

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

Public Notice

PRESENT: Chairman Ray Draper
Commissioner Emily Andrus
Commissioner Steve Kemp
Commissioner Elise West
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 Carol Davidson
Planner III Mike Hadley
Development Office Supervisor Brenda Hatch

EXCUSED: Commissioner Nathan Fisher
Commissioner Natalie Larsen

CALL TO ORDER/FLAG SALUTE

Chair Draper called the meeting to order at 5:02 pm. Commissioner West led the flag salute.

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

- A. Consider a request to change the zone from R-1-10 (Residential Single Family, 10,000 sq ft minimum lot size) to PD-R (Planned Development Residential) on approximately 34.26 acres located south-east of the Gap Canyon Pkwy and 1790 West intersection. The applicant is proposing 500 units on the property. The applicant is RueCo, LLC and the representative is Mark Garza. The project will be known as PA-1 Multi-Family Project. Case No. 2021-ZC-048 (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – The property abuts the City boundary. The General Plan suggests medium density residential and a portion open space. They will be keeping that portion open space. Because of the Divario Development agreement they are allowed higher density. You can see in their site plan they are proposing 500 units, 17 of the buildings are 24 - plexes. They will extend Gap Canyon Drive to the end of their property. Sky Rocket Road will extend from Gap Canyon to Canyon View Drive. The bulk of the traffic are likely to use Sky Rocket which extends from Gap Canyon up to Dixie Drive. There are also 4 and 8-plexes. They are proposing amenities, a dog park, a perimeter trail. There

are 92 units townhomes, and the rest are stacked apartments. They will meet the parking requirements in the City Code. They have met the code for open space, they have also met the requirement of 1000 sq ft of amenities. We will of course go through that with a fine-tooth comb with the Site Plan Review process. There is a parks and trails plan, Divario has set aside a significant amount for parks and trails. We are looking at 14.6 units per acre and falls within the requirement.

Commissioner Kemp – Has there been any progress made on bringing the property to the south into the City and getting Gap Canyon done?

Wes Jenkins – No, they submitted an annexation request, but it wasn't followed through with and we have not heard from them since, nothing that I know of is coming forward right now as far as annexation. We are working with Rogers to finish another access point to Divario.

Discussion continued on what roads will be finished and to what location.

Bryan Pack – It might be worth pointing out that this is consistent with the development agreement and in line with what the development agreement actually requires as far as density goes at these locations.

Dan Boles – Yes, that is an accurate statement.

Commissioner Kemp – So Divario as a whole came in and did a development agreement that said we can do this many units. So, the more we cluster the units together the more open space will be left versus just single-family quarter acre lots across the whole thing. It seems like we have been approving or looking to approve a lot of these more dense projects. Where is the open space that we are getting from that?

Dan described the green area shown on the map in his presentation.

Discussion continued on where the open space is.

Mark Garza – Dan did a great job of explaining our project. Wes did get us in touch with the property owner to the north and we are working that out. As Dan mentioned we do have our own open space and amenities we are forward with the project. There will be an 8 -10-foot asphalt perimeter trail surrounding the development and we will tie into whatever trails are near it. There is about 25 ft of an elevation change between the townhomes and the apartments. The townhomes are going to have a great view.

Commissioner Kemp – What this looks like to the southwest will be a big deal to this body, to the City Council and the residents. It would be good to go out and get some drone data to show how the project will be seen from different angles. The more detail you can give on that, the better.

Mark Garza – We appreciate the feedback.

Commissioner West – The hot button issue of the day is water, will there be plans to minimize the grass and perhaps have some solar?

Mark Garza – We expect it to be xeriscape, we know we are in the desert. We will work with staff on that.

Commissioner West – The two roads, the Gap Canyon and Sky Rocket, those have a strong possibility of being done either before or at the time of the completion of this project so there would not be just the Gap Canyon but the Sky Rocket?

Wes Jenkins – They will build that frontage right there and tie it into the existing roads. They will have the access through here and out Canyon View Drive. They will be required to build this road right here and then that south portion right through there, like he indicated, they are working with the other engineer as they want to build it now to try and do it as a project right now between the two property owners. That is their intention.

