

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

PRESENT: Chairman Ray Draper
Commissioner Natalie Larsen
Commissioner Emily Andrus
Commissioner Vardell Curtis
Commissioner Nathan Fisher
Commissioner Steve Kemp
Commissioner Elise West

CITY STAFF: Assistant Public Works Director Wes Jenkins
Community Development Director John Willis
Assistant City Attorney Bryan Pack
Planner III Dan Boles
Planner III Michael Hadley
Development Office Supervisor Brenda Hatch

EXCUSED:

CALL TO ORDER/FLAG SALUTE

Chair Draper called the meeting to order at 5:00 pm. Commissioner Fisher led the flag salute. Chair Draper indicated that items 1 and 2 are postponed.

1. HILLSIDE PERMIT (HS) Administrative

Consider a request for a Hillside Development Permit to allow development of a Restaurant/Multi-Tenant Commercial Building located at approximately 1276 S Black Ridge Drive and 1190 S Bluff Street. The property is zoned C-2 (Highway Commercial) and is approximately 2.13 acres. The Applicant is Commerce Point LLC and the representative is Austin Akin. No. 2019-HS-012. (Staff – Wes Jenkins)

This item has been postponed.

2. CONDITIONAL USE PERMIT (CUP) Administrative

Consider a request for a Conditional Use Permit for the Commerce Pointe Phase 1 commercial development. The applicant is seeking approval of building 1200 on Lot 3 for a multi-use restaurant. The property is located at the northwest corner of South Bluff Street and Black Ridge Dr. The applicant is Commerce Point LLC and the representative is Austin Atkin. Case No. 2021-CUP-002 (Staff – Mike Hadley)

This item has been postponed.

3. ZONING REGULATION AMENDMENT (ZRA) (Public Hearing) Legislative

The City of St. George is proposing to amend portions of the City zoning ordinance, Title 10, specifically 10-23-1 as it relates to rooftop landscaping and how much may be counted toward required landscaping totals. The applicant is the City of St. George and the application number is 2021-ZRA-002. (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – We are proposing to amend the ordinance to say that up to 10% of a projects landscape can be counted on the rooftop.

Chair Draper opened the public hearing.

Chair Draper closed the public hearing.

<p>MOTION: Commissioner Kemp made a motion to recommend approval of the amendment to Title 10 as SECOND: Commissioner Larsen ROLL CALL VOTE: AYES (7) Chairman Ray Draper Commissioner Steve Kemp Commissioner Emily Andrus Commissioner Natalie Larsen Commissioner Vardell Curtis Commissioner Elise West Commissioner Nathan Fisher NAYS (0) Motion Carries unanimous recommend approval</p>

4. ZONE CHANGE (ZC) (Public Hearing) Legislative

- A. Consider a request to change the zone from R-1-10 (Single Family Residential, 10,000 sq ft minimum lot size) to PD-R (Planned Development Residential) on approximately 0.86 acres located at approximately 1050 East 600 South. If approved, the applicant will construct a 14-unit apartment building. The applicant is St. George Apt, LLC and the project name is Sharrah Apartments. Case No. 2021-ZC-001 (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – This is proposing 14 units per acre so it will fall within the general plan range which is high density residential. They are proposing 33 stalls and all but two of those stalls are under the

building. They will be meeting the parking ordinance. It is a one-way flow of traffic you will come into the parking one way and go out the other way. The structure itself will be 39 ft the PD-R allows up to 40 ft. They will be required to have 2800 square feet of amenities. They have 27% landscape on the ground level, they will put about 1000 ft on the roof top level to make the 30%. The amenities are on top as well a hot tub and lounge area. We are still trying to figure out the landscape totals which are very close. We will go over that with a fine-tooth comb if this is approved. Staff does recommend approval.

Commissioner Larsen – How high is the garage?

Dan Boles – It's approximately 10 or 11 ft.

Commissioner Kemp – What kind of access control and security are they planning for this building?

Dan Boles – Nothing is shown on their site plan, but you may want to ask the applicant.

