

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

PRESENT: Chairman Ray Draper
Commissioner Elise West
Commissioner Natalie Larsen (arrived during item 2B)
Commissioner Steve Kemp
Commissioner Emily Andrus
Commissioner Nathan Fisher

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
Planner III Carol Davidson
Special Events License Specialist Emilie Pinkelman

EXCUSED: Commissioner Austin Anderson

CALL TO ORDER/FLAG SALUTE

Chair Draper called the meeting to order at 5:00 p.m. Commissioner Kemp led the flag salute. Chair Draper announced that Item 1B has been withdrawn.

1. CONDITIONAL USE PERMIT (CUP) ADMINISTRATIVE

- A. Consider a request to consider a conditional use permit to develop a 24,000 square foot addition to an existing building and an 1,800 square foot new building. The project is located at 1301 West Sunset Boulevard (Please see map on back). The applicant is Ken Gibbons, and the representative is Travis Davis. The project will be known as CP Marketplace. Conditional Use Permit Case No. 2021-CUP-009. (Staff – Carol Davidson)

Carol Davidson presented the following: Slides showing general location where they would like to make an addition to their development. Entire property including the portion with the existing building on it is 4.87 acres. Zoning to west, north, and east is C-3, and to the south is R-1-10. General Plan shows property in the commercial district. Proposal tonight for Carpets Plus, that's what the CP stands for, shows 24,000 sq. ft. addition to showroom, and 1,800 sq. ft. building for retail purposes in front. They are proposing to change the façade of the existing building so the entire development will match. Site plan shows existing showroom with new 24,000 sq. ft. addition and new 1,800 sq. ft. building and parking all the way around and to the south. All elevations shown on top row is new retail building, bottom row is addition to showroom. Front faces Sunset Boulevard. the rear backs up against the residential neighborhood. The west side faces St. George

Transmission. East faces Family Pawn. Landscape Plan was presented in the packet. Staff comments for this development. They do not have the proper buffer between the residential zone but everything else looks like it will work. Lighting Plan there are a few areas that the foot candles are above 1.0 candles at the property edge, so they need to make some adjustments. 3D rendering shows a couple of outdoor spaces on each side. Material boards may be passed around. Staff review of parking is 146 stalls are required, they provided 173. This section of parking is not as convenient, but they definitely meet their requirements for parking. Surrounding compatibility, obviously the biggest struggle is the residential behind, but staff has no issue as long as they meet their buffer. Overall, it does fit in character with this commercial neighborhood. Traffic, there is one new proposed entrance off of Sunset Boulevard that lines up with this private drive across street, so that will be convenient. This was okayed by engineering department. Flood plain, there is a small portion in the south area parking lot, should not be an issue.

Staff recommends approval of this CUP with these four conditions: 1) Quit Claim Deed created to combine all three parcels into one parcel before the building permit is issued to address setback issues; 2) Lighting must meet zoning requirements; 3) Solid waste enclosure must be screened with a solid fence; and 4) Must meet buffer requirement for the residential neighborhood to the south. So that is staff's recommendation, here are the CUP standards to use for recommending. We have representation here from the applicant if you have any questions.

Commissioner Fisher – A Quit Claim Deed would convey title; how would it combine the parcels?

Carol Davidson – They will rewrite the legal description into one new legal description per our City Surveyor.

Bryan Pack – County has been in the habit of combining them into one legal parcel with a separate parcel number.

Chairman Draper – And the City will recognize that?

Bryan Pack – Yes.

Commissioner Fisher – So the County would combine and eliminate the three separate parcels to make one? What restrictions would there be that would limit them from being able to divide them later under subdivision ordinance?

Bryan Pack – Correct.

Commissioner Kemp – It looks like there is some City owned property in the back, the former canal. Has that been piped?

Wes Jenkins – Not yet.

John Willis – Each year the city has been designating money to slowly pipe that entire thing. Our goal is to get the whole entire thing piped eventually.

Commissioner Kemp – With that being City property, does the property where it sits now meet the buffer requirement from residential?

John Willis – It's a zoned buffer, so regardless who the ownership is if its zoned single family they are required to provide that buffer.

Commissioner Fisher – There's a note in here that the southern portion sits in flood plain? Doesn't the southern portion a bunch of homes?

Carol Davidson – Yes, that ditch is a flood plain.

Chairman Draper – Does the owner have anything to add?

Pablo Gotae – Architect for the owner, really, we have nothing to add at this time.

Commissioner Kemp – I want to get some confirmation, reason we're doing a CUP is because of the size of the building? Is that the only reason? Anything over 20,000, its C-3 its uses all fit into its existing zone, its just the size of the building?

John Willis – Yes.

MOTION: Commissioner Fisher I move that we recommend approval to City Council of the item 1A for CP Marketplace Conditional Use Permit application, subject to and conditioned upon those conditions presented by staff and finding that the proposed plans mitigating the detrimental effect that the project would have on the area.

SECOND: Commissioner West

ROLL CALL VOTE:

AYES (5)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Elise West

Commissioner Nathan Fisher

NAYS (0)

Motion Carries unanimous recommend approval

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

- A. Consider a request to change the zoning from A-20 (Agriculture 20,000 sq ft minimum lot size) to RE-20 (Residential Estates minimum 20,000 sq ft lot size) on a 0.489-acre site and R-1-10 (Single family Residential minimum 10,000 sq ft lot size) to A-1 (Agriculture 1-acre minimum lot size) on a 0.285 acres site located approximately at 3210 E Canal Rd. This application rezones the two parcels of land for residential and

agricultural use. The applicant is Monte Holm, and the representative is Ryan Thomas. The project will be known as Abberley Farm Rezone. Case No. 2021-ZC-044 (Staff – Mike Hadley)

Mike Hadley presented the following: I want to make a clarification in the staff report, that originally said A-20 but it should be A-1 to RE-20. Here you can see the two different parcels with the aerial view. General Plan designates this as LDR, zoning parcel 2 is R-1-10 and they are adding it to the agricultural area down here. Then this area here becomes A-1 then it would become A-20. I think the applicant is here, and I can answer any questions for you.

Commissioner Kemp – Will it be adding a lot to the subdivision by doing this?

Mike Hadley – Yes, they will be adding this lot right here to the Abberley Farms preliminary plat, so they'll have to go back and amend the plat that was approved a couple of months ago. This would be lot number 7, I believe.

Ken Miller – Standing in for Ryan Thomas with Development Solutions, and I don't really have much to add to that unless you have any questions for me.

Commissioner Kemp – What will happen with parcel 2? I remember the six lot subdivision with a bunch of agriculture and then a little cul-de-sac with some lots on it, and I just wonder how parcel 2 fits in the mix?

Ken Miller – Wes might be able to add something to that? I think there are some drainage issues and road issues.