Commissioner Kemp – That being said the southern property is not in the City. That is the entire challenge that the Divario project is faced with. How to get people out.

Chair Draper opened the public hearing.

Christina Crandall – I'm in Las Palmas. I'm really glad I came tonight because I got to see a lot of details that I had questions about. I was really happy to participate in the survey for the 2040 St. George area. I think it feels essential to consider the values and the qualities that we love here. I am grateful there is a plan to keep the open space. I don't know if it includes the wetlands below Las Palmas, I hope so. I hope active transportation is considered with the development of Gap Canyon Parkway. Increasing the density is a concern to me. I think Las Palmas is at 339, this is a big complex, there have already been several large projects that have been approved here. In my mind maybe a transition zone would make more sense in that area.

Alice Lefler – I have been a resident of St. George for 11 years now, I love this area. We can't afford the continuing expansion because of our water issues. If we keep bringing people in here we are going to do ourselves in. We need to do a temporary moratorium on the expansion until we find a solution to the water problem here. It can only get worse; we don't know where our next drop of water is coming from. We have to stop the development temporarily until we get this resolved. If I have to move away because you want to bring I another gas station or 7-11 type store, we can't sustain it. We can't bring all these people in from California and Texas. We can't sustain 500 more people using the resources.

Chair Draper closed the public hearing.

Commissioner Kemp – Based on the parking chart, we show a total of 936 parking stalls, does that include the garages?

Dan Boles – There is a total of 1170, they are meeting the code.

Commissioner Kemp – There was a project that was going to charge extra for parking spots even though that was included in the parking, has that been addressed?

Mark Garza – We do not plan on doing that, we will put it in our CCR's.

John Willis – Code would not allow them to charge separately for the garage if the garage is being used to meet code.

Commissioner Kemp – The elevation of the townhomes with the garage and then 2 stories above it, how many units are in that building?

Dan Boles – There are two units.

Commissioner Kemp – So you would have a garage and then you'd have 2-story that is one unit sitting above it, so that building represents 2 units?

Dan Boles – So if they want it to be a 4-plex then they just add to the sides.

Commissioner Kemp – What are the heights of the buildings?

Dan Boles – 28 and 39, they both fall within the 40 feet max that is in the code.

Commissioner Andrus – I think Sky Rocket Road is really important, I think it would take basically all the traffic out of this complex. A general thought is that 500 apartments will use less water than 500 single family houses. I appreciate the thought given to xeriscape.

John Willis – I have seen figures that say for every increase in density by 20% the water efficiency increases by 10%. So, if you were to take this same number of units in quarter acre lots you would be using substantially more water just with the outdoor use. You could put a condition that turf be limited to non-ornamental, only usable grass for the purpose of recreation.

Dan Boles – I have had that discussion with the applicant, and they are willing to comply with that.

Commissioner Kemp – I just want to say that we think about the things Christina brought up. We do care about the water. I think we are doing everything we can to resolve the issue.

<p>MOTION: Commissioner Kemp made a motion to recommend approval of item 1A a zone change from single-family to PD-R (Planned Development Residential) on approximately 34.26 acres located south-east of the Gap Canyon Pkwy and 1790 West</p>
--

intersection with the following conditions: 1. The developers continue to work with the neighbors and Sky Rocket Drive is completed prior to final approval of the project or when they could pull any building permits 2. Any turf that is planted in the project will be specific to recreation, like playgrounds or things like that and it will not be ornamental in nature. 3. And that only xeriscape is used for the project.

