

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
Planner II Genna Goodwin
Development Office Supervisor Brenda Hatch

EXCUSED:

CALL TO ORDER/FLAG SALUTE

Chair Draper called the meeting to order at 5:05 pm. Commissioner Curtis led the flag salute. Chair Draper indicated that item 1A is postponed.

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

- A. Consider a request to change the zone from OS (Open Space) and R-3 (Multi-family) to PD-R (Planned Development Residential) on approximately 4.96 acres located north of Gateway Dr, east of Cottonwood Springs Rd, and west of the Twin Lakes Resort subdivision. The proposal consists of 43 townhome units made up of 9 buildings with varying unit counts. The applicant is TCBH, LLC and the representative is Bob Hermandson, Bush & Gudgell, Inc. The project will be known as Twin Lakes. Case No. 2020-ZC-008 (Staff – Dan Boles)

THIS ITEM HAS BEEN POSTPONED

- B. Consider a request to change the zone from R-1-10 (Single Family Residential 10,000 sq. ft. lot sizes) to PD-R (Planned Development Residential) on approximately 52.9 acres, PD-C (Planned Development Commercial) on approximately 39.00 acres, R-1-7 (Single Family Residential 7,000 sq. ft. lot sizes) on approximately 36.38 acres, and OS (Open Space) on approximately 17.72 acres for a total of approximately 146 acres located north of Southern Parkway, east of River Road, south of the White Dome Nature Conservancy, and west of the existing White Sands and Sage Canyon subdivisions. The applicant is Prime Directive Development and the representative is Ryan Thomas.

The project will be known as Southern Hills - West. Case No. 2021-ZC-014 (Staff – Genna Goodwin)

Genna Goodwin presented the following:

Genna Goodwin – Planning Commission saw areas 2, 3, 4 and 6 back in December then the applicant decided to come back with an overall plan for the PD. Areas 1, 5, and 7 are asking for R-1-7 so they will just come forward with a preliminary plat at a later date. Areas 2, 3, 4 and 6 are PD-R's so those have the full package, projects 8 and 9 are PD Initial so they have an estimated net count but no site plan yet, so they will come forward at a later date with a PD amendment. Areas 10 and 11 are PD Initial and will come back with a PD Amendment, they are commercial not residential. Genna described the number of units per acre for the R-1-7 areas. Area 2 is White Dome town homes, this is an attached product, duplexes and four-plexes. They are proposing 66 units for a density of 8.1 units per acre. They are meeting the parking and amenity ordinance. Area 3 is White Trails phases 1-3. They will have 79 units over 11 acres for a density of 6.85 units per acre. There are 4 different product types in this area, they are meeting the amenity and parking code. Area 4 White Cliffs Townhomes they have 58 units over 4.86 acres with a density of 11.93 units per acre. They are meeting the amenity requirement and exceeding the parking requirement. Area 6 is for White Trails phases 4-6, it is a duplication of phases 1-3, same product type. The density here is 6.6 units per acre. They are exceeding amenity requirements and meeting parking requirements. The next one is the PD initial for area's 8 and 9 there are no elevations, but area 8 is approximately 110 units 3-story apartments. Area 9 will be 150 units, 4-story apartments. There is a use list for Areas 10 and 11, the proposed Commercial PD area, staff recommends striking through the ones that are Permitted with Standards or Conditional Use.

Commissioner Larsen – Who will own the open space?

Genna Goodwin – The HOA's.

Commissioner Curtis – On the use list that you provided it looks like you struck out any of them that are PS or a C, is that correct?

Genna Goodwin – Yes that is correct.

Ryan Thomas – I am the applicant. The White Trails projects will have 4 different unit sizes and they will have 4 different exteriors. The reason why White Trails have that extra and why it's on the west side of the project, we wanted to relieve some of the struggles with parking in that area, there will be a longer driveway for people to park in.

Commissioner Kemp – Is there an estimated square footage on those units?

Ryan Thomas – They will probably average 2000 sq. ft. of livable area, they are two-story.

Commissioner West – On the open space are there trails?

Ryan Thomas – Those areas are natural hillside, we will own some of them and some will be in the HOA, if they are too steep, we won't be able to put walking trails, it will scar it up too badly.

