

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

Public Notice

Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold a **Planning Commission** meeting in the City Council Chambers, 175 East 200 North, St George, Utah, on **Tuesday, April 26, 2022**, commencing at **5:00 p.m.**

PRESENT: Chairman Ray Draper
Commissioner Emily Andrus
Commissioner Steve Kemp
Commissioner Nathan Fisher
Commissioner Austin Anderson
Commissioner Lori Chapman

CITY STAFF: Community Development Director John Willis
Assistant Public Works Director Wes Jenkins
Deputy City Attorney Jami Bracken
Planner III Dan Boles
Planner III Michael Hadley
Planner III Carol Davidson
Development Office Supervisor Brenda Hatch

EXCUSED: Commissioner Elise West

Chairman Ray Draper opened the meeting, Commissioner Kemp lead us in the pledge of allegiance.

1. CONTINUED ITEMS

Consider a request for a general plan amendment to change the land-use map from Low Density Residential (LDR) and Medium Density Residential (MDR) to Professional Office (PO) and Commercial (COM) on approximately 7.36 acres generally located on the southeast quadrant of River Road and 1450 South Street. The applicant is RCSG, LLC, and the representative is Richie Webb. The project will be known as River Crossing Case No. 2022-GPA-006. (Staff – Carol Davidson)

Carol Davidson presented the following:

Carol Davidson – This is a continuation of the General Plan Amendment we had at the last meeting. Carol showed what was proposed at the last meeting, the applicants updated the proposal with the suggestions made by the Planning Commission and the neighbors. They moved the professional office to the south and put the open space to the east, the commercial is on the north portion. I wanted to let you know that since the last meeting the applicants did meet with the neighbors in the Boulders. You should have received a letter from the 5 people that came out in opposition, they are now agreeable with the new proposal. Staff feels that commercial makes sense at this location because of the intersection and the amount of traffic we will have in this area.

MOTION: Commissioner Kemp made a motion to recommend approval of Item number 1 to the City Council.

SECOND: Commissioner Fisher

ROLL CALL VOTE:

AYES (6)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Nathan Fisher

Commissioner Austin Anderson

Commissioner Lori Chapman

NAYS (0)

Motion Carries unanimous recommend approval

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

- A. Consider a request for a general plan amendment to change the land-use map from Commercial (COM) to High Density Residential (HDR) to on approximately 10.13 acres generally located on the west side of Dixie Drive just south of Gap Canyon Parkway. The applicant is Tonaquint Inc, and the representative is Tim Stewart. The project will be known as Dixie Drive Apartments Case No. 2022-GPA-005. (Staff – Carol Davidson)

Carol Davidson presented the following:

Carol Davidson – The zoning for this now is R-1-10, the land use map shows this area as commercial. The applicant was going to do the entire parcel HDR, now they would like to do 7 acres HDR and leave 3.13 acres along Dixie Drive as commercial. Carol showed the existing HDR in the area. We wanted to show this to show the amount of traffic that will be coming down Dixie Drive due to the density that already exists in the area. Staff felt like residential would work in this area but felt high density was too high. Staff does recommend approval of medium density residential.

Commissioner Kemp – What is the density per acre?

Carol Davidson – Medium Density is 5 to 9 units per acre, high density is up to 22 units per acre.

Tim Stewart – I am representing Gary Brown here. He needs to move on and has asked me to help him with the properties he has left. One of the issues with this property is that it has blue clay. The struggle with medium density is not only the blue clay but also the topography. This sits down in a pocket. With leaving the commercial area along Dixie Drive it would take the unit count down to anywhere between 155 and 160 units, so we are sort of meeting in the middle there. I know we have a lot of apartments in this area, there has been a lot of stuff that's been approved. A lot of stuff that's coming down the road. I provided the market study to staff; we are currently in the process of getting the loan for phase 2 of Brookfield the study that we were required to do for the funding is indicating that we are still way underbuilt. It shows that we need at least 3100 units in the next 3 years in Southern Utah. I felt like this was a reasonable application. Parking is a huge issue here. Currently in a lot of these apartment projects the parking is working out quite nicely. In Brookfield we are registering 1.3 cars per unit, we have 1.7 per unit. Sometimes people park on the street, they shouldn't. We are looking at ways to police this. One of the problems we have is that people are doubling up in the townhomes so then you have 4 cars per townhomes. It is much easier to manage the parking in this type of community.