SECOND: Commissioner West

ROLL CALL VOTE:

AYES (4)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Elise West

NAYS (0)

Motion Carries unanimous recommend approval

- B. Consider a request to change the Zoning from R-1-10 (Single Family Residential) to R-2 (Multiple Family Residential) to allow for three new units to be built. The property is approximately .41 acres. The project is located on West Bloomington Drive, east of 1144 and west of 1122, Bloomington Country Club Phase 11, Lot 29 (Please see map on back). The applicant is Sun River Bloomington Land, LLC and the representative is Scott McCall. The project will be known as Lot 29 Bloomington Country Club Case No. 2021-ZC-047. (Staff – Carol Davidson)

Carol Davidson presented the following:

Carol Davidson – This lot has been vacant since its inception. The applicant’s LLC was formed to maintain the golf course and keep it open; they are looking for a way to make some money to be able to do that. The general plan is medium density residential. There is open space, R-3 and a planned development next to the lot. The applicant felt that R-2 would be a good transition zone between the single family and the R-3. In discussing with the applicant, they realize that the 3 units they originally wanted would not fit. What we approve today does not approve the number of units. With R-2 the maximum number of units you could put on this lot is 3.

Chair Draper – I do sell to Sun River, but it will not affect my judgement one way or the other on this particular location.

Commissioner Kemp – Does that show two units?

Scott McCall – Yes.

Commissioner Kemp – Where is the access?

Scott McCall – There’s a circular drive there so that there is no backing into Bloomington Drive.

Commissioner Kemp – Have you considered a driveway in the middle?

Scott McCall – Yes, that was one of our options, but we were directed to this option.

Commissioner Draper – So did you consider another amount of units?

Scott McCall – We considered 6-plexes for this project and it has gotten whittled and whittled and whittled. But it didn’t fit, we looked at many different options, even last week we had 3 units here.

Commissioner Draper – I think we need something in that lot to finish off the road, something that transitions from the homes on one side and the townhomes on the other. I wouldn’t want to see six or eight units in one tiny area.

Scott McCall – There will only be two units there.

Bryan Pack – The maximum amount of units allowed with an R-2 and this square footage is 3 units, if they could make 3 units fit with all the other require

Chair Draper opened the public hearing.

Carolyn Knight and John Knight – This may have already been addressed, does the location that we are speaking about have already established single family homes on the left and Condos on the right? Is this Planning Commission aware of this area and what it looks like and the age of the properties? I am very concerned about putting that design, as lovely as it is into that area that is 40 years old. To put two or three units right in the middle of the properties that are there I would think that would devalue the properties. It shows the new cart path design and looking where the ends of those units that is still really close to the golf course. I’m just wondering if they will stay back far enough because errant golf balls go into that property.

Chair Draper closed the public hearing.

Commissioner Kemp – Initially I was concerned, having spent half of my life in Bloomington. You have got a lot of different styles of homes in Bloomington. I don’t think we can get into trying to match a time period. From what we know about the developer and what they are trying to do, I don’t mind it, I like it.

Commissioner West – I agree

<p>MOTION: Commissioner West made a motion to recommend approval of item 1B a request to change the zoning from R-1-10 to R-2 on West Bloomington Drive. SECOND: Commissioner Kemp</p>
--

ROLL CALL VOTE:
AYES (4)
Chairman Ray Draper
Commissioner Steve Kemp
Commissioner Emily Andrus
Commissioner Elise West
NAYS (0)
Motion Carries unanimous recommend approval

- C. Consider a request to change the zone from R-1-10 (Residential Single Family, 10,000 sq ft minimum lot size), R-1-12 (Residential Single Family 12,000 sq ft minimum lot size) C-2 (Commercial) to R-1-12 (Residential Single Family 12,000 sq ft minimum lot size) on approximately 9.782 acres located south of Southern Pkwy and west of Desert Canyons Pkwy. The applicant is proposing single family homes on the property. The applicant is Desert Canyons Dev Inc and the representative is Curt Gordon. The project will be known as Desert Solace Ph.4. Case No. 2021-ZC-051 (Staff – Mike Hadley)

Mike Hadley presented the following:

Mike Hadley – This is off of Southern Parkway; the general plan designates the area as residential. It is 22 single family units at 2.4 units per acre.

Curt Gordon – Thanks for being here. This is a continuation of phases we have done before here.

Commissioner Kemp – So this meets the overall development agreement for the project?

Curt Gordon – Yes.

Commissioner Kemp – What is planned for the commercial?

Curt Gordon – Just highway commercial, we don't have anything specific for it yet.

Chair Draper opened the public hearing.

Chair Draper closed the public hearing.

