

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

Public Notice

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

CALL TO ORDER/FLAG SALUTE

Pro tempore Chair Larsen called the meeting to order at 5:00 pm. Commissioner Anderson led the flag salute.

Pro tempore Chair Larsen gave Shawn Guzman the floor.

Shawn Guzman – I am privileged today to introduce our new Assistant City Attorney Collin Simonsen.

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

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

Mike Hadley presented the following:

Austin Anderson – I am going to recuse on items 1, 4 and 5.

Mike Hadley – We would like to do all three items 1, 4 and 5 together.

Pro tempore Chair Larsen – Let's do Items 2 and 3 first, then do those three together.

Mike Hadley – This does have the zone change, hillside and the preliminary plat, Wes will come up and discuss the hillside.

After Hillside presentation.

Mike Hadley – Showed elevations of the townhomes. One comment we put in your staff report is that the townhomes that sit along Cottonwood Springs should be dressed up, so they are not so flat.

Bob Hermandson – Twin Lakes have been around for a long time. I think I have worked on it since the early 2000's. There are many things in this area that were done old-school style. There are a lot of challenges with the property. The drainage, the intent of the facility is for the offsite drainage. We are cleaning up the right of way and making it public. This is basically a big sink hole, and we are going to fill it up with dirt, that gives us a full access through there.

Commissioner Fisher – Are you raising up along the western side or are you going to have to retain all in there?

Bob Hermandson – We are retaining some in here still. In total we are adding 70,000 yards to this little, tiny project which is like 13-14 feet of grade increase in some areas.

Commissioner West – My dad used to live in a mobile home in Twin Lakes. What is the attraction of putting that development there to you?

Bob Hermandson – To have townhomes in town. The second reason is to feather this in something consistent density wise. We are fixing the drainage issues.

Commissioner West – Is the property across the street buildable?

John Willis – It is zoned R-3 and visually looking at the slopes it would be really hard to meet our hillside ordinance.

Commissioner Kemp – What are the soil concerns you will have to deal with here?

Bob Hermandson - By using so much fill by the time we get to the pads, it will be good.

Commissioner Larsen – Talk to me about the parking.

Bob Hermandson – Because we provided double car garages and the 20-foot driveways I thought we were double parked. After talking with Wes and Mike today, I have enough room to fix it, I will add parking to the LID, I will add 13 more, at that point I would be 3 over. They also have room in their driveways even though that can't be used to meet code. It should be very well parked.

Commissioner Kemp – What is your retaining material on the commercial side?

Bob Hermandson – It is a 2-tier block wall.

Commissioner Larsen – In regard to the elevations do you know what you might want to do with the buildings that are along Cottonwood Drive?

Bob Hermandson – Yes, I would like to wrap the stone features for the columns through the door panels and then every other one have a different hardy board type we will also want the scribe lines in the stucco. That is what we are considering.

Commissioner West – Will there be a fence?

Bob Hermandson – There be block walls, 6-foot traditional privacy walls.

Commissioner Fisher – I think that you around those windows on the rear and on the side, some more relief, some more character. I think the front looks great; I think what you are talking about with the Hardy Board would add even more to the front.

Commissioner Kemp – That type of Hardy Board and some other element to the back, where those pop outs change.

Bob Hermandson – I think that's a great idea, I think the stone features will be covered up by the wall, but my vision of this is that the Hardy Board would be up here, which I think would be the perfect wrapping idea to have it here.

Pro tempore Chair Larsen – I think it's just getting away from one solid something and have the break up in it.

Bob Hermandson – I think that is a great idea, I'm happy to do that no problem.

Commissioner Fisher – On the sides if you consider something else to give it some relief instead of just a flat wall with windows without any pop outs or shutters or anything else.

Bob Hermandson – I think the scribe lines and either shutters or pop outs would be great. In this architectural style having the pop outs over the windows with a different color, I think would be a great feature to add. The shutters are something I didn't think would fit this style, but the pop outs would.

Pro tempore Chair Larsen opened the public hearing.

Pro tempore Chair Larsen closed the public hearing.

Commissioner Fisher – I think it's a great project.

Commissioner Kemp – I think it's a good project, I like the ideas that Bob suggested to dress up the backs and sides.

Commissioner Fisher – I think it fits the area with the different densities and the commercial in the area. It will be great for the area, good for the community.

Commissioner Kemp – I also like the idea that there will be potentially attainable housing close to downtown.

