

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

PRESENT: Chairman Nathan Fisher
Commissioner David Brager
Commissioner Roger Nelson
Commissioner Natalie Larsen
Commissioner Emily Andrus
Commissioner Vardell Curtis
Commissioner Ray Draper

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

EXCUSED:

CALL TO ORDER/FLAG SALUTE

Chair Fisher called the meeting to order at 5:07 pm. He read the determination to conduct without an anchor location.

Commissioner Brager led the flag salute.

1. **ZONE CHANGE AMENDMENT (ZCA) (Public Hearing)**

Consider a zone change amendment to the Boulder Creek Crossing PD (Planned Development) on approximately 1.51 acres. The property is generally located on the north-west corner of River Road and 1450 South. The PD amendment would allow for the construction of a bank. The applicant is Alta Bank represented by Dale Buxton. Case No. 2020-ZCA-053 (Alta St. George Branch) (Staff – Dan Boles) **THIS ITEM HAS BEEN POSTPONED AND WILL BE RE-NOTICED.**

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

A. Consider a zone change from R-1-10 (Single Family Residential, 10,000 sq. ft lot sizes) to PD-R (Planned Development Residential) on approximately 11.54 acres located east of River Road on the north side of White Dome Drive west of the White Sands subdivision. This PD proposes 79 detached single-family units. The applicant is Prime Directive Development and the representative is Ryan Thomas. Case No. 2020-ZC-056 (White Trails PD 1-3) (Staff – Genna Goodwin)

Genna Goodwin presented the following:

Genna Goodwin – This will have a density of 6.85 units per acre. The general plan here does have two designations, MDR and HDR, the proposed density falls within the MDR limitations. They will be required to

have two amenities over at least 15,800 sq. ft., they've got two different areas proposed exceeding that square footage. They would like to put in a sport court area and a kid's playground area. They will have 2 car garages for each unit, and they have provided the 27 guest parking stalls required by the code. They have 4 elevation options all in muted colors.

Chair Fisher – It seems like this planning commission is going to be a White Dome. Can you just go over what we will be looking at in the same area? Just to give us an idea of where they fit in.

Genna Goodwin – It's going to be a mix of both so the 4 I have will be single family and townhomes and I think Dan's are a mix as well, all located in this area. The general plan for all this area is MDR and HDR.

Ryan Thomas – As we looked at developing this area, the topography is unique where it drops down from the existing subdivisions and then it flattens out as you get to River Road. We decided to use that topography as a buffer between the low-density units and the medium density units. There will be a horizontal distance as well as a vertical distance in some cases.

Commissioner Larsen – Who will maintain the open space?

Ryan Thomas – The HOA's of the projects they are adjacent to.

Chair Fisher opened the public hearing.

Chair Fisher explained how to indicate if someone would like to speak on the issue.

Amy Brinkerhoff – Why do they need the zone change when I was under the understanding that the owner could already have residential. Some of the zoning was commercial before and granted more residential. I've voiced my concerns, a lot of people in this area feel like that if we voice our concerns they are not taken into consideration. I think the less dense the better. If we could keep the density down it would be better, we will have more traffic.

Chair Fisher – Because this is a PD, even though the zone was acquired in a previous application, now that they have the detail of what they want to construct, they are required to come in and provide that detail and it is treated as a change of the zone insofar as it's adding that detail. As far as density and all of that hasn't changed but they have provided more detail.

Genna Goodwin – I think what the misunderstanding is, is that they went through the general plan process, that's the first layer of our map. Now they are going through the zone change process showing us the products they would like to put there with that general plan designation.

Janet Call – Amy lead into the question we have. How are they going to accommodate the increase in traffic flow? We went in and asked about stop lights and stop signs. We haven't heard anything back. At this point there is only one existing access in the subdivision that we are in. We see there are some roads there in this new subdivision. You are talking about a lot more traffic, what is going to be done for it?

Chair Fisher closed the public hearing.

Wes Jenkins – The City used the general plan to update the road master plan for these areas. White Dome Drive is the 66' collector for this area. We have asked the applicant to do a traffic study that will be required before the preliminary plat comes through. They will do a study to see if the roads still work with the plan.