Commissioner Kemp – How did you determine the depth of the commercial?

Tim Stewart – I spoke with Jared Bates, he said it was about 200 ft. Doing an apartment building makes it easier on us because it is only over ex for one building with the blue clay.

Commissioner Chapman – How is it easier to manage the parking?

Tim Stewart – With this type of project the manager lives onsite, and they register the cars with us.

Chair Draper opened the public hearing.

Chair Draper closed the public hearing.

Chair Draper – I hate to keep taking commercial out. We need more commercial, and I think this is a great place for commercial.

Commissioner Anderson – I think he has a fair point that there is a need for affordable housing and there is no one here to oppose it.

Commissioner Chapman – 155 to 160 additional units on Dixie Drive will be a bottle neck. I think it would be better as commercial.

Commissioner Kemp – I looked at the property but when you are dealing with blue clay it is better to treat it in one spot, not in a bunch of little spots. Those of us who live on the west side and having to deal with the traffic on Dixie Drive is hard. I would like to see us spread out the high density. I like having commercial there, it was master planned commercial. We need to find more ways to add high density residential to other parts of the community.

Commissioner Fisher – I think all 10 acres commercial; we would like to see more commercial. There is other commercial nearby. What they propose along Dixie Drive may be enough. I think it may make sense to have residential behind the commercial. Dixie Drive is always going to be a busy street, just like River Road. What you experience with Dixie Drive, I experience with River Road. I don't think removing this proposed density is going to make that much difference down there. Maybe there is a way that we manage the traffic. I can't think of anyplace we have done 22 units per acre. I could see medium or medium high density there.

Commissioner Kemp – Emily what do you think about the depth of the commercial?

Commissioner Andrus – That doesn't concern me much in this case because it is a general plan bubble. I think I'm leaning toward medium density residential.

Commissioner Anderson – I think maybe you could go with high density and increase the commercial to 300 or 400 ft.

Discussion on what the motion needs to refer to the application.

John Willis – If you want to make findings to back up your motion I think that is appropriate.

More discussion on how the motion should be put forth.

Commissioner Kemp – The parcel across the street is not going to be commercial, its master planned as cemetery. This is the only chance we get for commercial here. I would like to see more commercial in the front.

Jami Bracken – The applicant would be in favor of a continuance of this item to the next Planning Commission meeting.

Commissioner Andrus – If we are just doing it because the commercial should be a bit deeper then I think it's arbitrary because this is a general plan.

MOTION: Commissioner Kemp made a motion to continue this to the next Planning Commission meeting.

SECOND: Commissioner Anderson.

Commissioner Fisher – Can we say to another planning commission meeting instead of the next?

AMENDED MOTION: Commissioner Kemp amended his motion to a Planning Commission meeting that is to be determined by staff.

SECOND: Commissioner Anderson

AMENDED MOTION

ROLL CALL VOTE:

AYES (6)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Nathan Fisher

Commissioner Austin Anderson

Commissioner Lori Chapman

NAYS (0)

- B. A request to change the General Plan from Low Density Residential (LDR) to Commercial (COM) on approximately 13 acres generally located at 1295 N Bluff Street. The applicant and representative is John Walter. The project will be known as Dodge Springs General Plan Amendment. Case No. 2022-GPA-004. (Staff – Mike Hadley)

THIS ITEM WILL BE HEARD AT A LATER DATE

3. CONDITIONAL USE PERMIT (CUP) Administrative

Consider a request a conditional use permit for an 80' cell tower at 1842 W Sunset Blvd. The City Code requires a conditional use permit for any proposed tower over 50' in height. The applicant is Atlas Tower LLC, and the representative is Carri Wullner. The project will be known as Atlas Tower. Conditional Use Permit Case No. 2022-CUP-004. (Staff – Mike Hadley)

Mike Hadley presented the following:

Mike Hadley – The zoning is C-3, it does allow for cell towers at 50 ft. in height, anything over that is allowed with a Conditional Use Permit. The proposed tower is an 80 ft. monopole.