Wes Jenkins – This was originally supposed to be part of this Webb Acres, but it was left out because there were some concerns about the lot and did it meet ordinance as far as width and so forth, so it was left out of this. But they purchased it, if you remember on the preliminary plat, this is that large lot 6. There is not currently a house on it. They will merge this into the agricultural area to become overall lot 6. They'll put some outbuildings that will need utility service. This one is a separate lot in that subdivision.

Chairman Draper – Any other comments?

Chair Draper opened the public hearing.

Chair Draper closed the public hearing.

MOTION: Commissioner West I move to make a recommendation for number 2A consider a request to change the zoning from A-1 agriculture to an RE-20 and then on a 0.489 acre site and then again an R-1-10 to A-1.

SECOND: Commissioner Kemp

ROLL CALL VOTE:

AYES (5)
Chairman Ray Draper
Commissioner Steve Kemp
Commissioner Emily Andrus
Commissioner Elise West
Commissioner Nathan Fisher
NAYS (0)
Motion Carries unanimous recommend approval

- B. Consider a request to change the Zoning from C-3 (General Commercial) to PD-C (Planned Development Commercial) to allow for The Humane Society of Utah to build a state-of-the-art pet resource center. The property is approximately 2.35 acres. The project is located at the northwest corner of 2860 E. 850 N., Tuscany Commercial Subdivision, Lot 1. The applicant is The Humane Society of Utah, and the representative is Craig Cook. The project will be known as The Humane Society of Utah Case No. 2021-ZC-045. (Staff – Carol Davidson)

Carol Davidson presented the following: Location is near Costco and CAL-Ranch. This portion is not really a street, it's a private drive so it's really only on 850 North, the climbing building is right here and this lot is still vacant. General Plan is commercial, C-3 surrounds it, so no buffers are required for this development. But they are requesting to change it to a PD-C. This proposal is a little bit different than a lot we see in that they are only proposing the uses right now, so we are not presenting any building plans, no landscape plans no site plan yet. They are just doing the initial stage where they are changing the zone and picking the uses. And then if this is approved, they'll come back with their plans.

What they want to do at this location is several items: a receiving shelter, adoption shelter, foster department, kitten shelter, education center for school kids and the public, clinic for vaccines and spay/neuter, and finally some offices for advocacy, fundraising, transportation.

Here are their proposed uses: 1) Animal Hospital and Vet Clinic including care for dogs, cats rabbits, chickens, small animals only providing conducted completely within closed building with up to 150 animals and limited outdoor activities to be approved with the PD-C site plan. The applicants want to have a maximum of 125 animals, dogs and cats. And I have this last part underlined because if this is approved and it moves on to the next stage, obviously this use list will have to get another approval, because the outdoor activity portion will need to be approved with a site plan. I will tell you up front, they do not on having any animals outside overnight, just outdoor areas during the day; 2) Animal Shelter, non-government, non-profit for dogs, cats, rabbits, chickens, and small animals only, provided conducted completely within enclosed building and no more than 150 animals with limited outdoor activities to be approved by the PD-C site plan; 3) Office, and 4) Retail uses as accessory use to pay fees for adoption and vaccines, etc. So that's really all you're doing today is looking at the use list.

Staff recommends approval of this zone change with a condition that the limited outdoor activities be approved at the time the site plan is approved. We do have representation here, and they have some slides they want to go through. Do you have any questions?

Chairman Draper – I thought you said they were limited to 120 animals, and then on the proposal its 150?

Carol Davidson – 150 per zoning regulations, they are proposing 125 maximum cat/dog combined.

Commissioner Fisher – Carol, as far as the site plan, when you refer to site plan you don't mean just staff review, it means bringing it back here with an amendment to the actual building?

Carol Davidson – Correct, if this is approved, and they get their architect to design the building, they will come back for an amendment to this PD-C and then it will come back to Planning Commission before goes back to the City Council.

Commissioner Fisher – So really you're proposing on that second paragraph to just end that sentence after 150 animals, period? On here it says 150, but they want it to be 125?

Carol Davidson – I put down what was in the regulations, but we can change it to 125.

John Willis – The PD-C zone use ordinance allows them to request up to 150 animals maximum, but they are requesting less at 125 so the use would be 125 animals and then like was mentioned, if they wanted to request the outdoor activity that would come at a later date as part of the PD amendment.

Commissioner Kemp – So building size, dimensions, parking, is still up in the air?

Carol Davidson – They have an idea of what they want, but they can't get started until this first portion of use is approved.

Commissioner Fisher – I suspect they expect this to be the biggest hurdle.

Commissioner West – I like this location better than what was proposed before and I also like the fact that it's going to be a freestanding building rather than being in the middle of two other buildings. I drove out there yesterday and I think it's a good spot.

Carol Davidson – The applicants have gone out to several of the businesses around and so far have received good responses from them. And I haven't received any calls with concerns or questions.

Commissioner West – I think the accessibility to get there, not too far from the freeway which I know is an attractive concern for you, so I think it seems to lend well to that.

Craig Cook – President and General Council for Humane Society of Utah (HSU), I was here three months ago for a 2-hour session. After that meeting, we decided that was probably not the best place for our pet resource center. Not only because of the site, but the definition only 30 animals under 15 lbs., so we could have a shelter of chihuahuas and that was about it. With the help of the planners and city attorney we were able to change the definition for a PD-C so now it reads that we can have dogs, cats, rabbits, chickens, other small animals gerbils, hamsters, ferrets, etc. That definition was just approved two weeks ago by City Council. Right now we're under contract to purchase this land, and ready to close on it but right now it's zoned C-3 and of course we need to have it PD-C in order to be able to use it. That's why we're here today. After the last meeting we had our realtors Neil Walters and Roy Barker help us find this and four other facilities, but this is definitely the best one. Right across from CAL-Ranch and the climbing area. We've talked to both of those companies and CAL-Ranch is especially happy because they sell pet food, and we don't. So, it's a great location surrounded by commercial areas. To briefly remind you HSU, formed in 1960 and first started out in Kearns, but we've never been outside of the Salt Lake City area. In 1993 we moved to Murray, in 2010 we expanded and doubled our facility in Murray to 42,000 sq. ft., worth around \$8,000,000.00 with 100 employees and 600 volunteers. Slide show detailed adoption lobby, each dog area is specific to the breed and size. All dogs are in modern kennels with drainage and filtration, state of the art. Cat townhomes, condos, and villas. They sit in baskets and chairs, completely different than the steel cages in the old days. The whole concept is completely different. Clinic has a dog side and cat side. We do around 10,000 sterilization and over 100,000 vaccinations there each year. 8,000 adoptions and we keep another 1,000 animals in homes by helping people with food or medical care, so they don't have to give animals up. Surgery area, state of the art. Atrium where educational presentations and administration are. Basically, we want to duplicate this Murray shelter on a much smaller scale here in Washington County. This will allow us to become the Humane Society of Utah because we'll have a shelter in the major city and then we'll have one in St. George. The main benefit to the city is we'll be able to help animal control take some of the load off of your own shelter. We'll help reduce the spays/neuters population, and we still have our clinic that we just opened on Sunset Boulevard which you'll hear about a little later.