Commissioner Larsen – If those areas are disturbed will they be replanted?

Ryan Thomas – Yes, if they have to be disturbed then we will reseed with natural seed.

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.

Commissioner Kemp – How did staff decide to remove the PS and C uses?

Genna Goodwin – There are no Permitted with Standards or Conditional Use Permits are not outlined in their zone plan, so we recommend them to be removed.

Commissioner Fisher – I think the list should be limited to what is after the title in the list so remove the words including the following. I think it could be said as the following. I would like to know everyone's thoughts on the retail where it says outdoor operations.

Commissioner Larsen – I hate to limit that a lot. We are living in a different day and age now. I think a temporary outdoor display may need to be allowed at some point but not excluded completely.

Commissioner Fisher – My concern is items that are always out like building materials. This seems like more of a neighborhood commercial.

Discussion on uses continued.

John Willis – I think there is one on the list that should be allowed such as public utilities, it may be needed out there, but I would make the motion to recommend that the Permitted with Standards conditions should be added to the code.

Commissioner Fisher – I would want to remove any reference when it refers to similar uses or including the following, make it clear that what is on the list will be clear.

Commissioner West – What is a bus terminal, is it a bus stop?

John Willis – It would be a terminal that the buses would leave from like a Greyhound.

Commissioner Larsen – Does that include shuttle services?

John Willis – Yes.

Commissioner Kemp – I think there are some uses in here that we are removing that might fit. Can we make the motion that they have to come back sometime with standards? Can we leave it in there and say these uses are acceptable but with standards?

Bryan Pack – You will need to identify what those conditions are.

John Willis – If a building is already built, like a strip center, when a new business comes in, they won't come back to Planning Commission. Typically, the shell will come back here, then you wouldn't see the businesses come back.

Chair Fisher – Remove any references to including the following, when it comes to the outdoors maybe we can do a catch all that says we adopt the conditions that are in the ordinance already to manage that. The rest of the titles were fine for me.

Commissioner Curtis – With those changes I'm comfortable with the list.

Commissioner Andrus – I am comfortable

MOTION: Commissioner Curtis made a motion to recommend to the City Council for approval to change the zone from R-1-10 (Single Family Residential 10,000 sq. ft. lot sizes) to PD-R (Planned Development Residential) on approximately 52.9 acres, PD-C (Planned Development Commercial) on approximately 39.00 acres, R-1-7 (Single Family Residential 7,000 sq. ft. lot sizes) on approximately 36.38 acres, and OS (Open Space) on approximately 17.72 acre with the following that we have received from staff approval of Project Areas 1, 5, and 7 as R-1-7 zoning, approval of Project Areas 2, 3, 4, and 6 as PD-R zoning adopting the conceptual site plans, unit counts, elevations, and color material boards, approval of Project Areas 8 and 9 as PD-R zoning with the understanding these project areas will come forward at a later date with PD Amendments to request conceptual site plans, units counts, elevations, and color material boards, approval of the proposed Open Space areas. The developer is to maintain said areas. Approval of Project Areas 10 and 11 as **PD-C** zoning with the understanding these project areas will come forward at a later date with PD Amendments to request conceptual site plans, elevations, and color materials boards, the designated uses would be as we discussed tonight with the addition of the conditions in the regular code.

SECOND: Commissioner Fisher

Discussion on the PD-C zone and if it creates more work in the future and why we use the initial PD-C zoning.

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

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

- A. Consider a request for an amendment to the Stone Cliff PD (Planned Development) zone on approximately 0.345 acres located in Phase 11 on the northeast corner of the intersection of Cobalt Dr and Marble Dr at approximately 2593 East Marble Drive for the development of a landscape maintenance facility. The applicant is Stone Cliff Owners Association and the representative is Larry Hampshire. The project will be known as Stone Cliff Landscape Maintenance Facility. Case No. 2021-ZCA-012 (Staff – Mike Hadley)

Mike Hadley presented the following:

Mike Hadley – The purpose of this zone change amendment is to build a landscape maintenance facility in the development to allow them to store their equipment to make sure that they can continue to take care of the property. It is general planned LDR. There are renderings of what the building will look like with the landscaping and the materials board.

Commissioner West – Is this an additional maintenance building and does it block the view?

