

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

PRESENT: Chairman Ray Draper
Commissioner Natalie Larsen
Commissioner Emily Andrus
Commissioner Steve Kemp
Commissioner Austin Anderson

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

EXCUSED: Commissioner Elise West
Commissioner Nathan Fisher

CALL TO ORDER/FLAG SALUTE

Chair Draper called the meeting to order at 5:03 pm. Commissioner Andrus led the flag salute. Chair Draper announced that Item 2A and Item 3B were removed from this agenda.

1. LANDMARK SITE Administrative

Consider a request to change to approve a Landmark Site Designation at 464 East 500 South to be known as the Thomas Cottam Home. The applicant is Jason Lindsey. 2021-HPC-002 (Staff – Mike Hadley)

Mike Hadley presented the following:

Mike Hadley – There is a certain criteria that an application has to meet to be considered a landmark site. It does meet all of the required criteria.

Commissioner Larsen – Do you know if the intent of this application is to make it a vacation rental?

Mike Hadley – I believe it does allow them.

Commissioner Andrus – What does make it a historical landmark do for the property?

Mike Hadley – They can't change it and it will keep its integrity.

MOTION: Commissioner Larsen made a motion to recommend approval of Item 1 to be designated a historical landmark.

SECOND: Commissioner Anderson

ROLL CALL VOTE:

AYES (5)

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Austin Anderson

Chairman Ray Draper

NAYS (0)

Motion Carries unanimous

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

- A. Consider a request for a zone change amendment to the Gateway Commons PD. The property currently is zoned PD-C (Planned Development Commercial). The property owner is requesting an amendment to the current PD-C (Planned Development Commercial) zone to amend the use list on the property which is located at 1580 W Gateway Dr. The property is Lot 7 of the Gateway Commons subdivision and is approximately 2.02 acres. The applicant is The Humane Society and the Representative is Craig Cook. Case No. 2021-ZCA-027 (Staff – Mike Hadley)

THIS ITEM HAS BEEN WITHDRAWN

- B. Consider a request for a zone change amendment for the Desert Color PD (Planned Development) in order to review elevations for approximately 57 townhomes on approximately 18.06 acres located north-east of Carnelian Parkway, south of Auburn Hills. The applicant is Desert Color St. George, LLC and the representative is Bob Hermanson. The project will be known as Desert Color, Sage Haven. Case No. 2021-ZCA-033 (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – You have seen this project before; this is the Sage Haven property. The part we are focusing on today is the area outlined in blue. We actually have already seen most of these elevations except for the ones in yellow. We are simply looking at those elevations for your approval. They are 6-plexes and 4-plexes. There are 57 of 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 Anderson made a motion to recommend approval of the zone change amendment to Desert Color PD 57 townhome elevations.

SECOND: Commissioner Andrus

ROLL CALL VOTE:

AYES (5)

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Austin Anderson

Chairman Ray Draper

NAYS (0)

Motion Carries unanimous

- C. Consider a request for a zone change amendment for the Gateway Commons Commercial PD (Planned Development). The zone change amendment would allow the applicant to construct two buildings on lot 1 of the Gateway Commercial subdivision on approximately 1.1 acres located at 1549 W Gateway Dr. The applicant is Garage Doors Only LLC and the representative is James Bertsciti. The project will be known as Garage Doors Only. Case No. 2021-ZCA-034 (Staff – Mike Hadley)

Mike Hadley presented the following:

Mike Hadley – Garage Doors only will occupy the two areas to the east, they will lease the areas to the west. They have used different materials and windows. They will have 3 different colors.

Commissioner Kemp – What will the second building be used for?

Mike Hadley – I believe it will be used for storage.

Commissioner Kemp – With a balcony?

Mike Hadley – Yes, I believe there is an office in there as well, but we can ask the applicant.

Commissioner Larsen – My concern is if there is landscaping at the back side of that or will it just be parking.

Mike Hadley – Anytime that comes in and whoever the applicant is would have to put in the block wall and landscaping.

Commissioner Andrus – I saw they need to put the wall along Cottonwood Springs, what will they do there?

James Bertsciti – We are excited to get a bigger place, we are currently renting on Bluff Street and we have outgrown it.

Commissioner Larsen – What kind of fencing do you anticipate on the northwest side of the property?

James Bertsciti – The back building with the balcony will be future corporate office away from the main building for future growth.