Basically, we are needing to have this approved so that we can complete our contract. We have the architect here today from Texas, Shelter Planners of America, he will speak now.

Chair Draper – Commissioners do you want to hear the stuff on the building, because we're not really even looking at the building at this point?

Commissioner Fisher – I would suggest that since they flew him out here, it would be good to hear from him.

Michael Varner – President of Shelter Planners of America. I'm glad to be with you. We've designed nearly 800 project, animal care facilities across the nation, and it's not your granddad's dog pound anymore. These are very sophisticated buildings, as Craig mentioned. He then showed a few slides with examples of other facilities they have designed. These are very expensive very high-tech buildings. The building design for this location is not done yet, they wanted to get the use approved first.

Needs assessment study is being conducted now. It is probably between 10,000-20,000 sq. ft., and probably one-two stories max. If you don't have questions, we'll be back later.

Commissioner Kemp – These other facilities, what are the areas that surround them?

Michael Varner – We've done projects in every possible scenario. Getting the site secured is one of the biggest challenges. I went to Springdale, Arkansas four times because they kept moving it, and the public would come out in great droves to support of this new pet resource center, but just don't put it there, and don't put it there, and don't put it there – and in each case they were residential adjacency. So, what they've done here working with their realtor to find an area this is completely surrounded by commercial zoning I think is ideal. It's the best case scenario.

Commissioner Kemp – Are you aware of the other locations in our community they've looked at?

Michael Varner – Some of the ones I did.

Commissioner Kemp – Where are they?

Michael Varner – I'm not familiar with those other locations. They had us study this one to make sure we agreed there was about 10-15 things we look at for sites before we recommend an owner pursue an actual real estate contract, and this one literally checked all the boxes as far as good location, site size, topography, etc.

Chair Draper opened the public hearing.

Scott Sandberg – Represent White Tails LC. We own the property between Sportsman's north of Costco between the climbing building. The 6 acres to the back of Sportsman's. My opposition here is that over the past 4-6 years we have sent developers to the city to get the zoning for apartments, for people, and they always come back and say no, they want retail in front. You've got to have a certain percentage of retail. Their retail is pretty vague. I'm not opposed to humane dogs and cats, but I'm not so sure that this is the location for a bunch of barking dogs and cats. I'm opposed to nature of the beast next to our property, but the biggest thing I'm opposed to is that if you guys zone this thing as vague as it is to match all of their little requirements that they have just because they are some fancy named dog pound. And its government funded, then you guys had better work with us on our piece. Because that seems a little odd to zone this for that project that they are asking for, when you send developers back that you won't let them put apartments in there for people. I am definitely opposed to this zoning just for that reason. Any questions?

Commissioner Kemp – I have one. You represent the Sandberg Family, White Hills LLC. You have 40 acres of M-1 zoned property that's about 2,000 feet east of this property we're talking about. Would you be willing to work with this group to find a location there for their facility? If it won't work here?

Scott Sandberg – I'll tell ya where they need to go, they need to talk to Washington City and go down there to the old sewer lagoons by the dog pound down there. Why does it have to have freeway access?

Commissioner Kemp – I'm just saying your property is 40 acres that's already zoned M-1, do you think that is an appropriate zoning for this type of use?

Scott Sandberg – I don't want to go publicly that I killed their deal to sell them ground. I think there could be something that borders your industrial down there that might fit that. But I am strongly opposed that if you guys zone this property for these people for this as vague as it is, after what you've done with us then you might consider how you're going to treat us next time. Thank you. Any questions?

Commissioner Fisher – You say you're not opposed to it, so if your project were approved, would you be here tonight, opposing this?

Scott Sandberg – No, because I would have the people that are living there opposing it.

Commissioner Fisher – So without anything specific as to this project and this location for us to consider except that you've met with some resistance with your project nearby?

Scott Sandberg – Yes.

Commissioner Kemp – You're saying if it was a bunch of apartments on your property that those apartment owners or residents would be here instead of you?

Scott Sandberg – Yes. But I think the answer to his question is, yes, if we would have got our zoning and been able to develop our property then I personally wouldn't be here, because I wouldn't be living next to it, but those people living in the apartments would be and they may be here. But I'm saying that as vague as their proposal is, if you guys approve this after not approving a project for us because you said we needed to have a certain percentage of retail, and I'm telling you as soon as you say that to the developer, he goes I can't put retail there, I can't afford it and it won't work. So, I don't know if that answers your question? But it gets it off my chest. Any other questions?

Kris Neal – I have an animal rescue group in town. When my husband and I moved here in the early 80's the first thing I did was went up to the St. George Police Department to file a complaint against whoever down by the sewer ponds had the hoarding situation, and I was really appalled to find out that it was the St. George Shelter. So, they suggested I get in touch with the Dixie Humane Society, who were raising money to build a shelter in St. George. The shelter was built about 30-35 years ago, when our population was about 15,000 people. It's been touched up once; never ever accommodated the growth of the city. It's got a cat room that holds 20 people for the size of this town, I'm telling you guys we really need this place in St. George. Our shelter really needs to be moved and redone. Every shelter in our county is bad. This thing is a lifesaver for us. So far I can't tell you how many animals they've fixed, which is huge for St. George City. They'll help animal control, will cut the cost to the city down as well as the whole entire county. They are going to be the salvation

for our county. Regardless, around that area there's a vet's office, CAL-Ranch, Costco other animal related things already there. Most importantly this is the saving grace for St. George to have a real live animal facility here, so we don't have to keep hounding the City Council to build us a real live shelter here. This is really a good place, please consider doing it.

Captain Curtis Spragg – St. George Police Department, my assignment at the police department is in special enforcement division, which includes our mountain bike patrol, school resource officers, traffic division and animal shelter. To give a quick update on what our shelter goes through. Kris mentioned a few things as far as how inundated we are, last month we took in 60 dogs, roughly 28 cats, and right now we have about 14 kittens and several cats that are out in foster care. On one of HSU's slides they mentioned foster care is one of their goals as well. We as a city are already reaching out to the public asking them to take animals into their care because we don't have the facility to shelter them. Hela Seegmiller Farm houses a lot of our rabbits and larger animals to help out, it has been a huge blessing. The point I'm trying to make is, we are very busy, we don't have the facilities to do this, the Humane Society has come down multiple times and rescued us from having so many animals. The Police Department look at it as community partners that is key for us if we're going to succeed as a city. Kris Neal has been another one of those community partners that has helped out. This location or another, whatever it is, they will be a huge asset for the city when it comes down to helping reduce the amount of animals in our shelter and provide the care that's needed. Those are my two cents on that. Any questions?