Commissioner Chapman – There is a current tower that is off of Dixie Drive up on a hill, do you know how high that is?

Mike Hadley – I do not.

Chair Draper – Can you tell me why you want it so tall?

Carri Wullner – All carriers would want higher towers. We are working with Verizon; they would take 75 ft if that's all we can get.

Chair Draper – And I would imagine you are fencing it in?

Carri Wullner – Yes, it will have a block wall.

Chair Draper – And what color will you be painting the pole?

Carri Wullner – We could paint it any color you want. Some of the poles out there are painted the red rock color and you can't even see them.

Chair Draper – Do you know how high the power poles are in that area? They look pretty high.

Carri Wullner – Yes, they are 80 ft.

Discussion on how many carriers will fit on a tower at different heights.

MOTION: Commissioner Anderson made a motion to recommend approval of item 3 with the condition that they work with staff to paint it to camouflage the tower the best they can.

SECOND: Commissioner Kemp

ROLL CALL VOTE:

AYES (6)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Nathan Fisher

Commissioner Austin Anderson

Commissioner Lori Chapman

NAYS (0)

4. 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 OS (Open Space) on approximately 42.76 acres located on several properties throughout the northern portion of the Divario development. The applicant is St. George 730 LC and the representative is Rick Rosenberg. The project will be known as Divario at St. George Open Space Rezone. Case No. 2022-ZC-019 (Staff –Dan Boles)

Dan Boles presented the following:

Dan Boles – Dan showed a picture of where the open space would be located scattered throughout the Divario development. There are 8 parcels to rezone to open space.

Chair Draper – So this was already planned to be open space?

Dan Boles – Right.

Chair Draper opened the public hearing.

David Matheson – We have a home that is contiguous to one of the parcels that are defined there. Our lots are right here, Gilbert Excavation has been brining dirt to this green space. My question is what is the distance from the lot line to parcel number 18?

Rick Rosenberg – If you look at it it's roughly the distance of the lots are. It's about 60 ft. This is the improvable open space. It can be improved and landscaped as a part of this plan. This portion will connect the trail.

David Matheson – The excavation companies are changing the slope from our back lot line it is currently 1.5:1. They are changing it to a 3:1

Rick Rosenberg – 3:1 provides stability for your lots.

Chair Draper closed the public hearing.

Commissioner Fisher – I think at the end of the day they will be careful with what they are doing.

MOTION: Commissioner Anderson made a motion to recommend approval for Item 4A.

SECOND: Commissioner Fisher

ROLL CALL VOTE:

AYES (6)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Nathan Fisher

Commissioner Austin Anderson

Commissioner Lori Chapman

NAYS (0)

- B. 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 9.43 acres located south of the Gap Canyon Pkwy and Divario Canyon Dr intersection. The applicant is proposing 81 townhome units on the property. The applicant is Henry Walker Homes and the representative is Brock Loomis. The project will be known as Becco Creek. Case No. 2022-ZC-004 (Staff- Dan Boles)

Dan Boles presented the following:

Dan Boles – This is designated on the land use map as high density residential. Dan described the location of the project. It will be about 8.6 units to the acre. There are duplexes, 3plexes and 4plexes proposed. Dan showed pictures of the elevations. The max height is 32 ft. from the highest point to grade. They are required to have 2 amenities; they have a pool and a pickleball court. They do have the required open space. There is a hillside component to this as well.

Commissioner Chapman – Are the driveways out front long enough to park cars on? Is there additional parking?

Dan Boles – Between every buildings are additional spots. They are scattered throughout the site. They do meet the requirements in the code for parking.

Chair Draper – Where are the 4 story units at? Doesn't it drop off quite a bit?

Dan Boles – It does, and I believe the applicant has a presentation that he will show you to speak to that.

Brock Loomis – Last year we put out a preliminary concept of the project and met with the neighbors. The meeting was not well attended but we did have the opportunity to hear from the neighbors since then. We are not able to satisfy everyone, but we think we have come up with a good plan. We would be able to develop 120 units, but we are only developing 81 units. We are required to have 189 stalls and we have exceeded that with 209 stalls. Brock described the materials used and showed renderings which will be uploaded to the packet. Our finished grade of our townhomes is about 15 ft below the back yards of the homes above us.