Jeff Mathis – I do believe we talked about putting a block fence on the back side of the property to enclose the yard. It will come around and touch the building on two sides with gates.

Chair Draper opened the public hearing.

James Chaplain – I am curious as to if it is for manufacturing or selling garage doors?

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 Anderson – I have an interest in the property, but it will not affect my judgement tonight.

Chair Draper – Jeff what about the fence on the retaining wall side?

Jeff Mathis – You can say that in the motion, we did have the same situation with the Bath Fitters that we did previously. They didn't require us to put a fence there because the hillside won't allow residential to develop there.

Discussion on the retaining wall continued.

MOTION: Commissioner Kemp made a motion that we recommend for approval item 2C a zone change amendment for gateway commons commercial, to allow the applicant to build two buildings, the applicant will not be required to build the block wall along Cottonwood Springs Drive.

SECOND: Commissioner Larsen

ROLL CALL VOTE:

AYES (5)

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Austin Anderson

Chairman Ray Draper

NAYS (0)

Motion Carries unanimous

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

- A. Consider a request to change the General Plan from Medium Density Residential (MDR 4.1-9 dwelling units per acre)/Commercial (COM) to Commercial (COM) on approximately 12.0 acres generally located at 2800 S River Road. The applicant and representative is Tim Stewart. The project will be known as Horseman Center General Plan Amendment. Case No. 2021-GPA-007. (Staff – Mike Hadley)

Mike Hadley presented the following:

Mike Hadley – The northern most part is currently MDR, then the rest is COM. This came through in 2019 to get the current designations, now they decided to come back and do commercial.

Jared Bates – As part of the original development FEMA required the site to be filled up 3 to 4 feet. We have placed the fill and we are working with FEMA now to finalize.

Commissioner Larsen – Is there a right of way there through the wash to address the drainage issue with the Laurel Canyon one we saw before.

Jared Bates – They do have the idea to put a portion of that storm drain through the property. The owner, Tim Stewart has agreed to do that.

Discussion on drainage continued.

Chair Draper opened the public hearing.

Karen Little – We live in the Riverfront; our concern is what are they going to put on this property? We have been approached in the past to have an access road go through Riverfront and that is not acceptable, and all of our residents have said so. I think we need to have some assurance of what is planned for that property.

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.

Tim Stewart – We don't know what will be here yet, we are working through a lot of different uses for this property. We came back through in the fall, and the Planning Commission had approved this to be COM. I tried to get an access through the Riverfront property, they were resistant to it. With no second access the fire marshal said it needs to be kept commercial. After we went through the first time I was approached by Mayor Pike to make it all commercial.

Commissioner Kemp – What kind of elevations are we talking about from the private street on the north and this property?

Jared Bates – 8 to 10 feet. They are very different elevation wise.

Commissioner Larsen – I do have some concerns with that intersection. It is hard to make a left turn out of those subdivisions. I think it is a safer choice to make it commercial.

MOTION: Commissioner Andrus made a motion to recommend approval of item 3A a request to change the general plan from MDR/COM to COM.

SECOND: Commissioner Anderson

ROLL CALL VOTE:

AYES (5)

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Austin Anderson

Chairman Ray Draper

NAYS (0)

Motion Carries unanimous

- B. Consider a request to change the General Plan from Low Density Residential (LDR - 1-4 dwelling units per acre) to Medium Density Residential (MDR - 4.1-9 acres per unit) on approximately 63.55 acres generally located at 1150 W Curly Hollow Dr. The applicant and representative is Marvin Watt. The project will be known as Queensland Heights General Plan Amendment. Case No. 2021-GPA-005 (Staff – Mike Hadley)

THIS ITEM HAS BEEN WITHDRAWN

- C. Consider a request to change the General Plan from COM (Commercial) to HDR (High Density Residential) on approximately 8.7 acres located generally at 2400 S Pioneer Rd. The applicant is McGillis Investment Co & Wright Development Group and the representative is Thomas Hunt. The project will be known as St. George Pioneer Crossing. Case No. 2021-GPA-006 (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – This property is next to Wal Mart. They are proposing to change it from commercial to HDR. The current zoning of the property is PD-C. We are only looking at a general plan change so is commercial appropriate or is high density residential. Staff has concerns, a lot of times when high density residential is behind commercial it can be forgotten. They would also be restricted on the number of units, only 50 units are allowed with one access. If they were able to secure a second access then they could have 132 units. The only way that they could get a second access is through Wal Mart. That would be hard with an already existing commercial site. Staff is not recommending approval.

