

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, August 8, 2023**, commencing at **5:00 p.m.**

**PRESENT:** Chair Steve Kemp  
Commissioner Emily Andrus  
Commissioner Rogers  
Commissioner Lori Chapman  
Commissioner Terri Draper  
Commissioner Nathan Fisher

**CITY STAFF:**

Community Development Director Jim Bolser  
City Attorney Tani Downing  
Planner III Dan Boles  
Planner III Mike Hadley  
Development Office Supervisor Brenda Hatch

**EXCUSED:** Commissioner Austin Anderson

Pro Tem Chair Andrus called the meeting to order. Commissioner Draper led us in the Pledge of Allegiance. Pro Tem Chair Andrus passed the chair to the Chair Kemp.

- 1. Sage Haven Emerald Pool Park at Desert Color Planned Development Amendment – PUBLIC HEARING:** Bob Hermandson, representing Desert Color St. George LLC. is requesting approval for an amendment to the Desert Color Planned Development (PD). The application is a request to develop a park with/swimming pool and other amenities. The site is approximately 1.91 acres and is generally located between Emerald Point Dr, Green Mountain Dr, Kelly Ln, and Pebble Glen Ln. **Case No. 2023-PDA-013** (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – The zoning map shows this is zoned Planned Development Residential; Desert Color is required to have 5% of civic space in the TNZ zone. We looked at that and they have 7%, the other requirement is that if the civic space is over an acre it must come through Planning Commission and City Council, less than an acre is staff approval only. On the north end of the civic space is a pool. There are places to sit and lounge. There is also a building that will house pool equipment, restrooms, and storage. The other side has a splash pad and a play area for kids. There will also be bocci ball courts on the south end. They are proposing some parking for golf carts. The building is single story, it ties back to the main clubhouse, same type of materials and colors. They haven't given specific information on the playground area. Staff does recommend approval. We did receive one letter that is in favor of the space, but they were hoping the applicant would move the pool to the south side.

Commissioner Chapman – Water for the pool, is that coming from them or is that coming from City water?

Dan Boles – I believe it is coming from their own.

Terri Draper – Did the couple who sent the letter in the packet reach out to you?

Ryan Lay – I was not contacted by them, but I don't know if anyone else in my office was.

Dan Boles – I spoke with Bob Hermandson regarding the letter.

Chair Kemp opened the public hearing.

Chair Kemp closed the public hearing.

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

MOTION: Commissioner Andrus made a motion to recommend approval of item 1 the Sage Haven Emerald Pool Park to City Council with the conditions recommended by staff.

SECOND: Commissioner Fisher

ROLL CALL VOTE:

AYES (6)

Chair Kemp

Commissioner Rogers

Commissioner Andrus

Commissioner Chapman

Commissioner Draper

Commissioner Nathan Fisher

NAYS (0)

Motion Carries unanimous vote

2. **Fire Station #10 Zone Change Map Amendment** – **PUBLIC HEARING:** Carlos Robles, representing The City of St. George is requesting approval to change the zone from C-2 (Commercial) to PD-C (Planned Development Commercial) on approximately 2.83 acres located at 3270 E Flowers Way in order to construct a fire station and a firefighter training station site. This is a City facilities project. **Case No. 2023-ZC-010** (Staff – Mike Hadley)

Mike Hadley presented the following:

Mike Hadley – They are building a training tower for the firefighters to train with their ISO training, the tower will be 60 ft. The main building will be single story.

Commissioner Chapman – The station itself is one story?

Mike Hadley – That is correct.

Commissioner Andrus – Is there fire involved in the training on the tower? I think it's a great location.

Brad Esplin – If you look around at Joule Plaza and City View, they are very tall. We want to put guys on a tower where they can practice their skills to rescue people in those instances. There is a small section

that is a burn room. There is a smoke effect that is light impact so that it impairs the vision of the firefighters.

Chair Kemp opened the public hearing.

Chair Kemp closed the public hearing.

Commissioner Chapman – It’s a well needed upgrade.

Chair Kemp – This will make sure that we have a good ISO rating?

MOTION: Commissioner Draper made a motion to recommend approval of the zone change from C-2 to PD-C for the Fire Station.  
SECOND: Commissioner Chapman  
ROLL CALL VOTE:  
AYES (6)  
Chair Kemp  
Commissioner Rogers  
Commissioner Andrus  
Commissioner Chapman  
Commissioner Draper  
Commissioner Nathan Fisher  
NAYS (0)  
Motion Carries unanimous vote

**3. Minutes**

Consider a request to approve the meeting minutes from the July 25, 2023, meeting.

MOTION: Commissioner Andrus made a motion to recommend approval of the minutes from July 25, 2023.  
SECOND: Commissioner Rogers  
ROLL CALL VOTE:  
AYES (6)  
Chair Kemp  
Commissioner Rogers  
Commissioner Andrus  
Commissioner Chapman  
Commissioner Draper  
Commissioner Nathan Fisher  
NAYS (0)  
Motion Carries unanimous vote

**4. City Council Items**

*Jim Bolser the Community Development Director will report on items heard at the August 3, 2023, City Council meeting.*

1. 2023-PDA-009 Mountain America Credit Union
2. 2023-GPA-003 Regional Retail Expansion
3. 2023-GPA-004 Willow Bend Commercial

**5. Adjourn**

MOTION: Commissioner Fisher made a motion to adjourn at 5:20 pm.

SECOND: Commissioner Chapman

ROLL CALL VOTE:

AYES (6)

Chair Kemp

Commissioner Rogers

Commissioner Andrus

Commissioner Chapman

Commissioner Draper

Commissioner Nathan Fisher

NAYS (0)

Motion Carries unanimous vote