Mike Hadley – It is the only one and it is set back so it shouldn't affect views.

Larry Hampshire – I am the vice president of the Stone Cliffs Homeowners Association. We have grown, this is a landscape facility, it is to store landscape material and trucks and equipment. The building is about 2500 sq. ft. including 3 garage doors, storage space an office and small restroom. The building is made to look like the surrounding properties, this is restricted to 16 feet high so it will not impede any views. The lot is about 6 foot lower than the normal drive; it will have no impact on the views. The lot has already been designated and platted as common space. We have looked at different places to locate this, this seems to be the best location.

Commissioner Larsen – We did get some letters about the drainage from the construction road. I wondered if the Association wanted to do anything about that.

Larry Hampshire – We don't own that road so we cannot make any changes to it.

Commissioner Kemp – I know you said it would be used for landscaping only, I see there is a sand/grease separator in the driveway.

Larry Hampshire – That is what it is called but it is for grass clippings and sand, no grease. We don't want these guys working on engines and maintaining vehicles. We don't want these guys maintaining the motors.

Commissioner West – Have you had any feedback from the neighbors near the building?

Larry Hampshire – We had a neighbor that wanted us to clean up the tumble weeds, it was a neighbor to neighbor issue. Stone Cliff has strict rules about maintaining the lots, each owner is supposed to maintain their lot. I wish she would have brought it directly to our attention.

Commissioner Fisher – Behind the building what is the material?

Larry Hampshire – It is gravel. We want to maintain minimum impact on the community.

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 2A an amendment to the Stone Cliff PD for the development of a landscape facility as presented by staff
SECOND: Commissioner Andrus
Bryan Pack – I would recommend that we would condition this that the lot and the building should be located on common area with HOA approval.
AMENDED MOTION: I will amend my motion to include Bryan’s comments.
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

- B. Consider a request for an amendment to the Stone Cliff PD (Planned Development) zone on approximately 2.83 acres located on the northeast corner of the intersection of Cobalt Dr and Stone Canyon Dr at approximately 2241 East Cobalt Dr for the development of a new clubhouse. The applicant is Stone Cliff Owners Association and the representative is Larry Hampshire. The project will be known as Stone Cliff New Clubhouse. Case No. 2021-ZCA-013 (Staff – Mike Hadley)

Mike Hadley presented the following:

Mike Hadley – This is a new club house; it is also a zone change amendment. There is existing parking next to their pool. One thing we should mention is that there are no parking standards in our code for a clubhouse. The currently have 26 number of stalls and will be adding 31 stalls for a total of 57. Staff feels like that will be enough to accommodate the clubhouse.

Larry Hampshire – I am the vice president of the Stone Cliff Homeowners Association. Stone Cliff continues to grow, as such we have determined our existing clubhouse is too small right now. We determined we need a larger one that will fit 285 people. The existing clubhouse is very old and it’s too small for what we need. We will renovate that to a fitness center. We developed a development plan based on a survey of the residents and what we think they need. Over a period of time we

surveyed the homeowners. We tried a number of layouts to minimize the impacts on the gorgeous rocks around there. We have an overwhelming majority in favor of this. We are keeping our amenities in one area, we are not taking any more land and putting it in common area. We will expand the pickleball courts, have 2 bocci ball courts and a half basketball court. The site really preserves the rock out there.

Commissioner West – Is there a noise ordinance for this kind of project in a neighborhood?

Larry Hampshire – Both of these buildings will need to comply with the construction hours up there, they will have to comply with the CCR's.

Commissioner West – After the building is finished will there be a noise ordinance?

Larry Hampshire – The noise will be contained in the building; we will limit the hours of the splash pad and the pool.

Discussion continued on the use of the clubhouse and the surrounding landscape.

Commissioner Kemp – Do you anticipate that this facility will handle all that is part of Stone Cliff even the new portion near the substation?

Larry Hampshire – Yes it will, we wanted to do it right and not go back again in a few years.

Commissioner Larsen – I have full confidence that you will control the noise.

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.

Commissioner Andrus – One of the comments in the packet mentions that the project needs a new water line, do we need to include that in the motion.

Mike Hadley – No, that will be taken care of with site plan review.