Thomas Hunt – We are a Utah company in northern Utah. Right now, we are doing a project in Washington. The University mall in the Provo area was not successful and they attributed that to not enough residential by the site. They redesigned the site and made it residential with commercial, now it is highly successful. We would leave the main frontage as commercial and then do some higher density residential. We know we need to meet the fire code for a second access. We are working with Wal Mart to get a second access. The second thing I want to note is that the projects we build we don't sell. We have in house management; we don't feel that it is a concern at all that it will be run down. Residential has a lot less traffic impact so we believe that by making it residential it will actually make less of an impact on traffic.

Commissioner Kemp – How did you decide on the acreage?

Thomas Hunt – We wanted enough residential, so it feels like a community, not just one building in the middle of commercial. We would like to do a flex use building in the front with the office space in front and then storage space in the rear.

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.

Chair Draper – I go through that round-a-bout 4 to 6 times a day. In the last year it has been really congested, I did talk to the Fire Chief today and he did have concerns about ingress and egress.

Commissioner Anderson – I would echo staff's concerns, also we don't have much commercial in Bloomington. I wouldn't want to give that up for more residential.

Commissioner Larsen – I don't think that it would do the community service to give up that commercial there.

Chair Draper – Do you know if residential would make less traffic than a commercial use?

Dan Boles – It depends on the type of commercial.

Commissioner Kemp – Are you aware of the fish damn that BLM has over there? You might want to look at how that will work, I think there was an easement along that property for it.

Thomas Hunt – I did speak with Rosenberg and they didn't indicate anything about that easement.

Commissioner Andrus – To me it doesn't make a lot of sense to break up this commercial bubble and put in residential. I think in this location

MOTION: Commissioner Larsen made a motion to recommend denial of Item 3C.

SECOND: Commissioner Anderson

ROLL CALL VOTE:

AYES (5)

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Austin Anderson

Chairman Ray Draper

NAYS (0)

Motion Carries unanimous

- D. Consider a request to change the General Plan from COM (Commercial) to HDR (High Density Residential) on approximately 1.85 acres located generally at 250 West between 800 S and 900 S. The applicant is Wasatch Commercial Builders and the representative is Josh Lyon. The project will be known as Soleil Ridge General Plan Amendment. Case No. 2021-GPA-004 (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – This one should look familiar; we have seen it before. Last year they did some general plan amendments as they have acquired property. This is no different, they have acquired more property. The builder and owner has changed since the last time they were here.

Commissioner Larsen – How many acres in total is that?

Dan Boles – I want to say around 11 or 12 acres. Today it is zoned C-2 so it would need to go through a zone change also.

Commissioner Larsen – Have they brought in what it will look like?

Dan Boles – We have seen it preliminary; they are working on it.

Commissioner Kemp – Has hillside seen this yet?

Dan Boles – They did, but there have been enough changes that it will need to go through again.

Commissioner Larsen – I am worried that this is getting to be a large apartment complex because we keep adding to it.

Chair Draper – I don't think that there is much commercial that could go back there.

John Willis – Everything that is shown as open space is not developable hillside. Just to give some context you are looking at about the same density as Grayhawk.

Commissioner Kemp – I don't mind the density because I see several ways to get in and out of the project, it's not like the last item that had only one way in and out.

Rob Reid – As you have discussed portions of this property have come in before for the HDR residential. The property that is intended to be added is to accommodate parking. It just makes sense that it would be designated the same.

Chair Draper opened the public hearing.

Josh Lyon – I am available for any questions, as far as the hillside it is the existing disturbance. We figured it would make more sense to wrap it all into one single project.

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 – I think it's good that they brought all those parcels together.

MOTION: Commissioner Anderson made a motion to recommend approval of the general plan amendment to change commercial to high density residential as recommended by staff. SECOND: Commissioner Andrus

ROLL CALL VOTE:

AYES (5)

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Austin Anderson

Chairman Ray Draper

NAYS (0)

Motion Carries unanimous

4. PRELIMINARY PLAT (PP) Administrative

- A. Consider a request for a one (1) lot commercial subdivision known as Summit Athletic Club located at the intersection of Tuweap Drive (2220 West) and Sunset Blvd. The property is 2.35 acres and is zoned C-2. The applicant is Rosenberg Associates, representative Jared Bates. Case No. 2021-PP-024. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – There is a lot over here that will need to access through there so it will be subject to a cross access easement.