MOTION: Commissioner Andrus made a motion to recommend approval of Item 1C a zone change from R-1-10, R-1-12 and C-2 (Commercial) to R-1-12 at Desert Canyons, Desert Solace phase 4.
SECOND: Commissioner West
ROLL CALL VOTE:
AYES (4)
Chairman Ray Draper
Commissioner Steve Kemp

Commissioner Emily Andrus
Commissioner Elise West
NAYS (0)
Motion Carries unanimous recommend approval

2. ZONING REGULATION AMENDMENT

- A. Consider a request for a zone change amendment for Desert Canyons PD (Planned Development) in order to review elevations and site layout on approximately 12.43 acres located at Desert Canyons Parkway and Castillo Drive. The applicant is Desert Canyons Dev. Inc and the representative is Curt Gordon. The project will be known as Desert Providence. Case No. 2021-ZCA-049 (Staff –Mike Hadley)

Mike Hadley presented the following:

Mike Hadley – It connects into Desert Playa, the site plan layout is consistent with the already developed area. The general plan is residential.

Commissioner Andrus – Is Castillo drive, the southwest access going through to Desert Playa?

Mike Hadley – Yes.

Commissioner Kemp – Does Street 9 need to be finished with the project?

Mike Hadley – Yes and it will need to have a name.

Commissioner Kemp – Are they meeting the parking? And what about the amenities?

Mike Hadley – They do meet the requirement for parking. With this development and the next one listed they were required to submit the plans for Desert Canyons East Park, and they have done that.

Chair Draper opened the public hearing.

Chair Draper closed the public hearing.

MOTION: Commissioner West made a motion to recommend approval of 2A a zone change amendment for Desert Canyons.
SECOND: Commissioner Kemp
ROLL CALL VOTE:
AYES (4)
Chairman Ray Draper
Commissioner Steve Kemp
Commissioner Emily Andrus

Commissioner Elise West
NAYS (0)
Motion Carries unanimous recommend approval

- B. Consider a request for a zone change amendment for Desert Canyons PD (Planned Development) in order to review elevations and site layout on approximately 4.25 acres located just south of Desert Providence and east along Castillo Drive. The applicant is Desert Canyons Dev. Inc and the representative is Curt Gordon. The project will be known as Desert Reserve Ph.3. Case No. 2021-ZCA-050 (Staff – Mike Hadley)

Mike Hadley presented the following:

Mike Hadley – This is adjacent to the one you just saw. The general plan shows it as residential. There are 19 proposed single-family units, the density will be 4.47. The zoning is PD-R.

Commissioner Kemp – So this is just southeast of the one we just approved?

Mike Hadley – Yes. They share a property line.

Commissioner West – The pictures of the four homes that were shown, that one on the bottom right, is that, actually all three of them, is that parking for a motor home, trailer that kind of thing so they would be required to park them in the garages versus on the street?

Mike Hadley – Yes. And that is something we might ask them to clarify.

Commissioner Kemp – Governed by their HOA documents?

Mike Hadley – Yes.

Chair Draper – Because as far as the City is concerned, they could park them in the driveway so unless the HOA says different.

Commissioner West – I have just seen neighborhoods where they are parked on the street a lot.

Chair Draper – They would have to conform to City ordinance.

Curt Gordon – Just a clarification, these lots will probably not have RV garages on them. The lots that have the RV garages are much bigger than these.

Commissioner Kemp – So that shows the rock fall area and the desert reserve to the southeast. So there won't be anything built beyond that?

Curt Gordon – All the lots are outside of the rock fall area and the cliff face is going to be preserved open space.

Commissioner Kemp – So there probably won't be anything built southeast of this?

Curt Gordon – There will be, they are going to be a ways away.

Chair Draper opened the public hearing.

Chair Draper closed the public hearing.

MOTION: Commissioner Kemp made a motion to recommend approval to the City Council for Item 2B a zone change for Desert Canyons PD on 4.25 acres.