Rob Reid – I'm representing the applicant. I'm not sure about the security, I think they were planning on a gate on the parking structure.

Commissioner Kemp – Can you speak to what they expect the price point to be on these units? How many, what are they, what is the mix, 1-bedroom, 2-bedroom, 3-bedroom etcetera?

Nick Rastopchin – I represent the applicant as their realtor. The plan is to actually hold these units, they will not become available for sale, our client intends on using them as rental units. The units are slated to be 4 bed units.

Commissioner Kemp – We keep coming back to affordable housing and this is going to be a for rent product, do you have a price point on units yet?

Nick Rastopchin – We have looked at a couple of different ways to structure the pricing. I don't have anything that has been approved by our client. The going rate on other projects is about \$1 per foot and there are a couple of ways the scenario could work out. I would say it will be close to the market average for what we are seeing here in St. George.

Rob Reid – If we can go back to the original question, there are no gates planned and they are all 4-bedroom units.

Commissioner Larsen – Is there visitor parking or will it be on street?

Rob Reid – We will have 28 parking stalls for residents and 4 parking stalls for visitors in the parking garage, there is no on street parking.

Commissioner Larsen – That meets code, doesn't it?

Dan Boles – Yes it does.

Commissioner West –What is the size of the apartments if they are all 4 bedrooms, what is the square footage?

Dan Boles – It isn't in your staff report.

Chair Draper opened the public hearing.

Chair Draper closed the public hearing.

Chair Draper – For the record we indicate that multiple opportunities, multiple vehicles for speaking on this issue have been provided through Zoom using the reaction button, the chat feature and *9 on the phone.

MOTION: Commissioner Curtis made a motion to recommend to the City Council for approval of Item 4A from R-1-10 residential to Planned Development Residential with the understanding that the landscaping percentages that have been discussed tonight will be met.

SECOND: Commissioner Larsen

Bryan Pack – I wonder if we can condition approval of the zone change on the approval of zoning regulation amendment that Dan presented earlier as well.

Commissioner Curtis - I amend my motion to include the condition that the City council approves the Title 10 amendment.

Commissioner Larsen – The second is still good.

ROLL CALL VOTE:

AYES (7)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Vardell Curtis

Commissioner Elise West

Commissioner Nathan Fisher

NAYS (0)

Motion Carries unanimous recommend approval

- B. Consider a request to change the zone from A-20 (Agriculture 20) to RE-20 (Residential Estate Lots, 20,000 sq. ft minimum lot size) on approximately 4.851 acres and Agriculture 1 (A-1) on approximately 4.973 acres for a total of approximately 9.824 acres. The property is generally located along Old Seegmiller Rd & 3275 East. The applicant is Monte Holm and the representative is Ryan Thomas, Development Solutions Group. Case No. 2021-ZC-006. (Staff – Mike Hadley)

Mike Hadley presented the following:

Mike Hadley – The current zone is A-20, parcel 1 is proposed to be changed to RE-20 and the remaining area parcel 2 they are proposing A-1.

Ryan Thomas – We have 2 existing homes in the parcel 1 that are on a single lot which isn't allowed by ordinance, with this zone change the homes will get their own lots and comply with ordinance. The applicant Monte Holm wants to use the other portion parcel 2 as 1 lot, agriculture and use it for animals.

Commissioner Larsen – As far as improvements, are they going to put in curb and gutter or is this part of the portion that will remain rural?

Ryan Thomas – They will keep old Seegmiller Road as a rural cross section. The applicant wants to improve the cul-de-sac in a way that has a farm feel to it. That's why he's calling it Abberly Farms.

Commissioner Kemp – Where is the planned access for parcel 2?

Ryan Thomas – It will come off of Old Seegmiller Road.

Chair Draper opened the public hearing.

Chair Draper closed the public hearing.

Chair Draper – For the record we indicate that multiple opportunities, multiple vehicles for speaking on this issue have been provided through Zoom using the reaction button, the chat feature and *9 on the phone.

MOTION: Commissioner Larsen made a motion to recommend approval of item 4B Abberly Farms as presented.