Chair Fisher – For the record we will indicate that multiple opportunities, multiple vehicles for speaking on this issue have been provided through Zoom, the chat feature and on the phone.

Commissioner Draper – Is there going to be a stop light?

Wes Jenkins – No there will be only one access to River Road from this subdivision. They are looking at doing a frontage road through Desert Canyons. As far as the traffic light, that is why we are asking for the traffic study. The school being built out there triggered the requirement for the traffic study.

Commissioner Larsen – Do they know how many students will attend that High School?

Wes Jenkins – I don't, it won't have a boundary, it will be county wide.

Commissioner Larsen – So those students won't be full time because it is a Tech School so they will come and go?

Wes Jenkins – It will be a full-time high school, but it won't have sports.

Commissioner Draper – I went out to look at the area, it will be beautiful once it is developed. I think this looks like a good program; my only concern is that traffic coming into River Road. Right now, we don't have to worry about that traffic, and they will do that with the preliminary plats.

Commissioner Larsen – I like where they put the playground, but I am concerned about the lot size, R-1-8 is pretty small.

Commissioner Nelson – I like that there is a different product out there, there is a lot of bigger, larger family homes here and this is something that more people can afford I imagine. I think I would like to see of the commercial get developed too that's in that area, but I get it, we need rooftops to support those businesses.

Commissioner Andrus – I agree with that, in area where there is some development but not a lot. At first there will be a lot more pressure I guess on River Road. As more houses and more commercial is built, the idea is that eventually people will be able to work and go the grocery store and do all of their daily activities down in that area once commercial is developed, but we have to go through some learning steps first, some baby steps first. I think based on the master plan and the roads that are planned out there, that there is access and it's been thought about and I think the traffic studies will be a good indicator of what signals or things like that need to be put in to help with that.

Chair Fisher – One thing I would add is one thing we learned from Little Valley, we originally planned for the four corners commercial and slowly that eroded let's be careful not to do the same thing in this area as well. My guess is there will be a high demand for this product and more product, more homes down there and it will be tempting to invade the commercial in order to put more homes out there. I just say we keep an eye on that and maintain some careful discussion in the future if that is going to happen and plan for the future.

MOTION: Commissioner Draper made a motion to recommend approval of Item 2A a zone change from R-1-10 Single Family to PD-R on approximately 11.54 acres.

SECOND: Commissioner Curtis

ROLL CALL VOTE:

AYES (7)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Vardell Curtis

Commissioner Roger Nelson Commissioner Ray Draper NAYS (0) Motion Carries unanimous recommend approval

Chair Fisher – I just wanted to bring up that there have been a couple of versions of the determination, I read the new one that I was emailed but it isn't the one that was included in the packet.

Bryan Pack – I would recommend that we acknowledge that they were made a part of the record.

Chair Fisher – Both of the signed determinations have been made a part of the record that has been submitted and that is the basis for the determination.

B. Consider a zone change from R-1-10 (Single Family Residential, 10,000 sq. ft lot sizes) to PD-R (Planned Development Residential) on approximately 12.82 acres located east of River Road on the north side of White Dome Drive south of the White Dome Nature Preserve. This PD proposes 85 detached single-family units. The applicant is Prime Directive Development and the representative is Ryan Thomas. Case No. 2020-ZC-057 (White Trails PD 4-6) (Staff – Genna Goodwin)

Genna Goodwin presented the following:

Genna Goodwin – We just saw phases 1-3, this is now phases 4-6. It will be the same product type. This project will have a density of 6.63 units per acre, that does fall within the MDR range which is the general plan for the area. This one will also require two amenities over 17,000 sq. ft. They have proposed a rec area here in the center of about 19,800 sq. ft. exceeding that requirement. They propose a kid's equipment area and an exterior social area. These will have the two car garages; they are required 29 guest stalls and they have provided 33. They will use the same elevations we saw with the last zone change.

Chair Fisher – I know the last one did adjoin the main road, White Dome Road, this one is in an area, do we have roads there yet? I am assuming we will have to approve the others and make a condition on anything that is landlocked on the approval of the plats together?

Genna Goodwin – Right, when they plat, we will make sure they have access.