Commissioner Andrus – What do you think about this location in particular?

Captain Curtis Spragg – The thing that I've seen driving through Salt Lake City is the freeway access is important for visual contact. It has to be something that people can see to gain that attraction. At this particular location, I will say this in Mr. Sandberg part as well, we've done a lot of work with him on his property, and he's been great to work with on some vagrancy issues that we've helped him with and other issues that he's addressed. When I look at it, it would be a fairly good location. When you look at the neighboring businesses, and I understand the apartment locations he wants to do, and it appears from the map that the climbing gym would be a buffer/barrier between this location and the apartments if he were to put those in at some point. Likely to me, this is a good location barring any others that might have come up.

Commissioner West – There is no doubt that its needed. I am in full support of having the Humane Society here and just the integrity in which you do business is definitely noteworthy. I too am curious, Craig, if you can inform us on the other locations you have looked at, just so we can be informed and then why you prefer this location over the others that you've looked at.

Craig Cook – 1) Twin Lake project and you'll recall why we're not there, 2) Exit 10 by the Chevron that was knocked down by the Marriott Hotel, we made an offer on that 5-acre parcel but the landowner decided he didn't want to divide it, 3) Washington City on the northern end almost Exit 13 next to a church, but it had high powerlines next to it, and it was very low traffic. I might add for this gentleman that we are not government sponsored, we are completely a non-profit and rely entirely on donations. There's no taxes that help us. We actually reduce the taxpayer's burden by providing services the city would normally cover.

In the old days, we had a dog pound in 1960 next to a sewer treatment plant in Kearns. Those days are gone. The new buildings are completely sound and odor proof just like driving by a hospital. Petsmart, Petco have animals in their stores all the time and you drive by and don't notice them. This is not a facility that will cause any problems at all. We have to find a place where there's good visibility and good traffic and we need access so people can get off the freeway coming from Hurricane or maybe Cedar City. This seems to meet all of the qualifications. We have to get this contract ratified with a zone change or I really can't find any other parcels. This is really the last one. I think we will give up if we don't get this one.

Commissioner Kemp – That's the second time you've made that proposal; that you would give up.

Craig Cook – Yes, I know that, but that was shall we say a preliminary deal compared to now. I've spent 2.5 months since that meeting, so I'm pretty sure of this.

Commissioner Fisher – Thank you. Do we have any questions for the officer?

Commissioner Kemp – Would you say that the 60 dogs and roughly 30 cats is an average month? Or is that high/low?

Captain Curtis Spragg – It's fairly average, it might be a little bit high but on average we are about that busy. Another thing I'll bring up, in this past month we ended up with 7 guinea pigs and a ball python, but they all got adopted out. Not many people come to the shelter looking for a guinea pig, so it's another great resource to help adopt out the non-traditional animals.

Scott Sandberg – Again, I am not opposed to this project I think it's a great project. I think it was superb. But what I am opposed to is that if you're gonna change your rules for dogs and cats, let's change them for people too. We wanted to put apartments there and we were rejected because it had to have retail, and that's our opposition. If you change this for them, you better work with us. Thank you.

Kelsie Watters – I've lived in the St. George area my whole life. I'm now the clinic manager at the existing Humane Society of Utah Affordable Spay/Neuter Clinic, and I was very excited to hear HSU was going to be expanding into Washington County. In the time that I've lived here I've volunteered at various shelters and rescues in the community and I've seen what a great need we have, that's been illustrated by the officer and Kris Neal and even some of you. I think we've established there really is a great need for this service; and even expanding to be able to offer additional services in the area. But I wanted to state the importance of having a centrally located and easily accessible location for people in the community. The people that we primarily serve, we work with the shelters and the rescues regularly, but as far as community members and people go, they are primarily lower income families that cannot afford services that are charged for at other full service veterinary clinics. We're able to offer affordable services because we are funded by donations, so we can use those donations to offset the costs of spay/neuter, which allows us to be able to reduce the overpopulation issue in the community, and rather than always having to have

that done through the shelters and the rescues, families are able to take care of that themselves because they are able to access our affordable services. Since opening the clinic last September, we've had so much gratitude coming from the community members. We have had a lot of support and appreciation. We do constantly receive additional requests for services that we aren't currently able to offer at our current location, which we would only be able to offer if we were able to expand into our pet resource center. And again the importance of having something centrally located with lower income families and people it is a burden to have to drive really far, or to spend the gas and time out of work to utilize those services. So, my concern is that if we were in the outskirts, more difficult and further to reach, that many of the people who need our services most wouldn't be able to utilize those services. And also we wouldn't be successful in the community. And hearing the support and the need for our services, I don't want us to be setup for anything but success to be able to continuously help the community, and I'm worried if we are in a difficult to reach location that we won't be able to stay open long term and be a presence in the community long term. Additionally, staffing as a manager I know how difficult it can be to staff a clinic and pet resource center; and I know the further people have to drive/commute the less likely people will be willing to work at that location. Additionally, I want to make it really clear that we do help animals, certainly, but we also help people. And that really what we're here to do is to help people be able to keep their pets in their home, through pet retention services like Craig mentioned, and be able to relieve people who can't normally afford services. I can't tell you how many people we've seen in tears of appreciation, for the help we've been able to supply to them. The great jobs that will come here, because the pet resource center will have many jobs and it's a great place to work. To address some of the concerns that were mentioned, everything will be soundproofed, we could not work in a building with animals if it wasn't soundproofed. And we also will use the most up to date modern planning with the whole purpose to reduce stress and reduce barking. There's not going to be any barking that anyone could hear from the outside of the building. Animals will not be outside unsupervised, not planning to have any indoor/outdoor outside kennels. Barking really shouldn't be an issue. I'm sure Mike can address any questions or concerns about noise.

Commissioner Larsen – How long of a wait do you have for a spay or neuter appointment right now?

Kelsie Watters – Right now, not too far out. We do tend to book out further on female dogs, but usually cats we can get it pretty quick and dogs usually with a week or two.

Commissioner Larsen – So do you think people are having a hard time finding you? Aren't you on Sunset right now?

Kelsie Watters – Yes. We have a little bit of a difficult situation because we're in a building that's tucked back from the road. So even though our address is Sunset Boulevard, there's a vacant building that blocks us from view from the street, so that has been a challenge that we've tried to overcome. But even St. George Boulevard is fairly centrally located verses being out in an industrial area. We're surrounded similarly by commercial places right now.