SECOND: Commissioner Curtis

ROLL CALL VOTE:

AYES (7)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Vardell Curtis

Commissioner Elise West

Commissioner Nathan Fisher

NAYS (0)

Motion Carries unanimous recommend approval

- C. Consider a request to change the zone from A-20 (Agriculture 20) to RE-20 (Residential Estate Lots, 20,000 sq. ft minimum lot size). The property is generally located at 2805 South & 3330 East and is approximately 25.396 acres. Applicant is Quality Properties Inc and the Representative: Ryan Thomas. Case No. 2021-ZC-007. (Staff – Mike Hadley)

Mike Hadley presented the following:

Mike Hadley – This is in the same area as the last zone change. Mike showed where this item is in relation to the last item.

Commissioner Larsen – On the RE-20, can the CCR's prohibit large animals even though the ordinance allows them?

Bryan Pack – They could, if all the owners agreed to it, they could certainly do that through CCRs.

Commissioner Larsen – I know the idea is to keep this an ag friendly area, and where the lots are this large, I'm wondering if there is any way we could condition that they have to allow what is allowed by the City?

Bryan Pack – There is nothing that we can do as a city to require that.

Commissioner Kemp – What type of animals does this zone allow?

John Willis – In the RE zone essentially you can have 1 larger animal per 12,500 square feet and 1 additional large animal for every 10,000 square feet. There are provisions that allow for small animals.

Commissioner Kemp – Ryan will you have CCR's that will prohibit animals?

Ryan Thomas – I intend to have CC&Rs that prohibit the types of animals. I don't think they will allow hogs or things like that. I don't know if once you build a house there will be enough room for a horse, maybe you would get a goat or sheep. We will allow chickens.

Commissioner Larsen – My concern is that the kids who are in 4H they are currently allowed to have certain animals for a few months. I think if we are doing the RE zoning, then it would be good to allow that. Would you allow that?

Ryan Thomas – Yes, we will, we will pretty much allow what's allowed by ordinance.

Discussion on types of animals allowed continued.

Chair Draper opened the public hearing.

Chair Draper closed the public hearing.

Chair Draper – For the record we indicate that multiple opportunities, multiple vehicles for speaking on this issue have been provided through Zoom using the reaction button, the chat feature and *9 on the phone.

MOTION: Commissioner Larsen made a motion to recommend approval of Item 4C Webb Acres to City Council as presented with the conditions by the City.

SECOND: Commissioner West

ROLL CALL VOTE:

AYES (7)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Vardell Curtis
Commissioner Elise West
Commissioner Nathan Fisher
NAYS (0)
Motion Carries unanimous recommend approval

- D. Consider a request to change the zone from PD-R (Planned Development Residential) to PD-C (Planned Development Commercial). The property is generally located at 47 E 200 N and is approximately 1.48 acres. The applicant is the St. George Art Museum. Case No. 2021-ZC-005. (Staff – Mike Hadley)

Mike Hadley presented the following:

Mike Hadley – This application is for the City of St. George; it is basically to clean up this area where the St. George Art Museum is. The general plan is commercial. They want the zoning to be commercial because it is a commercial use.

Chair Draper opened the public hearing.

Chair Draper closed the public hearing.

Chair Draper – For the record we indicate that multiple opportunities, multiple vehicles for speaking on this issue have been provided through Zoom using the reaction button, the chat feature and *9 on the phone.

MOTION: Commissioner Kemp made a motion to recommend approval to the City Council for the zone change for the St. George Art Museum as presented.

SECOND: Commissioner Andrus

ROLL CALL VOTE:

AYES (7)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Vardell Curtis

Commissioner Elise West

Commissioner Nathan Fisher

NAYS (0)

Motion Carries unanimous recommend approval

5. ZONE CHANGE AMENDMENT (ZCA) (Public Hearing) Legislative

- A. Consider a request for an amendment to the Desert Color PD (Planned Development). The applicant is requesting approval of a zone change amendment to construct 30 single family units and 8 units of

townhomes on an approximately 3.41-acre site. The property is generally located on the south-west corner of Carnelian Parkway and Claystone Drive. The applicant is Desert Color St. George, LLC. Case No. 2021-ZCA-009. (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – The general plan is for residential. We only really bring the multifamily before you but, in this case, it is all part of one phase that's why you are seeing some single family. Those two four-plex's are what you are really looking at for this. Both of these designs were approved in previous phases of Desert Color, so it is not new, I believe it is already under construction in the other phases. It meets all the requirements for Desert Color.