Commissioner Larsen – Is there supposed to be two areas of rec, or just one great big one?

Genna Goodwin – They need two amenities; this one area will have both amenities.

Commissioner Nelson – Is that a walkway that extends north of the cul-de-sac towards the rec area?

Genna Goodwin – It does look like a little landscape area; I can let Ryan address that when he comes on.

Ryan Thomas – There is a walkway to the rec area, we wanted to give people convenient access. We thought it would be a lot easier for the residents than walking around the block.

Commissioner Nelson – I really like to see that.

Commissioner Larsen – So are there no sidewalks on this either, it's just driveways?

Ryan Thomas – There is sidewalk on both sides, it's a 50 ft. public right of way which will have a 5 ft. sidewalk on both sides of the southern through road. The northern through road will be a 45 ft. public right of way with 5 ft. sidewalk on both sides.

Commissioner Curtis – As far as the amenities, it indicates a playground equipment, I am assuming that will be covered. What about the social area?

Ryan Thomas – Speaking with the builder he said it would have an awning where people can meet up with a BBQ area and tables.

Discussion on common area.

Ryan Thomas – You see where the detached garages are? That road will go all the way through to River Road. We did detached garages to give people a little more room when backing out and to reduce on street parking.

Chair Fisher opened the public hearing.

Chair Fisher closed the public hearing.

Chair Fisher – For the record we will indicate that multiple opportunities, multiple vehicles for speaking on this issue have been provided through Zoom, the chat feature, and on the phone. There is no one that would like to speak to this issue.

Commissioner Curtis – I know we received a copy of correspondence from the regional director for the Nature Conservancy in our packet, they weren't in opposition, but they did mention some things that they would like considered. I think the developer should have access to that letter, so they know what they were.

MOTION: Commissioner Nelson made a motion to recommend approval of Item 2B a zone change from R-1-10 to PD-R on approximately 12.82 acres including staff comments.

Discussion on the open space and whether to include it in the motion

SECOND: Commissioner Brager

AMENDED MOTION: Commissioner Nelson made a motion to recommend approval of Item 2B a zone change from R-1-10 to PD-R on approximately 12.82 acres including staff comments include that if there are any areas that will be left natural that are disturbed during construction they will be revegetated.

SECOND: Commissioner Brager

Discussion on open space

ROLL CALL VOTE:

AYES (7)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Vardell Curtis

Commissioner Roger Nelson

Commissioner Ray Draper

NAYS (0)

Motion Carries unanimous recommend approval

C. Consider a zone change from R-1-10 (Single Family Residential, 10,000 sq. ft lot sizes) to PD-R (Planned Development Residential) on approximately 4.86 acres located east of River Road on the north side of White Dome Drive. This PD proposes 58 attached townhome units comprised of duplexes and 4-plexes. The applicant is Prime Directive Development and the representative is Ryan Thomas. Case No. 2020-ZC-055 (White Cliffs PD). (Staff – Genna Goodwin)

Genna Goodwin presented the following:

Genna Goodwin – This is the same area, just south of what you just saw. This has a density of 11.93 units per acre and it does fall in the HDR. They will be required to have 2 amenities. Each unit will have 2 reserved parking stalls, the provide more than the required guest parking.

Commissioner Andrus – Is there one door on each side to access?

Ryan Thomas – Yes, it kind of makes people feel like they have their own entrance into the building.

Commissioner Andrus – I think those look really nice; they are cool looking.

Chair Fisher opened the public hearing.

Gailen Call – I am seeing 16 buildings, is that correct?

Chair Fisher – Yes

Gailen Call – And how many units per building?

Chair Fisher – They are a mixture of duplexes and fourplexes.

Gailen Call – Will all of these be going at the same time?

Peggy Brady – They were thinking the developer was going to raise the lot levels so it would impede the view from White Sands? Will dirt be brought in to raise those lots?

Chair Fisher closed the public hearing.

Chair Fisher – For the record we will indicate that multiple opportunities, multiple vehicles for speaking on this issue have been provided through Zoom, the chat feature and on the phone.