Vaughn Maurice – Executive Director of Humane Society of Utah, thank you for letting me talk for a minute. The reason that the location is so vitally important really comes down to

the business planning and staffing and volunteers. Last night I was at our annual volunteer recognition in Murray where we recognized the 655 volunteers that put in time this past year. That number was actually a bit lower than the prior year given COVID. Why is that number important? We have so many volunteers in Murray because it's really easy to access, people can get there quickly. They're within 5 or 10 minutes of the facility. If our facility is on the outskirts of town it makes it very difficult for volunteers to get there. I have over 650 volunteers and in Murray I had 94 employees, so I really have about 6/1 volunteers to paid staff. It's really important to have a central location. Our business model is a little tricky, when I say I work for a non-profit, in reality I to bring in \$4,000,000.00 a year in donations and another \$4,000,000.00 a year that comes in through our services. Our services are deliberately priced much lower than the going rate because we target and aim to help people that are in need, people that can't afford regular vet services. So we want to be able to make sure that everybody can get their animals spayed and neutered and get them vaccinated. And we have our prices deliberately low because of that, because of that reason about 50% of our budget has to come in through donations. And how does that happen? A great central location. In our facility in Murray probably 8 out of 10 people that walk through there are just walking through there because it's a great place to visit. They want to come pet the cats, they want to look at some dogs. They don't even come in with the intention of adopting at all. They come in because it's an enjoyable destination. They happen to be out and about and want to bring their kids there to go do something. That's a really great thing, and then on their way out make a donation to fund us. That's how we're able to survive. The other interesting thing about the 8 out of 10 people that arrive saying they didn't come to adopt, about 1 in 3 leave with an adoptable animal. People are coming in and buying animals. We're losing money on the deal, but it is a retail transaction. Everything we do is retail in fact, adoptions, vaccinations, spay/neuters, summer camps, etc. Last week I had the opportunity to go around the current businesses right around this location and I was met with nothing but enthusiasm. Everybody I talked, managers, assistant managers, were really excited about the possibility of us being there, and we talked about with the CAL-Ranch folks the possibility of partnerships, and with the rock climbing folks the same thing, so it's something that the immediate neighbors are really excited about.

Chair Draper closed the public hearing.

Commissioner Kemp – I have several concerns. Obviously, money is not a problem for this organization, they've got plenty of resources. This is one of the most expensive pieces of property in the city of St. George, as far as I know. I did some research on the facility up in Murray; it's sitting in the middle of an industrial zone. All the property all the way around it for at least 1,000 feet is zoned manufacturing. All the uses around the facility are storage, warehouse, vehicle storage, things like that. I am not opposed to having this facility. I want this facility in our community. I want to find the right place for it. Other reasons why I'm opposed to it being on this location, a lot of the money that the city of St. George collects comes in through sales tax and through property taxes. This facility, once it is built, if it is a 20,000 sq. ft. facility 4 or 5 million dollars, I'm sure the architect can speak to those numbers, they will pay zero property taxes at that location, because they are a 501(c)3 non-profit. That location could have retail, which I think is why staff or Mr. Sandberg has been pushed back against for uses because they recognize that C-3 is a pretty sought-after zone in our community, and I'd like to see us maximize the benefit of that C-3 zone next to all of those other retail uses. This facility doesn't create any ongoing benefit for the city of St.

George, financially. From the pet standpoint, yes they do, they are going to help our shelter, take a bunch of load off of that, but they can do all of those things 1,000 or 2,000 feet southeast of there in the Millcreek Industrial Park. It's roughly the same distance from the freeway, its not hard to get to, and there's property available there that they could buy. Those are the reasons why I am concerned about this location.

Commissioner Fisher – My question then to you would be, I think it's clear there are better locations, but they don't have those locations. We could always suppose they'll get them, but I don't know and I would think that if there really were some just down the street on 3050 East that that would be ideal, and they haven't gone there. I think the real question is, is this a good location? If we did comparisons all the time, we'd never put anything in, because there's always a better location. And we have private property rights that people can decide what they want to do, and then the question for us is just simply, in this location is this a good use? Does it make sense? I'm always cautious about saying there's something better because in ten years, I can't think of anyone that I haven't thought there's something better. That's my only concern with that. And I think that's what I'd like to hear from everybody is, in this location, given everything that's surrounding it and what we've heard. Now there's still some unknowns, we don't know really how soundproof everything is. I haven't been in their facility. I know we talked about sending Wes up, didn't we?

Commissioner Kemp – I actually drove by the facility last time I was in Salt Lake, and that's why I know that exactly what is all around them. It is a beautiful facility and if you look at the pictures of the other facilities that their architect is drawing, I mean those are phenomenal. Which leads me to my comment about resources is not a problem, they can build what they want and they're going to get the donations, those are going to come in. That's the new thing in our culture now is take care of your dogs, take care of your pets.

Commissioner Fisher – What about sound?

Commissioner Kemp – Sound is, I'm concerned. 220 feet to the south of this property you have about 40 townhomes. It was a weekend, on a Sunday, I didn't stop and get out.

Bryan Pack – Nathan, I also drove past it and got out and walked around and didn't notice any negative impact on either sound or smell. I was only there for 10-15 minutes just walked around, I didn't go in I was just outside the facility in the parking lot.

Chairman Draper – I was at a facility in Virginia a couple of months ago after this, and walking inside, there were some dogs I could here in the distance, but outside I could not hear any. And it was an older facility actually. I would hope they have new soundproofing and air filters and so forth now, which apparently they seem to have. So, I don't know if that to me is a major deterrent. You hate to lose some of the tax value, as Steve was mentioning. The location to me doesn't seem that bad. There are negatives and positives to every decision we possibly make, and this is going to be kind of a tough one. I wish we made the right decisions every single time.

Commissioner Andrus – For me I think one of the most compelling arguments for this location is access for volunteers and for low-income families where that might be an issue

drive further or to be further away. It's like, not that you would take your dog on the bus necessarily, but for volunteers there is a bus stop right there. As a transportation person I can recognize that is a difficulty for people sometimes and so having that access to be in a place where it's fairly bikeable from a lot of places. You can walk there from a lot of places. You can get there from a bus. To me, for volunteers and for somebody that might not have a car or who might be worried about gas prices at the moment, that's a bonus for that location. Just the ability to get there from a lot of different way but also in a lot of different ways.

Commissioner Larsen – Are pets allowed on the City SunTran buses?

John Willis – I'm not sure.

Commissioner Larsen – That brings up a lot of discussion, when you say volunteers when you look at the west side of St. George you could say the same thing, those people are going to have to come clear across town.

Chairman Draper – Well and right now in St. George “clear across town” isn't that far.

Commissioner Fisher – We talked about a field trip up to Salt Lake but next time we do a field trip to Virginia, I want to go with them.