SECOND: Commissioner Andrus

ROLL CALL VOTE:

AYES (4)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Elise West

NAYS (0)

Motion Carries unanimous recommend approval

- C. Consider a Zone Change Amendment request to amend the site plan and building elevations of the Nichols Landing Commercial Subdivision (Formally known as Ventana Ridge Commercial Park) PD-C (Planned Development Commercial). The property is approximately 6.4 acres. The project is located at the southeast corner of the intersection of River Road and 2450 South Street (Please see map on back). The applicant is Desert Investment Group, LLC and the representative is Jared Madsen. The project will be known as Nichols Commercial Subdivision Case No. 2021-ZCA-052. (Staff – Carol Davidson)

Carol Davidson presented the following:

Carol Davidson – The general plan shows this as commercial. This was approved in 2018 as Ventana Ridge, no elevations were approved just the layout. With this change they are leaving lot 1 out of this zone change amendment. There will be a shared access between that parcel and these. Carol showed elevations of the buildings. Building F will be the only 2 story building. It will sit back against the existing residential. It will sit down low on the property, sunken down from the sidewalk. These are planned to be office type buildings. The use list for this northern portion does not include that last lot. They are proposing their original use list that they asked for in 2018. Council removed some of the uses from that list and staff recommends that you take the same uses out. Staff recommended removing 11 uses, you can see that in the packet. The applicant would like to keep the Automobile part sales, Telemarketing or call center and

Television or Radio Station. The reason why staff wanted to take out the Telemarketing or call center because of the required amount of parking. They currently meet the parking requirements for office. We would not be able to approve a business license if they cannot meet the required parking. They appear to meet the requirements; staff will go through that at the Site Plan Review level. We will be approving the new name, use list and elevations tonight.

Dave Weller – I bought this land in 2012, we tried to do all 18 acres as commercial. We went to the residents and agreed to make 7 acres commercial and the rest residential. We are almost finished with the residential. The south lot is part of it, but they are not ready to build so they don't have their elevations or site plan. They will comply with everything in the CCR's, they will come back through with a zone change amendment. Building F is not on River Road at all, it faces 2450 South it is two levels, but you will only see the upper portion from the street. The rest of the buildings are single story retail. The auto parts make sense in this type of retail. I think telemarketing would be fine here and I think we would have plenty of parking. I think that works in the office building; I don't know if it needs to be struck from the list if we comply with the parking down the road. We meant to submit the revised list with the redlines through it. There is a right in right out by the dentist office at that first unit.

Chair Draper – And you talked with the residents, and they are all aware it will be commercial?

Dave Weller – Yes, I built all of those and they are all aware.

Chair Draper opened the public hearing.

Bryce Aldridge – I am the dentist that owns that last part. That section that you talked about as a walk way through it is about a 15-to-20-foot elevation change, I don't think it will be easy to do. I'm all in for the right in right out. I have not agreed to match the architecture. I do like changing the name because there is another subdivision named that in St. George. We are building a 7,000 to 8,000 square foot building. I want to make sure that our parking is our parking and not used by the rest of the development.

Commissioner Kemp – You will be able to cross through their property with cross access and cross parking, they will be able to use the parking and you can work all that out with the HOA.

Bryce Aldridge – I understand that people are going to park wherever they want, but I would be concerned if he built a building that would need the parking all the time.

Bryan Pack – Are there CC&R's on your parcel at this point?

Kristen Aldridge – I think there are.

Bryan Pack – That could cover the parking issue.

Dave Weller – There are CC&R's on the property, there is similar architecture required.

Bryan Pack – A lot of that is a private matter and not appropriate for us to address here.

Mary Bird – I live just behind A & B, and I have to say that Dave Weller has been great to work with. The biggest question is change in elevation; will our view be blocked. We are wondering if they are putting another wall in and how tall will that be? How far are buildings A & B from the residential?

Chair Draper closed the public hearing.

Dave Weller – The other wall is already installed it is the rock retaining wall that supports the red brick wall.

Commissioner Kemp – What is the difference in elevation?

Dave Weller – The final grade is the level of the retaining wall. I think that the change in grade would be between 6 and 8 feet.

Commissioner Andrus – What do you guys think of the use list?

Parking calculations were discussed for the different types of uses.

