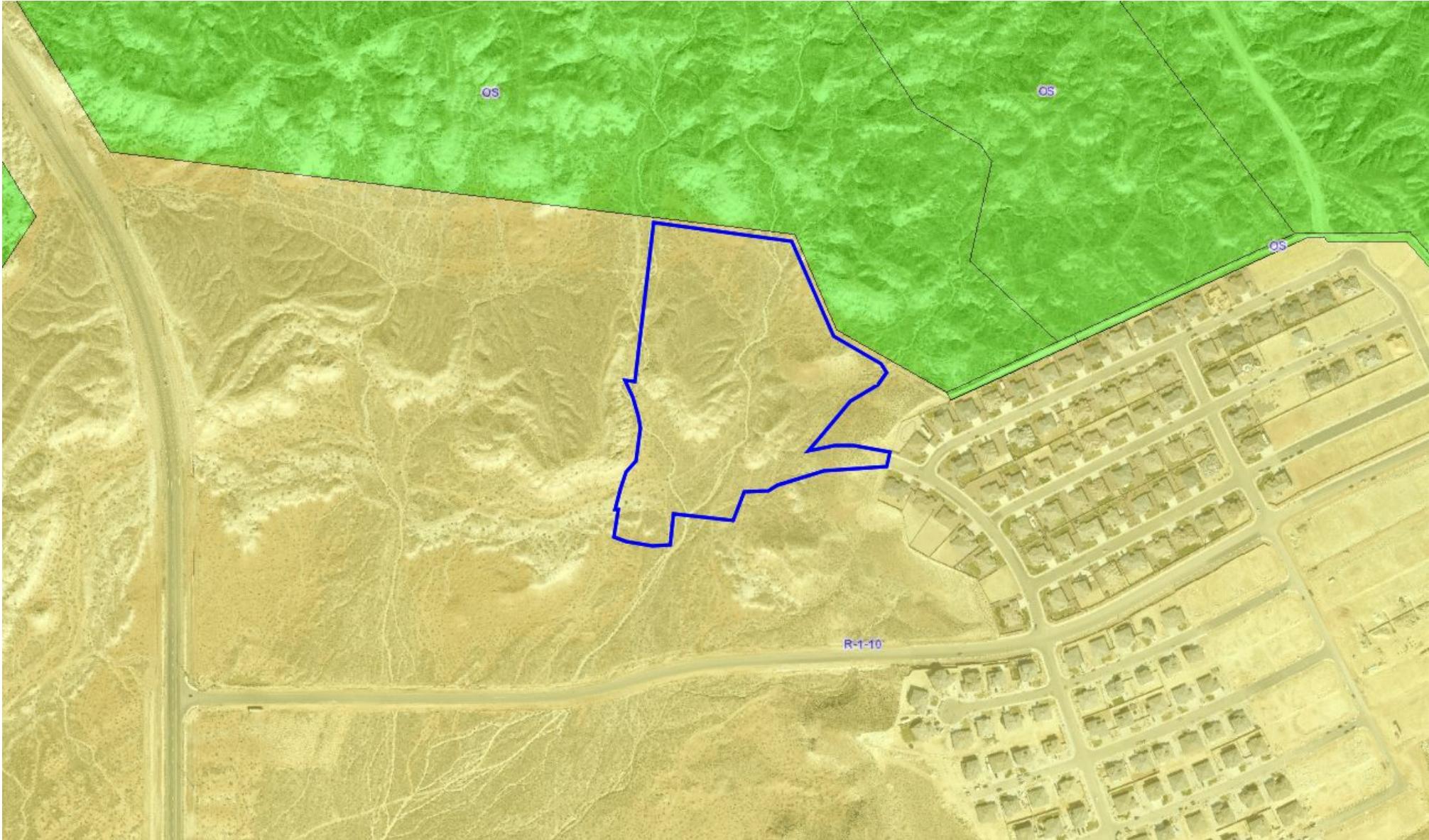
Thank You,

Kenley and Amy Brinkerhoff

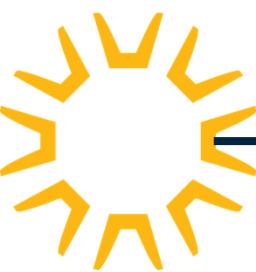
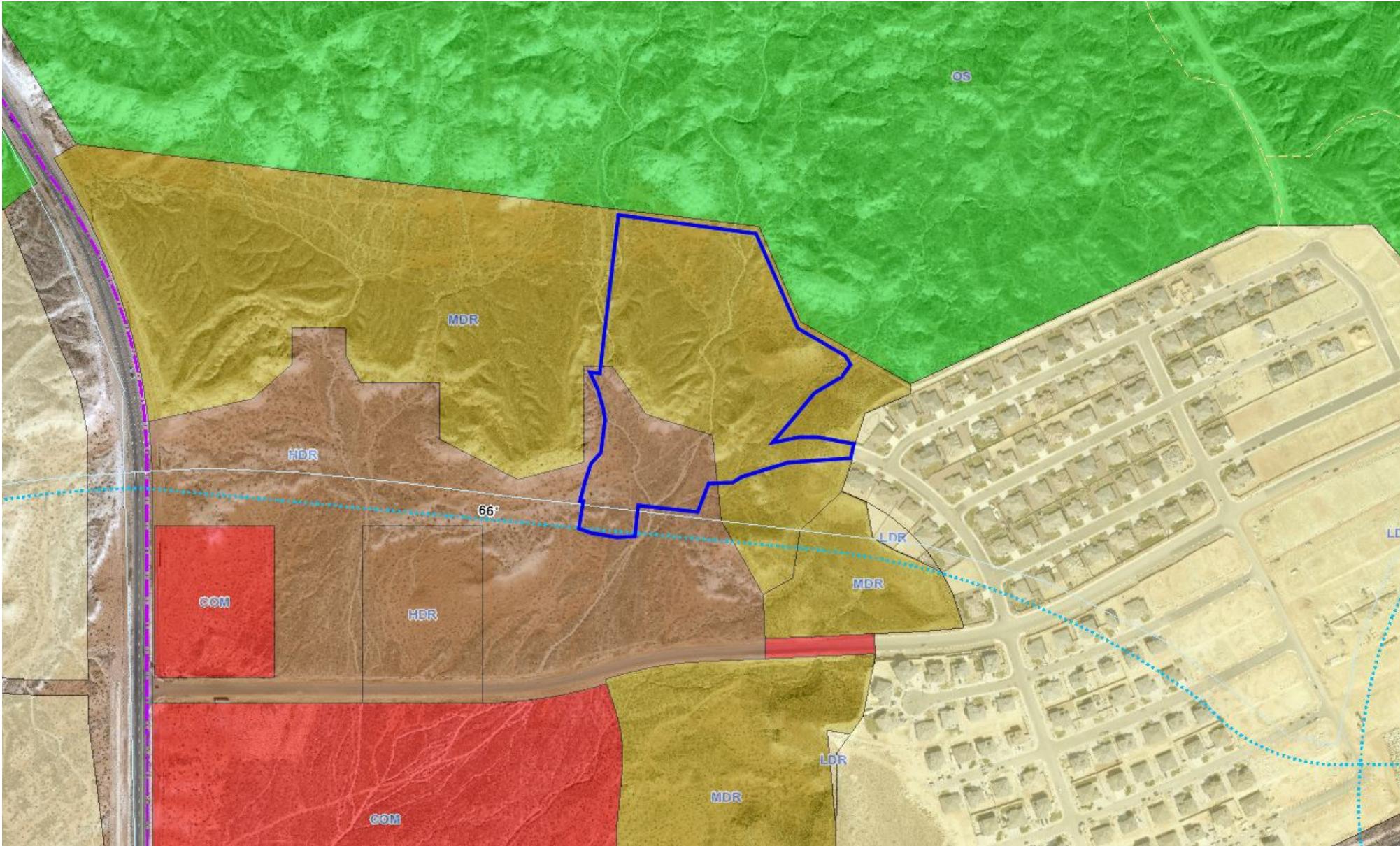
White Canyon Zone Change

North of White Dome Drive
& West of White Sands Subdivision

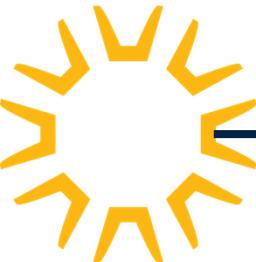




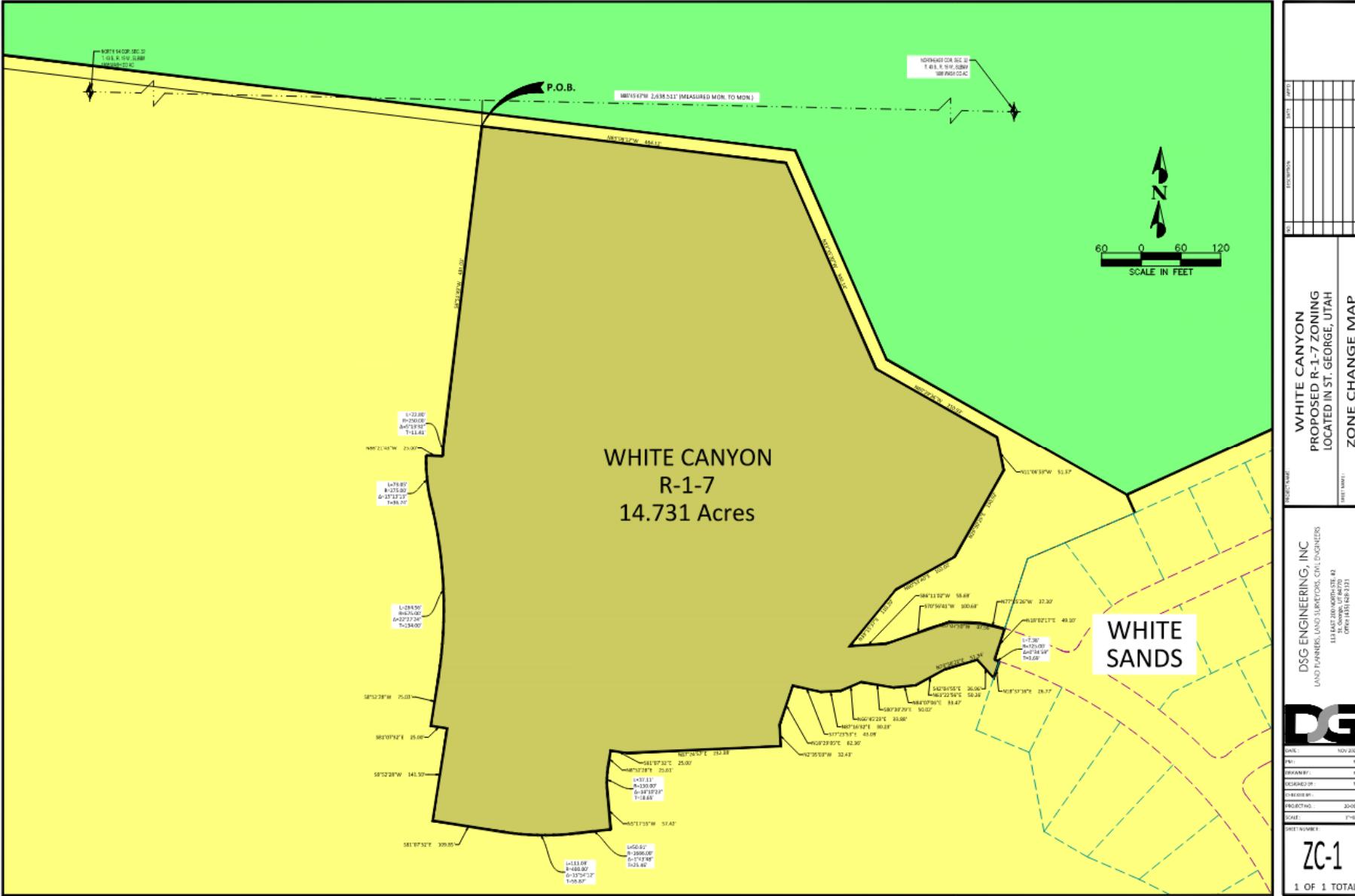
Existing Zoning



Existing General Plan



Proposed Zone Change



comments on cases no. 2020-ZC-057, 2020-ZC-061, 2020-ZC-062 to be discussed on 12/8/20, SGC public hearing

1 message

Elaine York [REDACTED]

Thu, Dec 3, 2020 at 8:04 AM

To: Genna Goodwin <genna.goodwin@sgcity.org>, Genna Singh <genna.singh@sgcity.org>
Cc: Kara Butterfield [REDACTED]

Good morning Genna,

Thank you for the SGC letters that were sent to The Nature Conservancy (in Utah) about the SGC public hearing to be held on 12/08/2020 to discuss zone changes on properties roughly south of The Nature Conservancy's White Dome Nature Preserve (cases # 2020-ZC-057, 2020-ZC-061, 2020-ZC-062).

I manage The Nature Conservancy properties that we own in the St. George area including the 800-acre White Dome Nature Preserve near the south end of River Road. As you might know, the Preserve protects habitat for two federally-listed plants – the dwarf bear poppy and Siler pincushion cactus – and there is a public hiking trail system on part of the northern part of White Dome Nature Preserve. Public access is available from our parking lot on River Road.

We do ask that any developments next to the Preserve – whether that be commercial, residential or Open Space - respect the natural slope of the White Dome formation and not leave the border between the Preserve and the adjacent property as a cliff. I believe SGC requires a 45% angle on the adjacent properties. Also, we ask that the adjacent property owner(s) contact us so we can discuss compatible uses between their properties and ours and the possibility of public access (if desired) into the Preserve. It is our hope that we can work collaboratively with SGC and the landowners adjacent to the Preserve.

I can't attend the 12/08/20 SGC public hearing, so please share my comments with the SGC decision makers. If you or they have further questions, please email or call me.

Warm regards,

Elaine

Elaine York

West Desert Regional Director

The Nature Conservancy

[559 East South Temple](#)

[Salt Lake City, Utah 84102](#)

(801) 856-5835 (cell)

Case No. 2020-ZC-056, 2020-ZC-059, 2020-ZC-061

1 message

Amy Brinkerhoff [REDACTED] >
To: genna.goodwin@sgcity.org

Wed, Dec 2, 2020 at 8:34 PM

Dear Genna Goodwin,

We received notice of proposed zoning changes to the property in the White Dome Rd. area and we wanted to ask a few questions about the proposal before the Planning Commission meeting.

Is there a reason for the proposed changes? Is the developer giving up land so they feel the need for a higher density zoning to compensate for the area lost?

Is there anything we can do as a community to stop this change?

If you have any insights or information pertaining to the use of the rest of the property between the White Sands Development/Sage Canyon areas and River Road we would appreciate it. More information would help us present better and more educated input to the Planning Commission plus help us have a better overall perspective of the developments happening in our area.

Thank you for your time and help!

Sincerely,
Amy and Kenley Brinkerhoff

PLANNING COMMISSION AGENDA REPORT: 12/08/2020

ZONE CHANGE

White Ridge

Case No. 2020-ZC-062

Request: This is a request to consider a zone change from R-1-10 (Single Family Residential, minimum lot size 10,000 square feet) to R-1-7 (Single Family Residential, minimum lot size 7,000 sq ft) on approximately 12.40 acres.

Owner: Prime Directive Development, LLC

Representative: Ryan Thomas

Location: The property is generally located north east of White Dome Drive and River Road and south of the White Dome Conservation areas.

Acreage: 12.40 acres

Current Zoning: R-1-10

General Plan: MDR (Medium Density Residential) 5 to 9 du/ac. R-1-7, R-1-6, R-2 and PD-R are all zones that translate into this land use category.

Background: The property was annexed into the City and was given the default holding zone at the time, which was R-1-10. Since the original zone, this property was part of the Southern Hills General Plan Amendment and was approved for a MDR land use designation. R-1-7 is the least dense zoning district under the MDR land use designation.

Adjacent zones: To the north is OS White Dome Conservation Area. All other surrounding zoning is R-1-10.

Recommendation:

Staff recommends approval of this Zone Change to R-1-7.

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 Zone Change.

