

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

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

**CITY STAFF:** Assistant Public Works Director Wes Jenkins  
Assistant City Attorney Bryan Pack  
Planner III Dan Boles  
Planner III Michael Hadley  
Planner II Genna Goodwin  
Development Office Supervisor Brenda Hatch

**EXCUSED:** Commissioner Austin Anderson  
Community Development Director John Willis

**CALL TO ORDER/FLAG SALUTE**

Chair Draper called the meeting to order at 5:05 pm. Commissioner Kemp led the flag salute. Chair Draper announced that we got a new commissioner Austin Anderson. We will hear items 2 and 3 last so that Commissioner Fisher who may be late can vote on those items.

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

Consider a request for a zone change amendment for the Desert Color PD (Planned Development). The zone change amendment would allow the applicant to construct three condominium buildings on the site with a total of 20 units. The site is approximately 1.15 acres and is located at approximately 5380 South Marilla Drive. The applicant is Desert Color St. George, LLC and the representative is Bob Hermandson. The project is known as Desert Color Resort Phase 2D. Case No. 2021-ZCA-024. (Staff – Dan Boles)

Dan Boles Presented the following:

Dan Boles – Phase 2D was approved with the original resort approvals a couple of years ago. After reviewing it they decided to change it to include some condominiums. The point of the resort is to provide some density and for people to rent nightly if so desired. There will be 2 five-plex buildings and 1 ten-plex building. They will meet the parking requirement. In Desert Color they are allowed to use on street parking, but this project meets the requirements without it. The buildings will be similar, one will be twice as big and then they will have different color pallets. Each is three stories. There is civic space.

Commissioner Larsen – On the civic space, do they not have to tell what they are doing with it?  
Dan Boles – They don't, they will share the amenities.

Commissioner Larsen – So this seems like a lot of density to have just the lagoon as an amenity.

Dan Boles – They have that and the clubhouse, they are pretty big amenities and they have the trails.

Commissioner Larsen – I am just concerned with how many people are out there with nothing to do. Usually when we see civic space then we will see what they are doing in it. I would like to see what is going to be on the civic space.

Commissioner Kemp – It looks like each unit has a balcony?

Dan Boles – Yes.

Bob Hermandson – Great question. Just to be clear, the overall amenity for the resort is the Lagoon and the clubhouse. The existing trail system, then there are open grass areas and there are direct paths, also existing boardwalk directly into the lagoon. This project is just a phase in the area with the Lagoon as the amenity. These civic areas are passive areas, we want everyone to go into the Lagoon area. They are meant to just open up and give some breathing room between the buildings and the parking areas.

Commissioner Larsen – I guess that's where civic space throws me off, it sounds like a space where you would be able to do something.

Bob Hermandson – Yes, they would be a great place to have a picnic. The Lagoon and clubhouse are only 150 feet from here. We have a lot less density than we originally presented.

Commissioner West – What is the grassy area for then?

Bob Hermandson – For lack of better example, you could play football out there.

Discussion on landscape and activities in civic space.

Commissioner Fisher – So with all the houses around there being built, will they have to access through the clubhouse?

Bob Hermandson – No the intent is for them to be able to access between each lot. It is controlled by the bar code on the phone then you will get armbands for how many people live in your house. There are 5 access points just on the one side.

Discussion on the Lagoon and facilities there.

Chair Draper opened the public meeting.

Shane Durant – My question is in regard to the water in the Lagoon feature. Do you all know the evaporation on the lagoon and how much water it is going to use?

Chair Draper – That is not something we are going to debate, but this has all been approved already.

Commissioner Fisher – Bob is here, and you could talk to him about it.

Chair Draper closed the public meeting.

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 Fisher made a motion to recommend approval on the zone change amendment for Item 1.

SECOND: Commissioner Larsen

ROLL CALL VOTE:

AYES (6)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Elise West

Commissioner Nathan Fisher

NAYS (0)

Motion Carries unanimous recommend approval

## **2. 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)

Wes Jenkins presented the following:

Wes Jenkins – This item was tabled from the last meeting. Wes ran through the particulars on the item from the last Planning Commission meeting. The study that was originally done was redone after they received the information from the Blackstone Hotel. They went back to Hillside a second time and the item passed 3 to 1. The City then hired a 3<sup>rd</sup> party reviewer who had some questions and comments, they turned in a letter to him. The 3<sup>rd</sup> party review agreed with the letter they provided. Their analysis showed that the slip slide plane comes up just west of this project, the 3<sup>rd</sup> party review agreed but they will have to provide an 18-inch retaining wall that is 4 feet from grade to contain that slope.

Commissioner Fisher – I noticed the hand drawings on the sheet where it says building pad and new cut 10 feet, I assume that is where they will need to put in that retaining wall. As far as our roll in that the 3<sup>rd</sup> party review is just to satisfy the City’s concern, right. They couldn’t say that the City would now have liability for it.

Paula Houston – Correct, it does not shift the liability to the City.

Commissioner Larsen – So hypothetically if this passes, they remove rock, they do things and then don't go through with it, is there anything that we can make them do to make it look better if they walk away. Is there something that protects it? I know it's private property.

Paula Houston – It is still private property and you can't require them to restore it.