John Willis – They would need to demonstrate any parking requirements with the business license, that may restrict the development in the future.

Commissioner Andrus – So my thought is to just leave Telemarketing and let the parking work itself out. It makes sense to me to take out the entire use of Auto parts, tire stores and oil change center because they are the same to me.

Chair Draper – I think we could leave Auto parts in.

Commissioner Kemp – Yes they are much cleaner than tire centers or oil change centers.

MOTION: Commissioner West made a motion to recommend approval of Item 2C a zone change amendment request to amend the site plan and building elevations of the Nichols Landing Commercial Subdivision approving the amended list but leaving in auto part sales.

SECOND: Commissioner Andrus

ROLL CALL VOTE:

AYES (4)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Elise West

NAYS (0) Motion Carries unanimous recommend approval

- D. Consider a request for a zone change amendment for Desert Color PD (Planned Development) in order to review duplex elevations and site layout on approximately 60.79 acres located East of I-15 and west of the Auburn Hills subdivision. The applicant is Desert Color St. George, LLC and the representative is Bob Hermandson. The project will be known as Regency at Desert Color. Case No. 2021-ZCA-036 (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – The general plan calls for residential in that area. The zoning is PD-R. This is plat A, plat B will come in at a future date. The hatched area is an amenity that you will see come through soon. It will be a clubhouse that will only be able to be used by this project. We are looking at 175 units. You will be reviewing the duplexes. The single family will go through on a plat only, not on a zone change. There will be a temporary private road that people can walk, look at the models and choose which ones they want. I know that the Desert Color DRC will make some tweaks to them before it goes to Council.

Bob Hermandson – This is an age restricted project, and we are excited because we haven't opened up this type yet. We have asked them to add a prominent feature to the entry. It will be a minor change.

Commissioner Kemp – How wide are the alley ways that access the garages?

Bob Hermandson – They are 20 feet, like all of our alleyways in Desert Color.

Commissioner Kemp – Are they public.

Bob Hermandson – They are private and will be maintained by the HOA.

Chair Draper opened the public hearing.

Chair Draper closed the public hearing.

MOTION: Commissioner Andrus made a motion to recommend approval of item 2B incorporating the conditions that the staff recommends in the packet.
--

SECOND: Commissioner Kemp

ROLL CALL VOTE:

AYES (4)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Elise West
NAYS (0)
Motion Carries unanimous recommend approval

3. CONDITIONAL USE PERMIT (CUP) ADMINISTRATIVE

Consider a request to consider a conditional use permit to develop a new commercial building. The project is located south on Auto Mall Drive, south of Black Ridge Drive, Commerce Point Phase 1, Lot 6. The applicant is Austin Atkins and the representative is Nina Raey. The project will be known as Longhorn Steakhouse. Conditional Use Permit Case No. 2021-CUP-011. (Staff – Carol Davidson)

Carol Davidson presented the following:

Carol Davidson – This development is off of Bluff Street. The zoning is C-2, we are here for the CUP because the entire development is over 20,000 square feet. The applicants are purchasing the pad, they will not be putting in the parking themselves. The owner will put those in, and they will surpass the required parking. There is pedestrian access already created off the trail to Bluff Street. The landscape around the edges will be done by the developer. We will make sure that they will meet all code requirements. The proposed building height is 27 feet. Since this is all one big project we look at the buildings to make sure they will fit in with each other. Staff recommends approval as presented.

Chair Draper – How do we know they will put in that parking lot?

Carol Davidson – When they present the site plan they will have to show the parking that is going in with it. The landscaping will also be checked during the site plan review.

MOTION: Commissioner Kemp made a motion to recommend approval of item 3 a conditional use permit for the Longhorn Steakhouse with the condition that the drive thru building located on the site plan on page 146 of the packet that is not found on the other site plans is removed prior to any approval by the City Council.