Ryan Thomas – The first item we saw was White Trails and then White Cliffs, they are different builders, but they are probably going to overlap. I think it would be too much money to bring in dirt to raise those lots. We are talking of about 40 feet lower than White Sands, so their view won't be impeded.

Discussion on open space and the desire to keep it natural.

MOTION: Commissioner Curtis made a motion to recommend for approval Item 2C a zone change from R-1-10 to PD-R on approximately 4.86 acres including the comment on re vegetating the disturbed vegetation and that the HOA will take care of it.

SECOND: Commissioner Draper

ROLL CALL VOTE:

AYES (7)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Vardell Curtis

Commissioner Roger Nelson

Commissioner Ray Draper

NAYS (0)

Motion Carries unanimous recommend approval

D. Consider a zone change from R-1-10 (Single Family Residential, 10,000 sq. ft lot sizes) to PD-R (Planned Development Residential) on approximately 8.22 acres located east of River Road on the south side of White Dome Drive west of the Sage Canyon subdivision. This PD proposes 66 attached townhome units comprised of duplexes and 4-plexes. The applicant is Prime Directive Development and the representative is Ryan Thomas. Case No. 2020-ZC-058 (White Dome Townhomes) (Staff – Genna Goodwin)

Genna Goodwin presented the following:

Genna Goodwin – Now we are on the other side of White Dome Drive. This project has a density of 8.xx per acre and does fall within the MDR general plan. They will be required to have 2 amenities. The project will have 22 guest stalls meeting the requirement, the units will have 2 car garages.

Ryan Thomas – There is some open space to the east of the units, and we will keep it natural if we can, the HOA will maintain those areas.

Chair Fisher opened the public hearing.

Gailen Call – We have 3 going on at White Dome and what I would really like to see is some traffic issues taken care of before these even get started. Before any of these start, I would like to see our traffic issues addressed. We could really use some stop signs and traffic lights. We would also like lighting to see where we are going. That's my concern.

Peggy Brady – I want to ditto what Gailen was saying because we are neighbors. We have several bus stops on White Dome, people are speeding through there. If not a stop light or sign can we consider putting a speed bump on White Dome?

Chair Fisher closed the public hearing.

Chair Fisher – For the record we will indicate that multiple opportunities, multiple vehicles for speaking on this issue have been provided through Zoom, the chat feature and on the phone.

Wes Jenkins – There is no intention to put a traffic signal on White Dome Drive, as far as stop signs, we can visit internally as staff about that.

Chair Fisher – From what I have seen staff is very diligent in trying to manage the growth and the traffic.

Commissioner Larsen – Is there a timeline on the traffic signal for River Road?

Wes Jenkins – No, right now it wouldn't require a stop light on River Road. That is something we will have to look at to see if it will be needed now that the school is going to be developed.

Commissioner Larsen – So is it my understanding that before turning dirt on this property they will need to finish the traffic study?

Wes Jenkins – Yes, they will use that study to evaluate what needs to be provided for this development.

MOTION: Commissioner Nelson made a motion to recommend approval of Item 2B a zone change from R-1-10 to PD-R including staff comments and any space that is disturbed will be revegetated. SECOND: Commissioner Larsen

ROLL CALL VOTE:

AYES (7)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Vardell Curtis

Commissioner Roger Nelson

Commissioner Ray Draper

NAYS (0)

Motion Carries unanimous recommend approval

E. Consider a zone change to change the zone from R-1-10 (Single Family Residential, 10,000 sq. ft lot sizes) to OS (Open Space) on approximately 7.01 acres located west of the White Sands and Sage Canyon Subdivision on the north and south side of White Dome Drive. The purpose of the zone change is to protect the hillside and leave it in a natural state. The open space will also act as a buffer between the existing subdivisions and the existing MDR land use designation on the west side of the open space. The applicant is Prime Directive Development, Inc. Case No. 2020-ZC-059 (Southern Hills Open Space) (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – I want to mention that these next several items are straight zone changes, they are not the PD-R's, so you will not see the elevations. This one is to open space, it's just to keep the hillsides protected and there wouldn't be any construction in that open space zone.

Commissioner Curtis – Would this be in response or at least address the letter that we received from the Nature Conservation District?