MOTION: Commissioner Fisher recommend approval of item number 1 a zone change as presented with staff’s comments and recommendations with regards to the drainage, adopting all of the suggestions that were made by the applicant and Planning Commission, that those be a minimum of the additions that they make to the elevations leaving it open for any additional relief that they might provide, incorporating the changes that the applicant referred to during his comments as far as the changes in parking to add at least 10 more stalls to the parking requirement.

SECOND: Commissioner Kemp

ROLL CALL VOTE:

AYES (4)

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Larsen

Commissioner Elise West

Commissioner Nathan Fisher

NAYS (0)

Motion Carries unanimous recommend approval

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

Consider a request for a zone change amendment for The Foundry PD (Planned Development) in order to review elevations and site layout for building 4 of the Foundry development on approximately 1.56 acres located approximately 904 W 1600 S. The representative is Chris Peterson. The project will be known as Building 4 The Foundry. Case No. 2021-ZCA-055.

Mike Hadley presented the following:

Mike Hadley – It is in the Tonaquint area. The current zoning is PD-C. The proposed building is in the northwest corner of the PD.

Commissioner Kemp – It looks like the building is sitting close to the property line, what is the setback there?

Mike Hadley – I think in the PD-C it is 20 feet but I’m not sure.

Commissioner Kemp – I assume that there is a cross access and parking agreement between all the owners.

Mike Hadley – Yes

Chris Peterson – I wanted to mention that we asked for a smaller setback on the southwest corner, we thought the setback was 10 feet and we need 5 feet because of drainage issues. It is a separate parcel.

Pro tempore Chair Larsen – Can we get clarification on the setbacks?

Carol Davidson – In a PD-C the side setbacks are 0, the front is 20 feet, and the back is 10 feet.

Commissioner Fisher – It would seem if that were considered as the side then it would be ok if the setback is 0, if that is considered the back then you are asking for a 5-foot setback instead of 10 feet.

Chris Peterson – Yes.

Commissioner Fisher – Can you move the building so it can meet the setbacks?

Chris Peterson – No because Kay Traveler put in some drain lines that no one knew about.

Commissioner Fisher – We could go to the public hearing while the staff works on the clarification.

Pro tempore Chair Larsen opened the public hearing.

Pro tempore Chair Larsen closed the public hearing.

Commissioner Fisher – I think it looks great, if there is an issue then we could give them the 5-foot setback.

Bryan Pack – It would be better to define this as an internal lot line and have the 0 setback rather than try to reduce the setback.

Mike Hadley – It is its own lot in the PD, so it would be and internal lot line.

John Willis – The language is internal lot line can be a 0 setback in the PD-C.

MOTION: Commissioner Kemp made a motion to approve item 2, subject to the discussion and understanding that the lot line has been requested to be 0 between this property and the neighboring property which are part of the same PD-C.

SECOND: Commissioner Anderson

ROLL CALL VOTE:

AYES (5)

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Larsen

Commissioner Elise West

Commissioner Nathan Fisher

Commissioner Austin Anderson

NAYS (0)

Motion Carries unanimous recommend approval

3. **HISTORIC PRESERVATION LANDMARK STATUS (HPC) Administrative**

Consider a request to designate the home at 274 South 200 West as a landmark site to be known as the Sevy Home. The applicant is Cimarron Chacon. Historic Preservation Commission Case No. 2021-HPC-006. (Staff – Carol Davidson)

Carol Davidson presented the following:

Carol Davidson – This home was built in 1938. In St. George there were several granaries in the City. This property has one of them, it is listed on the field guide to existing granaries. The granary was inside the porch area. There have been a few additions to it. There was a front porch added to the property. The color of the building is true to what they think the original color was when it was constructed. Before this applicant purchased the home the previous owners made an addition to the home, and it became part of the home. The applicant also made an addition and completely enclosed the granary and added a room. The applicants have made another addition to the rear, they have extended this part out a little more but left the granary wall visible. The applicant worked with the Utah Historical Society when she purchased the home, it was in poor condition, and they wanted to restore it. The roof line was extended, and the dormer was added. There was a second story added with 1 or 2 bedrooms. Carol went over the requirements for Landmark status in City code. While there have been changes to the building the applicant thinks that it would still meet a, b, and c. then it must meet at least one of the other requirements. The applicant feels that the architecture of the building was significant because it is a modest home, it was made of lumber. The granary is adobe. Basically, a modest simple home that was typical for those times. There is a recommendation from a Mr. Kirk Huffaker in your packet. We did take this to the Historic Preservation Commission, and it was passed with a vote of 4 to 1.