MOTION: Commissioner Kemp made a motion to recommend approval of item 2B an amendment to the Stone Cliff PD (Planned Development) zone on approximately 2.83 acres located on the northeast corner of the intersection of Cobalt Dr and Stone Canyon Dr at approximately 2241 East Cobalt Dr for the development of a new clubhouse including all staff recommendations in the packet.

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 for an 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 Altabank represented by Dale Buxton. Project named is Alta St. George. Case No. 2020-ZCA-053 (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – They are meeting the parking, they have an area labeled as a future office, that area will be kept maintained and that is a recommended condition in your packet. We will go through the landscape plan should this be approved. Staff is satisfied with the building itself. It will have two drive thru lanes. Bank is listed as an approved use in this development.

Commissioner Larsen – How many lanes of traffic are going west on that 1450 S extension?

Wes Jenkins – Right now the intention will be one lane in each direction with a center turning lane.

Commissioner Larsen – It has 4 lanes on the east side so I think it will as busy as any other roads in the City.

Commissioner Kemp – Isn't there plans to widen that road?

Wes Jenkins – Not at this time.

Commissioner Kemp – So it is two lanes all the way to the Dixie Center?

Wes Jenkins – Yes.

Discussion continued on traffic and the size of 1450.

Commissioner Larsen – I think the design of the building looks nice.

Dale Buxton – I appreciate the Commission looking at this application, this is a good opportunity for us to expand our footprint in the area. We did take some time to redesign the exterior of the building to go with the red rock in St. George. I think it will be a good fit for your community.

Chair Draper opened the public hearing.

Rob Shaffer – I wanted to comment on the road width. I have a question, if you look at the two-lane road with the center turn lane it looks like our road lines up with the Maverik station. I think we have a fair amount of landscape buffer that we could probably give up some landscape.

Dan Boles – You have about 20 ft. You are required to have 15 ft.

Commissioner Larsen – What about a de-cell lane?

Wes Jenkins – To the north I believe there is. You can come in off of River Road or off of the 1450.

Commissioner Larsen – I’m just wondering if they can put a de-cell lane in on 1450.

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.

Commissioner Larsen – Commissioner Fisher, in your experience, as further commercial develops can we require a de-cell lane here?

Commissioner Fisher – You could address that with future projects.

Wes Jenkins – I’m fairly certain there is an additional right turn lane that comes with this UDOT project.

MOTION: Commissioner Fisher made a motion to recommend approval to the City Council of Item 2C an amendment to the Boulder Creek Crossing PD with all of staff recommendations and comments.

SECOND: Commissioner Larsen

Commissioner Curtis – There are comments in the staff report pertaining to maintaining the undeveloped lot.

AMENDED MOTION: Commissioner Fisher agreed to amend the motion to include the comments in the staff report.

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

- D. Consider a request for an amendment to the Fields at Mall Drive PD (Planned Development) zone on Lot 8 located on the southeast corner of the intersection of 2780 East and Mall Drive. The proposal consists of a car wash and associated vacuums. The applicant is QQUV Investments 4 and the representative is Joseph Earnest. The project will be known as Quick Quack Washington Fields. Case No. 2021-ZCA-011 (Staff – Mike Hadley)

Mike Hadley presented the following:

Mike Hadley – Mike showed pictures of Quick Quack Car Washes in other locations. They have 2 parking stalls, one is ADA. They have 2 employee parking stalls and 22 vacuum stalls. There is plenty of room for car stacking.

Chair Draper – How many employees will they have there at a time?

Mike Hadley – I believe 2 at a time.

Commissioner Larsen – The parking stalls, what is that based on?

Mike Hadley – I believe the requirement is based on square footage of the office and it is pretty small. It is a small area where the employees are.

Joseph Earnest – We are really excited to enter the market and become a commercial citizen of St. George. We have 2 to 3 employees onsite. We encourage the employees to park in the vacuum sites themselves. It is called dressing up the site. We can contain all the vehicle we would hope to receive on site. I worked with Mike on a Quick Quack in Eagle Mountain. One of the comments that staff has is that on the entrance and the exit is to swap out the CMU for stone. The one ask that I have is to try and keep it looking the same. We have went through and submitted plans to the Lin's HOA. We will of course abide by whatever you all recommend.

