

**ST. GEORGE PLANNING COMMISSION MINUTES
MARCH 26, 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
Planning Commission Member Brandon Anderson**

EXCUSED:

STAFF MEMBERS PRESENT:

**Deputy City Attorney, Jami Brackin
Community Development Director, Carol Winner
Assistant Public Works Director, Wes Jenkins
Planner III, Dan Boles
Development Office Supervisor, Monica Smith
Assistant City Attorney, Daniel Baldwin
St. George City Engineer, Jay Sandberg**

OTHERS PRESENT:

Applicant Mike Terry, DSG Civil

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 Chair Anderson.

Link to call to order and flag salute: [00:00:00](#)

Link to Planner Dan Boles requesting to swap item number one with item number two [00:00:43](#)

REQUEST FOR HILLSIDE DEVELOPMENT PERMIT:

Consider approval of a hillside development permit to adjust the location of the ridgeline and the ridgeline setback on lot 32 of the South Rim at Foremaster Ridge Phase 2 subdivision.

BACKGROUND AND RECOMMENDATION: The Hillside Review Board held a public meeting on site to review the proposed Hillside Development Permit on March 13, 2024. The Hillside Review Board forwarded a positive recommendation to move the ridgeline back to stipulated areas, approximately 10.5 ft off the property line to the south. Case No. **2024-PDA-004** (Staff – Dan Boles)

Link to presentation from Planner Dan Boles, including discussion between the Planning Commission Members, Mr. Boles, and Assistant Public Work Director: [00:07:27](#)

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Link to motion: [00:22:41](#)

MOTION:

A motion was made by Planning Commission Member Rogers to recommend approval of item one with a requirement that any wall built at the new proposed ridgeline be stained to match surrounding environment.

SECOND:

The 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
Planning Commission Member Anderson - aye

The vote was unanimous and the motion carried.

REQUEST FOR PRELIMINARY PLAT:

Consider approval of a preliminary plat Red Pine Phase 5-6, a forty-four (44) lot residential subdivision.

BACKGROUND AND RECOMMENDATION: The property is 15.37 acres and is generally located north of Maplecrest Drive and approximately ¼ mile east of 2890 South. The property was zoned R-1-10 in January of this year in anticipation of this plat. It is recommended that an easement on the adjacent property to the north and east is granted for grading purposes). Case No. **2024-PP-004** (Staff – Dan Boles).

Link to presentation from Planner Dan Boles, including discussion between the Planning Commission Members, Mr. Boles, and the Assistant Public Works Director: [00:01:00](#)

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Link to motion: [00:05:58](#)

MOTION:

A motion was made by Planning Commission Member Rogers to recommend approval of item number two for preliminary plat for Red Pine Phase 5 and 6.

SECOND:

The motion was seconded by Planning Commission Member Chapman.

Link to discussion on the motion: [00:06:20](#)

Link to amend motion: [00:06:45](#)

**AMENDED
MOTION:**

Planning Commission Member Rogers amended his motion to include staff's recommendations for item one for the easement on adjacent property.

SECOND:

The motions 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
Planning Commission Member Anderson - aye

The vote was unanimous and the motion carried.

REQUEST FOR AMENDMENT – PUBLIC HEARING:

Consider approval of an amendment to Title 10-13.C, Development in Flood and Erosion Hazard Overlay Zone.

BACKGROUND AND RECOMMENDATION: The City of St. George is requesting an amendment to update standards and regulations to meet FEMA requirements. Case No. **2024-ZRA-007**.

Link to presentation from Jay Sandberg, including discussion between the Planning Commission Members and Mr. Sandberg: [00:24:09](#)

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Link to public comment, there were no comments: [00:42:35](#)

Link to motion: [00:42:48](#)

MOTION:

A motion was made by Planning Commission Member Draper to approve item three and recommend approval for an amendment to title 10-13.C Development in the Flood and Erosion Hazard Overlay Zone, compliant with FEMA.

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
Planning Commission Member Anderson - aye

The vote was unanimous and the motion carried

APPROVAL OF MINUTES:

Minutes

Consider a request to approve the meeting minutes from the March 12, 2024, meeting.

Link to motion: [00:43:22](#)

MOTION:

A motion was made by Planning Commission Member Rogers 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
Planning Commission Member Anderson - 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 21, 2024, City Council meeting

1. 2024-GPA-004 Old Farm

Link to Community Development Director Carol Winner reviewing items from the March 21, 2024 City Council meeting, including discussion between the Planning Commission Members and Ms. Winner: [00:43:46](#)

ADJOURN:

Link to motion: [00:44:51](#)

MOTION:

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

SECOND:

The 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 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.

/s/Monica Smith

Monica Smith, Secretary