Ryan Thomas – No, these open space areas don't border the Nature Conservancy District.

Chair Fisher – I thought Mr. Thomas said that they are trying to maintain the elevations that exist on the north side of this project which would be the border of the Preserve. Did I not understand that correctly?

Ryan Thomas – We are going to keep a 20 to 30-foot grading transition zone between White Dome and the PD project, number 2 that we heard and then also 2 more projects that Dan will present.

Chair Fisher – And that is intended to be undisturbed as well, correct?

Ryan Thomas – No, it will be so that we don't have to disturb going to the White Dome and so we can give the residents a usable back yard. Then the transition will be from the edge of that back yard to the preserve. It will be a grading transition from 2 feet to 10 feet as far as the vertical change.

Chair Fisher opened the public hearing. Please indicate if you would like to speak with the chat feature, with a reaction button on Zoom or *9 on the phone.

Peggy Brady – I would like to thank the applicant very much for doing this.

Chair Fisher closed the public hearing.

Chair Fisher – For the record we will indicate that multiple opportunities, multiple vehicles for speaking on this issue have been provided through Zoom using the reaction button, the chat feature and *9 on the phone.

MOTION: Commissioner Draper made a motion to recommend approval of Item 2E a zone change from R-1-10 to single family open space.

SECOND: Commissioner Brager

ROLL CALL VOTE:

AYES (7)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Vardell Curtis

Commissioner Roger Nelson

Commissioner Ray Draper

NAYS (0)

Motion Carries unanimous recommend approval

F. Consider a zone change to change the zone from R-1-10 (Single Family Residential, 10,000 sq. ft lot sizes) to R-1-7 (Single Family Residential, 7,000 sq. ft lot sizes) on approximately 9.24 acres generally located approximately 800' south of White Dome Drive and adjacent to Southern Parkway and west of the Sage Canyon Subdivision. The applicant is Prime Directive Development, Inc. Case No. 2020-ZC-060 (White Hills) (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – When the property was annexed into the City it was designated with the R-1-10 zone, they can develop under that, but they are asking for the R-1-7. This is in the MDR master plan and the R-1-7 is the largest of lot size in the MDR master plan.

Commissioner Larsen – What is Sage Canyon zoned?

Dan Boles – I believe they are R-1-10, so these are a little smaller. This will have about 45 units.

Discussion on medium density residential.

Ryan Thomas – The setbacks are 25 ft in the front, 8 ft on each side and 10 ft in the back, that is where you lose the density.

Chair Fisher opened the public hearing.

Chair Fisher closed the public hearing.

Chair Fisher – Opportunities have been provided through the chat feature on the Zoom video conference and also by *9 on the telephone to speak to this issue.

Commissioner Larsen – I do have a concern with the lot size, I think the lot is small.

Commissioner Andrus – I think that if you are transitioning from the R-1-10 to the duplexes and the higher density I think the R-1-7 gives a good transition.

Commissioner Draper – I will echo Emily; I think it will be a good transition.

Chair Fisher – I agree, I think with the topography challenges the R-1-7 is probably the best way to go. I think it's a good transition.

MOTION: Commissioner Andrus made a motion to recommend approval of Item 2F to change the zone from R-1-10 to R-1-7.

SECOND: Commissioner Curtis

ROLL CALL VOTE:

AYES (7)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Vardell Curtis

Commissioner Roger Nelson

Commissioner Ray Draper

NAYS (0)

Motion Carries unanimous recommend approval

G. Consider a zone change to change the zone from R-1-10 (Single Family Residential, 10,000 sq. ft lot sizes) to R-1-7 (Single Family Residential, 7,000 sq. ft lot sizes) on approximately 14.73 acres generally located approximately 1000' north of White Dome Drive and adjacent to White Dome Conservation Area and west of the White Sands Subdivision. The applicant is Prime Directive Development, Inc. Case No. 2020-ZC-061 (White Canyon) (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – This is a very similar application. You can see for the most part the general plan indicates MDR, there is a bit of HDR but mostly MDR.

Commissioner Andrus – Will the road go through there?

Ryan Thomas – That is the alignment of where the future road will go.

Chair Fisher opened the public hearing.