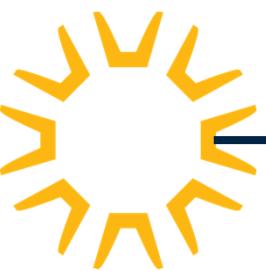
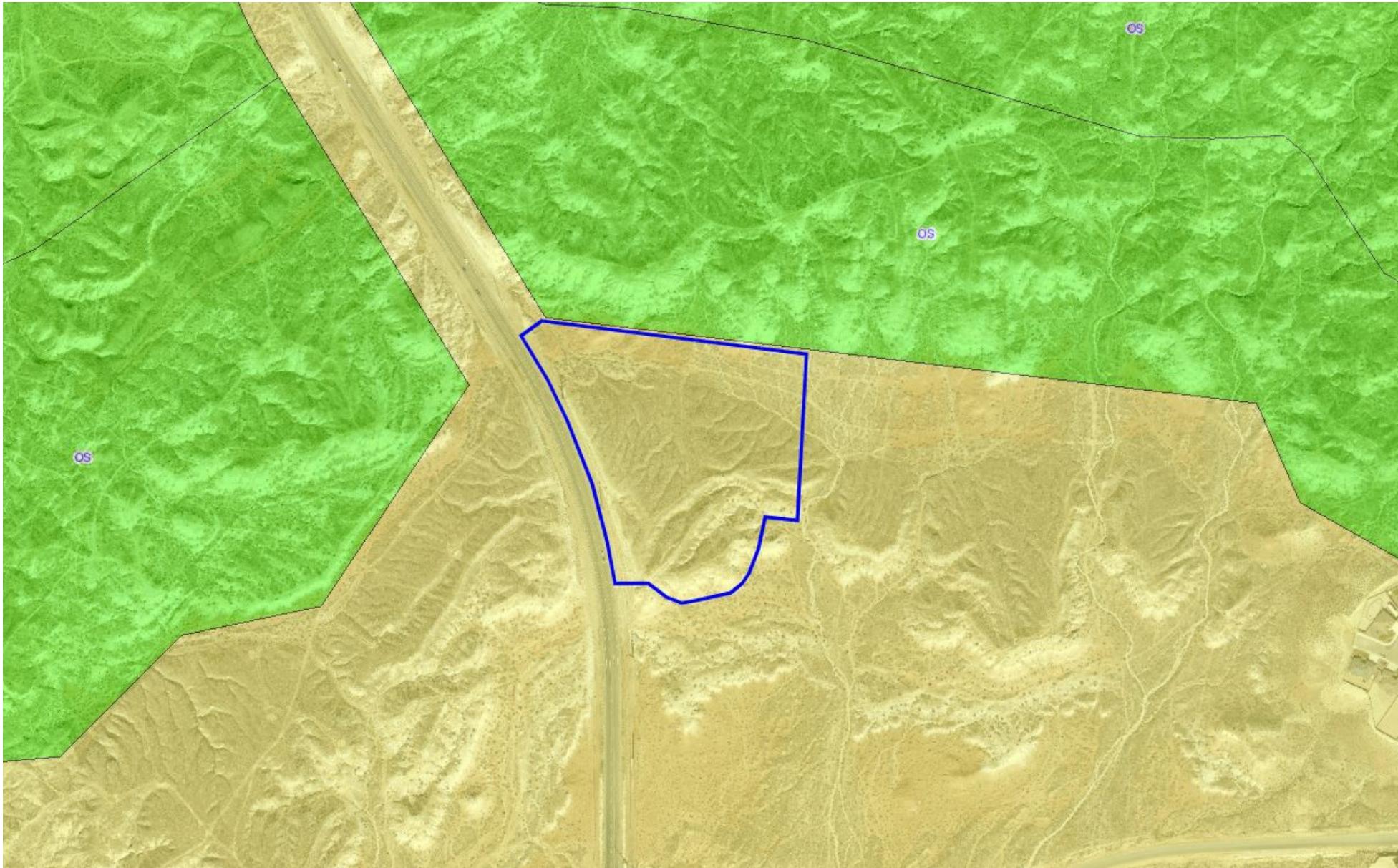
Findings for Approval:

1. The application is consistent with the Land Use map of the General Plan.

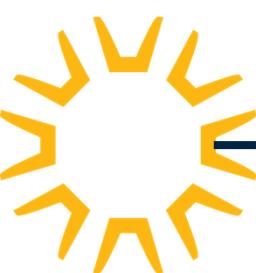
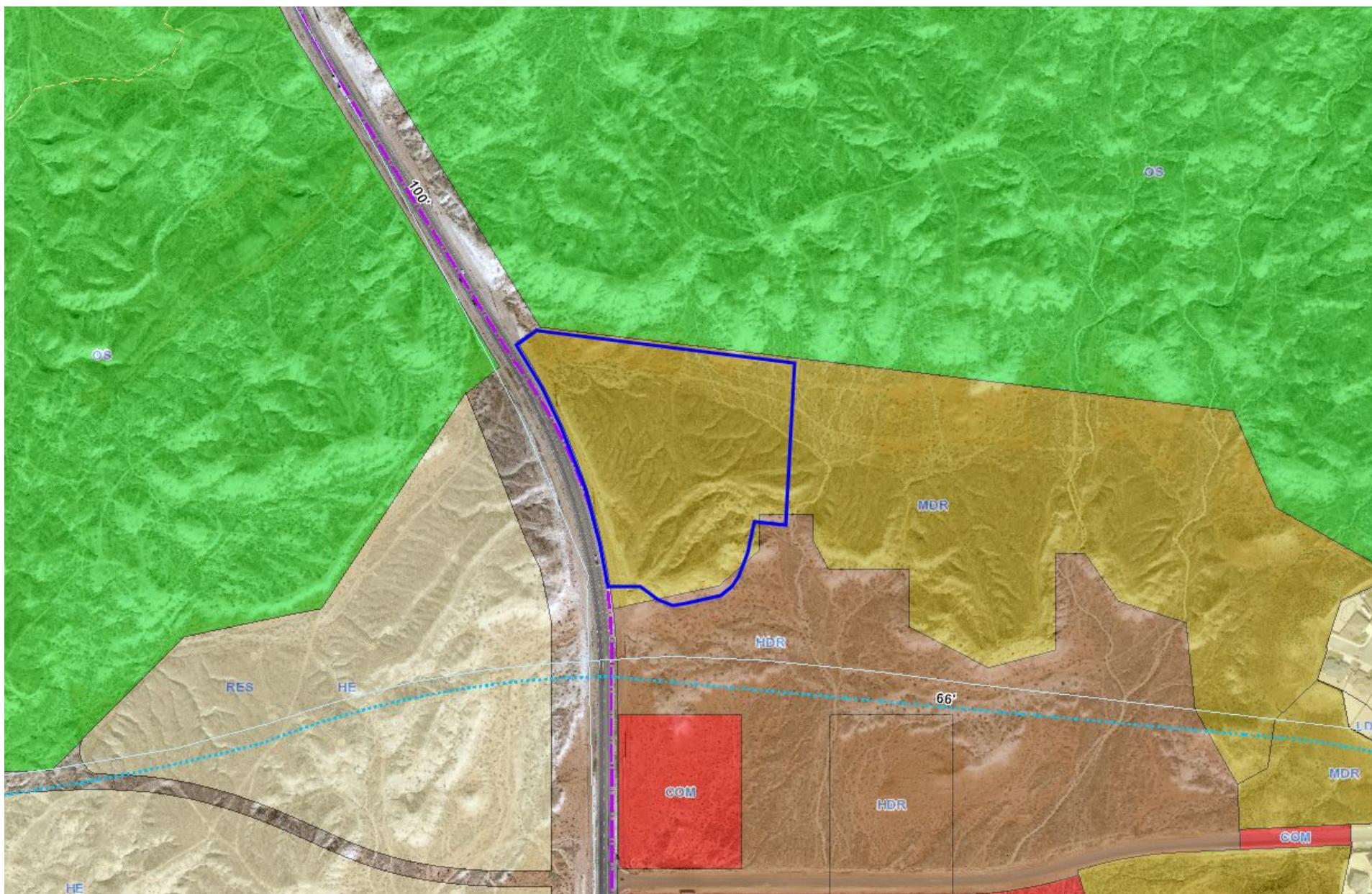
White Ridge Zone Change

North of White Dome Drive
Adjacent to River Road

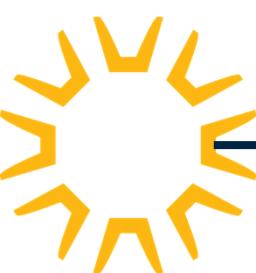




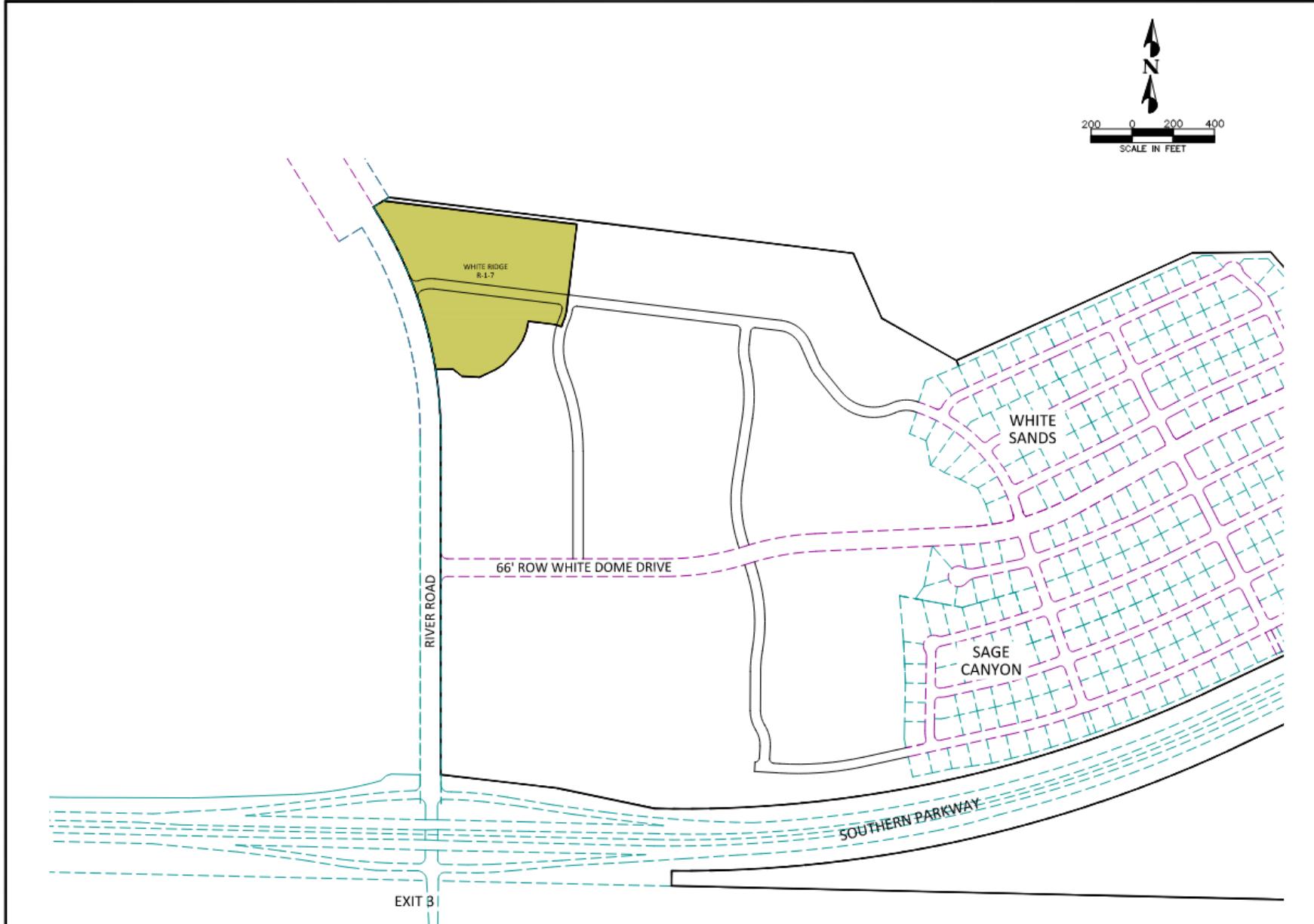
Existing Zoning



Existing General Plan



Proposed Zone Change



Project Name	Exterior	Sheet	Date
SOUTHERN HILLS			
RESIDENTIAL DEVELOPMENT			
LOCATED IN ST. GEORGE, UTAH			
White Ridge Area Map			
DSG ENGINEERING, INC			
LAND PLANNERS, LAND SURVEYORS, CIVL ENGINEERS			
115 EAST 200 NORTH, STE 42			
ST. GEORGE, UTAH 84770			
Office (435) 628-2321			
DG			
DATE: NOV 2000			
PNT: 11			
DRAWER: 11			
SEARCHED: 11			
INDEXED: 11			
PROJECT #: 20080			
SCALE: 1"=50'			
SHET NUMBER:			
AM-1			
1 OF 1 TOTAL			

comments on cases no. 2020-ZC-057, 2020-ZC-061, 2020-ZC-062 to be discussed on 12/8/20, SGC public hearing

1 message

Elaine York [REDACTED]

Thu, Dec 3, 2020 at 8:04 AM

To: Genna Goodwin <genna.goodwin@sgcity.org>, Genna Singh <genna.singh@sgcity.org>
Cc: Kara Butterfield [REDACTED]

Good morning Genna,

Thank you for the SGC letters that were sent to The Nature Conservancy (in Utah) about the SGC public hearing to be held on 12/08/2020 to discuss zone changes on properties roughly south of The Nature Conservancy's White Dome Nature Preserve (cases # 2020-ZC-057, 2020-ZC-061, 2020-ZC-062).

I manage The Nature Conservancy properties that we own in the St. George area including the 800-acre White Dome Nature Preserve near the south end of River Road. As you might know, the Preserve protects habitat for two federally-listed plants – the dwarf bear poppy and Siler pincushion cactus – and there is a public hiking trail system on part of the northern part of White Dome Nature Preserve. Public access is available from our parking lot on River Road.

We do ask that any developments next to the Preserve – whether that be commercial, residential or Open Space - respect the natural slope of the White Dome formation and not leave the border between the Preserve and the adjacent property as a cliff. I believe SGC requires a 45% angle on the adjacent properties. Also, we ask that the adjacent property owner(s) contact us so we can discuss compatible uses between their properties and ours and the possibility of public access (if desired) into the Preserve. It is our hope that we can work collaboratively with SGC and the landowners adjacent to the Preserve.

I can't attend the 12/08/20 SGC public hearing, so please share my comments with the SGC decision makers. If you or they have further questions, please email or call me.

Warm regards,

Elaine

Elaine York

West Desert Regional Director

The Nature Conservancy

[559 East South Temple](#)

[Salt Lake City, Utah 84102](#)

(801) 856-5835 (cell)

PLANNING COMMISSION AGENDA REPORT: 12/08/2020

ZONE CHANGE

Fort Pierce Phase 8

Case No. 2020-ZC-063

Request: This is a request to consider a zone change from R-1-10 (Single Family Residential, minimum lot size 10,000 square feet) to M-1 (Manufacturing) on approximately 123.13 acres.

Owner: Fort Pierce Development, LLC

Representative: Austin Atkin

Location: The property is generally located west of River Road and south of Enterprise Drive

Acreage: 123.13 acres

Current Zoning: R-1-10 (Single Family Residential, minimum lot size 10,000 square feet)

General Plan: Primarily BP (Business-Research Park) (also RES and OS)

Background: Fort Pierce has been developed over a number of years. The General Plan calls for BP which is a Business-Research Park. It states, *“future light industrial areas designated in the city are Millcreek Industrial Park and adjoining land to the north, and the Ft. Pierce Industrial Park and adjoining area to the south. The latter area is located approximately one mile south of Bloomington Hills and along River Road. This area is buffered from other land uses by the hill to the north, the Ft. Pierce Wash to the east, the White Dome open space area to the south and the Price City hills to the west.”* Though there is not a specific zoning category that goes along with the BP category, it is consistent with the rest of the Fort Pierce development.

The applicant is proposing to expand Fort Pierce to the south of where its current boundary exists as suggested in the general plan. Currently, the zoning on the property is R-1-10 which is a single-family zone and is commonly referred to as a “holding zone.”

Adjacent zones: To the north and east is M-1 (Manufacturing). All other surrounding zoning is R-1-10. Fort Pierce currently borders the property on the north.

Recommendation:

Staff recommends approval of this Zone Change to M-1.

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.

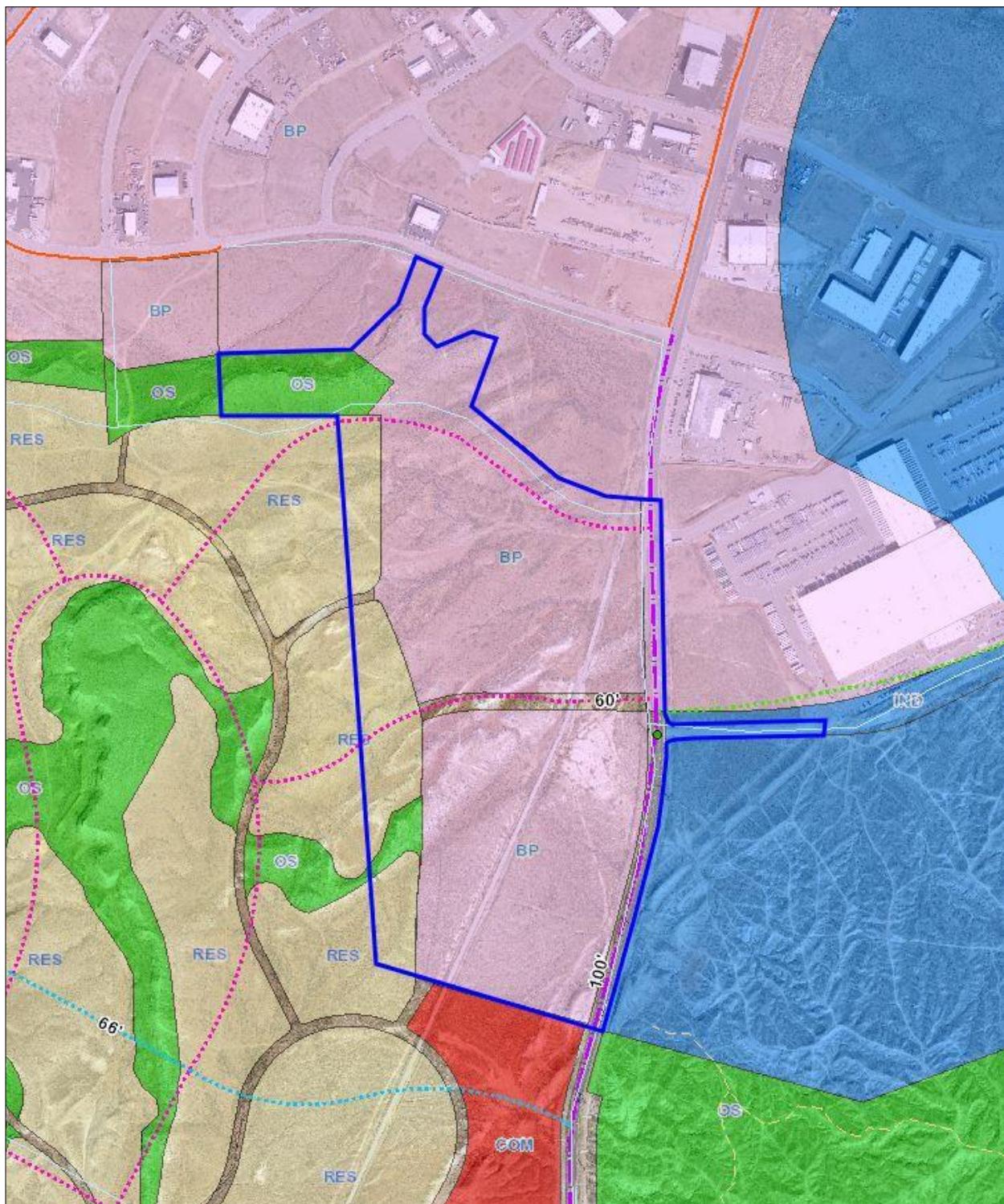
Possible Motion:

The Planning Commission recommends approval of the Zone Change to M-1.