Pro tempore Chair Larsen – So if this is considered a landmark can they build another home on the lot and rent out the front?

Carol Davidson – Yes, the lot is only .15 and accessory buildings cannot take up more than 25% of the back yard.

Cimarron Chicon – There are two homes like this one here, the other is dilapidated and about to fall down. They called it a vernacular cottage at the Historic Preservation Commission, and I think that is fitting. We worked with the Utah Heritage Foundation, and we are one of the few homes that received money for a renovation. All the original wood and structure is still there in the house. We put the addition on the back so that it would support the house, it holds the house up. There are very few of these homes left. I did get a chance to meet the owner's son.

Commissioner Kemp – Is your intent to get a conditional use permit and rent it as a short-term rental if you get the landmark status?

Cimarron Chicon – We would like to; our intention is to rent it when we are not around. It only fits 4 people.

Elise West – It says that there are two bedrooms upstairs.

Cimarron Chicon – There are 3 rooms upstairs but the middle room doesn't have any windows so we can't call it a bedroom. One of the other rooms is my office and it has a lock and key on it and won't be accessible to renters.

Commissioner Kemp – What would they need for parking if they got a short-term rental here?

Carol Davidson – They would need 2 parking spaces, at least one covered.

Bryan Pack – This one is close; I would advise that you make findings with this motion to give City Council direction.

Discussion on whether the home meets the requirements.

Commissioner Kemp – I like the property; I think that it needs to move forward. I have a hard time making the findings.

Pro tempore Chair Larsen – I grew up in a small home like this that had the front porch added over time. I used to live really close to this home. I would hate to see this home go; I think the simplicity of it is what makes it speak to the day and age that it was built.

Commissioner Anderson – I think the granary is what makes it significant.

Commissioner Andrus – In the packet they show a map of all those granaries, and I think that is significant that there is a map, and this is on it. Given what we have been given in our packet, the Historic Commission's recommendation and then also this map of the existing granaries that were built back then, I think to that is enough findings that it did have some significance.

Commissioner Fisher – I am not as concerned about that as I am about all the changes that have been made externally. I know they need to make changes to update it and things like that, but I guess I'm not convinced with what has been presented. It seems like it has been changed enough I don't know what we are preserving at that point, how similar it is to the prior. The addition on the back has changed it significantly. So, for me it's more C is the issue than G. Not to say it can't be, but I think we have limited information here and from what I do see when I look at it externally, with the addition on the back, it has changed it significantly, things were enclosed before the addition went on but maybe internally it's similar enough, but I don't have enough evidence in front of me to demonstrate that.

Bryan Pack – Any motion needs to have findings as to why you are making the motion. That the addition on the back does not disqualify it for C. And that the architecture is unique for this area to qualify it under G. Or if not recommending approval, similar findings then why it doesn't meet the requirements. Whether you recommend approval or denial this will go to City Council for review.

Commissioner Kemp – I am trying to find in G, I think maybe characteristics of a rare or unique type because there is not a lot of this out there anymore. Or method of construction, being built out of wood when most of the buildings at that time were built out of adobe block because there wasn't access to lumber. I'm trying to find a way there.

Bryan Pack – Those are defensible in my mind. If that's the basis of your motion, I think that is a sufficient assumption.

Commissioner Kemp – I think that it needs to be preserved, and I think that the purpose of this ordinance is to, the purpose of the process is to give people motivation to maintain these older

homes and by giving them the ability to create a revenue stream from them to help maintain them. I really like that ordinance; I want to find a way to make that work.

More discussion on what qualifies the home.

Cimmaron Chicon – The entire granary is enclosed within the house; the speculation is that the granary was built first. The granary could be as old as the 1800's. It is now used as a closet in our laundry room, it is about 6 feet by 6 feet. This was had cut wood and wagoned all the way from Carmel through the Zion tunnel from Carmel Junction. The foundation is on lava rocks just like the temple.

MOTION: Commissioner Anderson made a motion to recommend approval of the petition of the Sevy Home located at 274 S 200 W to become a local landmark, I base that motion off of the granary and the historic preservation commission's recommendation for approval, this is a rare construction in this part of the city in this era and along with the granary the alterations that have been made have not significantly altered the historic value of the property.