Chairman Draper – If there are no other questions or concerns, I will ask for a motion.

Commissioner Andrus – I just want to add to, sorry this is not a motion, just another thought. That something I also think is important to me is the fact that its going to come back with any outdoor uses, so we can see those before they're approved.

Chairman Draper – Right now we're just approving the zone.

Commissioner Andrus – But the use is with limited outdoor use right now, and so we would see, I guess, anything so it's zero. I think that's a good thing for us to be able to see that.

Commissioner Fisher – If we put a period, it would be zero until they come back in.

Commissioner Kemp – If we approve this use, we would want them to be able to have outdoor uses. Do you want to be able to walk the dog?

Commissioner Andrus – I would think so. Yes, I like the idea of being able to, as far as fencing and walkways it would be good to see.

Chairman Draper – But we would approve that, we would approve which side of the building it has to go on, if we think that the one they are giving us is the wrong side of the building and so forth, because they have to come back and so we can drill them really hard.

Commissioner Fisher – I guess that begs the question, what are the concerns about this use being there? We've heard noise.

Chairman Draper – I think some of them would be the outside use, where its going to be, where its going to go, what hours of operation do they have with dogs outside?

Commissioner Larsen – One of my concerns with the elementary school so close by is that going to, I mean the students are supposed to stay within the limits but not wander off property, but my kids would always tract to a dog.

Commissioner Fisher – You would think that it would be an attractive nuisance.

Commissioner Larsen – I do.

Chairman Draper – Okay, I'll still ask for a motion.

MOTION: Commissioner West, I move to make a motion to recommend a consider request to change the zoning from C-3 to PD-C which is number 2b, to allow the Humane Society of Utah to build a state of the art pet resource center in this location on 2860 East 850 North.

SECOND: Commissioner Fisher

Commissioner Fisher – I do have a question. Are you suggesting that we are simply approving a use a PD-C use not the state of the art all of that. Just the uses that have been presented without any modification to them, or would you consider modifying it as stated that would remove all outdoor use allowed under this approval? Does that make sense? So would you consider amending it so that the language states animal hospital and veterinarian clinic including care for dogs, cats, rabbits, chickens and small animals only provided conducted completely with enclosed building with up to 150 animals. And then the same thing on paragraph two, ending after 150 animals period. And removing the references to and limited outdoor activities be approved with the PD-C site plan?

Commissioner West – I'm personally not concerned about the outdoor use.

Commissioner Fisher – Okay.

Chairman Draper – Your second still stands?

Commissioner Larsen – Can we discuss this a minute, because I feel like with veterinarian clinics that since they've come in we've made them have covered, we've made them do that as a part of their conditions, no? To have covered areas for those animals so they're not out in the sun.

Commissioner Fisher – We can still do that, I'm just wondering about what we're approving tonight. What your motion is approving. So you're saying it's okay to leave it with outdoor activities to be approved with the PD-C site plan?

Commissioner West – Yes.

Chairman Draper – Which we could control a little more when they come back.

Commissioner Fisher – Alright then, I'm not sure if it's too late to retract the second? I wanted to get to a question on the motion, but I don't think I can.

Bryan Pack – You probably shouldn't, John has a comment here.

John Willis – I think the ordinance itself and the use itself already dictates that it has to be approved with the site plan. So whether you put a period there or not, they can't override the ordinance which states that limited outdoor activities to be approved with the PD-C site plan.

Commissioner Kemp – So whatever is approved per that code, has to have some outdoor activities?

John Willis – No. It says limited outdoor activities be approved with the PD-C site plan, and so right now there's no outdoor activities approved until/with the PD-C site plan.

Bryan Pack – And I would agree that this language here is simply deferring that decision to a later date, it's not authorizing anything specific, it's just deferring that.

Commissioner Kemp – But you can't deny it. We can't in the future say no outdoor, everything has to be indoor? Correct?

John Willis – If they come forward with a site plan and it's deferring the outdoor use, and so at the time the site plan whatever concerns brought up with the outdoor use aren't mitigated with the site plan, then the outdoor use you can choose whether to approve it or not approve it.

Bryan Pack – If you have a rational reason or rational basis for denying an outdoor use, the City Council will have the ability to do that based on your recommendation.

John Willis – When this was added in, the idea was that the outdoor use would have to be looked at as part of the site plan to determine whether or not it was appropriate. That that use alone would not automatically give them that outdoor use, that they wanted to see that additional information with the site plan to ensure that it was appropriate.

Bryan Pack – I think the policy behind that is you'll have more information in front of you to make a decision at that point. At this point there is no information as to what its going to look like in any detail.

John Willis – And we didn't want to secure the outdoor use with this use being approved only.

Chairman Draper – Thanks John, Okay the motion and is the second still?

Commissioner Fisher – I can't retract it?

Bryan Pack – He can't retract it, he could vote no if he wants, but he cannot retract it.

ROLL CALL VOTE:

AYES (3)

Chairman Ray Draper

Commissioner Emily Andrus

Commissioner Elise West

NAYS (3)

Commissioner Nathan Fisher

Commissioner Natalie Larsen

Commissioner Steve Kemp

Bryan Pack – Continue your discussion. I suspect Nathan would have a suggestion on a motion maybe he could support.

Commissioner Larsen – I think I'm super conflicted because I think the Humane Society is needed is necessary. I don't think there's going to be a perfect location. I do feel like that is a very commercial area with a lot of just traffic from the neighborhood going back and forth on that street. I don't understand the I-15 corridor necessary because I think people who love pets are going to find pets. I am an animal lover, so I do see the need for it, but to Nathan's point I don't know where the perfect location is but I do think in that Millcreek area is a great location. I don't think it's too much different than this commercial spot right here. But it is necessary and they do a great service. So that's the conflict.

Chairman Draper – I still think it's a good place for it, the thing I don't like is that there are no taxes involved. We don't get a lot of income at all whatsoever from it, but there are pet stores and so forth in the regular commercial areas where I don't know if this is a whole lot different. I think this is probably more controlled than some of the pet stores would be. So, you're danged if you do and danged if you don't.

Commissioner Kemp – We collect sales tax from for profit businesses.

Chairman Draper – Yes, we do. But that's why I said my big concern was that we're not getting any taxes from it, which I totally understand. But I think that the city needs one of these desperately here.

Commissioner Kemp – I agree completely, I just think that this is a 2.3 acre parcel that should be something that generates a whole bunch more tax, like Costco or Sportsman's Warehouse or a something like a retail business with a lot of traffic. That's what it feels like to me should fit here.

Commissioner Andrus – Nathan will you explain your thoughts just on the limited outdoor use part?

Commissioner Fisher – It's a combination of things, that's where it starts. My problem is, as much as I hate to suggest to the applicant to come forward with everything, I'd rather see everything before approving the use. Just so we can. I struggle with piecemealing it.