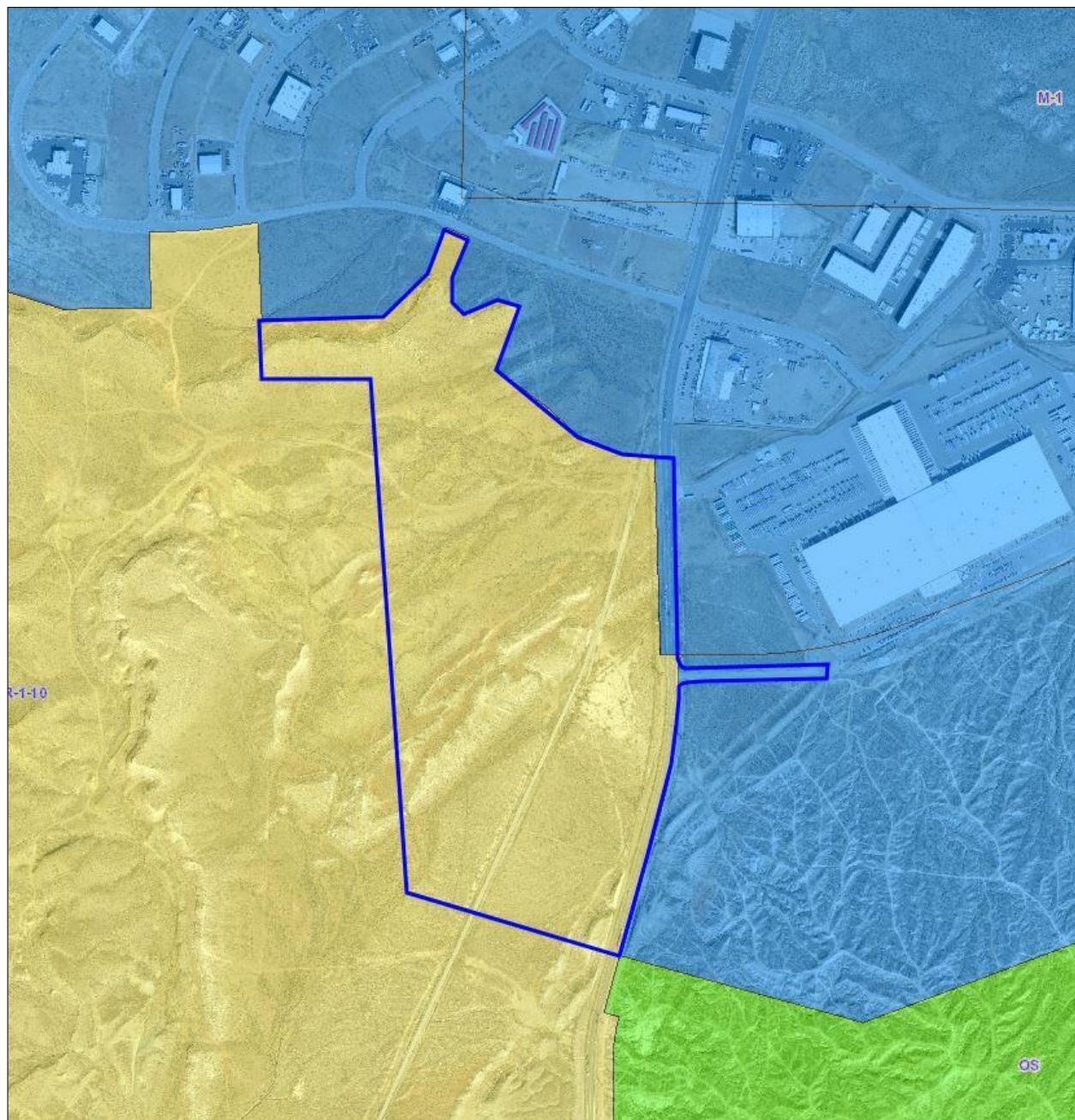
Findings for Approval:

1. The application is consistent with the Land Use map of the General Plan.
2. The BP category of the general plan has been consistently used in Fort Pierce.

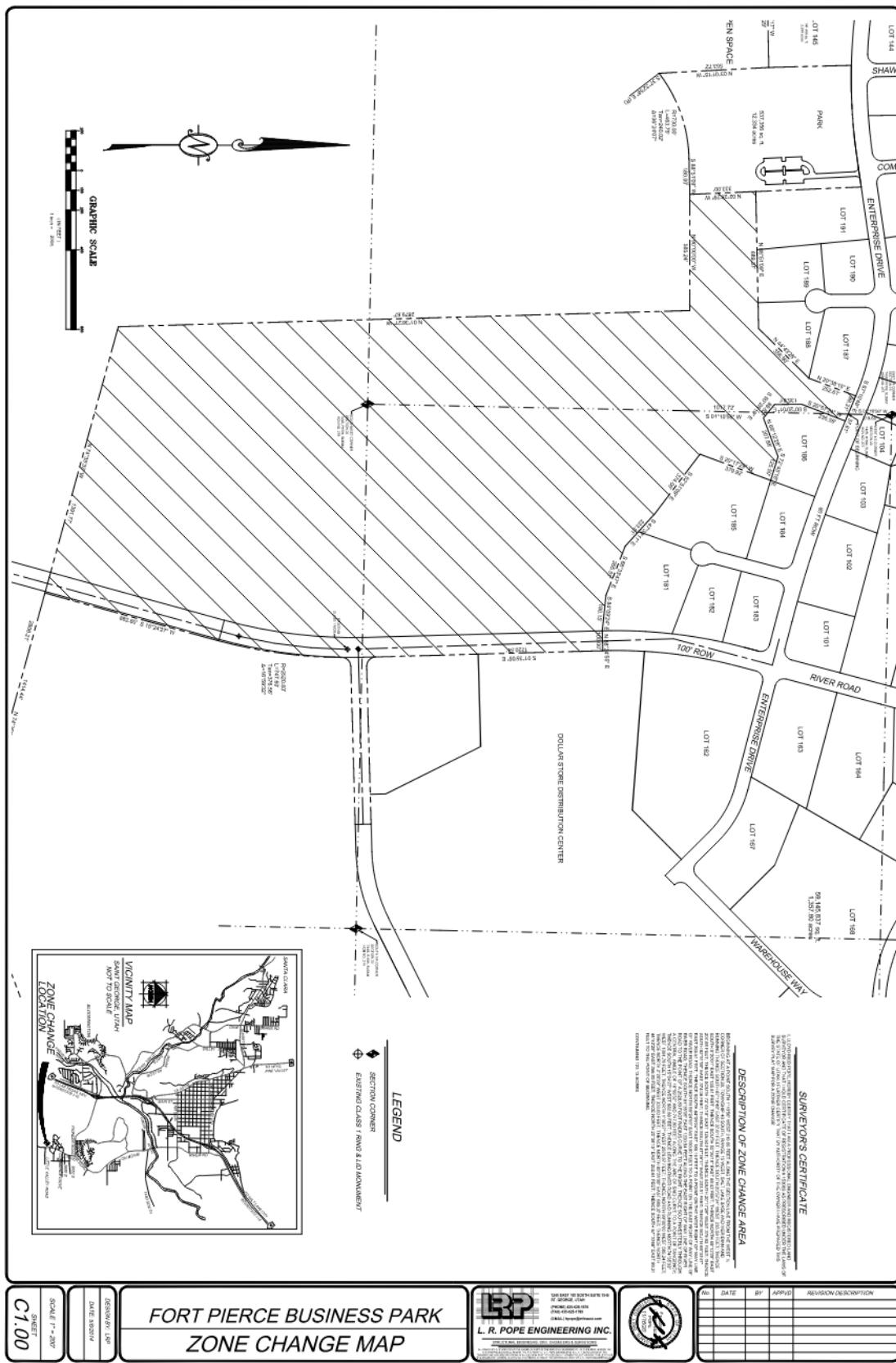
Land Use Map



Current Zoning



Legal Description

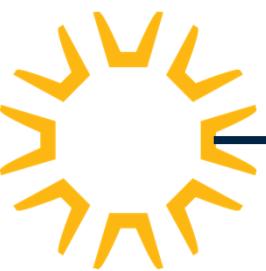
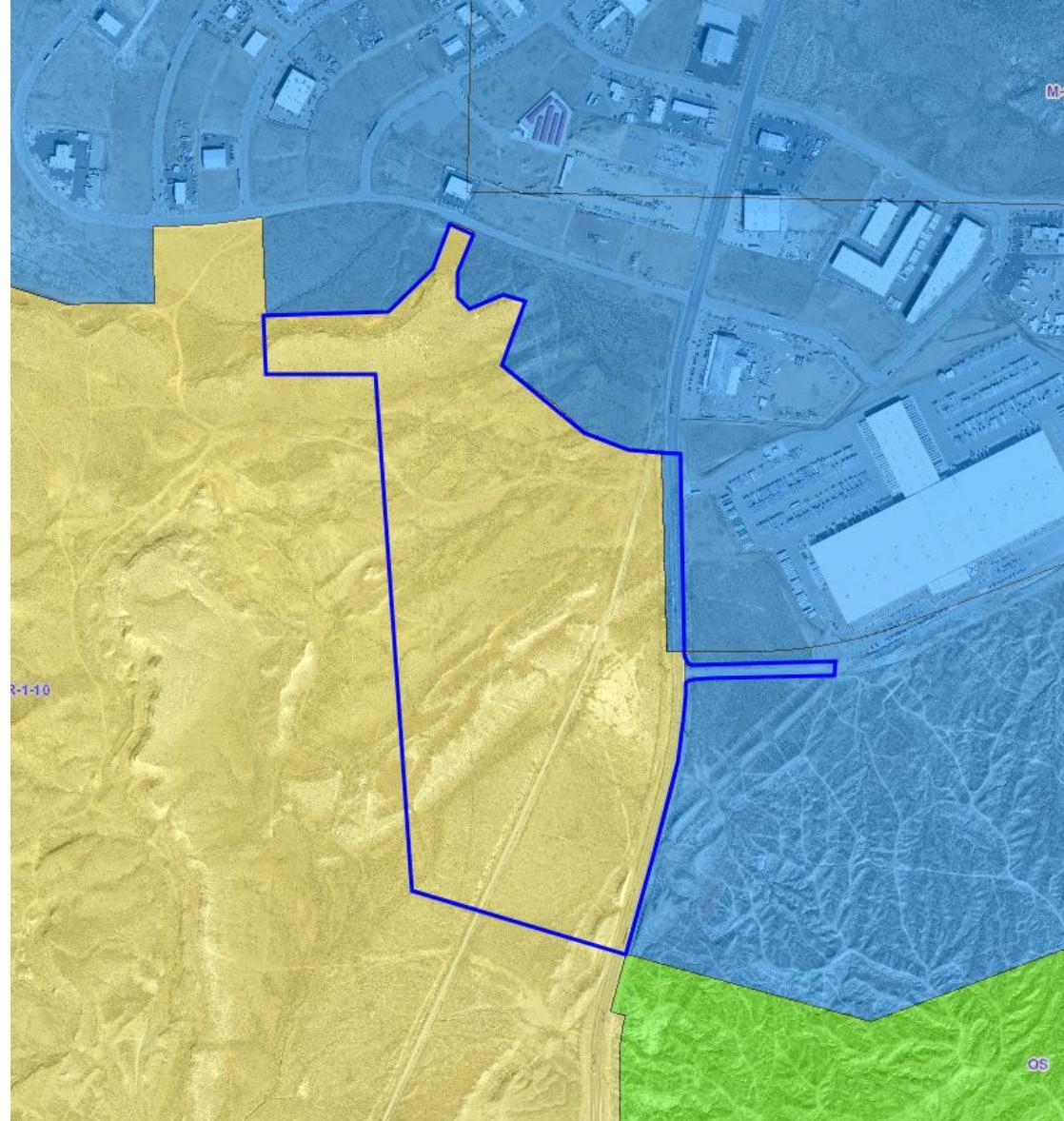


Presentation

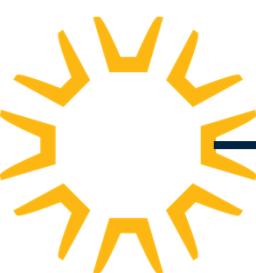
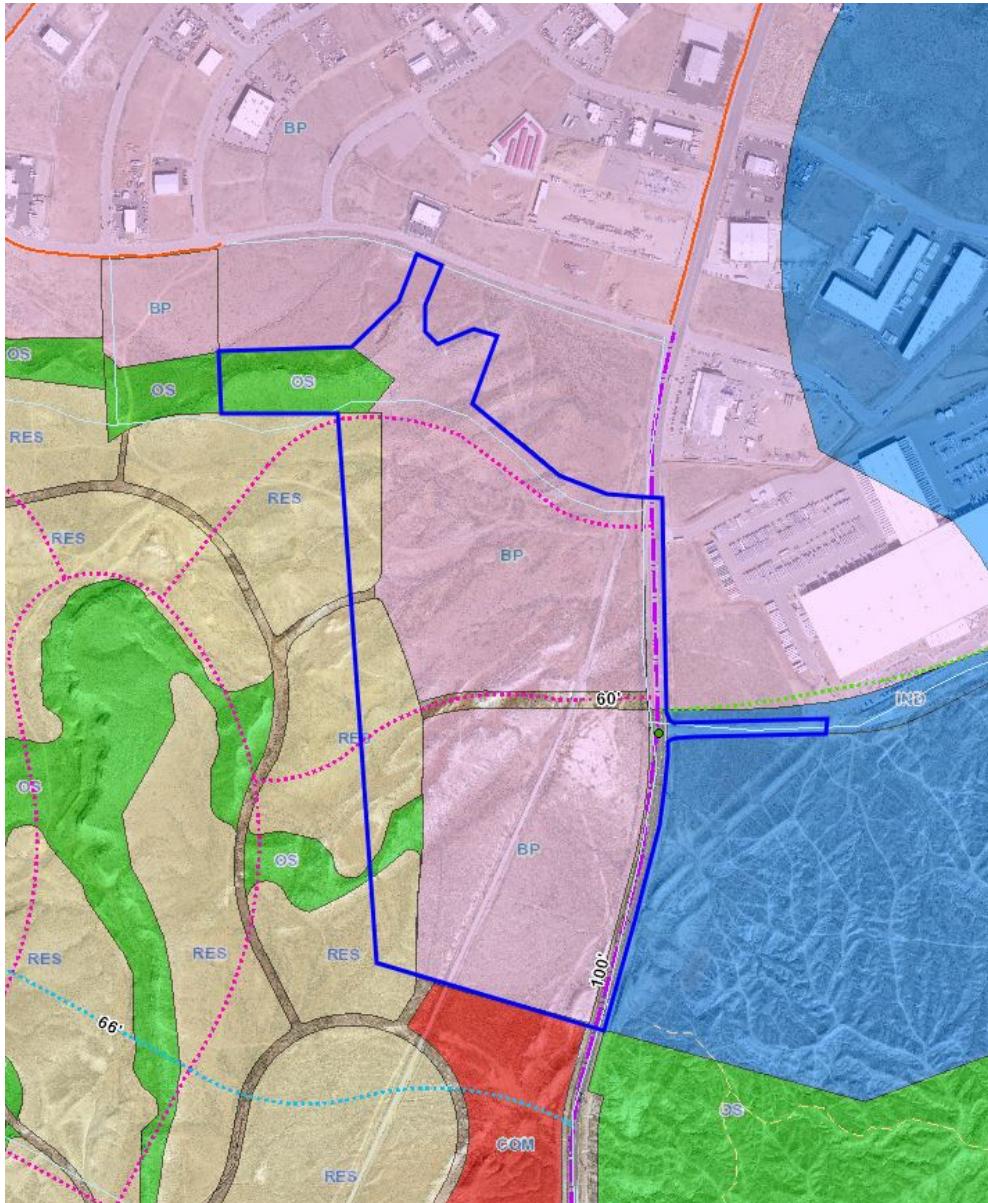
Fort Pierce Phase 8 Zone Change