Amy Brinkerhoff – I have a question about the area that borders the preserve? It's kind of a hill area, is it reserved for open space?

Chair Fisher – Are you referring to the blue line between the property and the preserve?

Amy Brinkerhoff – Yes. I think this should stay R-1-10, I think there is a lot of high density and at some point, you should allow the people who live here to have a say. I think you should take into consideration that the developer has got whatever he wanted and that should be a compromise to the people who live here.

Chair Fisher closed the public hearing.

Chair Fisher - Opportunities have been provided through the chat feature on the Zoom video conference and also by *9 on the telephone to speak to this issue.

Ryan Thomas – That property was going to be dedicated to the City, but they decided they didn't want it, that is why it didn't make it into the open space this time. I will be coming back in and designating that to open space. The property between on the north side of White Canyon will be retained by the developer, we hope to make a bike trail there.

Chair Fisher – We anticipate at some point that it will be owned by the City, or will the developer be involved indefinitely?

Ryan Thomas – I hope the bike trail will work and the City will consider it an amenity.

Commissioner Draper – Will there be only one access to this? Or will you have a second access?

Ryan Thomas – That road will go all the way through to River Road.

Commissioner Andrus – I am curious to hear your thoughts on why you are asking for R-1-7 on this piece? I know you said on the other one the layout made sense with this, have you considered an R-1-8?

Ryan Thomas – When I laid it out, I have been getting about 7500 square feet so if there was a R-1-7.5 I would go for that. R-1-7 is the least dense allowed in the MDR so that's why we went for that.

Commissioner Curtis – I like the idea that they are

MOTION: Commissioner Curtis made a motion to recommend for approval of Item 2G from R-1-10 (Single Family Residential, 10,000 sq. ft lot sizes) to R-1-7 (Single Family Residential, 7,000 sq. ft lot sizes) as it is consistent with the general plan.

SECOND: Commissioner Nelson

ROLL CALL VOTE:

AYES (7)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Vardell Curtis

Commissioner Roger Nelson

Commissioner Ray Draper

NAYS (0)

Motion Carries unanimous recommend approval

Chair Fisher – Discussed matching the zones to the general plan.

H. Consider a zone change to change the zone from R-1-10 (Single Family Residential, 10,000 sq. ft lot sizes) to R-1-7 (Single Family Residential, 7,000 sq. ft lot sizes) on approximately 12.40 acres generally located north of White Dome Drive and River Road and south of the White Dome Nature Preserve. The applicant is Prime Directive Development, Inc. Case No. 2020-ZC-062 (White Ridge) (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – This is just off River Road in the northwest corner of the development. The general plan calls for MDR. Staff does recommend approval.

Chair Fisher opened the public hearing.

Chair Fisher closed the public hearing.

Chair Fisher - Opportunities have been provided through the chat feature on the Zoom video conference and by *9 on the telephone to speak to this issue.

MOTION: Commissioner Nelson made a motion to recommend approval of Item 2H a zone change from R-1-10 to R-1-7 including staff comments.

SECOND: Commissioner Draper

ROLL CALL VOTE:

AYES (7)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Vardell Curtis

Commissioner Roger Nelson

Commissioner Ray Draper

NAYS (0)

Motion Carries unanimous recommend approval

I. Consider a zone change to change the zone from R-1-10 (Single Family Residential, 10,000 sq. ft lot sizes) to M-1 (Manufacturing) on approximately 123.13 acres generally located west of River Road and south of Enterprise Drive. The applicant is Austin Atkin representing Fort Pierce Development. Case No. 2020-ZC-063 (Fort Pierce Industrial Phase 8) (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – This would become an extension of Fort Pierce. The R-1-10 is a holding zone that we use when properties are annexed into the City. For the most part the general plan calls for business park just like the rest of Fort Pierce. Staff is recommending approval.

Chair Fisher opened the public hearing. Please indicate if you would like to speak on this item on the chat feature, or a reaction on Zoom or *9 on the telephone.

Chair Fisher closed the public hearing.

Chair Fisher – The record will reflect that there hasn't been any indication of the chat feature, reaction button through Zoom, or *9 on the telephone.

Commissioner Larsen – I think it looks great.