Commissioner Andrus – Both of those buildings would be the same model, wouldn't they?

Dan Boles – I don't know that is something you could ask the applicant.

Bob Hermanson – It is very likely they will both be the same, we just want both to be approved because we do have both in the same areas.

Chair Draper opened the public hearing.

Chair Draper closed the public hearing.

Chair Draper – For the record we indicate that multiple opportunities, multiple vehicles for speaking on this issue have been provided through Zoom using the reaction button, the chat feature and *9 on the phone.

MOTION: Commissioner Curtis made a motion to recommend for approval to City Council for Item 5A a zone change amendment to the Desert Color PD to develop phase 8 of Auburn Hills with the staff comments that the units will meet the required parking standards whether on street or onsite.

SECOND: Commissioner Kemp

ROLL CALL VOTE:

AYES (7)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Vardell Curtis

Commissioner Elise West

Commissioner Nathan Fisher

NAYS (0)

Motion Carries unanimous recommend approval

- B. Consider a request for an amendment to the Desert Color PD (Planned Development). The applicant is requesting approval of a zone change amendment to construct six condominium buildings with 10 units in each building for a total of 60 units on an approximately 3.99-acre site. The property is

generally located on the north-west corner of Carnelian Parkway and Claystone Drive. The applicant is Desert Color St. George, LLC. Case No. 2021-ZCA-010. (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – The general plan calls for residential. There will be open space in the middle, there is civic space that they are required to have. They do have guest parking. They will all front a public street or civic space or open space, so they meet that requirement. These buildings will be the same architecturally, they will have different color schemes so that there will be a bit of change. This is a new product to Desert Color.

Commissioner Andrus – Are those 1 car garages?

Dan Boles – Yes, and then there is parking behind them. Then we have the guest parking there as well. The other thing about Desert Color is that they can park on the public street, but even without that they are meeting the parking requirement.

Bob Hermandson – This is a very similar product type that we have down the street from here. They are 10 plex's they will be sold as condos. Five units per side. We are really excited about the product mix. These will range from 2- and 3-bedroom units. We are hoping that will hit a price point that we don't currently have in Desert Color.

Commissioner Curtis – How big are those individual units?

Bob Hermandson – From 1200 to 1800, it just depends on which option you chose.

Chair Draper opened the public hearing.

Chair Draper closed the public hearing.

Chair Draper – For the record we indicate that multiple opportunities, multiple vehicles for speaking on this issue have been provided through Zoom using the reaction button, the chat feature and *9 on the phone.

MOTION: Commissioner Andrus made a motion to recommend approval to City Council of this zone change amendment to the Desert Color PD as presented by staff and by the applicant.

SECOND: Commissioner Kemp

ROLL CALL VOTE:

AYES (7)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Vardell Curtis

Commissioner Elise West

Commissioner Nathan Fisher

NAYS (0)

Motion Carries unanimous recommend approval

6. PRELIMINARY PLAT (PP) Administrative

- A. Consider a request for a ninety-two (92) lot residential subdivision known as Desert Horizon located at approximately 3000 East Broken Mesa Drive in the Desert Canyons development. The property is 24.57 acres and is zoned R-1-7. The applicant is Development Solutions, representative Ken Miller. Case No. 2021-PP-003. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – This is just west of the new school. This is R-1-7, the smallest lot is 7000 square feet, the largest is over 16,000 so they have quite a range here. They have updated the grading to put in retaining walls.

Commissioner Larsen – I like that this is near the school, is there any connectivity to the school without going on the road?