Commissioner Kemp – I do as well because if you approve the use, I want to see outdoor use. I think that outdoor, there need to be dog runs or something outside, because that's what this facility requires. Its like saying you can have a gas station with no gas pumps, it doesn't work.

Chairman Draper – I would think that it would cost the applicant a considerable amount of money to do all the drawings and everything without knowing that they could even possibly go there. That's a real concern, and I don't think it's fair to the applicant to spend a couple hundred thousand dollars on designs and we come in and say well sorry we don't like the spot.

Commissioner Fisher – I agree, that's why I said I'm having a hard time. But that's my concern.

Chairman Draper – We do have the ability when they come back in with their plans to approve or disapprove it at that time.

Commissioner Larsen – They've spent the money though, at that point.

Chairman Draper – Well, yah, they know they can have it, but there's ifs, ifs, and ifs, and they've heard a lot of your concerns already tonight.

Bryan Pack – Two thoughts, when it comes back if you approve the use tonight and it comes back you still have to have a rational basis for your decision, you can't be arbitrary in saying no at that point, so there is some entitlement granted tonight. Second comment is, you are a recommending body, this goes to the City Council and so you are not the end of the story on this particular application. It probably would be good to do something tonight so that the City Council can be the final arbiter on this issue.

Commissioner West – So I'm a business owner, I've had a business for three and a half years and ended up closing it due to COVID. I'm now reopening, currently looking for a location for four months solid, so I understand and I appreciate the difficulty in finding a location. And I also appreciate Commissioner Kemp's comments on the taxes. I still feel like it is a good location and a I agree with Bryan; we're not the deciding body here so I'm still approving it and still think that it's a great location. And then after, if it is approved tonight and it goes to City Council and then we can discuss further as far as the specifics.

Chairman Draper – It will go to City Council whether we approve it or deny it.

Commissioner Kemp – I have a question for Bryan. Honestly, I think the perfect design for this if it's going to be on this location is a central courtyard or a U-shaped building that everything's all of their stuff is handled facing their own facility. My question is, can I make that part of a motion?

Bryan Pack – Yes, you can make that part of your motion tonight. There is nothing that would stop you from doing that. Unless John says something.

John Willis – So, your motion would be to recommend approval for this use with the condition that an internal courtyard be provided with the site plan comes before? You could do that, but you still would not be approving the outdoor activities because the ordinance specifically says that the outdoor activities is approved with the site plan. And so, you could make that condition, you can suggest it, yes.

Commissioner Fisher – If you're prepared to do that, and that's really ultimately the issue is, does this use make sense, regardless of what the building is going to be? Because we can still decide and put conditions on that building that it's soundproof that you can't hear anything 10 feet outside of it, whatever. We can put lots of conditions on the building. It still comes down to that same question, does it make sense. Is this a good use for that area, if so, then go for it and you can deal with your interior courtyard and make that happen on the next level. That's really I think the question, does it make sense?

John Willis – If you can make the justification that with an outdoor courtyard, that use makes sense, that's the question, is does that use make sense. And you can regulate those things when they come forward with the site plan and the building elevations at that time. But that is the question. If there is a design that you believe makes sense for that use, then you can make it work, then the use would make sense.

Commissioner Fisher – And that's why I asked the question, what is it we are afraid of, what are the concerns? Noise?

Carol Davidson – Quick comment, it was in your packets, but I didn't say anything about it, they do plan on doing a block wall around the entire property.

Chairman Draper – Make a motion?

MOTION: Commissioner West I'm going to make a motion again to make a recommendation for #2b consider a request to change the zoning from C-3 to PD-C to allow the Humane Society to build a state of the art pet resource center with a condition that we will make recommendation that it is an enclosed courtyard to reduce sound.

SECOND: Commissioner Fisher

ROLL CALL VOTE:

AYES (4)

Chairman Ray Draper

Commissioner Emily Andrus

Commissioner Elise West

Commissioner Nathan Fisher

NAYS (2)

Commissioner Natalie Larsen

Commissioner Steve Kemp

Motion Carries recommend approval.

3. ZONING REGULATION AMENDMENT (Public Hearing) Legislative

Consider a request to amend portions of the City zoning ordinance, Title 10, as it relates to the minimum floor area of homes. The applicant is the City of St. George, and the application number is 2021-ZRA-006. (Staff –Dan Boles)

Dan Boles presented the following: This is the regulation that we have right now, we're proposing to add item #3 in blue and also this to the table in the PD-R Section. A smaller floor area than those listed above may be requested as part of a planned development zoning request and then the table we're adding floor areas smaller than that required in 10-7-6f of this title would be a permitted use. Since that time we have added a little clarifying language in red would be added as well, after Bryan reviewed it, just clarifying that is the residential planned development and then pursuant to chapter 10-7-6f of this title.

Commissioner Kemp – So I can't do tiny houses next to the Humane Society?

Dan Boles – If it's a PD-R you could.

Bryan Pack – That is the intent of the red there, its to make sure its residential.

Dan Boles – So that is the request. That is the proposal, if you have any questions, I'm happy to answer them.

Chairman Draper – Questions?

Chair Draper opened the public hearing.

Chair Draper closed the public hearing.

MOTION: Commissioner Kemp I would make a motion that we request that we suggest approval of item 3 Zoning Regulation Amendment to allow for smaller square footage of homes.

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 (2) lot commercial subdivision known as Sparkle and Shine located at the northwest corner of the intersection of Stardust Drive and Dixie Drive. The property is 3.84 acres and is zoned PD-C. The applicant is LR Pope Engineering, representative Ried Pope. Case No. 2021-PP-028. (Staff – Wes Jenkins)

Wes Jenkins presented the following: General Plan shows this as commercial. So here's the area, here's the city cemetery, 1600 South Dixie Drive. It's basically creating two lots. I've had a lot of questions on the strange layout of that lot. It's basically the remnant of what they wouldn't need for what they are proposing here. The city is looking at purchasing that to extend the Cemetery to that location, so if that's the case it wouldn't require cross access. As you can see this lot right here would get access through this lot 1 here. If the city chooses not to purchase this then they'll have to provide cross access for this lot to get access to a public road.

Chairman Draper – Any questions for Wes? Any concerns?

MOTION: Commissioner Kemp I make a motion Mr. Chairman that we approve item 4A, recommend approval of item 4A to the City Council.