Commissioner Kemp – At the end of the day we may end up with something like the Dairy Queen. I think that at some point we have to accept the experts and let the private party do what they want with their property.

Commissioner Andrus – Just to be clear, they do impact the landslide and the retaining wall will mitigate it?

Wes Jenkins – The retaining wall will mitigate the slope stable right there on the surface. They don't need to provide mitigation for the landslide because they are not within it.

Commissioner Andrus – So will that wall have to go in first?

Wes Jenkins – Yes, it will be included with the construction drawings and they will have to have it done before they receive final approval from the City.

Austin Akin – We are happy to do any of the requirements we have been asked to do by the professionals, we want it to be as safe and nice looking as possible.

Commissioner Larsen – They have found someone that will support their facts.

MOTION: Commissioner Kemp made a motion to recommend approval to the City Council Item 2 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.

SECOND: Commissioner Fisher

ROLL CALL VOTE:

AYES (6)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Elise West

Commissioner Nathan Fisher

NAYS (0)

Motion Carries unanimous recommend approval

### **3. 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)

Mike Hadley presented the following:

Mike Hadley – This item is related to the hillside item. The zoning for the area is C-2, the proposed is a permitted use on this site. They do have a drive thru, there will be two separate pads that will be developed. This is similar to the coffee shop they brought forward previously.

Commissioner Kemp – Where is the handicap access?

Mike Hadley – There is a ramp there on the front of the building.

Commissioner Andrus – Is this a CUP because of the size of the building?

Mike Hadley – It is because the entire Commerce Point development is over 20,000 square feet of buildings added together.

MOTION: Commissioner Fisher made a motion to recommend approval of item 3 CUP adopting staff comments and the condition that they must comply with the hillside recommendations.

SECOND: Commissioner Larsen

ROLL CALL VOTE:

AYES (6)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Elise West

Commissioner Nathan Fisher

NAYS (0)

Motion Carries unanimous recommend approval

#### **4. PRELIMINARY PLAT (PP) Administrative**

A. Consider a request for a two hundred sixty-two (262) lot residential subdivision known as Desert Color Sage Haven Plat B located within the Desert Color Development south of Auburn Hills along the extension of Carnelian Parkway to the south. The property is 58.58 acres and is zoned PD-R. The applicant Bush and Gudgell, representative Bob Hermandson. Case No. 2021-PP-010. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – This came before you as a zone change amendment on the last planning commission meeting, this is just the preliminary plat following that.

Bob Hermandson – This is a slightly tweaked version of Auburn Hills, there is a little less density with a few more detached single-family lots. Overall look and feel is similar.

Commissioner Larsen – I would like to see what the civic space will be.

Discussion on civic space.

MOTION: Commissioner Kemp made a motion to recommend for approval to the City Council Item 4A for a two hundred sixty-two (262) lot residential subdivision known as Desert Color Sage Haven Plat B located within the Desert Color Development south of Auburn Hills along the extension of Carnelian Parkway to the south. The property is 58.58 acres and is zoned PD-R.

SECOND: Commissioner Andrus

ROLL CALL VOTE:

AYES (6)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Elise West

Commissioner Nathan Fisher

NAYS (0)

Motion Carries unanimous recommend approval

- B. Consider a request for a forty-seven (47) lot, residential subdivision known as Rosalia Ridge at Divario located at along Divario Canyon Drive south of Varano Vista subdivision at approximately 600 South. The property is 13.38 acres and is zoned R-1-6. The applicant is Rosenburg Associates, representative Allen Hall. Case No. 2021-PP-011 (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – We will look for the open space to be dedicated with this preliminary plat. Other than that, it is pretty straight forward.

MOTION: Commissioner Larsen made a motion to recommend approval to City Council of Item 4B a preliminary plat for Rosalia Ridge at Divario.

SECOND: Commissioner Kemp

ROLL CALL VOTE:

AYES (6)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Elise West

Commissioner Nathan Fisher

NAYS (0)

Motion Carries unanimous recommend approval

## 5. **MINUTES**

Consider approval of the minutes from the February 09, 2021 meeting.

MOTION: Commissioner Larsen made a motion to approve the minutes for February 9, 2021.

SECOND: Commissioner Kemp

ROLL CALL VOTE:

AYES (6)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Elise West

Commissioner Nathan Fisher

NAYS (0)

Motion Carries unanimous recommend approval

## 6. **CITY COUNCIL ACTIONS**

*Dan Boles will report on the items heard at City Council from the February 25, 2021 and the March 4, 2021 meetings.*

1. ZCA - Snow Canyon Pkwy - DB
2. ZCA- The Ledges of St George - MH
3. ZCA Desert Color Sage Haven (Pod 6) Plat B - DB
4. ZC Laurel Canyon - MH
5. CUP JJ Milne Historic Home - GG
6. PP – Desert Color Pod 6 Sage Haven Plat A -WJ
7. PP - Crimson Estates
8. PP - Fairways East Ph 1-4
9. PP - Rustic Estates

## 7. **ADJOURN**

MOTION: Commissioner Fisher made a motion to adjourn at 6:07 pm

SECOND: Commissioner Andrus

ROLL CALL VOTE:

AYES (6)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Elise West

Commissioner Nathan Fisher

NAYS (0)

Motion Carries unanimous recommend approval