SECOND: Commissioner Andrus

ROLL CALL VOTE:

AYES (4)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Elise West

NAYS (0)

Motion Carries unanimous recommend approval

4. HILLSIDE PERMIT (HS) Administrative

Consider a request for a Hillside Development Permit on Netta's Knoll. The property was originally considered for hillside approval in 2005 and again in 2018 but to this point has not been developed. The property is generally located on the south-east intersection of Riverside Drive and Foremaster Drive. The property is currently zoned R-2 (Residential multi-family). The owner is Sierra Health Services. Case No. 2021-HS-004. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – I am going to do Item 4 and 5A together, they will need separate motions. The property is zoned R-2. This item came before Planning Commission and Council in 2002 with a high density apartment complex and then in 2017 they came back to hillside with 45 units on site and it was approved by hillside but did not go to Planning Commission and City Council. There will be a 30-foot setback from the ridgeline setback. They do disturb more than allowed in the categories. They requested the small outcroppings were not consistent with the entire site, hillside approved that, they felt they were not consistent with the site. There are some lots that need to be walk out basements because of the nature of the soils, they will be required to be built as walk out basements because they can't meet the factor of safety with fill on those lots. The Geotech indicated that they can meet the 1.5 factor of safety with minimal fill and walkout basements, we will have to verify that. They are proposing to use rock walls. They have provided renderings showing what the walls will look like. One of the concerns was that the walls blend in with the natural surrounding environment. Some of the lots get into where you are cutting right into the edge of the slope, there is a concern that they may push materials over the slope. We will require some type of fencing to keep the material where it should be. There will be a 60-foot road here. They will need to coordinate with the lot owner to provide access to the future commercial properties.

Commissioner Kemp – The property two the north are two parcels, correct?

Wes Jenkins – Yes, we saw a proposal where they bought both lots and they were going to come in and merge it, but they haven't done that yet.

Commissioner Kemp – Then they could push their stormwater out to the road?

Wes Jenkins – Yes.

Commissioner West – So there are 31 units?

Wes Jenkins – There will be 21 lots.

Commissioner West – So is there only one access?

Wes Jenkins – Yes. We allow up to 50 units with one access.

Commissioner West – So how does the fencing work?

Wes Jenkins – It will only be up for the construction portion; it is to keep the material from sloughing off over the ridge.

Commissioner Kemp – So is the City concerned about the public street? I know that this site has some soil issues. Is the City concerned with taking over those public streets?

Wes Jenkins – We will have to address that with construction drawings and look at what the Geotech report is saying to mitigate that.

MOTION: Commissioner West made a motion to recommend approval to City Council Item number 4 which is a hillside development permit on Knetta’s Knoll.
SECOND: Commissioner Anderson
ROLL CALL VOTE:
AYES (5)
Chairman Ray Draper
Commissioner Steve Kemp
Commissioner Emily Andrus
Commissioner Elise West
Commissioner Austin Anderson
NAYS (0)
Motion Carries unanimous recommend approval

5. PRELIMINARY PLAT (PP) Administrative

- A. Consider a request for a twenty-one (21) lot residential subdivision known as Knetta’s Knoll located at approximately the intersection of Foremaster Drive and Riverside Drive. The property is 17.51 acres and is zoned R-2. The applicant is American Land Consulting, representative Adam Allen. Case No. 2021-PP-039. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

MOTION: Commissioner Kemp made a motion to recommend approval of Item 5A a twenty-one (21) lot residential subdivision known as Knetta’s Knoll with the condition that staff work with the developer to make sure that the public roads that access the property, that the Geotech is rock solid and we’re not going to have any problems with public streets heaving or at least do everything we can not to and other comments from staff the walk out basements and the fencing that was mentioned during the construction phase.
SECOND: Commissioner Anderson
ROLL CALL VOTE:
AYES (5)
Chairman Ray Draper

Commissioner Steve Kemp
Commissioner Emily Andrus
Commissioner Elise West
Commissioner Austin Anderson
NAYS (0)
Motion Carries unanimous recommend approval

- B. Consider a request for a twenty-four (24) lot residential subdivision known as Thorn Tree Court Yards at the Ledges located at approximately 1550 West Ledges Parkway. The property is 6.68 acres and is zoned PD-R. The applicant is Development Solutions Group, representative Logan Blake. Case No. 2021-PP-036. (Staff – Wes Jenkins)

Wes Jenkins presented with no further comment.