Commissioner Kemp – Is the channel rip wrapped now?

Wes Jenkins – It is concrete.

MOTION: Commissioner Larsen made a motion to recommend approval of item 4A with the condition they get a cross access easement for the lot to the west.

SECOND: Commissioner Kemp

ROLL CALL VOTE:

AYES (5)

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Austin Anderson

Chairman Ray Draper

NAYS (0)

Motion Carries unanimous

- B. Consider a request for a two (2) lot, commercial subdivision known Dino Dash Car Wash – Dixie Drive located at the intersection of Stardust Drive and Dixie Drive. The property is 2.36 acres and is zoned C-3. The applicant is Rosenberg Associates, representative Jared Bates. Case No. 2021-PP-023 (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – This will also need a cross access agreement on the north and for Dixie Drive.

MOTION: Commissioner Kemp made a motion to recommend approval of Item 4B for a two (2) lot, commercial subdivision known Dino Dash Car Wash – Dixie Drive located at the intersection of Stardust Drive and Dixie Drive with the condition that cross access is provided in the subdivision documents between lots 1 and 2 and to the neighbor to the north.

SECOND: Commissioner Anderson

ROLL CALL VOTE:

AYES (5)

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Austin Anderson

Chairman Ray Draper

NAYS (0)

Motion Carries unanimous

- C. Consider a request for a fifty-eight (58) lot, residential subdivision known as White Cliffs located on the north side of White Dome Drive at approximately 1300 East and White Dome Drive. The property is 4.86 acres and is zoned PD-R. The applicant is Development Services Group, representative Ryan Thomas. Case No. 2021-PP-022 (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes – You saw this a couple of months ago with the PD zone change.

Commissioner Larsen – It looks like great connectivity to the other subdivisions.

MOTION: Commissioner Andrus made a motion to recommend approval of Item 4C a fifty-eight (58) lot, residential subdivision known as White Cliffs located on the north side of White Dome Drive at approximately 1300 East and White Dome Drive.

SECOND: Commissioner Larsen

ROLL CALL VOTE:

AYES (5)

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Austin Anderson

Chairman Ray Draper
NAYS (0)
Motion Carries unanimous

- D. Consider a request for a sixty-six (66) lot, residential subdivision known as White Dome Townhomes located on the south side of White Dome Drive at approximately 1400 East and White Dome Drive. The property is 8.22 acres and is zoned R-1-7. The applicant is Development Services Group, representative Ryan Thomas. Case No. 2021-PP-021 (Staff – Wes Jenkins)

Wes Jenkins presented with no further comment.

MOTION: Commissioner Larsen made a motion to recommend approval of Item 4D a preliminary plat for White Dome Townhomes.
SECOND: Commissioner Andrus
ROLL CALL VOTE:
AYES (5)
Commissioner Steve Kemp
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Austin Anderson
Chairman Ray Draper
NAYS (0)

Motion Carries unanimous

- E. Consider a request for a seventy-nine (79) lot, residential subdivision known as White Trails Phases 1-3 located on the north side of White Dome Drive at approximately 1400 East and White Dome Drive. The property is 11.54 acres and is zoned PD-R. The applicant is Development Services, representative Ryan Thomas. Case No. 2021-PP-020 (Staff – Wes Jenkins)

Wes Jenkins presented with no further comment.

MOTION: Commissioner Anderson made a motion to recommend approval of item 4E a preliminary plat for a 79-lot residential subdivision.
SECOND: Commissioner Larsen
ROLL CALL VOTE:
AYES (5)
Commissioner Steve Kemp
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Austin Anderson
Chairman Ray Draper

NAYS (0)

Motion Carries unanimous

5. CITY COUNCIL ACTIONS

John Willis the Community Development Director will report on the items heard at City Council from the April 15, 2021 meeting.

1. 2021-ZCA-025 Desert Color Resort Ph 5
2. 2021-ZCA-026 Dino Crossing ph. 2 Master Sign Plan Amendment
3. 2021-ZC-028 PA-17 Ascesa at Divario
4. ZCA – PA-3 at Divario
5. PP – Desert Color Resort Ph 5

6. ADJOURN

MOTION: Commissioner Andrus made a motion to Adjourn at 6:27 pm

SECOND: Commissioner Kemp

ROLL CALL VOTE:

AYES (5)

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Austin Anderson

Chairman Ray Draper

NAYS (0)

Motion Carries unanimous