Commissioner Kemp – Is the CMU split faced?

Joseph Earnest – The dark gray is, the light gray is smooth.

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.

Commissioner Andrus – I think as far as the stone goes, I think if you did anything with the stone it would be a lot with the yellow and green, so I think it's fine the way it is.

<p>MOTION: Commissioner Curtis made a motion to recommend for approval Item 2D which will include the staff comments of the location of the sewer line needs approval and the landscape plan needs to comply with the City's ordinance and be 50% live plans. SECOND: Commissioner Fisher</p>

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

- E. Consider a request for an amendment to the Desert Color PD (Planned Development). The applicant is requesting approval of a zone change amendment in order to construct 15 units of townhomes on an approximately 1.47-acre site. The property is generally located on the north-west corner of Carnelian Parkway and Claystone Drive and is called Auburn Hills Phase 6. The applicant is Desert Color St. George, LLC. Case No. 2021-ZCA-016 (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – These next 3 items are really infill for Auburn Hills. They are looking for 15 units, it is zoned PD-R, there are three 3 plexes, a 4 plex and a 2 plex. This is not a new product; we have seen them before there will be a few options. These next few zone changes with Auburn hills are infill.

Bob Hermandson – This is just infill, everything around this is already built or in process. The pre plat of this area and these next few items on the agenda we actually had approved in November and these products and renderings we had already processed with the phase 1 application. We felt like we wanted to mix up the products a little bit so the blocks wouldn't all be the same. We are just trying to fill in the gaps of Auburn Hills.

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 2F an amendment to the Desert Color PD (Planned Development). The applicant is requesting approval of a zone change amendment in order to construct 15 units of townhomes on an approximately 1.47-acre site with staff's comments.

SECOND: Commissioner Fisher

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

- F. Consider a request for an amendment to the Desert Color PD (Planned Development). The applicant is requesting approval of a zone change amendment in order to construct 12 units of townhomes on an approximately 1.25-acre site. The property is generally located on the south-east corner of Carnelian Parkway and Garnet Drive and is called Auburn Hills Phase 7B. The applicant is Desert Color St. George, LLC. Case No. 2021-ZCA-017 (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – You saw 7A a while back, last year. We are looking at 3 buildings with 4 units each for 12 total. Each will have a garage and a driveway.

Bob Hermandson – These are just really isolated little pods all in the same area.

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 West made a motion to recommend approval of item 2F a zone change amendment in order to construct 12 units of townhomes on an approximately 1.25-acre site

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

- G. Consider a request for an amendment to the Desert Color PD (Planned Development). The applicant is requesting approval of a zone change amendment in order to construct 8 units of townhomes and 9 single family lots on an approximately 2.02-acre site. The property is generally located between Adobe Sun, Copperstone, Garnet and Claystone Drives and is called Auburn Hills Phase 17. The applicant is Desert Color St. George, LLC. Case No. 2021-ZCA-018 (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – This is the last one in Auburn Hills; this one includes townhomes and single family. It is zoned PD-R. We are showing you the single family, you are not reviewing them, but we wanted to show you them for context.

Bob Hermandson – Just to clarify this area went through many renditions of what it would look like for all of this area. The parks have already been approved and started. Just north of here there is a new park there is a civic space with a fire pit there. Most of the parks and civic spaces are already built or underway in construction.

Commissioner Larsen – Are the parks owned by the HOA?

Bob Hermandson – Yes, that is correct everything will be maintained by them.

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 approval of Item 2G with the staff recommendation of any parking will be included on site.

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

- H. Consider a request for an amendment to the Desert Color PD (Planned Development). The application is a request for approval of a zone change amendment in order to construct the next pod

in the Desert Color development. This proposed phase would create 270 new units of single and multi-family housing. The location of the proposed pod is directly south of the existing Auburn Hills phases 3 & 12-14 and is called Desert Color Pod 6 Plat A. Case No. 2021-ZCA-015 (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – This will be called Sage Haven in the packet it was called Pod 6, but it has been named at this point. This is plat A, it's the first part of Sage Haven. This is zoned PD-R. They are required to have civic space; I believe it is 5% through each development. We and they are keeping tabs to make sure they meet that requirement. There will be different types of units. You will see some familiar architecture. There will be a portion, the buildings in yellow will need to come back in the future to get approval of the building types. The rest will be the Mews and the Bays. You will have a mix of larger lots and smaller lots, pockets of civic space that we will keep track of.