Commissioner Chapman – Right now the maximum height of a single-family home is 40 ft. If you are going down 14 ft. and then going up 32 ft. the max height would be 17 ft?

Brock Loomis – Roughly, yes.

Chair Draper opened the public hearing.

Jan Srikesorn – I have not received the letter that is showing that this will be the hearing. My address has changed. Is this area usually started as R-1-10? We were told that when we bought this property that we were not going to be blocked. Currently this property is the same height as my property before it is graded. So, if I walk out of my house, you are going to see 33 ft or 32 roughly and you're not gonna see anything pretty much. To me that is kinda not very nice as a neighbor.

Dave Matheson – I did attempt to make contact with the Developers and heard back from them after they had their meetings. All we have really asked for through this process so that we know what it is going to be. Seems like that should be a major consideration. For those of us who paid a high premium for a view, having it taken from us by 32 ft tall buildings. They still have not described what the topography change is going to be. If they put the 3 story units on this end it wouldn't block anyone's view. It would be our hope and desire for them to develop and have their taller units in the area of the development that is lower that wouldn't compromise our views and then having the shorter 16 ft one story buildings by our lots.

Brian Hendricks – I live in Varano Vista also. My concern is more traffic related. I am one of the traffic officers here. Right now, the only way in and out is through Sunbrook. What is the timing of the road going through to get another way out?

Connie Revero – When we bought these we really didn't know this was going to happen. They promised us a park and pickleball courts. Then they put in a tiny park. When are we going to get more parks? And what is going in on the other side of the road? You just filled our park with a bunch of people that weren't going to be there.

Chair Draper closed the public hearing.

Commissioner Kemp – When will Gap Canyon Drive be done?

Wes Jenkins – We have the dedication for what is needed. It is just a matter of getting some of the funding. The city will pay for the middle 30 ft of it because it is an arterial.

Commissioner Chapman – I would like to point out that Divario has a lot of units already and they all dump out to Dixie Drive.

Commissioner Fisher – If you want to protect a view, you have to own the property in which the view can be seen. I understand how frustrating it is to have the view blocked. As a private property owner, I have the right to build whatever the law and the zoning allows me, we are not able to deny them if they are building within those laws and zoning ordinances. This development has been around a long time, the information is available and if you were told that nothing would be built here you were lied to, and you could have looked and found the information.

Commissioner Kemp – We keep running into the same history again and again because when property is annexed into the City it comes in as R-1-10. I think the history of why the property brought into the City is zoned R-1-10 is important.

Discussion continued on why the default zoning is R-1-10.

Jami Bracken – A lot of Cities when they do master plan developments have a rezone at the same time as the development agreement. In this case the City entered into an agreement, but the zoning changes would come later. One option is to have the zone change at the same time as the development agreement.

MOTION: Commissioner Fisher made a motion to recommend approval to City Council for Item 4B as it was presented.
SECOND: Commissioner Andrus
ROLL CALL VOTE:
AYES (6)
Chairman Ray Draper
Commissioner Steve Kemp
Commissioner Emily Andrus
Commissioner Nathan Fisher
Commissioner Austin Anderson
Commissioner Lori Chapman
NAYS (0)

5. HILLSIDE PERMIT (HS) Administrative

Consider a request for a hillside development permit at the Divario development. The applicant is proposing to construct in the area shown on the slope map labeled 20-29% and open space. This is specifically in the PA-18 area which is situated in the northern portion of the Divario development. The property is currently zoned Single-Family Residential, minimum lot size 10,000 square feet (R-1-10). The applicant is 730 St George, LLC. Case No. 2022-HS-004. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – They are changing the slope by Varano Vista to a 3:1 for a more stable slope. We went to hillside and the request was to basically fill this wash in. They have shut off any drainage that would come into this area. In the future there will be a trail that will connect the park to this. Hillside looked at it and felt like the wash was not carrying drainage and the wash didn't have any aesthetic appeal. They recommend that the wash be filled in.

Commissioner Chapman – Will the trail be at the 15 ft. level?

Wes Jenkins – It will probably 15 ft below Varano Vista, but I haven't seen the grading yet.

