

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 Administrative Conference Room, 175 East 200 North, St George, Utah, on **Tuesday, December 19, 2023**, commencing at **5:00 p.m.**

PRESENT: Mayor Michele Randall
Commissioner Rogers
Commissioner Nathan Fisher
Commissioner Austin Anderson
Commissioner Terri Draper
Commissioner Lori Chapman
Commissioner Brandon Anderson
Commissioner Kelly Casey

CITY STAFF: Community Development Director Carol Winner
Deputy City Attorney Jami Brackin
Planner II – CDBG and Housing Brenda Hatch

EXCUSED:

Jami Brackin opened the meeting.

1. Planning Commission Training

- a. Development Processes
- b. Land Use 101
- c. Open Meetings & GRAMA training

Jami Brackin – Presented Land Use property rights to the Commissioners.

Discussion on how development decisions are made regarding water and what is available and how it affects rezoning property.

Jami Brackin – Talked about performance zoning, formed based zoning, and the Houston model which is build what you want. She then talked about the differences between Administrative and Legislative items. Some of the Administrative items will no longer go to the City Council so you will no longer be a recommending body. Jami explained that an applicant is entitled to an approval if they have submitted a completed application, paid all fees; and the application conforms to the City's requirements and codes (state laws) Unless: there is a compelling, countervailing public interest which require denial or if the City has initiated proceedings to amend its ordinances that would prohibit approval of the application as submitted. If you say NO make findings of fact and conclusions of law on the record. Jami went over the administrative rules.

Discussion continued regarding what items the Planning Commission would be the deciding body for.

Carol Winner – Spoke about the State code changes and the changes that will be coming to our code in Title 10 Chapter 25. Plats will be approved by Planning Commission at that time. You will also approve Conditional Use Permits, but we won't talk about those tonight. Carol showed a graphic and talked about how the process works now. Then she went over how the process will change in February 2024.