MOTION: Commissioner West made a motion to recommend approval to City Council of 5B for a twenty-four (24) lot residential subdivision known as Thorn Tree Court Yards 1550 West Ledges Parkway.
SECOND: Commissioner Andrus
ROLL CALL VOTE:
AYES (5)
Chairman Ray Draper
Commissioner Steve Kemp
Commissioner Emily Andrus
Commissioner Elise West
Commissioner Austin Anderson
NAYS (0)
Motion Carries unanimous recommend approval

- C. Consider a request for a one hundred and twenty-three (123) lot residential subdivision known as Southern View PD located at approximately White Dome Drive and Southern Hills Parkway. The property is 16.13 acres and is zoned PD-R. The applicant is Development Solutions Group, representative Ken Miller. Case No. 2021-PP-037. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – This is part of the master plan that Brett Burgess recently did that you approved.

MOTION: Commissioner Anderson made a motion to recommend approval of this preliminary plat a 123-lot subdivision.
SECOND: Commissioner Kemp

ROLL CALL VOTE:
AYES (5)
Chairman Ray Draper
Commissioner Steve Kemp
Commissioner Emily Andrus
Commissioner Elise West
Commissioner Austin Anderson
NAYS (0)
Motion Carries unanimous recommend approval

- D. Consider a request for a one hundred and thirty-two (132) lot residential subdivision known as South Desert Townhomes located at approximately White Dome Drive and Southern Hills Parkway. The property is 14.67 acres and is zoned PD-R. The applicant is Development Solutions Group, representative Ken Miller. Case No. 2021-PP-038. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – This is also part of Brett Burgess’s master plan that was previously approved.

MOTION: Commissioner Kemp made a motion to recommend approval of Item 5D a 132-lot residential subdivision know as South Desert Townhomes.
SECOND: Commissioner Anderson
ROLL CALL VOTE:
AYES (5)
Chairman Ray Draper
Commissioner Steve Kemp
Commissioner Emily Andrus
Commissioner Elise West
Commissioner Austin Anderson
NAYS (0)
Motion Carries unanimous recommend approval

- E. Consider a request for a one hundred seventy-five (175) lot residential subdivision known as Regency at Desert Color Plat A located along Southern Spine Road in the Desert Color Development. The property is 60.79 acres and is zoned PD-R. The applicant is Bush and Gudgell, representative Bob Hermandson. Case No. 2021-PP-040. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – Dan presented the zone change. They want to do a model home village as Dan said, we will have to work with them on the roads. That road will remain private, while this is left as a model home center. We will need to work with them on a development agreement to address that.

MOTION: Commissioner Anderson made a motion to recommend approval to Council for Item 5E.

SECOND: Commissioner West

ROLL CALL VOTE:

AYES (5)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Elise West

Commissioner Austin Anderson

NAYS (0)

Motion Carries unanimous recommend approval

6. MINUTES

Consider approval of the minutes from the June 22, 2021, meeting.

MOTION: Commissioner Kemp made a motion to approve the minutes from the June 22, 2021 meeting.

SECOND: Commissioner Andrus

ROLL CALL VOTE:

AYES (5)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Elise West

Commissioner Austin Anderson

NAYS (0)

Motion Carries unanimous recommend approval

7. CITY COUNCIL ACTIONS

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

1. 2021-ZC-044 Abberley Farm
2. 2021-ZC-045 Humane Society
3. 2021-ZRA-005 10-7-6F (700 sq ft)
4. 2021-CUP-009 CP Marketplace
5. 2021-ZC-028 Divario PA-17

6. 2021-PP-028 Sparkle and Shine Car Wash
7. 2021-PP-031 White Hills
8. 2021-PP-032 White Canyon
9. 2021-PP-029 La Entrada
10. 2021-PP-030 Riverbend Estates

8. ADJOURN

MOTION: Commissioner Anderson made a motion to Adjourn at 7:41 pm.

SECOND: Commissioner Andrus

ROLL CALL VOTE:

AYES (5)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Elise West

Commissioner Austin Anderson

NAYS (0)

Motion Carries unanimous recommend approval