

**ST. GEORGE PLANNING COMMISSION MINUTES
MARCH 12, 2024 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Planning Commission Chair Austin Anderson
Planning Commission Member Nathan Fisher
Planning Commission Member Terri Draper
Planning Commission Member Kelly Casey
Planning Commission Member Ben Rogers
Planning Commission Member Lori Chapman**

EXCUSED:

Planning Commission Member Brandon Anderson

STAFF MEMBERS PRESENT:

**Deputy City Attorney Jami Brackin
Community Development Director Carol Winner
Assistant Public Works Director Wes Jenkins
Planner Mike Hadley
Development Office Supervisor Monica Smith
City Recorder Christina Fernandez**

OTHERS PRESENT:

Applicant Chelsey Antonich with Galloway & Company

CALL TO ORDER:

Planning Commission Chair Anderson called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Commissioner Rogers.

Link to call to order and flag salute: 00:00:00

Link to comments from Deputy City Attorney Jami Brackin: 00:57:00

PUBLIC HEARING/PLANNED DEVELOPMENT AMENDMENT:

Cyprus Credit Union Planned Development Amendment – PUBLIC HEARING:
Taylor Smith, representing Galloway & Company is requesting approval of an amendment to the River Crossing PD-C (Planned Development Commercial) to develop a 4,160 square foot credit union on 0.89 acres. This project is located on the southeast corner of River Road and George Washington Parkway. Case No. **2024-PDA-004** (Staff – Mike Hadley)

Link to presentation from Planner Mike Hadley, including discussion between the Planning Commission Members and Mr. Hadley: 00:02:16

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Link to public hearing, no comments made: 00:05:35

Link to introduction of applicant Chelsey Antonich with Galloway & Company and further discussion between Planning Commission Members, Mr. Hadley, and Ms. Antonich: 00:05:45

Link to motion: 00:17:14

MOTION:

A motion was made by Planning Commission Member Fisher to recommend with condition that the applicant make revisions of the wall.

SECOND:

The motion was seconded by Planning Commission Member Chapman.

Link to discussion on the motion: 00:17:55

Link to amend motion: 00:18:00

**AMENDED
MOTION:**

Planning Commission Member Fisher amended his motion to include staff's comments and recommendations.

SECOND:

The amended motion was seconded by Planning Commission Member Chapman.

VOTE:

Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson - aye
Planning Commission Member Fisher - aye
Planning Commission Member Draper - aye
Planning Commission Member Casey - aye
Planning Commission Member Rogers - aye
Planning Commission Member Chapman - aye

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES:

Minutes

Consider a request to approve the meeting minutes from the February 27, 2024, meeting.

Link to motion: 00:19:10

MOTION:

A motion was made by Planning Commission Member Chapman to approve the minutes.

SECOND:

The motion was seconded by Planning Commission Member Fisher.

VOTE:

Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson - aye
Planning Commission Member Fisher - aye
Planning Commission Member Draper - aye
Planning Commission Member Casey - aye
Planning Commission Member Rogers - aye
Planning Commission Member Chapman - aye

The vote was unanimous and the motion carried.

REVIEW OF CITY COUNCIL ITEMS:

City Council Items

Carol Winner the Community Development Director will report on items heard at the March 7, 2024, City Council meeting

1. 2024-PDA-001 Les Schwab Tire Center
2. 2023-PP-062 White Sage Terrace
3. 2023-PDA-024 White Sage Terrace
4. 2024-PDA-002 Del Taco
5. 2024-PP-001 Del Taco
6. 2024-ZRA-004 Water Conservation Updates
7. 2024-HS-002 Rim Rock Wash
8. 2024-PDA-003 River Crossing Sign Amendment
9. 2024-ZRA-005 9-3C Habitat Conservation Plan

Link to Community Development Director Carol Winner reviewing items from the March 7, 2024 City Council meeting, including discussion between the Planning Commission Members and Ms. Winner: 00:19:30

ADJOURN:

Link to motion: 00:23:17

MOTION:

A motion was made by Planning Commission Member Fisher to adjourn.

SECOND:

The motion was seconded by Planning Commission Member Casey.

VOTE:

Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson - aye
Planning Commission Member Fisher - aye
Planning Commission Member Draper - aye
Planning Commission Member Anderson - aye
Planning Commission Member Casey - aye
Planning Commission Member Rogers - aye
Planning Commission Member Chapman - aye

The vote was unanimous and the motion carried.

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/s/Monica Smith

Monica Smith, Secretary