West of River Road & South of Enterprise Drive

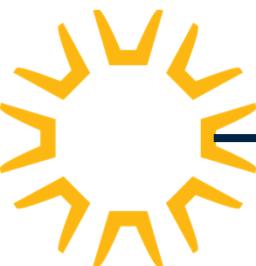
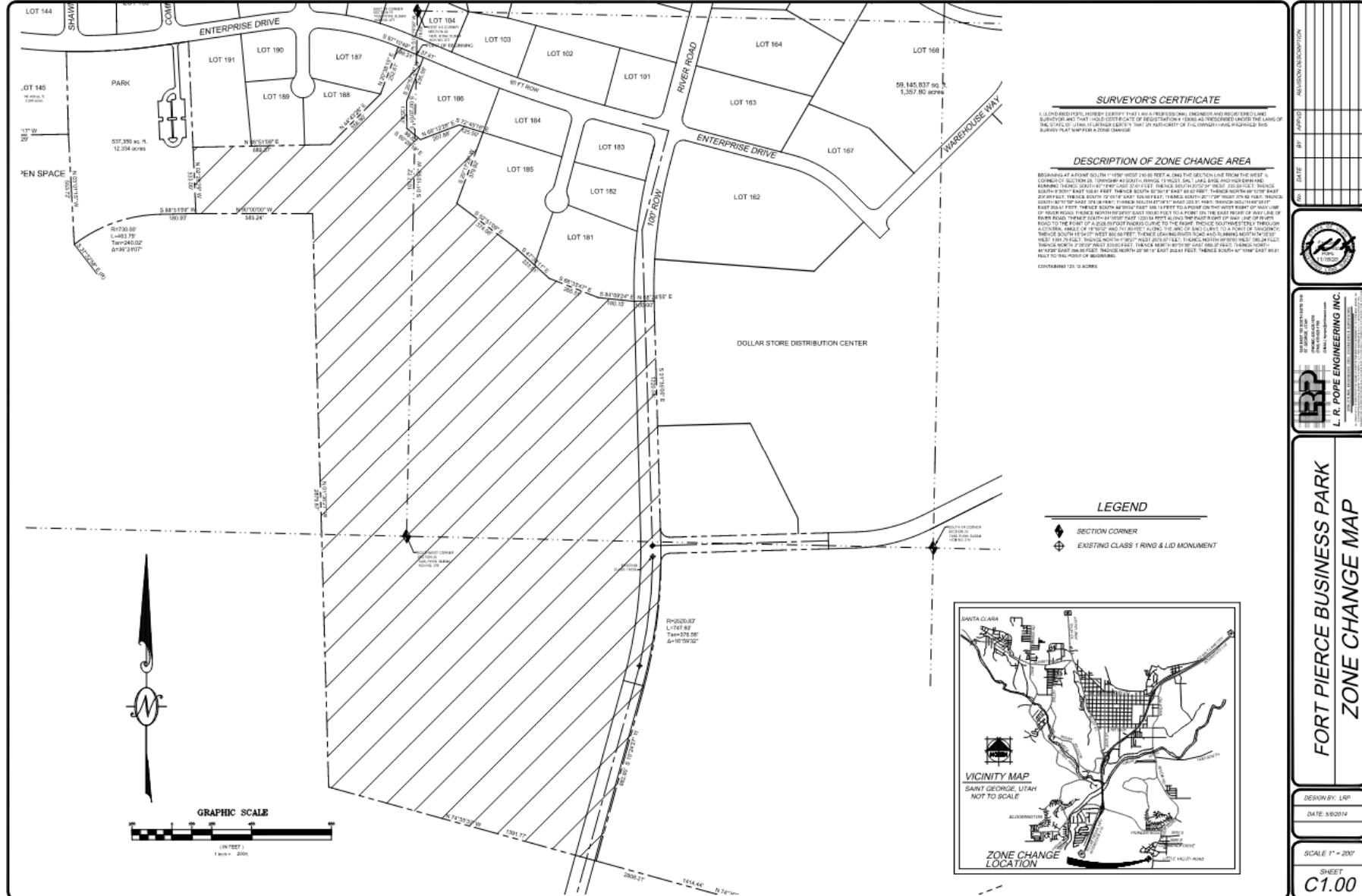




Existing Zoning



Existing General Plan



Proposed Zone Change



PLANNING COMMISSION AGENDA REPORT: 12/08/2020

ZONE CHANGE

High Point Storage

Case No. 2020-ZC-054

Request:

This is a request for a zone change for the property generally located 2,000 feet east of the Fish Rock subdivision. The property is currently zoned M&G (Mining & Grazing) and is proposed to change to PD-C (Planned Development Commercial). This zone change request includes the following:

No.	Item	Description
1	Zoning	Change to PD-C Zoning (6 acres)
2	Site Plan	Conceptual site plan layout
3	Access	Entrances, driveways, drive aisles
4	Building	Canopy design

Current Project:

This PD-C zone change is requested to approve the conceptual layout and phasing for the proposed High Point RV Storage facility to be located on the subject property.

Project Name:

High Point Storage

Applicant:

DE-MAR, LLC/Ledges at Snow Canyon, LLC

Representative:

Stacy Young

Location:

generally located 2,000 feet east of the Fish Rock subdivision

Acreage:

6.0 acres.

General Plan:

COM (Commercial) – This designation was changed on November 05, 2020 from LDR to COM and consisted of approximately 14.75 acres.

Current Zone:

M&G (Mining & Grazing)

Adjacent zones:

The property is completely surrounded by M&G zoning. To the west, approximately 500 feet is the Ledges PD-R (Planned Development Residential) zoning.

Ordinance:

This project is submitted for review in compliance with Section 10-8D-5 of the St. George municipal code, "Planned Development - Commercial Standards." The application appears to be in compliance with the standards found in this section of code. If the zone change is approved, the site will go through a site plan and building permit approval process to ensure compliance with all applicable city codes and ordinances.

Storage Stalls:

The applicant is asking for 149 spaces for RV storage on the site. All but 13 of those stalls are proposed to be covered by metal canopies.

Canopies:

The applicant has submitted pictures of typical canopies that they will be installing on the site. They have noted that the maximum height of the canopies will be 22'. The site plan depicts six such canopies.

Height:

As stated, the maximum height of the canopy will be 22 feet. 10-8D-6(B) of the city code allows a height up to 40' for a structure.

Parking:

Due to the nature of the proposed use, there is not a standard for parking in the code. Outside of the RV parking stalls, no parking is proposed.

Setbacks:

All of the canopies are centered in the middle of the site. Because of the nature of RV's needing large spaces to turn and maneuver, all of the canopies are well outside of the required setbacks.

Landscaping:

To be verified during the SPR (Site Plan Review) process. However, it appears to meet requirements of the code.

Noticing:

Notice letters were sent out as required by state and city code.

Uses:

The use on the property will be RV storage which is allowed in the PD-C zone.

Staff Comments:

1. Use – RV Storage is a use that is allowed in the PD-C zone.
2. Roadway(s) – An access road (Canyon Tree Drive) will extend from Ledges Pkwy to the subject property.
3. Site Plan – If zone change 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*).

4. Setbacks – Because none of the property is directly adjacent to residential property, the required setbacks in the PD-C zone are:
Front – 20 ft.
Side – 10 ft.
Rear – 10 ft.
5. Drainage – A drainage study and plan will be provided to staff as a part of the plan review process.
6. Lighting – No information has been provided for site lighting. However, with the submittal of a SPR application, a photometric plan that is compliant with city code will be required.
7. Landscaping – The applicant has shown conceptual landscaping on the site plan attached to this staff report. A complete landscape plan will be required at the SPR stage.

Alternatives:

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

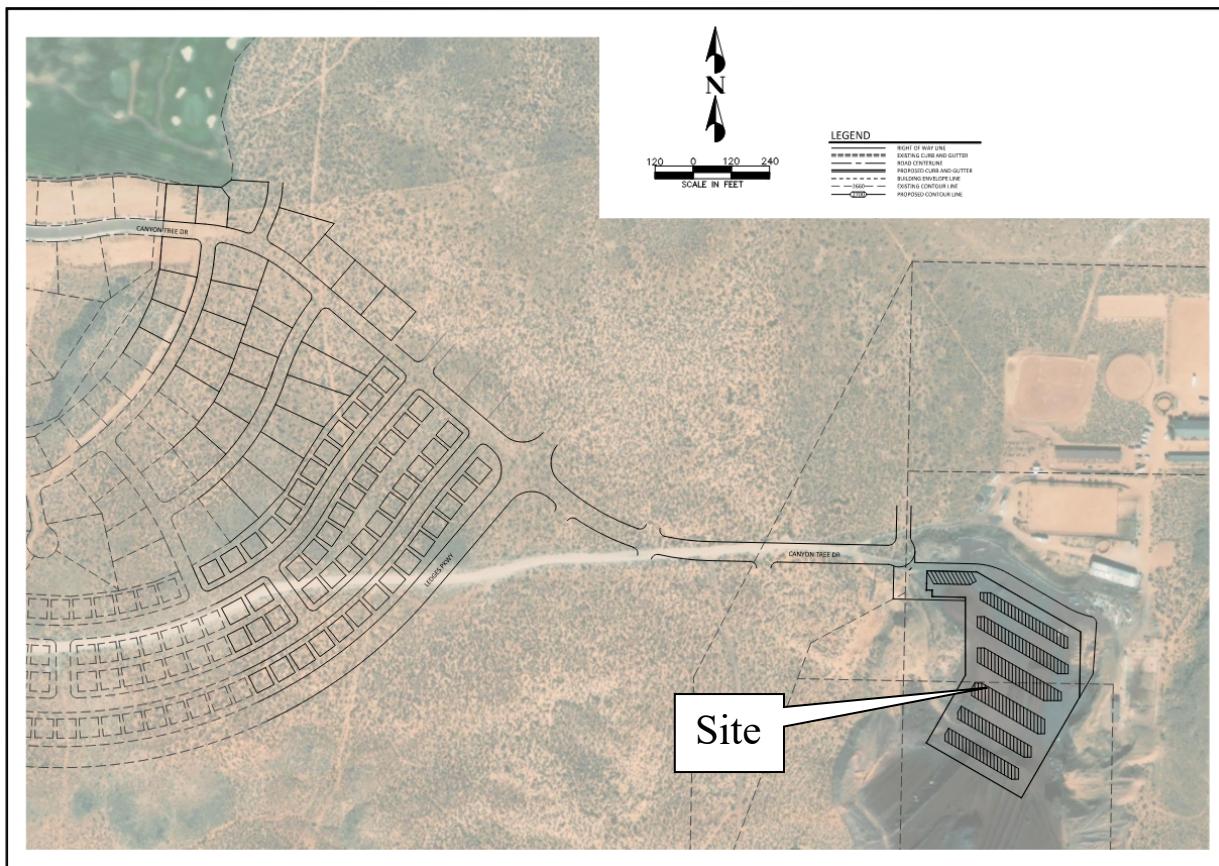
Possible Motion:

The Planning Commission recommends approval of the Zone Change for the High Point Storage with the conditions and comments outlined in the staff report.

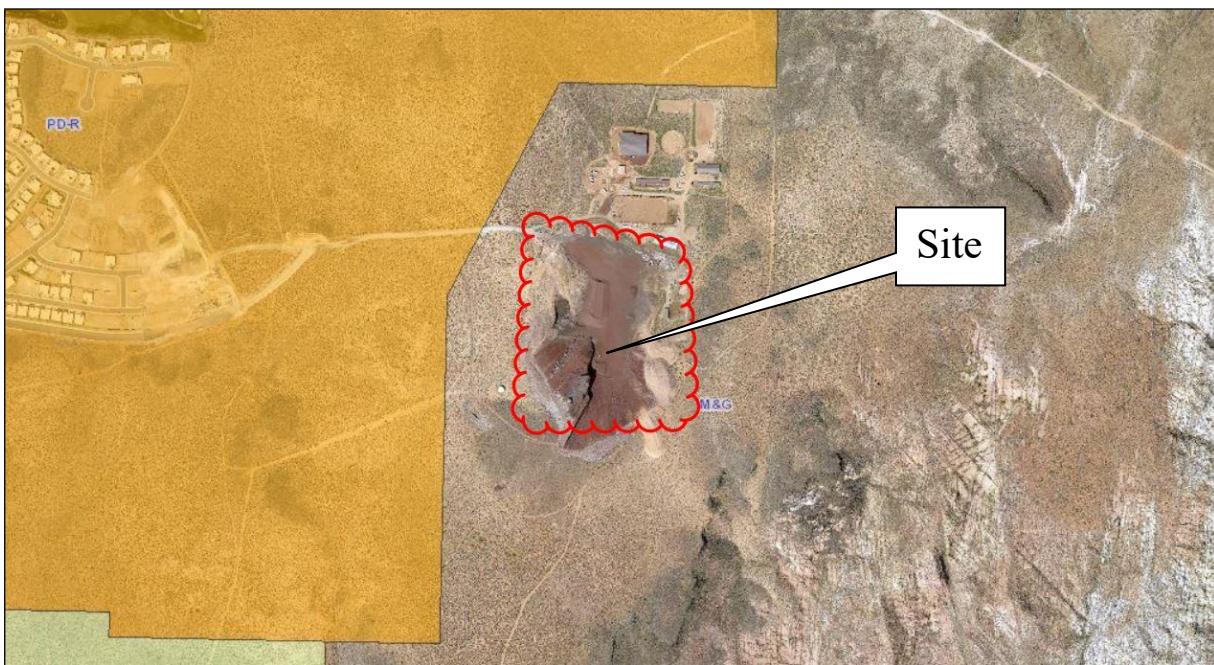
Findings for Approval:

1. The proposed zone change meets the requirements of section 10-8D of the zoning code.

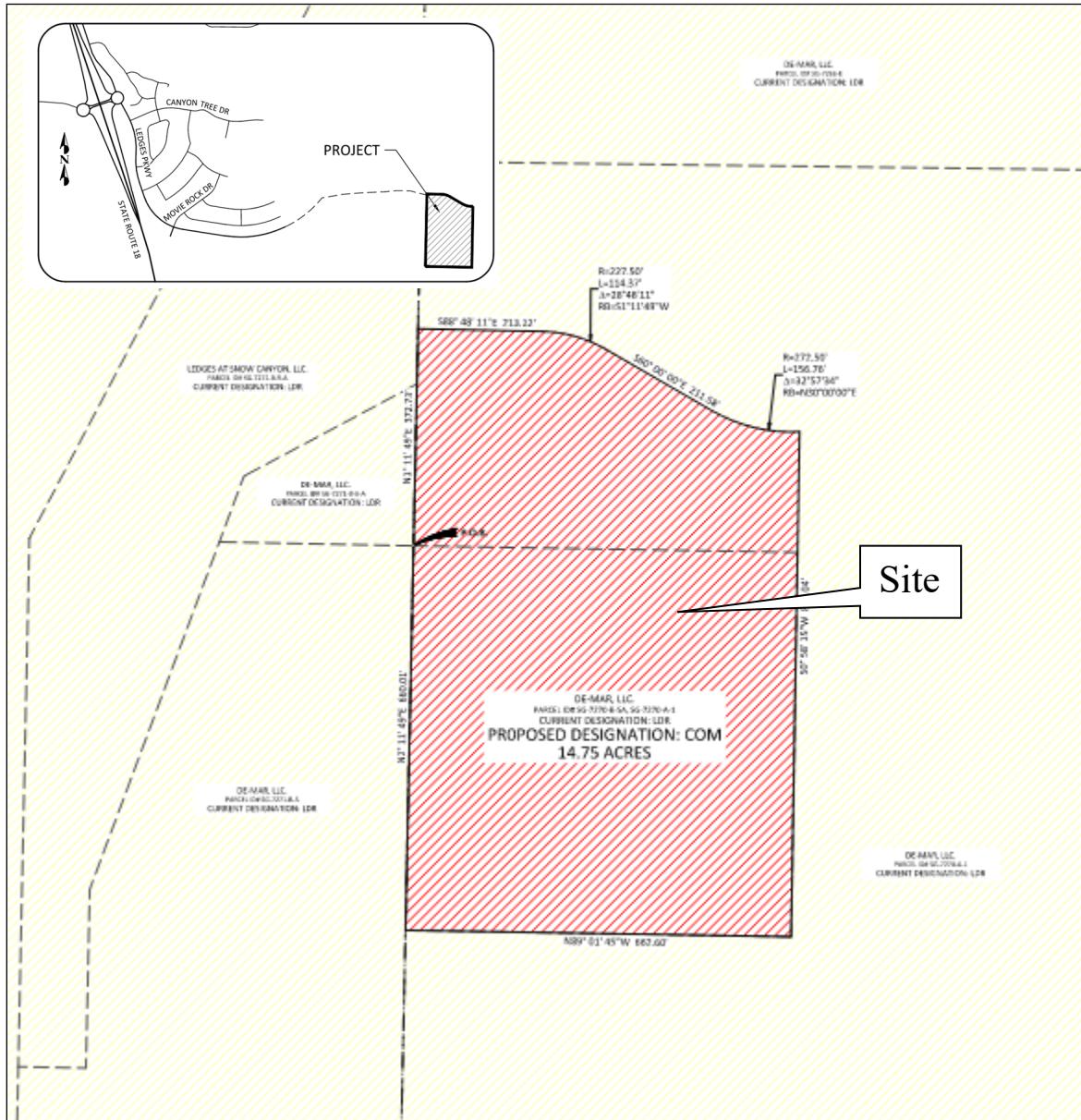
Vicinity Map



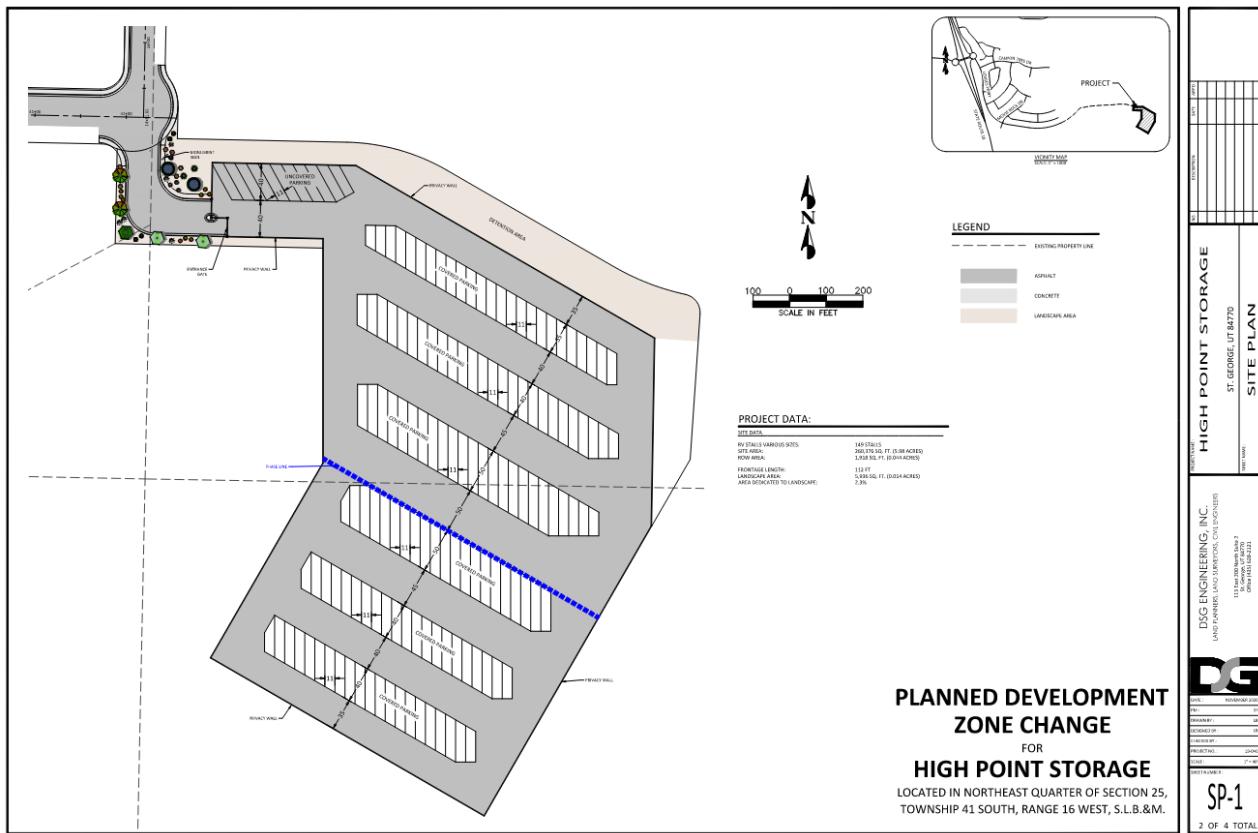
Zoning Map



General Plan



Site Plan



Sample Elevations

Project Characteristics

Facility Specifications

- RV/trailer storage only
 - No mini/self storage units
- 149 parking stalls on about 6 acres
- Secure, unobtrusive facility
 - Surrounded by masonry block wall, tall natural slopes
 - Down lighting and security cameras incorporated into parking canopy



Comparable Project (Adventure Storage/Sun River)



Comparable Project (Monster RV Storage/ Bloomington)

Project Characteristics

Gated Access, Down Lighting, Security Cameras



Narrative

**PLANNED DEVELOPMENT ZONE
*HIGH POINT RV STORAGE***

Narrative Description

(Written text required by City Code Section 10-8D-2)
NOVEMBER 2020

Submitted by:
Development Solutions Group
113 East 200 North, #2
St. George, UT 84770

Contact: Stacy Young
E: stacy@developmentsolutions.co
C: (435) 313-3914

Property Location and Purpose of Planned Development Zone Amendment

The subject property is located approximately 500' from the Ledges' east project boundary and immediately south of the Lava Bluffs Equestrian Center. The property's General Plan designation is Commercial and current zoning is Mining & Grazing. This application proposes to change the zoning to Planned Development – Commercial (PDC) in order to permit the development of an RV storage facility on the site.