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

- B. Consider a request for a twenty (20) lot residential subdivision known as La Entrada located approximately at the intersection of Magatsu Drive and Snow Canyon Parkway within the Entrada development. The property is 8.43 acres and is zoned PD-R. The applicant is Civil Science, representative Brandee Walker. Case No. 2021-PP-029. (Staff – Wes Jenkins)

Wes Jenkins presented the following: Density is 2.37 dwelling units per acer and zone is PD-R. So here is where it's located, Snow Canyon Parkway zoned PD-R. This is the site plan with their access aligning with access over here. There will be a little change when this is finally platted. We noticed that this setback at the corner is only 10 feet, the ordinance has changed, this is a proposed private road again because it's part of the Entrada development, and all their roads are private. It used to be that you could have a ten foot setback off of a private road, however that's changed its now 15 feet, they were unaware of that. This is 20 feet here to these lots so more than likely they'll shift that road there 5 feet. But they'll have to address that prior to going to City Council to make sure it complies. This is a regional sewer line right here that runs right through their property on the westerly side of the property and the southwesterly side. They are working with staff right now, they cannot find an easement recorded for that sewer line so staff is working with them to get an easement for that sewer line so the city can continue to own and maintain that.

Chairman Draper – Any questions to Wes? Ask for a motion.

MOTION: Commissioner Fisher I move that we recommend to City Council approval of item 4B a twenty (20) lot subdivision La Entrada.

SECOND: Commissioner West

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

- C. Consider a request for a fifteen (15) lot residential subdivision known as Riverbend Estates at Sunbrook located on the north side of the intersection of Lost Creek Drive and Box Canyon Drive in the Sunbrook Development. The property is 7.35 acres and is zoned PD-R. The applicant is Rosenberg Associates, representative Jared Bates. Case No. 2021-PP-030. (Staff – Wes Jenkins)

Wes Jenkins presented the following: Density 2.04 dwelling units an acre, zoning is PDR, part of the Sunbrook development. General Plan is LDR. Here is the Santa Clara wash right through there. This yellow line represents the border between St. George and Santa Clara. Flood plain and flood way is right there, so everything is outside of it as far as the lots go. They are within the erosion hazard boundary; I did talk to the engineer they have actually installed some erosion protection back before the recession hit. Anyway they still will be required to do a study to ensure that what they have installed meets City ordinance for mitigation, and if not what needs to be added to what they've already installed so that will be a requirement. They are providing these little access easements to the wash so the city can get in to maintain the wash during flood events, etc. We've asked them for that, which they've done.

Chairman Draper – Is there any questions for Wes?

Commissioner Kemp – What is the, it looks like a pond of some kind, to the north if you look at the aerial? Is that a some kind of, just off the northwest corner?

Wes Jenkins – I think it's just a field, isn't it? Yes.

Chairman Draper – Any questions comments? Ask for a motion.

MOTION: Commissioner West I move to make a recommendation for #4D consider a request for thirty-four (34) lot residential subdivision known as White Hills oops sorry, wrong one. Consider a request for fifteen (15) lot subdivision known as Riverbend Estates at Sunbrook, located on the north side of Lost Creek Drive.

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

- D. Consider a request for a thirty-four (34) lot residential subdivision known as White Hills located on the south side of White Dome Drive at approximately 1400 East within the Southern Hills Development. The property is 9.25 acres and is zoned R-1-7. The applicant is Development Solutions Group, representative Ryan Thomas. Case No. 2021-PP-031. (Staff – Wes Jenkins)

Wes Jenkins presented the following: Density 3.16 dwelling units an acre, zoned R-1-7. General Plan shows this as MDR. Here it is Southern Parkway here, White Dome Drive there, as you may recall they came forward and did that master plan layout of all the PD areas so this is one of them you've seen as far as the zoning and the preliminary plat. You'll see the access comes through that lot to a public road, so obviously this road would have to be dedicated and improved prior to this subdivision platting because that would be their access. And then this is their layout right there.

Commissioner Larsen – Wes, it looks like the roadway is to connect to the next subdivision. Is that true? On the east side?

Wes Jenkins – Yes.

Commissioner Larsen – I like my neighborhoods connected.

Chairman Draper – Any other questions for Wes? Ask for a motion.

MOTION: Commissioner Andrus I'll make a motion a that we recommend approval of item 4D a preliminary plat for a thirty-four (34) lot subdivision at White Hills.

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

- E. Consider a request for a forty-six (46) lot residential subdivision known as White Canyon located on the north side of White Dome Drive at approximately 1400 East and White Dome Drive. The property is 14.731 acres and is zoned R-1-7. The applicant is Development Solutions Group, representative Ryan Thomas. Case No. 2021-PP-032. (Staff – Wes Jenkins)

Wes Jenkins presented the following: Density 3.14. This one is on that north side of White Dome Drive, again you've seen the zoning and preliminary plat on this one. Their access for this one comes through here, and also the cross connection to the existing subdivision there to the east. And then they have an area of open space that they are going to leave open.

Commissioner Kemp – The detail that's on next page that talks about channel, where is that?

Wes Jenkins – I'm assuming it's this right here because you're against White Dome area, so I'm assuming it's collecting the drainage off the White Dome and taking it down to this area right through here where it will be detained and then eventually drain out to that roadway.

Chairman Draper – Any other questions for Wes. Ask for a motion.

MOTION: Commissioner Larsen I'll make a motion to approve item 4E a preliminary plat for White Canyon.

SECOND: Commissioner West

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 May 25, 2021, meeting.

MOTION: Commissioner Kemp I actually read the minutes and I'll make a motion that we approve them, as is.

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

6. CITY COUNCIL ACTIONS

John Willis the Community Development Director will report on the items heard at City Council from the May 20, 2021, meeting.

1. 2021-ZC-035 Desert Garden Cove – Tabled.
2. 2021-HS-003 Desert Garden Cove – City Council ended up tabling the item, they want to see a cross section of landscaping plan for that hillside. That’s the one over on Valley View right next to that LDS church. They wanted to see a little more detail on what they are doing with that hillside. We’re still waiting for that information to be submitted to staff.
3. 2021-ZRA-005 10-13E-3 Historic Preservation Commission – Approved.
4. 2021-CUP-007 Dixie Center Townhomes – Approved.
5. 2021-ZC-038 Creekside Commercial – (BLM office Dixie Dr/Canyon View) – Approved, the uses and modified/scaled it down more to say office.
6. 2021-ZC-049 Southern Hills East – Approved.
7. 2021-ZC-039 Quality Park/Millcreek Industrial-Rezoning from M-2 to M-C – Approved.
8. 2021-ZC-041 JMB Commercial - Off Sunset M-1 & C-3 – Approved.
9. 2021-PP-027 Red Cliffs Temple – Approved.

If you noticed, our reports are now including “possible motion” language at the end of the staff report. The planning commission may read and insert any conditions or read it as is. We thought this could help the planning commission.

Chairman Draper – Does anyone want to make a motion to adjourn?

7. ADJOURN

MOTION: Commissioner Fisher made a motion to adjourn at 7:02 p.m. 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