SECOND: Commissioner Kemp

ROLL CALL VOTE:

AYES (4)

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Larsen

Commissioner Elise West

Commissioner Austin Anderson

NAYS (1)

Commissioner Nathan Fisher

Motion Carries unanimous recommend approval

4. HILLSIDE PERMIT (HS) Administrative

Consider a request for a Hillside Development Permit on Twin Lakes. The property is located east of Twin Lakes Dr approximately between 700 N and 800 N. The property is currently zoned Open Space & R-3 (Residential multi-family). The owner is Twin Lakes Rhino LLC. Case No. 2021-HS-006. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – I will present the hillside and the preliminary plat together. This is where the old par 3 golf course was. The hillside felt like all of the places that they wanted to disturb that did not meet the ordinance was manmade. They hillside committee felt like the disturbance shouldn't count in those categories. They do lie within the rockfall hazard zone, the hillside committee felt like the old road that still sits there would collect and capture the rocks that came off the hillside. They requested at the bottom of the toe over 10 feet and leave that in place to capture any other rockfall that would happen in that area. The road is a landing area, and it will capture the rocks. They did an analysis of their drainage; they have quite bit that comes down through there. They have a plan to pipe it out. We will look at their drainage study to make sure it will work.

Commissioner Fisher – Would it all be surface?

Wes Jenkins – Yes it would then collect into pipes and piped out of the site. Right now, there are private roads between them and the other development there, we requested that the roads become public so there are not 3 different owners for the streets.

Discussion on drainage continued.

Wes Jenkins – I'll turn it back to Mike for the zone change.

Commissioner Kemp – I think everything has been covered pretty well as far as the hillside permit and what was said as far as the drainage and those issues and how we are going to be negating the potential rockfall areas with the existing roadways, I think it's a good use of those roadways. They are areas that have already been disturbed.

MOTION: Commissioner Kemp made a motion to recommend to the City Council approval of Item number 4 the hillside permit as discussed and with the comments made by staff.

SECOND: Commissioner Fisher

ROLL CALL VOTE:

AYES (4)

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Larsen

Commissioner Elise West

Commissioner Nathan Fisher

NAYS (0)

Motion Carries unanimous recommend approval

5. PRELIMINARY PLAT (PP) Administrative

- A. Consider a request for a Fifty-Four (54) lot commercial subdivision known as Twin Lakes Townhomes located at the approximately Cottonwood Springs Road and Twin Lakes Drive. The property is 6.82 acres and is zoned OS. The applicant is Bush and Gudgell, representative Ryan Lay. Case No. 2021-PP-034. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

MOTION: Commissioner Andrus made a motion to recommend approval to the City Council of the preliminary plat for the Twin Lakes Townhomes incorporating comments and the changes that we've discussed in regard to parking and drainage.

SECOND: Commissioner Kemp

ROLL CALL VOTE:

AYES (4)

Commissioner Steve Kemp

Commissioner Emily Andrus
Commissioner 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 August 19, 2021, meeting.

1. 2021-ZCA-036 Desert Color Regency
2. 2021-ZC-047 Lot 29 Zone Change (Bloomington)
3. 2021-ZC-048 PA-1 Divario Multi Family
4. 2021-ZCA-049 Desert Providence
5. 2021-ZCA-050 Desert Reserve Ph 3
6. 2021-ZC-051 Desert Solace Ph 4
7. 2021-ZCA-052 Nichols Landing Commercial Subdivision
8. 2021-HPC-004 Fredrick Blake Home 135 S 100
9. 2021-HS-004 Knettass Knoll
10. 2021-ZC-035 Desert Garden Cove
11. 2021-HS-003 Desert Garden Cove
12. 2021-PP-039 Knettass Knoll
13. 2021-PP-037 Southern View PD
14. 2021-PP-038 South Desert Townhomes
15. 2021-PP-033 Desert Color Regency
16. 2021-PP-041 US Food Chef's Store Commercial Subdivision
17. 2021-PP-042 Abberly Farms Amended and Extended

** Reminder of work meeting with City Council on Thursday August 26, 2021, at 4:00 pm regarding General and Downtown Plan Updates

7. ADJOURN

MOTION: Commissioner Fisher moved to adjourn at 6:40 pm
SECOND: Commissioner Kemp
ROLL CALL VOTE:
AYES (5)
Commissioner Steve Kemp
Commissioner Emily Andrus
Commissioner Larsen
Commissioner Elise West
Commissioner Nathan Fisher
Commissioner Austin Anderson
NAYS (0)
Motion Carries unanimous recommend approval