A. Use of Land

We propose a 149-space RV storage lot on the site. Thirteen (13) of the parking stalls will be left uncovered and the remaining spaces will be covered by a typical metal parking canopy. The site is located inside a cinder cone that has been mined for masonry block and other building products. This location is ideal for the proposed use, since a planned collector road (Ledges Parkway) passes within about 1/4 mile of the site and natural topographical features will enable the facility to be nearly invisible from surrounding property. The facility will be enclosed by a block wall (and significant natural slopes) and the secure, gated entrance will be landscaped.

B. Height and Elevations

There are no buildings proposed. The maximum height of the parking canopy is 22'.

C. Density

N/A.

D. Schools, Churches and Open Spaces

N/A.

E. Phasing Plan

We would like to reserve the option of constructing the project in two phases, with each phase being roughly equal in size. The phasing line is shown on the attached site plan exhibit. In Phase 1, the permanent block wall would be constructed on three sides of the project, with a temporary chain link fence being erected along the phase line. If the City would like certainty that the entire project will be completed in a timely fashion, we would gladly stipulate to constructing Phase 2 no later than 3 years after the completion of Phase 1.

F. Topography

The project site itself is relatively flat. It is surrounded on three sides by slopes 30'-140' high. The open, north side of the project has a short, relatively steep slope that drops about 20 vertical feet. The storage facility is set at least 50' back from the edge of this slope.

G. Landscape Plan

The entrance to the facility will be landscaped with desert-friendly plants and ground cover. A detailed landscape plan will be provided with the project's construction plan set.

H. Area Reserved for Landscaping

The area designated for programmatic landscape improvements is about 6,000 square feet.

I. Utilities

Water and power utilities will be extended from Ledges Parkway to service the facility. Detailed utility planning will be completed as part of the construction plan set.

J. Refuse Storage Areas

To discourage unsupervised dumping, we would prefer not to place a dumpster on site. If a dumpster is required, it will be placed at the entrance to the storage lot and screened by masonry block walls.

K. Lighting Plan

Project lighting will consist primarily of down lighting incorporated into the parking canopy. A standard street light and landscape lighting may also be incorporated into the project entrance. A detailed lighting plan will be submitted as part of the construction plan set.

L. Turning Space

We have taken care to ensure that the site plan has ample turning space for the safe, convenient operation of the large vehicles for which the project is intended.

M. Signs

There will be a project sign located at the facility entrance. A sign permit application will be submitted at a later date.

Site Photos

Site Characteristics

Entrance to Pit/Lava Bluffs Equestrian Center



Site Characteristics

South View from North Edge of Pit



Site Characteristics

West View from North Edge of Pit



Site Characteristics

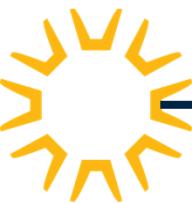
North View from North Edge of Pit

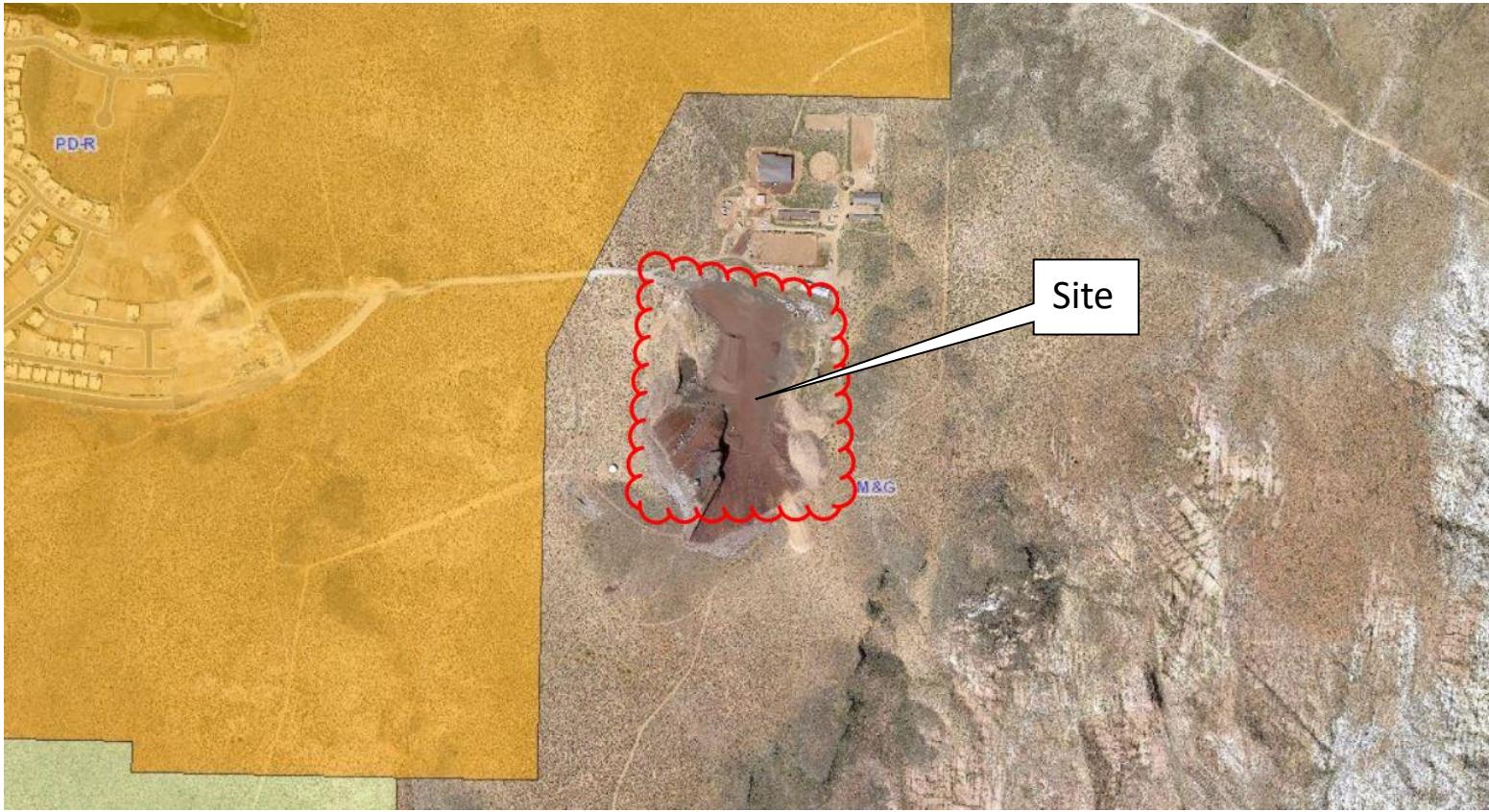


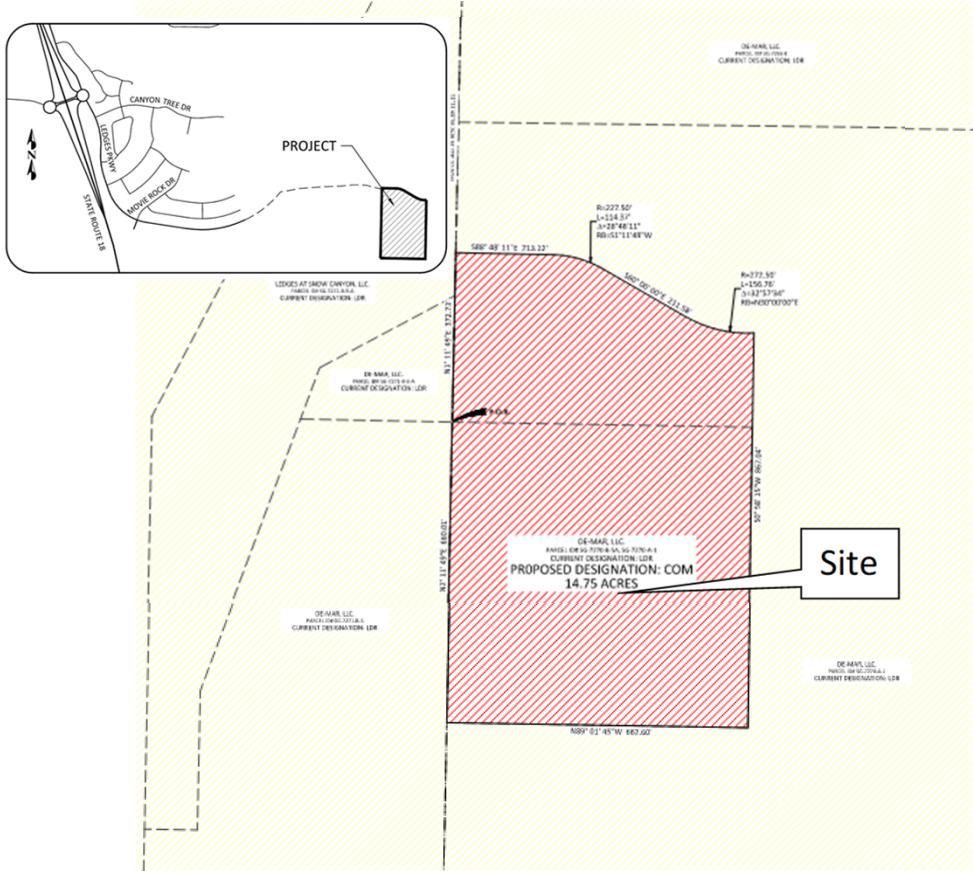
Presentation

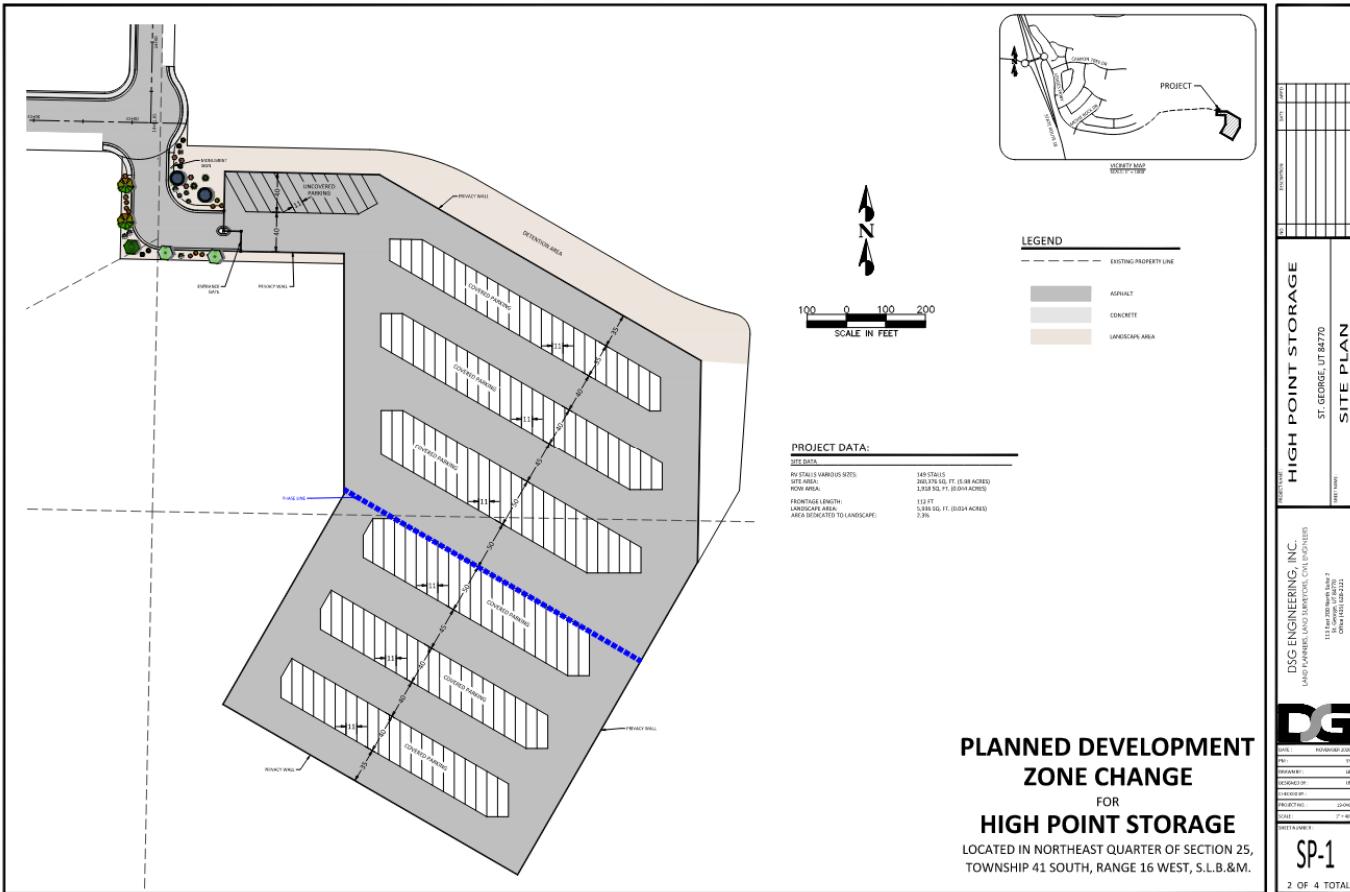
Zone Change High Point Storage

Generally located 2,000 feet east of the Fish Rock subdivision









Proposed Site Plan

Project Characteristics

Facility Specifications

- RV/trailer storage only
 - No mini/self storage units
- 149 parking stalls on about 6 acres
- Secure, unobtrusive facility
 - Surrounded by masonry block wall, tall natural slopes
 - Down lighting and security cameras incorporated into parking canopy



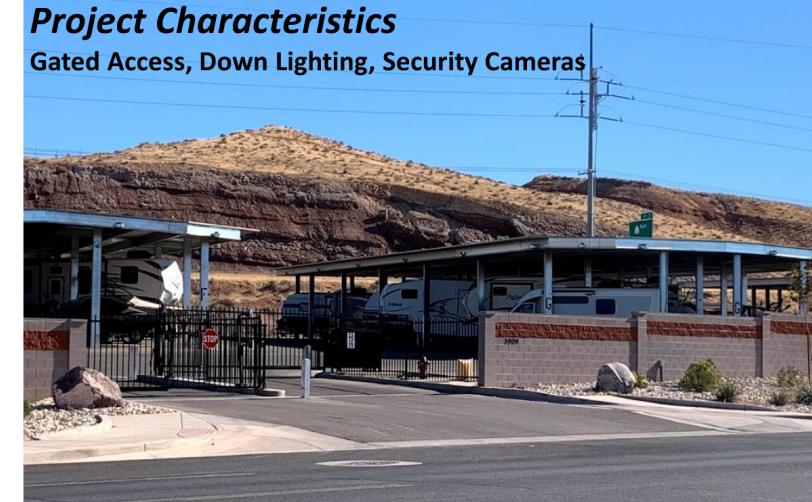
Comparable Project (Adventure Storage/Sun River)



Comparable Project (Monster RV Storage/ Bloomington)

Project Characteristics

Gated Access, Down Lighting, Security Cameras



Elevations

Site Characteristics

West View from North Edge of Pit



Site Characteristics

North View from North Edge of Pit



Site Photos

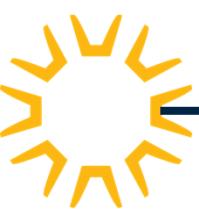
Site Characteristics

Entrance to Pit/Lava Bluffs Equestrian Center



Site Characteristics

South View from North Edge of Pit



Site Photos



HISTORIC PRESERVATION COMMISSION AGENDA REPORT: **11/19/2020**
PLANNING COMMISSION AGENDA REPORT: **12/08/2020**

JJ Milne Home

Case No. 2020-HPC-005

Request: Consider a request from Alex Lindgren to designate a historic landmark site at 163 South Main JJ Milne home.

Applicant: Alex Lindgren

Zone: RCC (Residential Central City)

Location: 163 South Main

HPC Recommendation: The Historic Preservation Commission recommended approval

Background: Potential sites to be considered for landmark designation must meet criteria outlined in Title 10, Chapter 13.