Wes Jenkins – There is not, the other areas are already developed. We did look at doing another access, but the problem is there is only a small amount of land to develop there and then there is a substantial wash.

Discussion continued on connectivity of neighborhoods and roads.

Curt Gordon – There is a lot of grade change out here, we try to lay our subdivisions out so that everyone has a great view. We like connectivity but it is hard with the grade changes. The roads will provide

MOTION: Commissioner Larsen made a motion to recommend approval of Item 6A a preliminary plat for Desert Horizon as presented by City staff.

SECOND: Commissioner Curtis

ROLL CALL VOTE:

AYES (7)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Vardell Curtis

Commissioner Elise West

Commissioner Nathan Fisher

NAYS (0)

Motion Carries unanimous recommend approval

- B. Consider a request for a thirty-two (32) lot, with thirty-eight (38) units, residential subdivision known as Auburn Hills Phase 8 located at approximately the southeast corner of Carnelian Park and Claystone Drive within the Desert Color development. The property is 3.41 acres and is zoned PD-

R. The applicant is Desert Color, representative Bob Hermandson. Case No. 2021-PP-004 (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – Dan showed you this on the zone change amendment. These are all public roads around it and then they have private alley ways that provide access to each lot.

Bob Hermandson – The underground storage is for the pipes there you won't see those; it will be landscaped, and sidewalk will be there.

MOTION: Commissioner West made a motion to recommend approval for Item 6B know as the Auburn Hills Phase 8, 32 lots, 38 units as presented by staff.

SECOND: Commissioner Kemp

ROLL CALL VOTE:

AYES (7)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Vardell Curtis

Commissioner Elise West

Commissioner Nathan Fisher

NAYS (0)

Motion Carries unanimous recommend approval

- C. Consider a request for a six (6) lot, with sixty (60) units, residential subdivision known as Auburn Hills Ph 21 located at approximately the northeast corner of the intersection of Claystone Drive and Carnelian Parkway within the Desert Color development. The property is 3.99 acres and is zoned PD-R. The applicant is Desert Color, representative Bob Hermandson. Case No. 2021-PP-005 (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – This is the other one Dan presented as a zone change tonight. I had them cut a cross section to see how they were going to build the trail and to make sure it can be built and tie into the existing flood plain line. Everything will be outside of the flood plain area.

Commissioner West – Does that walking trail go all the way around?

Bob Hermandson – Yes that is part of our master trail system it will be a 12-foot trail. Trails are a huge component of Desert Color.

MOTION: Commissioner Curtis made a motion to recommend approval for item 6C a preliminary plat for a six-lot residential subdivision with a 10-plex on each lot for a total dwelling units of 60.

SECOND: Commissioner Larsen
ROLL CALL VOTE:
AYES (7)
Chairman Ray Draper
Commissioner Steve Kemp
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Vardell Curtis
Commissioner Elise West
Commissioner Nathan Fisher
NAYS (0)
Motion Carries unanimous recommend approval

7. **MINUTES**

Consider approval of the minutes from the December 8, 2020 meeting.

MOTION: Commissioner Andrus made a motion to approve the minutes from the December 8, 2020 meeting.
SECOND: Commissioner West
ROLL CALL VOTE:
AYES (7)
Chairman Ray Draper
Commissioner Steve Kemp
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Vardell Curtis
Commissioner Elise West
Commissioner Nathan Fisher
NAYS (0)
Motion Carries unanimous recommend approval

8. **CITY COUNCIL ACTIONS**

The Community Development Director will report on the items heard at City Council from the January 21, 2021 meeting.

1. CUP – Commerce Point Bldg. 1100

9. **ADJOURN**

MOTION: Commissioner Kemp made a motion to adjourn at 6:27 pm.
SECOND: Commissioner Larsen
ROLL CALL VOTE:
AYES (7)
Chairman Ray Draper
Commissioner Steve Kemp
Commissioner Emily Andrus

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Commissioner Natalie Larsen

Commissioner Vardell Curtis

Commissioner Elise West

Commissioner Nathan Fisher

NAYS (0)

Motion Carries unanimous recommend approval