Commissioner Draper – I think it is exactly what should be down there.

MOTION: Commissioner Larsen made a motion to recommend approval of Item 2I as present by staff.

SECOND: Commissioner Nelson

ROLL CALL VOTE:

AYES (7)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen Commissioner Vardell Curtis Commissioner Roger Nelson Commissioner Ray Draper NAYS (0) Motion Carries unanimous recommend approval

J. Consider a zone change to change the zone from G&G (Gravel & Grazing) to PD-C (Planned Development Commercial) on approximately 6.0 acres generally located 2,000 feet east of the Fish Rock subdivision. If approved, the applicant is proposing RV storage on the property. The applicant is Stacy Young representing DE-MAR, LLC/Ledges at Snow Canyon. Case No. 2020-ZC-054 (High Point Storage) (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – This is the site; they will need to bring an access road in here. This site has been used for excavation of rock over the years. You saw the general plan not too long ago and it was designated commercial. You can see 6 canopies are being proposed for RV storage. There is an area near the entrance that will be RV storage with no canopy. The canopies will be 22 feet in height. They are meeting the drive aisle widths, and there is landscaping at the entrance. There are proposing phasing. There will be 149 stalls on about 6 acres. It will be surrounded by a masonry block wall. If approved, we will require a photometric plan to be sure it meets the ordinance.

Chair Fisher – Is the elevation of this lower because of the mining that was done?

Dan Boles – Yes, you can see that it is lower in the pictures.

Commissioner Larsen – Will the road come to the south?

Commissioner Draper – Will the road be improved, or will it be dirt for a while?

Dan Boles – It will need to be paved.

Commissioner Larsen – I know you said landscaping on the entrance, but will there be landscaping anywhere else?

Dan Boles – It isn't required anywhere else; it is commercial all around there.

Discussion on landscape.

Stacy Young – The location of the facility is really tricky. We brought in a plan a couple years ago with some smaller RV storage lots sprinkled around the project, that met a lot of opposition. We took that feedback and we went back to the drawing board. This type of facility makes sense on the highway, but no one likes that as the entry to your City. This area is a mined-out cinder cone. On all three sides, the west, the south and the east you have steep slopes 30 to 140 feet tall. This facility will be almost entirely invisible from anywhere in the project or just about anywhere else you could stand. The slope on most sides of this is a gradual upward with the natural rise. It's really an ideal site, the only place you might be able to see anything is to the north and we already have some very large canopied arenas and barns there at the equestrian center, so you are not really blocking any views. We worked pretty hard to figure out the solution we're really happy with this location. Dan's description of the access is exactly right, there will be a road that isn't exactly where the dirt road is today. We're in the process of extending power and water trunk lines around that part of the golf course up there. One of the other feedbacks that we got with our prior application that the two concerns were, what these types of facilities will

look like and the second one was the traffic concern. This works really well from that standpoint as well because until the last quarter mile it's on a large collector road that doesn't have any homes or anything else fronting it. It's not going through anyone's neighborhood.

Chair Fisher opened the public hearing. Anyone who would like to address this issue please indicate with the chat feature, the reaction button on the Zoom conference or *9 on the telephone.

Chair Fisher – For the record there was no indication by the chat feature, the reaction button on Zoom or *9 on the telephone.

Chair Fisher closed the public hearing.

Commissioner Nelson – This makes a lot of sense, it's tucked out of the way, I like it.

Commissioner Draper – It's far enough away so if anyone builds around it, they know what's there, it's a perfect location.

MOTION: Commissioner Curtis made a motion to recommend for approval of item 2J a zone change from gravel and grazing to planned development commercial.