<i>Must meet all criteria in A2a – A2c</i>		
A2a	It is located within the boundaries of St. George City	<i>YES</i>
A2b	The building or structure was constructed before 1970	<i>Per applicant the home was built in 1928</i>
A2c	There are no major alterations or additions that have obscured or destroyed significant historic features, such as: changes in pitch of the main roof, enlargement or enclosure of windows on the principal façades, addition of upper stories or the removal of original upper stories, covering the exterior walls with nonhistoric materials, moving the resource from its original location to one that is dissimilar to the original, or additions which significantly detract from or obscure the original form and appearance of the building or structure when viewed from the public way.	<i>Per applicant, the home maintains the original integrity and authenticity in which it was built.</i> <i>No bldg. permits on file to modify home.</i>
<i>Must meet at least one (1) criteria in A2d – A2h</i>		
A2d	<i>It is currently listed in the National Register of Historic Places, or it has been officially determined eligible for listing in the National Register of Historic Places under the provisions of 36 CFR 60.6.</i>	<i>NO</i>

	Properties listed on or determined to be eligible for the national register must still retain their integrity	
A2e	It is associated with events that have made a significant contribution to the broad patterns of the history of the city, state or nation	<i>See narrative below</i>
A2f	It is associated with lives of persons significant in the history of the city, state or nation	<i>See narrative below</i>
A2g	It embodies the distinctive characteristics of a rare or unique type, period or method of construction, or represents the work of an architect or builder recognized as a master in his/her field, or possesses high artistic values or style, or represents a significant and distinguishable entity whose components may lack individual distinction	<i>See narrative below</i>
A2h	It has yielded or may be likely to yield information important in prehistory or history (archaeological sites, for example).	<i>NO</i>

Applicant's Narrative:

Landmark Site Designation

Section A: Meets ALL requirements

163 S. MAIN ST. ST GEORGE UT 84770

Section B: 7. Built in 1928 by the Milne family this Craftsmen bungalow maintains the original integrity and authenticity in which it was built. All original wood floors, windows, and the original layout still in use. It sits on almost a half acre lot in the heart of St Georges Historic District surrounded by mature trees two of which are protected Pioneer Mulberry trees. It is just a block south of Town Square, The Children's Museum, and The Tabernacle.

Applicant's Research:

Joseph Jarvis "JJ" Milne was the original owner of the home at 163 South Main.



Milne played an integral role in the trucking industry for the area:

Trucking Industry

"Everything that comes in to Southern Utah comes by truck, and everything that leaves also goes by truck." Don Ipana

Southern Utah is somewhat unique in the fact that everything that is not produced in Southern Utah has to be freighted in by truck and everything that leaves Southern Utah has to leave by truck. In addition to that, St. George has become the trucking hub of the Southwest since it is nearly halfway between Los Angeles and Denver.

Milne Truck Line

In 1917 Joseph J. Milne purchased a Garford truck and began freighting – picking up hardware and other goods from the train at Lund, then on to Cedar City, St. George, and Santa Clara. By 1930 Milne had trucks that could make the trip to SLC in one day, no longer depending on the railroad. In 1933 they bought the Southern Utah Truck Line and expanded through several western states.



Joseph J. Milne Willard Milne Arvel Milne



Above: The Milne's Garford trucks hauling steel for the construction of the bridge at Mesquite and Bunkerville.

All photos d. Arvel Milne Book



Above: The Milne Corporate Office, St. George, circa 1935. Shown are l-r: Willard, Arvel, Ken Milne and Beth Stevens. After their father J.J. died, Willard & Arvel ran the company with Arvel in S.L. & Willard in St. George.

The Milne Truck Line's total fleet in 1931 consisted of the company car and 5 trucks. l-r: Joseph, Arvel, Frank and Willard Milne.



Milne's first diesel (with trailer) on its first trip to St. George with 40,000 lbs. of sewer pipe.



Left: The Milne Truck Line map in 1935 extended from Los Angeles to Jackson Hole, south to Yuma, AZ, and east to Denver, CO. & Albuquerque, NM.



A Milne truck with three trailers in SLC, one of the hubs for the company.



JJ and Heppy Milne



JJ and Heppy Milne



Milne Trucks

[Joseph J. Milne](#) started Milne Truck Line in 1916. He purchased his first truck in 1917. He was a pioneer in establishing Utah's motor transportation system. It was a Garford with hard rubber tires. He began hauling food and other things between St. George, Anderson Ranch, Cedar City, Lund, and the railhead at Modena.

Later, they added trucks with inflated rubber tires and started freighting as far away as Salt Lake City. They gradually transitioned from hauling fresh produce to transporting petroleum products.

When the Utah Public Service Commission started requiring certification of trucking companies, Milne obtained Certificate #2.

In 1933, Milne bought out Southern Utah Truck Line and expanded their joint operations, throughout Utah, Idaho, and Wyoming.

Milne Truck Line merged with Rocky Mountain Produce Company and Joseph Milne's son, [Arvel R. Milne](#), became president of the merged company.

Milne Truck Lines acquired Los Angeles based Wells Truckways in 1959. Arvel Milne was president of the company as of that time. Milne Truck Lines was acquired by Sun Oil Company in 1979.

Joe was City Councilman for 4 years. During his last two years as councilman, he was in charge of and responsible for the construction of the Water System from the springs on Pine Valley Mountain to St. George. Joe was a charter member of the Rotary club. In 1910 he and I. C. Macfarlane broke the first ground for the present State highway system in Washington County, at the Washington and Iron County line.





JJ Milne Home Landmark Site Designation

163 South Main
2020-HPC-005



1

Must meet all criteria in A2a – A2c

A2a	It is located within the boundaries of St. George City	YES
A2b	The building or structure was constructed before 1970	Per applicant the home was built in 1928
A2c	There are no major alterations or additions that have obscured or destroyed significant historic features, such as: changes in pitch of the main roof, enlargement or enclosure of windows on the principal façades, addition of upper stories or the removal of original upper stories, covering the exterior walls with nonhistoric materials, moving the resource from its original location to one that is dissimilar to the original, or additions which significantly detract from or obscure the original form and appearance of the building or structure when viewed from the public way.	Per applicant, the home maintains the original integrity and authenticity in which it was built. No bldg. permits on file to modify home.

Designation Criteria I

2

Landmark Site Designation

Section A: Meets ALL requirements

163 S. MAIN ST. ST GEORGE UT 84770

Section B: 7. Built in 1928 by the Milne family this Craftsmen bungalow maintains the original integrity and authenticity in which it was built. All original wood floors, windows, and the original layout still in use. It sits on almost a half acre lot in the heart of St Georges Historic District surrounded by mature trees two of which are protected Pioneer Mulberry trees. It is just a block south of Town Square, The Children's Museum, and The Tabernacle.



Designation Criteria II

3

Must meet at least one (1) criteria in A2d – A2h		
A2d	It is currently listed in the National Register of Historic Places, or it has been officially determined eligible for listing in the National Register of Historic Places under the provisions of 36 CFR 60.6. Properties listed on or determined to be eligible for the national register must still retain their integrity	NO
A2e	It is associated with events that have made a significant contribution to the broad patterns of the history of the city, state or nation	See narrative below
A2f	It is associated with lives of persons significant in the history of the city, state or nation	See narrative below
A2g	It embodies the distinctive characteristics of a rare or unique type, period or method of construction, or represents the work of an architect or builder recognized as a master in his/her field, or possesses high artistic values or style, or represents a significant and distinguishable entity whose components may lack individual distinction	See narrative below
A2h	It has yielded or may be likely to yield information important in prehistory or history (archaeological sites, for example).	NO



Applicant's Narrative

4

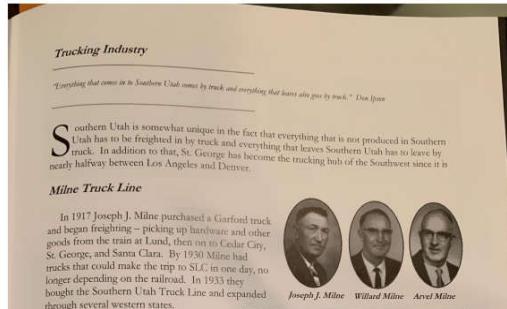
Joseph Jarvis "JJ" Milne was the original owner of the home at 163 South Main.



Applicant's Research

5

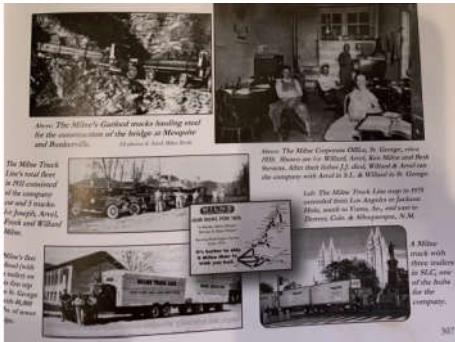
Milne played an integral role in the trucking industry for the area:



Applicant's Research

6

Milne played an integral role in the trucking industry for the area:



Applicant's Research

7

8

Photos of Milne



2

Joseph J. Milne started Milne Truck Line in 1916. He purchased his first truck in 1917. He was a pioneer in establishing Utah's motor transportation system. It was a Garford with hard rubber tires. He began hauling food and other things between St. George, Anderson Ranch, Cedar City, Lund, and the railhead at Modena.

Later, they added trucks with inflated rubber tires and started freighting as far away as Salt Lake City. They gradually transitioned from hauling fresh produce to transporting petroleum products.

When the Utah Public Service Commission started requiring certification of trucking companies, Milne obtained Certificate #2.



9

In 1933, Milne bought out Southern Utah Truck Line and expanded their joint operations, throughout Utah, Idaho, and Wyoming. Milne Truck Line merged with Rocky Mountain Produce Company and Joseph Milne's son, [Arlen R. Milne](#), became president of the merged company.

Milne Truck Lines acquired Los Angeles based Wells Truckways in 1959. Arvel Milne was president of the company as of that time. Milne Truck Lines was acquired by Sun Oil Company in 1979.

Joe was City Councilman for 4 years. During his last two years as councilman, he was in charge of and responsible for the construction of the Water System from the springs on Pine Valley Mountain to St. George. Joe was a charter member of the Rotary club. In 1910 he and I. C. Macfarlane broke the first ground for the present State highway system in Washington County, at the Washington and Iron County line.



10



Site Location

11



Site Photos

12



Site Photos

13



14



PLANNING COMMISSION AGENDA REPORT: 12/08/2020

PRELIMINARY PLAT

Desert Solace Phase 3

Case No. 2020-PP-038

Request: To approve a preliminary plat for a nine (9) lot residential subdivision

Location: The site is located at approximately 3000 East and Rimrunner Drive

Property: 3.13 acres

Number of Lots: 9

Density: 2.9 DU/AC

Zoning: R-1-12

Adjacent zones: This plat is surrounded by the following zones:

North – R-1-7

South – R-1-10

East – R-1-10

West – R-1-12

General Plan: RES (Residential)

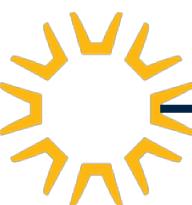
Applicant: Development Solutions Group

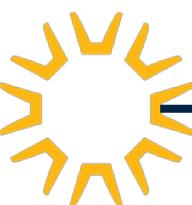
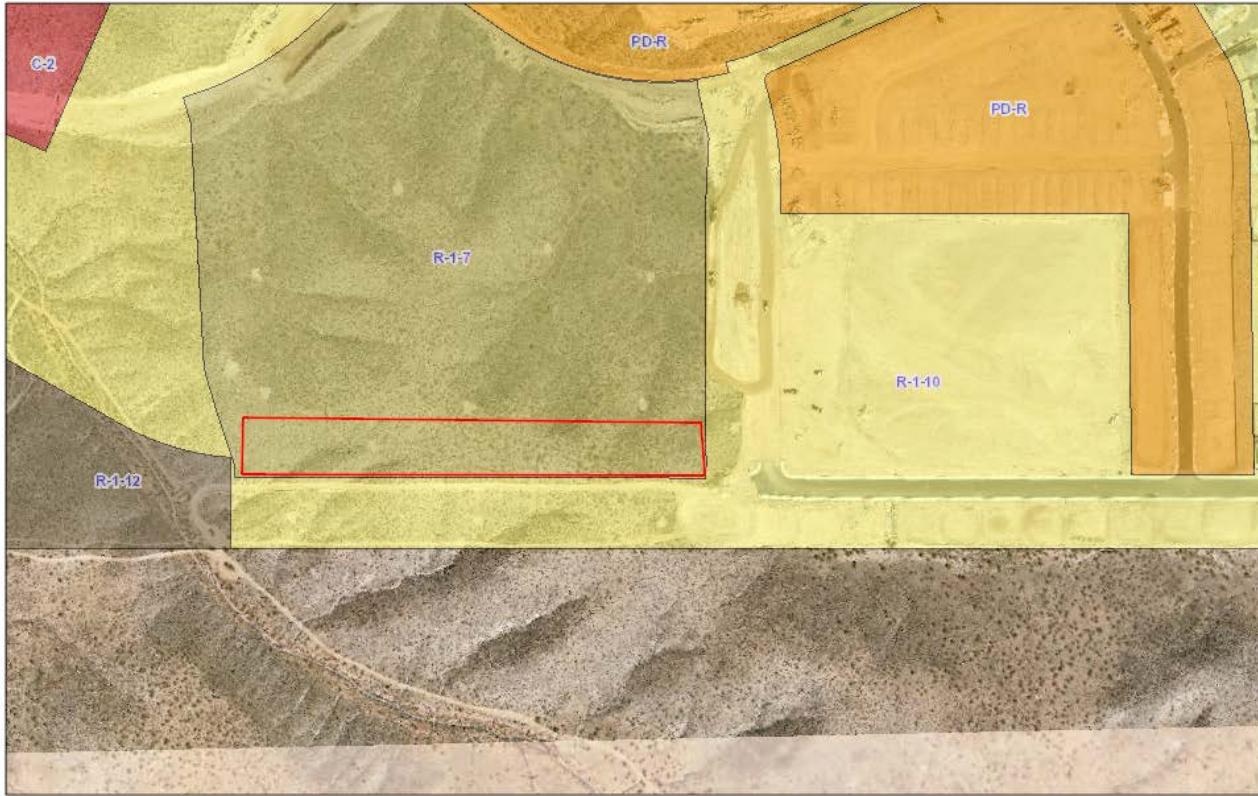
Representative: Ken Miller

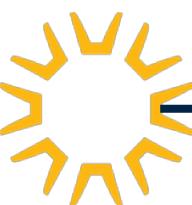
Comments:

Preliminary Plats

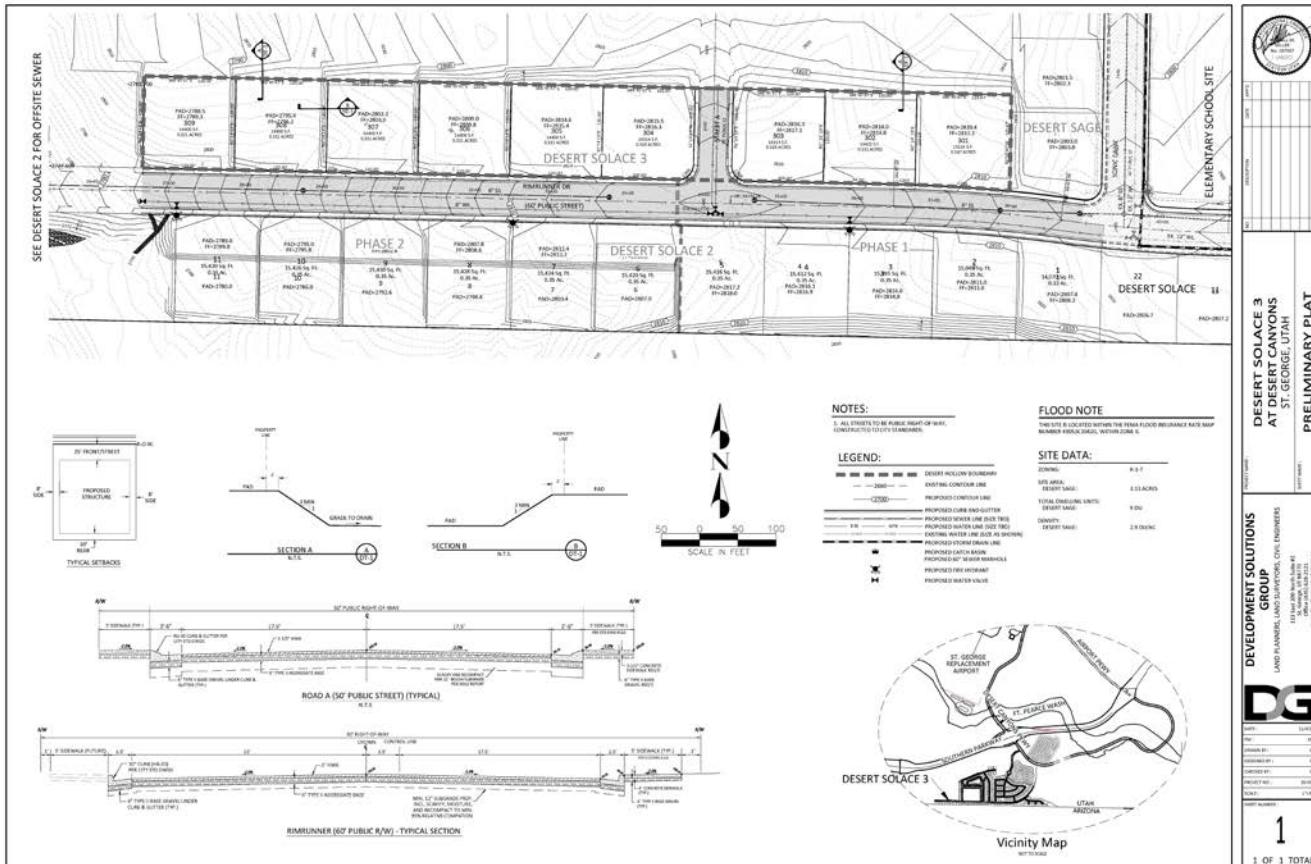
December 8, 2020







Preliminary Plat – Desert Solace Phase 3



Preliminary Plat – Desert Solace Phase 3



PLANNING COMMISSION AGENDA REPORT: 12/08/2020

PRELIMINARY PLAT

High Point Storage

Case No. 2020-PP-039

Request: To approve a preliminary plat for a one (1) lot commercial subdivision

Location: The site is located at approximately 910 West 4700 North

Property: 5.934 acres

Number of Lots: 1

Density: N/A

Zoning: PD-C

Adjacent zones: This plat is surrounded by the following zones:

North – M&G (Mining and Grazing)

South – M&G (Mining and Grazing)

East – M&G (Mining and Grazing)

West – PD-R Ledges Development

General Plan: COM

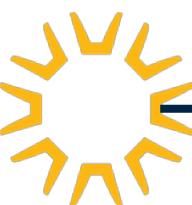
Applicant: Development Solutions Group

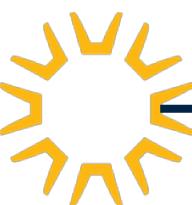
Representative: Logan Blake

Comments:

Preliminary Plats

December 8, 2020

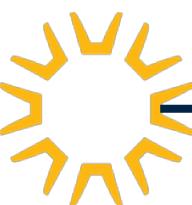
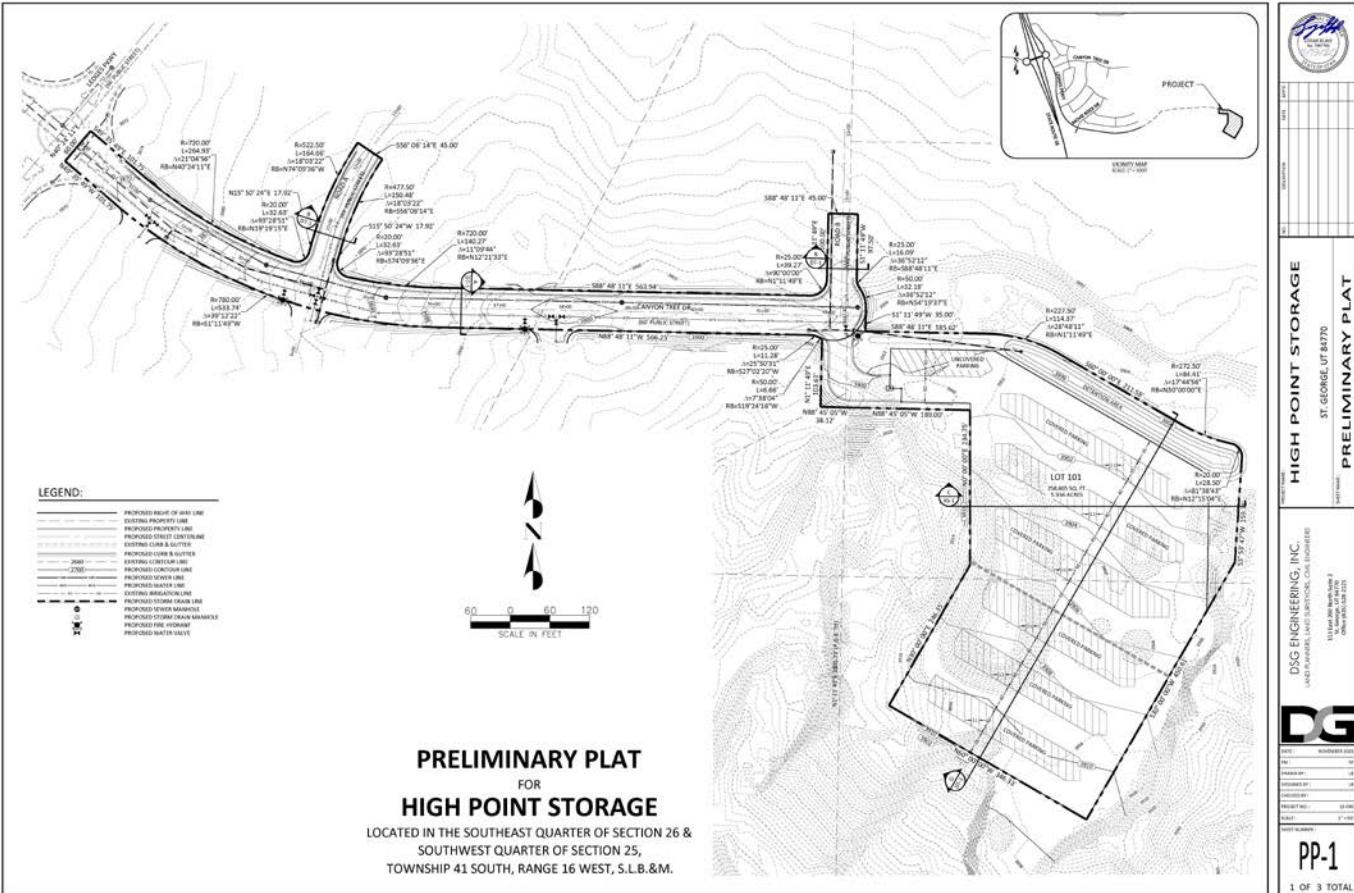




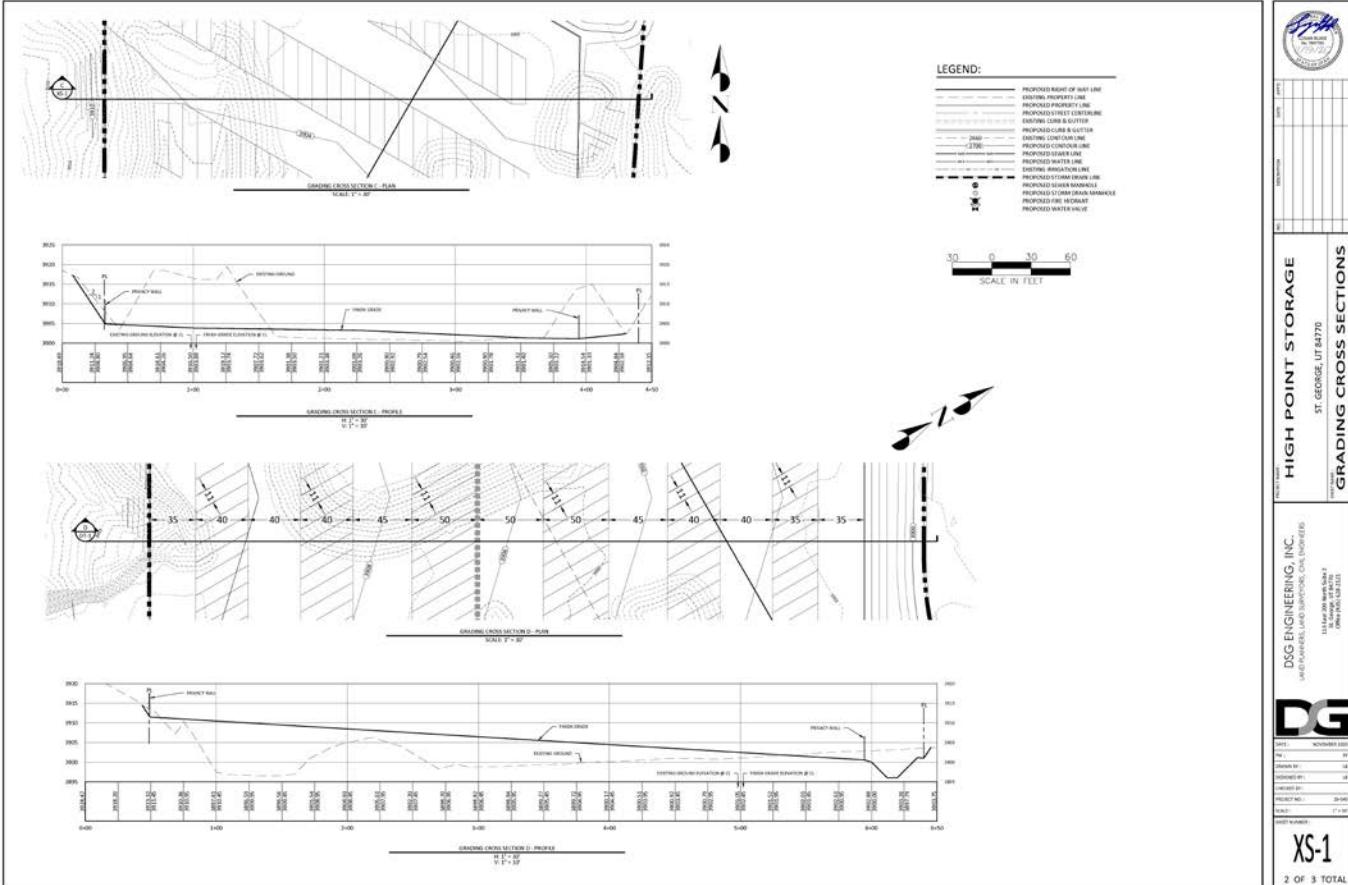
Preliminary Plat – High Point Storage



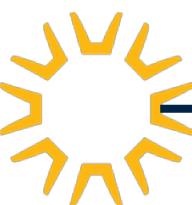
Preliminary Plat – High Point Storage



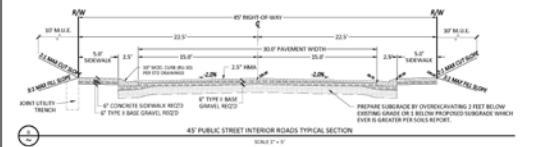
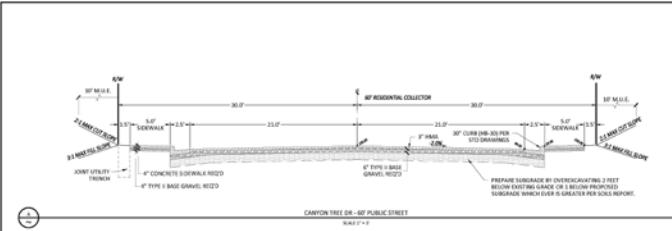
Preliminary Plat – High Point Storage



Preliminary Plat – High Point Storage



Preliminary Plat – High Point Storage



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

PRESENT: Chairman Nathan Fisher
Commissioner David Brager
Commissioner Roger Nelson
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 Bryan Pack
Planner III Dan Boles
Planner II Genna Goodwin
Development Office Supervisor Brenda Hatch

EXCUSED:

CALL TO ORDER/FLAG SALUTE

Chair Fisher called the meeting to order at 5:03 pm.
Jeff Brown led the led the flag salute.

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

1. Consider a zone change from the R-1-12 (Single Family Residential, 12,000 sq. ft minimum lot size) zone to PD-AP (Planned Development Administrative Professional) in order to allow the site to be developed as a medical clinic. This zone change is on approximately 5.6 acres. The applicant is IHC Health Services, Inc. The property is located generally on the north west corner of 1450 South and 3000 East. Case No. 2020-ZC-039 (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – General Plan is Professional Office. The applicant is proposing a medical clinic on the site. The access would come from 3000 East and 1450 South they will also connect to a residential street to the west of the property. On the property where it borders residential they will need to provide a 10 ft landscape buffer and a block wall; they are aware that needs changed. They do meet the setbacks and the required parking. They are showing an area that will be a possible expansion in the future, they do have the ability to expand the parking as well. It is a single-story building about 8,000 sq. ft. It have a few different materials to give interest. Staff is recommending approval.

Commissioner Larsen – Is there a de acceleration lane on 3000 East?

Planning Commission Minutes

November 10, 2020

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Wes Jenkins – Yes there already is on 3000 East as well as 1450 South.

Tom Uriona – This is consistent with the agreement we have entered into with St. George City to develop the medical clinic.

Chair Fisher opened the public hearing.

Chair Fisher asked if anyone would like to speak to indicate on Zoom or the phone or in person.

James Duckett – There is no indication on the Zoom Chat or the phone. No one is in the lobby.

Chair Fisher closed the public hearing.

Chair Fisher – For the record we will indicate that multiple opportunities, multiple vehicles for speaking on this issue have been provided through Zoom, the chat feature, on the phone, in chambers and the lobby. There is no one that would like to speak to this issue.

Commissioner Curtis – If we continue to grow these are the type of developments we need so I was glad to see this come up.

MOTION: Commissioner Curtis made a motion to recommend approval of Item 1A a request for a zone change for the Washington Fields Clinic, with conditions as outlined in the staff report, which include: the applicant has stated they will revise the site to meet the landscaping and the wall requirements.

SECOND: Commissioner Draper

ROLL CALL VOTE:

AYES (7)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Vardell Curtis

Commissioner Roger Nelson

Commissioner Ray Draper

NAYS (0)

Motion Carries unanimous recommend approval

2. Consider a zone change from A-20 (Agriculture) to R-1-10 (Single Family Residential 10,000 sq. ft. lot sizes) on approximately 2.377 acres located at 2705 South River Road. The applicant is Debra Bundy and the representative is John Leavitt. Case No. 2020-ZC-044 (Staff – Genna Goodwin)

Genna Goodwin presented the following:

Genna Goodwin – The existing general plan is Low Density Residential. It does have some A-20 by it but is surrounded by R-1-10 and that is what they are asking for.

Chair Fisher opened the public hearing.

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Matt Birmingham – I live in the area, I have been hearing that just south of the R-1-10, the farmland on the corner of 2800 South Street. I have heard that the people who bought that want to go commercial. This lot wants to go residential. I worry about too many different changes in this area. I have a pool in my backyard, and I'm concerned about 2 story homes in this area.

Brett Christian – I live a couple doors down from this. I'm not super familiar with R-1-10, I am assuming the lots would be developed similar to the Jedora subdivision?

Genna Goodwin – Yes, that is an R-1-10 subdivision.

Chair Fisher – The lots will need to be 10,000 sq. ft.

Brett Christian – I know the small cul-de-sac to the south is not part of the Jedora subdivision and those lots look small. I would like these lots to mirror Jedora.

Chair Fisher – It will be like Jedora, it will be R-1-10.

Chair Fisher closed the public hearing.

Chair Fisher – For the record we will indicate that multiple opportunities, multiple vehicles for speaking on this issue have been provided through Zoom, the chat feature, on the phone, in chambers and the lobby. There is no one that would like to speak to this issue.

Commissioner Larsen – I think it would fit well with the neighborhood.

MOTION: Commissioner Larsen made a motion to recommend approval of item 1B a zone change on Rustic Drive and River Road as presented.

SECOND: Commissioner Nelson

ROLL CALL VOTE:

AYES (7)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Vardell Curtis

Commissioner Roger Nelson

Commissioner Ray Draper

NAYS (0)

Motion Carries unanimous recommend approval

3. Consider a zone change from the R-1-10 (Single Family Residential, 10,000 sq. ft minimum lots) zone to the R-1-7 (Single Family Residential, 7,000 sq. ft minimum lots) zone on approximately 22.51 acres. The property is generally located on Divario Canyon Drive just south of the Varano Vistas subdivision. The applicant is St George 730, LC and representative is Mark Teepen. Application name is Divario Planning Area (PA) 9. Case No. 2020-ZC-041 (Staff – Dan Boles)

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Dan Boles presented the following:

Dan Boles – The next item will be very similar to this. This would allow single family homes to be built on 7,000 sq. ft. lots. This is strictly single family and is not similar to the one we looked at during the last meeting, however it is in the same development. Staff recommends approval.

Commissioner Draper – Didn't I read in there that they wanted to go bigger at this location, but they are only allowed a certain amount of units together?

Dan Boles – That is correct.

Commissioner Larsen – So is there only one road into there now?

Dan Boles – Currently, yes.

Commissioner Larsen – Will Gap Canyon go into that?

Dan Boles – I believe so.

Chair Fisher opened the public hearing.

Chair Fisher closed the public hearing.

Chair Fisher - For the record we will indicate that multiple opportunities, multiple vehicles for speaking on this issue have been provided through Zoom, the chat feature, on the phone, in chambers and the lobby. There is no one that would like to speak to this issue.

MOTION: Commissioner Brager made a motion to recommend approval of Item 3 a zone change from R-1-10 to R-1-7 on 22.51 acres on Divario Canyon Drive.

SECOND: Commissioner Curtis

ROLL CALL VOTE:

AYES (7)

Chairman Nathan Fisher
Commissioner David Brager
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Vardell Curtis
Commissioner Roger Nelson
Commissioner Ray Draper

NAYS (0)

Motion Carries unanimous recommend approval

4. Consider a zone change from the R-1-10 (Single Family Residential, 10,000 sq. ft minimum lots) zone to the R-1-7 (Single Family Residential, 7,000 sq. ft minimum lots) zone on approximately 11.84

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acres. The property is generally located on Divario Canyon Drive just south of the Varano Vistas subdivision. The applicant is St George 730, LC and representative is Mark Teepen. Application name is Divario Planning Area (PA) 10. Case No. 2020-ZC-042 (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – This is similar to the last one, I just noticed the map is wrong in your staff report, I will point out the right location. They are also asking to go from R-1-10 to R-1-7.

Commissioner Andrus – There is a gap between the R-1-7 on the west side and the R-1-10 of that last 22 acres. Is that being included in this or is it a trail type thing?

Dan Boles – It is open space that has been allocated to the entire development. There are also trails.

Chair Fisher opened the public hearing.

Chair Fisher closed the public hearing.

Chair Fisher - For the record we will indicate that multiple opportunities, multiple vehicles for speaking on this issue have been provided through Zoom, the chat feature, on the phone, in chambers and the lobby. There is no one that would like to speak to this issue.

MOTION: Commissioner Nelson made a motion to recommend approval of Item 1D a zone change from R-1-10 to R-1-7 on 11.84 acres of Divario PA-10.

SECOND: Commissioner Larsen

ROLL CALL VOTE:

AYES (7)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Vardell Curtis

Commissioner Roger Nelson

Commissioner Ray Draper

NAYS (0)

Motion Carries unanimous recommend approval

5. Consider a zone change from PD-R (Planned Development Residential), R3 (Residential Multi-family) and C-3 (Commercial) to OS (Open Space) on approximately 9.81 acres. The property is generally located behind the businesses on the east of Dixie Drive, south of Sunset Blvd and north of 540 N (please see map). Case No. 2020-ZC-046 (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – This is an application that has been initiated by the City. The property follows the trail and some open space. This is really just a cleanup item.