Bob Hermandson – We are super excited to open up another pod of development. In general, this is similar in size to Auburn Hills, it is about 131 acres it has 650 units. The reason I created two preliminary plats is to make it more manageable to see. I have submitted B and you will see that at the next meeting. We had a lot of Mews in Auburn Hills and they turned out really well. We will have some open areas and a trail network. We will be submitting another application to show the renderings for the buildings in yellow. As quick as we can get through Sage Haven, we want to get to Pod 7.

Commissioner Larsen – What are you using the civic spaces for?

Bob Hermandson – They are all connected by trails and the intent is to connect those to the major trails that go down into the washes. Some are open play areas; some are landscaped living areas. Some will have playground, gazebos, some with park benches, it depends on who we anticipate living there.

Commissioner Curtis – How many builders are engaged out there now?

Bob Hermandson – Currently 12. We feel we are picky with builders. We feel like they are great builders.

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 Fisher made a motion to recommend approval of Item 2H for Desert Color PD for pod 6.

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

3. HILLSIDE PERMIT (HS) Administrative

Consider a request for a Hillside Development Permit to allow the development of PA (Planning Area) 9 of the Divario development. The property was originally considered for hillside approval in 2008 but required additional review to allow cuts and fills of greater than 10 feet. The property is generally located south-east of Varano Vistas and Cecita Crest at Divario subdivisions on Divario Canyon Drive. The property is currently zoned R-1-7 (Residential single family, 7,000 sq ft minimum lot size). The owner is 730 St George, LLC. Case No. 2021-HS-001 (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – This is PA 9, back in 2005 or 06 they went and did an all over hillside review of this site they marked some areas that when they were ready to develop would need to come back through hillside. This one was asked to come back if there were cuts in this area of greater than 10 feet. As they submitted their preliminary plat, we notice they did have some cuts in excess of 10 feet. It didn't have anything to do with soil analysis or slope maps. There is about a 20 ft. cut and that is why we took them back out there. It doesn't take up a lot of ground. There is a lot of hard rock out there and they think that they will go in and cut a rock face. Some comments were to mark it off and they would be required by BLM to do that anyway. They felt like the cut would blend in with the hillside. They did recommend approval.

Commissioner Larsen – I know that people in The Vue's have a problem with flooding, will they have something to mitigate that?

Wes Jenkins – Yes, what they have done is that they have created a ditch in their open space area that will capture all the water off of the BLM land. We have asked for a cross section so we can look at it in more detail.

Commissioner Larsen – I think if they would mitigate that now it would be good.

MOTION: Commissioner Fisher made a motion to recommend approval to City Council for Item 3
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

4. PRELIMINARY PLAT (PP) Administrative

Consider a request for a seventy-two (72) lot residential subdivision known as Salarno Hills at Divario located at approximately Divario Canyon Drive and 700 South. The property is 19.87 acres and is zoned R-1-7. The applicant is Rosenberg Associates, representative Allen Hall. Case No. 2021-PP-002. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – We talked about the drainage being conveyed right there. They think they will need some stacked rock walls there is some topography here.

MOTION: Commissioner Curtis made a motion to recommend approval of item 4 a preliminary plat as presented by staff.
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

5. MINUTES

Consider approval of the minutes from the January 12, 2020 meeting.

MOTION: Commissioner Curtis made a motion to approve the minutes as presented.
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

6. **CITY COUNCIL ACTIONS**

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

1. ZCA – Taco Bell Dinosaur Crossing – MH
2. ZC – Desert Investment Group – MH
3. GPA – The Cove - DB
4. ZRA – Title 10 CUP DB
5. ZC - Grand View at Green Valley – DB
6. CUP – Commerce Point Bldg. 1100
7. PP – Desert Horizon

John Willis – A couple of things we have going on is the General Plan and the Downtown Plan we met with the Mayor and I believe that two commissioners will be on the steering committee. It will be a big deal it will guide development for the next 20 years.

7. **ADJOURN**

MOTION: Commissioner Fisher made a motion to adjourn at 7:28 pm
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