Commissioner Chapman – So by filling that in, it allows the building to be closer?

Wes Jenkins – Yes, it doesn't act as a wash anymore.

MOTION: Commissioner Fisher made a motion to recommend approval to City Council for Item 5 as presented.

SECOND: Commissioner Kemp

ROLL CALL VOTE:

AYES (6)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Nathan Fisher

Commissioner Austin Anderson

Commissioner Lori Chapman

NAYS (0)

6. PRELIMINARY PLAT (PP) Administrative

- A. Consider a request for a four (4) lot residential subdivision known as Glenview located at 2262 South and 2100 East. The property is .54 acres and is zoned R-1-10. The applicant is Bush & Gudgell, representative Rick Meyer. Case No. 2022-PP-015. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – Stone Cliff is just to the north. These 4 lots would have frontage on 2100 east. They will dedicate a 40 ft right of way for access on the south side to the properties that are not developed.

MOTION: Commissioner Anderson made a motion to recommend approval of Item 6A

SECOND: Commissioner Kemp

ROLL CALL VOTE:

AYES (5)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Austin Anderson

Commissioner Lori Chapman

NAYS (0)

- B. Consider a request for an eight (8) open space parcels located west of Divario Canyon Drive Between Sunbrook Drive and Alenta Drive within the Divario Development. The property is zoned R-1-10. The applicant is Rosenberg Associates, representative Rick Rosenberg. Case No. 2022-PP-016. (Staff – Wes Jenkins)

Wes Jenkins presented with no further comment.

MOTION: Commissioner Andrus made a motion to recommend approval of Item 6B.

SECOND: Commissioner Anderson

ROLL CALL VOTE:

AYES (6)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Nathan Fisher

Commissioner Austin Anderson

Commissioner Lori Chapman

NAYS (0)

- C. Consider a request for a one (1) lot residential subdivision known as Divario (PA-18) located on the southwest corner of the intersection of Divario Canyon Drive and Gap Canyon Drive. The property is 9.43 acres and is zoned R-1-10. The applicant is Rosenberg Associates, representative Allen Hall. Case No. 2022-PP-020. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – This is just to create the one lot so that this can be sold and then subdivided into separate lots at a later date.

MOTION: Commissioner Kemp made a motion to recommend for approval Item 6C.

SECOND: Commissioner Fisher

ROLL CALL VOTE:

AYES (6)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Nathan Fisher

Commissioner Austin Anderson

Commissioner Lori Chapman

NAYS (0)

- D. Consider a request for a two (2) lot commercial subdivision known as Staybridge located 1301 Sunland Drive. The property is 3.50 acres and is zoned C-3. The applicant is Bush & Gudgell, representative Bob Hermanson. Case No. 2022-PP-023. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – They would like to create a pad; they will need to provide a cross access agreement between Staybridge and them for both access and utilities. They are proposing to split the driveway between Staybridge and them.

MOTION: Commissioner Anderson made a motion to recommend approval of Item 6B.

SECOND: Commissioner Fisher

ROLL CALL VOTE:

AYES (6)

Chairman Ray Draper
Commissioner Steve Kemp
Commissioner Emily Andrus
Commissioner Nathan Fisher
Commissioner Austin Anderson
Commissioner Lori Chapman
NAYS (0)

7. MINUTES

Consider a request to approve the meeting minutes from the April 12, 2022, meeting.

MOTION: Commissioner Kemp made a motion to approve the minutes as presented.
SECOND: Commissioner Anderson
ROLL CALL VOTE:
AYES (6)
Chairman Ray Draper
Commissioner Steve Kemp
Commissioner Emily Andrus
Commissioner Nathan Fisher
Commissioner Austin Anderson
Commissioner Lori Chapman
NAYS (0)

8. CITY COUNCIL ACTIONS

No meeting was held April 21, 2022.

9. ADJOURN

MOTION: Commissioner Fisher made a motion to adjourn at 6:56 pm
SECOND: Commissioner Andrus
ROLL CALL VOTE:
AYES (6)
Chairman Ray Draper
Commissioner Steve Kemp
Commissioner Emily Andrus
Commissioner Nathan Fisher
Commissioner Austin Anderson
Commissioner Lori Chapman
NAYS (0)