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Commissioner Larsen – Is there any lighting on the site? Or is it just a trail?

Dan Boles – I don't think it is lit.

Commissioner Draper – Is that a paved trail or just a dirt trail?

Dan Boles – It is paved, it's part of our trail system.

Chair Fisher opened the public hearing.

Chair Fisher closed the public hearing.

Chair Fisher - For the record we will indicate that multiple opportunities, multiple vehicles for speaking on this issue have been provided through Zoom, the chat feature, on the phone, in chambers and the lobby. There is no one that would like to speak to this issue.

MOTION: Commissioner Larsen made a motion to recommend approval of item 1E a zone change on Dixie Drive to Open Space.

SECOND: Commissioner Nelson

ROLL CALL VOTE:

AYES (7)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Vardell Curtis

Commissioner Roger Nelson

Commissioner Ray Draper

NAYS (0)

Motion Carries unanimous recommend approval

2.

CONDITIONAL USE PERMIT (CUP)

Consider a conditional use permit to operate a bar establishment at 2 West St. George Blvd Unit 5. The property is zoned C-4 (Central Business District Commercial). The applicant is Spiritual, LLC and the representative is Jasher Feellove. Case No. 2020-CUP-009 (Staff – Genna Goodwin)

Genna Goodwin presented the following:

Genna Goodwin – This is in Ancestor Square, Genna described where it would be located in Ancestor square and showed pictures for frame of reference.

Chair Fisher – Wasn't there some limitation on the number in this area?

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Genna Goodwin – This will be number 4 and that is within ordinance.

Chair Fisher – And as far as proximity to parks, schools and all of that, I am assuming they meet that?

Genna Goodwin – They do, and that will be verified again at the business license stage.

Commissioner Larsen – I have a question on proximity to the hotel behind it. When you walk behind it you, I guess the building is established, already built. A business open late hours next to that hotel, that doesn't seem like a fit right there. But there's nothing in the ordinance that says anything about that, right?

John Willis – Which hotel are you referring to?

Commissioner Larsen – The hotel that is next to what we called Trafalgar, I'm old school.

John Willis – The City owns that hotel, currently it is being utilized right now by Switch Point, but it is actually going to be torn down.

Commissioner Larsen – I could tell people were staying there.

John Willis – Yes, right now because of COVID, they worked with Switch Point for it to be utilized for people staying at Switch Point who may have COVID to stay there.

Chair Fisher – What about the hours of operation, do we know that?

Genna Goodwin – I can let the applicant address their hours of operation.

Jasher Feellove – The hours of operation will be probably 4:00 pm to 10:00 pm on weekdays, and 4:00 pm to 11:00 pm on weekends.

Chair Fisher – Will everything be indoors? Will you have tables or anything outside the perimeter of the building?

Jasher Feellove – We may have some enclosed outdoor seating, but that will also be pertaining to what we can get approved through the ancestor square board since they are all individual condominiums. If we did have outdoor seating it would be only accessible from inside of the building and it would be enclosed.

Commissioner Brager – Could you define enclosed?

Jasher Feellove – Railing around.

Lisa Feellove – Right now there is a little grassy area to the right of the building that we had hoped to be able to enclose and be part of the space. But we, that would be construction that we haven't even started yet.

Jasher Feellove – And that would be perhaps even a phase 2.

Commissioner Draper – I would assume that the City has an ordinance one way or the other and you are going to have to abide by the ordinance no matter what it is.

Jasher Feellove – Whatever it is we will abide by that for sure.

Commissioner Draper – I don't know what the current ordinance is for alcohol outside, so I don't think that's a problem. I'm sure that, I would guess that the City probably has regulations on open hours.

Jasher Feellove – Yes, we will obviously be in compliance with whatever those guidelines are.

John Willis – As part of this application and the site plan that we reviewed we didn't see any outdoor seating. Obviously they will have to comply with any state law regarding outdoor seating. But as far as staff goes we really didn't have the ability to review any outdoor seating as far as location goes, access or anything regarding that. I think we would be hesitant to address it without seeing a site plan that showed more detail regarding outdoor seating.

Commissioner Larsen – What are the hours of operation for a standalone bar?

John Willis – It depends, The Firehouse, which is across the street, I think they are open until 11:00 pm. I think when we looked at it before The One and Only was open until 12:00 am, if I remember before they do last call and then it closes. I don't know if there is a standard hour of operation. I believe there are some regulations on when you can serve alcohol through the state.

Jasher Feellove – Yes, with the state you can serve the last drink at 11:59 pm.

John Willis – I don't think there is a standardized, I think the state regulates the alcohol portion of it, but that doesn't mean the bar would close, it just regulates when alcohol can be served.

Commissioner Brager – So on the outdoor seating stuff, would you recommend that we put a condition on that right now or just stay silent?

John Willis – From looking at the application, I don't think it was part of the request so we would need more detail on that to include it as part of this application.

Genna Goodwin – That's correct.

Chair Fisher – So at this point then the application is really only interior, there is nothing to the exterior and if they want to do that, we would see it on another application?

John Willis – That would be staff's recommendation, correct.

Lisa Feellove – Like I said we don't have anything on the outside even set yet, that was just kind of an idea maybe down the road. We are just focused on the actual structure as it is existing right now as is as was submitted to you guys.

Commissioner Larsen - I have some real concerns with this application. Purely on parking, what's already in place, when Ancestor Square was developed there were a couple of restaurants in it, but I feel like the parking would not be sufficient for another business like this. It used to be more of 3 or 4 people in a business, now you see people staying 2 hours at a restaurant. George's and all these other places that serve alcohol with dinner because it gets to be more of a social gathering. I really think anything that would draw that many people in, I feel like is not a good fit for this area. I think the City spent some actual money trying to get it to be a foot traffic area, but everything you have mostly people have to walk to this area to dine, eat or play and the parking just isn't there for it.

Genna Goodwin – Just to note that per ordinance, they are meeting the parking standards.

Commissioner Brager – Commissioner Fisher am I incorrect in stating that as I understand Conditional Use Permits, that we basically need to approve them unless we can prove there is either a health or safety or some other major factor into why they can't be approved.

Chair Fisher – Let me put it this way, if there are detrimental effects created by the use applied for in the Conditional Use Permit that cannot be resolved with reasonable conditions, then it can be denied. Otherwise, as long as the detrimental effects can be mitigated through some reasonable conditions, then it should be approved. In this case, the issues that you consider to be raised by this particular use and this particular area, you can obviously attempt to provide conditions that will mitigate those problems. For example, the one we did on Main Street as part of the hotel, they wanted outdoor seating, there was the issue of children walking on the sidewalk being able to access alcohol so conditions were placed on that to mitigate that detrimental effect and then the Conditional Use Permit was recommended for approval. This would be the time to identify those concerns that you have like Commissioner Larsen raised as far as parking and place conditions on it as you feel appropriate to mitigate the detrimental impact created by this particular use in this particular area. I think Genna is letting us know that it does meet the ordinance and I assume they have shared parking there.

Discussion on parking continued.

Commissioner Larsen – The music, I think it impacts what surrounds it. I think that's a limitation maybe we could put on it.

Chair Fisher – So to summarize that, what you are saying is, there can be a detrimental impact by the noise created by music or sounds from inside going outside and so you would consider whether there is a condition that could be placed on this application that would mitigate that problem, for example, a condition that within a certain distance a certain decibel level cannot be reached or that the doors and windows must remain closed so that the noise doesn't invade the neighboring properties. Something along those lines that is measurable.

Commissioner Larsen – Yes, because Pizza Factory and George's they have outdoor dining already.

Chair Fisher – So what kind of condition would you place on that to mitigate it?

Commissioner Larsen – If I was smart enough to know what the decibel level was, I would say that.

Commissioner Draper – The City probably has a noise ordinance that would take care of that.

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Discussion on noise continued.

Commissioner Brager – We haven't put restrictions on the Firehouse have we?

Genna Goodwin – No, and just for the record George's has music.

Commissioner Brager – This is becoming an entertainment district, and that's probably some of what you would expect in an entertainment district.

Commissioner Larsen – I guess it's a conflict for me where we have the historical district and then we turn it into Broadway and Nashville. If you add two more bars to it, it seems like the traffic and congestion all in one intersection seems like too much right there.

Commissioner Brager – As I recall there was an ordinance that 500 ft from the Tabernacle or a place of worship you couldn't have a bar. That was coming up when we did the hotel and it was very close, so I think a big part of that overlay district is ineligible for these types of establishments, I think that's why you are seeing them cluster.

Chair Fisher – According to the applicant on the chat feature, I am going to read this out loud for the record since the chat feature does not become part of the record. According to the applicant: The noise will be very low as we will just be using ambient background music.

Commissioner Nelson – I'm disinclined to add a condition on noise when we haven't for all the other bar establishments. It feels a little not consistent.

Commissioner Draper – Yes, I agree with you. Again, I think that if they had complaints about noise the City is going to take care of that anyway.

Commissioner Andrus – It sounds like from the background we were given in the packet, and from what the applicant is saying in the chat, that it is more of like a lounge type atmosphere than a nightclub type atmosphere. So, to me it doesn't sound like noise will be a problem at all.

Commissioner Brager – I'm just worried about restricting them too much, like if we say it can only be ambient they could never have a group in there if someone wanted to play you know guitar and jazz or something. Are we restricting something that might be appropriate for their atmosphere that wouldn't be a disturbance? I want to make sure that we don't restrict them too much.

Commissioner Nelson – And maybe the threshold is do we need more than the City standard of 3 complaints? Do we need more than that?

Commissioner Curtis – I'm comfortable with the noise ordinance as it exists. It's going to be indoors and if that changes they will come back through with another application.

I'm comfortable with the application.

Commissioner Brager – I agree.

Chair Fisher – I think it makes it more difficult for me it's not necessarily a use that I would take advantage of that, personally. Which makes it a little more difficult approving or recommending approval, but at the end of the day our obligation is to consider the application on its merits given the ordinances that we have and although it might be something that we wouldn't personally take advantage of or consider appropriate, if it does meet those requirements, although it's hard to accept, it's still something we are required to approve if it meets the ordinance. I guess what I would encourage is consider objectively the issues that are raised by this use, and conditions that you feel are appropriate to deal with those issues and separate what might be a personal concern with actual concerns. And again, I think some have been raised that are legitimate and there might be some conditions that might resolve it. That's up to whoever makes the motion. Is there anything else on the list that you saw that we might want to try and resolve now in our discussion.

Commissioner Larsen – I think I need to clarify that I would be worried about any business that would draw that much traffic to this area, it's not because it is a bar.

Commissioner Curtis – Sounds to me like the parking has already been addressed and that would have been my only concern or my only issue.

Commissioner Andrus – The conditions on the list some of those things like emergency vehicle access, internal vehicle and pedestrian circulation including delivery vehicles, location and the amount of off-street parking those were what stood out to me. Maybe staff could address some of that? I would imagine in that area all of that has been taken into account especially emergency vehicle access and circulation and things like that. I'm not sure that this particular establishment changes that very much, except for maybe to add a little bit more traffic but it sounds like their parking is taken care of already.

Chair Fisher – Let me clarify one thing, and John or Bryan, you can correct me if I'm wrong. Even though it may meet the parking requirements, if there is still a problem created by this use, being introduced to this area for the first time then additional conditions can still be placed on it even though it meets the ordinance. Am I correct in that?

John Willis – I guess I have two responses. 1. If you think that this is going to draw additional people and you need to provide more parking then I guess I would say that we need to look at our parking standards, parking standards for bars and maybe some sort of study to determine whether there is a traffic problem. My second comment would be, this is our downtown area, and in every successful and vibrant downtown that I have been in, has a parking problem. That's a good thing, that means we have a successful downtown. I get concerned if we drive down and there's lots of parking in the downtown area, that means there's not very many people down there. Several years ago, we did parking study of the downtown area and we assed all of the off-street parking. We found there was about a thousand off street parking stalls in the downtown area that could be utilized and even more if we striped it some 45-degree angle on street. There was a lot of on street parking in this area, which then caused us to look at our parking standard in this area and we actually modified our parking standard in this area to encourage more restaurants and other types of uses that try to bring businesses and people downtown. The other part of this is parking is always a discussion in the downtown area and in the downtown master plan we will be looking at parking more in depth.

Commissioner Brager – This is sort of new for St. George, but in a lot of these other areas, I've experienced where you have these entertainment districts, it's common to walk a couple blocks to park

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off and to walk to it. People will actually walk for entertainment and expect to walk. I think that is something to consider as we are building this district out.

Bryan Pack – The ordinance makes it very clear that when we are dealing with reasonably anticipated detrimental effects, so if there is a detrimental effect here I think a further study might be a good idea like John has suggested. To your first question, certainly if the body here determines that this is an impact needs to be addressed, you certainly have the ability to go more restrictive than what the parking ordinance would already require. but that does require some findings on your part as the Commission.

Discussion continued on parking and entertainment in the downtown area.

MOTION: Commissioner Nelson made a motion to recommend approval with the findings that the application requirements for 10-17B1 the review criteria and the conditional use permit standards in 10-17-B4 have been met and that the bar establishment shall comply with all the requirements as presented.

SECOND: Commissioner Draper

ROLL CALL VOTE:

AYES (5)

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Vardell Curtis

Commissioner Roger Nelson

Commissioner Ray Draper

NAYS (2)

Commissioner Natalie Larsen

Chairman Nathan Fisher

Motion Carries

3. **PRELIMINARY PLAT (PP)**

A. Consider an eighteen (18) lot residential preliminary plat for “Breckenridge Estates.” Generally located at 2450 South and 3870 East. The property is zoned RE-20 (Single Family Residential). The representative is Adam Allen. Case No. 2020-PP-030. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – This is by the new Highschool, Crimson Highschool and by the border of Washington and St. George. There are two roads that will tie with Washington. Lot 18 doesn’t have enough frontage so they are acquiring the triangle piece so that they can meet ordinance. That will be a requirement before they can plat.

MOTION: Commissioner Brager made a motion to recommend approval to City Council Item 3A an 18-lot residential preliminary plat for Breckenridge Estates with the condition that lot 18 acquire the necessary property to permit the required frontage

SECOND: Commissioner Larsen

ROLL CALL VOTE:

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AYES (7)

Chairman Nathan Fisher
Commissioner David Brager
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Vardell Curtis
Commissioner Roger Nelson
Commissioner Ray Draper

NAYS (0)

Motion Carries unanimous recommend approval

B. Consider a forty-six (46) lot residential preliminary plat for “Bloomington Vacation Villas Amended PD.” Located at approximately 3080 S Bloomington Drive. The property is zoned PD-R(Planned Development Residential). The representative is Scott McCall. Case No. 2020-PP-036. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – This one came recently before you for a zone change that Dan presented.

MOTION: Commissioner Larsen made a motion to recommend approval of Item 3B preliminary plat for Bloomington Vacation Villas.

SECOND: Commissioner Andrus

Discussion on the maintenance building and a block wall

ROLL CALL VOTE:

AYES (7)

Chairman Nathan Fisher
Commissioner David Brager
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Vardell Curtis
Commissioner Roger Nelson
Commissioner Ray Draper

NAYS (0)

Motion Carries unanimous recommend approval

C. Consider a seventeen (17) lot residential preliminary plat for “Johnson Arch at The Ledges Phase 2.” Generally located at 5500 North 1400 West (Johnson Arch Drive). The property is zoned PD-R(Planned Development Residential). The representative is Logan Blake. Case No. 2020-PP-037. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – The general plan shows this as LDR. This is up against Winchester Hills. With this subdivision they have the 50 ft no structure or no build area against Winchester, however, they have

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chosen to make the hatched area no disturb area. Obviously they will have to disturb the front area, but they will re-vegetate that with natural vegetation. They will have an 8 ft trail on the east side. Each lot will be graded as developed.

Commissioner Larsen – What about streetlights?

Wes Jenkins – Yes they are following the City requirements for streetlights.

Chair Fisher – So they won't have driveways?

Wes Jenkins – They will have driveways and they will show them on the plans then they will revegetate the rest of the front.

Chair Fisher – So not truly non-disturb?

Wes Jenkins – Not in the front, no.

MOTION: Commissioner Curtis made a motion to recommend for approval Item 3C a seventeen (17) lot residential preliminary plat for "Johnson Arch at The Ledges Phase 2."

SECOND: Commissioner Nelson

ROLL CALL VOTE:

AYES (7)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Vardell Curtis

Commissioner Roger Nelson

Commissioner Ray Draper

NAYS (0)

Motion Carries unanimous recommend approval

4. **MINUTES**

Consider approval of the minutes from the October 13, 2020 meeting.

MOTION: Commissioner Curtis made a motion to recommend approval of the October 13, 2020 meeting.

SECOND: Commissioner Nelson

ROLL CALL VOTE:

AYES (7)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Emily Andrus

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

5. CITY COUNCIL ACTIONS – November 5, 2020

The Community Development Director will report on the items heard at City Council from the November 5, 2020 meeting.

1. ZCA – River Trail Townhomes
2. GPA – High Point Storage
3. GPA – 1450 South Property
4. GPA – The Cove
5. ZC – Small Town Capital LLC
6. ZCA - Big Shots
7. PP – Hidden Valley
8. PP – Red Cliffs Estates
9. ZC – Ted Warthen Center
10. ZC – Bloomington Country Club #10 Lot 8B
11. ZCA – Bloomington Vacation Villas
12. ZCA – Hidden Valley
13. PP – Auburn Hills ph. 18
14. PP – Auburn Hills 6
15. PP – Auburn Hills 7a
16. PP – Auburn Hills 7b
17. ZRA – Title 10

6. ADJOURN

MOTION: Commissioner Draper made a motion to adjourn at 6:44 pm

SECOND: Commissioner Curtis

ROLL CALL VOTE:

AYES (7)

Chairman Nathan Fisher
Commissioner David Brager
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Vardell Curtis
Commissioner Roger Nelson
Commissioner Ray Draper

NAYS (0)

Motion Carries unanimous recommend approval