SECOND: Commissioner Nelson

ROLL CALL VOTE:

AYES (7)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Vardell Curtis

Commissioner Roger Nelson

Commissioner Ray Draper

NAYS (0)

Motion Carries unanimous recommend approval

3. **LANDMARK SITE DESIGNATION**

Consider a request to approve a Landmark Site Designation at 163 S Main to be known as the JJ Milne Home. The applicant is Alex Lindgren. (Staff – Genna Goodwin)

Genna Goodwin presented the following:

Genna Goodwin – In the ordinance there are certain criteria that need to be met. Sections A2A through A2C need to be met, all three must be met. As far as staff can see from what the applicant has provided and what we can find in our permitting systems, all three are met. In sections A2D through A2H at least one needs to be met. They are proposing that three of these have been met. The applicant has done quite a bit of research on the home, it was built in 1928 by the Milne family. It is a craftsman style bungalow and it maintains the original integrity and authenticity in which it was built. The original owner of the home JJ Milne played a significant role in the trucking industry in the area. The trucking line was started in 1916. The applicant has done their research to meet the criteria in that second section. The Historic Preservation Commission has recommended approval. Planning Commission makes a recommendation and then it will go to City Council for final approval.

MOTION: Commissioner Larsen made a motion to recommend approval to the City Council a landmark site designation for the JJ Milne home. Motion was amended to say that it meets all the requirements the City requires to make it a landmark designation site.

SECOND: Commissioner Draper

ROLL CALL VOTE:

AYES (7)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Vardell Curtis

Commissioner Roger Nelson

Commissioner Ray Draper

NAYS (0)

Motion Carries unanimous recommend approval

4. **PRELIMINARY PLATS (PP)**

A. Consider a nine (9) lot residential preliminary plat for “Desert Solace Phase 3.” Generally located at 3000 East and Rim Runner Drive. The property is zoned R-1-12 (Single Family Residential). The representative is Ken Miller. Case No. 2020-PP-038. (Staff – Wes Jenkins).

Wes Jenkins presented the following:

Wes Jenkins – It is near the Arizona border and by Desert Solace Phase 2.

MOTION: Commissioner Nelson made a motion to recommend approval of Item 4A a nine (9) lot residential preliminary plat for Desert Solace Phase 3.

SECOND: Commissioner Larsen

ROLL CALL VOTE:

AYES (7)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Vardell Curtis

Commissioner Roger Nelson

Commissioner Ray Draper

NAYS (0)

Motion Carries unanimous recommend approval

B. Consider a one (1) lot commercial preliminary plat for “High Point Storage.” Located at approximately 910 West and 4700 North. The property is zoned PD-C (Planned Development Commercial). The representative is Logan Blake. Case No. 2020-PP-039. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – This is the one that Dan just presented tonight. They will have to dedicate and improve the road out to the site, with a minimum of 32 feet of asphalt. Curb and gutter is not required at this time.

MOTION: Commissioner Larsen made a motion to recommend approval of a one (1) lot commercial preliminary plat for High Point Storage as recommended by staff.

SECOND: Commissioner Draper

ROLL CALL VOTE:

AYES (7)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Vardell Curtis

Commissioner Roger Nelson

Commissioner Ray Draper

NAYS (0)

Motion Carries unanimous recommend approval

5. **MINUTES**

Consider approval of the minutes from the November 10, 2020 meeting.

MOTION: Commissioner Nelson made a motion to approve the minutes from the November 10, 2020 meeting.

SECOND: Commissioner Curtis

ROLL CALL VOTE:

AYES (7)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Vardell Curtis

Commissioner Roger Nelson

Commissioner Ray Draper

NAYS (0)

Motion Carries unanimous recommend approval

6. **CITY COUNCIL ACTIONS – December 3, 2020**

The Community Development Director will report on the items heard at City Council from the December 3, 2020 meeting.

1. ZCA - Summit Estates
2. HS – Summit Estates
3. PP – Summit Estates
4. ZC - Washington Fields Clinic
5. ZC – Rustic Drive and River Rd
6. ZC – PA-9 at Divario
7. ZC – PA-10 at Divario
8. ZC – Dixie Drive Open space
9. CUP – Spiritual LLC

John Willis – Discussed the departure of David Brager and Roger Nelson from the Planning Commission and thanked them for their service on the Planning Commission.

7. **ADJOURN**

MOTION: Commissioner Brager made a motion to adjourn at 7:38 pm.

SECOND: Commissioner Nelson

ROLL CALL VOTE:

AYES (7)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen

Commissioner Vardell Curtis

Commissioner Roger Nelson

Commissioner Ray Draper

NAYS (0)

Motion Carries unanimous recommend approval