

ST. GEORGE PLANNING COMMISSION MINUTES
April 9, 2024, 5:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

Planning Commission Chair Austin Anderson
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:

Planning Commission Member Nathan Fisher

STAFF MEMBERS PRESENT:

Deputy City Attorney, Jami Brackin
Assistant Public Works Director, Wes Jenkins
Planner III, Dan Boles
Planner III, Mike Hadley
Development Office Supervisor, Monica Smith

OTHERS PRESENT:

Rosenberg Associates Representative, Jack deRyk
Applicant, Dean Terry
Resident, Robert Moore
Applicant, Brett Burgess
Desert Canyons Representative, Curt Gordon
Applicant, Tim Stewart
Rosenberg Associates Representative, Jared Bates

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 Anderson.

Link to call to order and flag salute: [00:00:05](#)

Link to discussion regarding conflicts of interest and recusals of Commission Members, including Commission Members Anderson and Rogers recusing themselves: [00:00:39](#)

REQUEST FOR GENERAL PLAN AMENDMENT – PUBLIC HEARING:

Consider approval of a general plan amendment to change the land-use map from LDR (Low Density Residential) and OS (Open Space) to COM (Commercial). Case No. 2024-GPA-005 – Applicant Dean Terry.

BACKGROUND AND RECOMMENDATION: This General Plan Amendment is for land generally located approximately 2121 W Sunset Blvd. The property is zoned R-1-8 (Single Family Residential, minimum lot size 8,000 sf), RE 37.5 (Residential Estates 37,500 as ft minimum lot size), C-2 (Commercial), and OS (Open Space). This application is to change the general plan from LDR (Low Density Residential) and OS (Open Space) to COM (Commercial) for development in the future with Commercial

designation. The proposal is consistent with the area and staff recommends approval with no conditions. Case No. **2024-GPA-005** (Staff – Mike Hadley)

Link to presentation from Planner Mike Hadley, including discussion between the Planning Commission Members and Mr. Hadley: [00:01:42](#)

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Link to open public comment: [00:04:20](#)

Link to comment by resident Robert Moore: [00:04:40](#)

Link to close public comment: [00:06:01](#)

Link to comment by Applicant Dean Terry, including discussion between Mr. Terry and Commission Members: [00:06:26](#)

Link to question by Chair Anderson, including discussion between Commission Members, Deputy City Attorney, Assistant Public Works Director, and Mr. Hadley: [00:09:23](#)

Link to question by Commissioner Chapman, including discussion between Deputy City Attorney and Commission Members: [00:13:16](#)

Link to comment by Applicant Dean Terry, including discussion between Commission Members and Mr. Terry: [00:14:54](#)

Link to question by Commissioner Rogers, including discussion between Commission Members and Mr. Hadley: [00:18:17](#)

Link to comment by Commissioner Chapman, including discussion between Commission Members: [00:18:48](#)

Link to comment by Commissioner Rogers, including discussion between Commission Members: [00:19:27](#)

Link to question by Commissioner Chapman, including discussion between Commission Members and Deputy City Attorney: [00:19:38](#)

Link to question by Commissioner Casey, including discussion between Commission Members and Deputy City Attorney: [00:19:57](#)

Link to comment by Applicant, Dean Terry, including discussion between Commission Members: [00:21:30](#)

Link to question by Commissioner Chapman, including discussion between Commission Members, and Mr. Hadley: [00:21:54](#)

Link to comment by Commissioner Draper, including discussion between Commission Members: [00:23:05](#)

Link to comment by Applicant, Dean Terry: [00:24:56](#)

Link to motion: [00:25:30](#)

MOTION:

A motion was made by Planning Commission Member Rogers, I would like to make a recommendation that we forward a positive recommendation for approval of the change of land use from open space and low density to commercial, adding in there that the City Council can accept my recommendation or not, I would recommend that the portion of the Hillside and partial 1411 be left open space.

SECOND:

The motion was seconded by Planning Commission Member Draper.

VOTE:

Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson - 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.

Commissioner Anderson returns to meeting at 5:32 pm

REQUEST FOR GENERAL PLAN AMENDMENT – PUBLIC HEARING:

Consider approval of a general plan amendment to change the land-use map from RES (Residential), OS (Open Space), FP (Flood Plain) and PK (Park) to COM (Commercial) and OS (Open Space) Case No. 2024-GPA-007 – Applicant Brett Burgess.

BACKGROUND AND RECOMMENDATION: This General Plan Amendment is for land generally located southeast off exit 7 along Southern Parkway and northeast of Airport Road. The property is zoned CRM (Commercial Residential Mixed Use) and PD-R (Planned Development Residential). This application is to change the General Plan from RES (Residential), OS (Open Space), FP (Flood Plain) and PK (Park) to COM (Commercial) and OS (Open Space) in expectation of a proposed move studio facility developed on a portion of the property. Staff recommends approval of the Territory Studios general plan amendment with no conditions. Case No. **2024-GPA-007** (Staff – Mike Hadley).

Link to presentation from Planner Mike Hadley, including discussion between the Planning Commission Members and Mr. Hadley: [00:26:56](#)

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Link to question by Commission Member Draper, including discussion between Commission Members and Mr. Hadley: [00:28:00](#)

Link to question by Commission Member Chapman, including discussion between Commission Members and Mr. Hadley: [00:28:45](#)

Link to question by Commission Member Chapman, including discussion between Commission Members and Mr. Hadley: [00:29:28](#)

Link to open and close of public comment: [00:30:28](#)

Link to question by Commission Member Rogers, including discussion between Applicant, Brett Burgess, Desert Canyons Representative, Kurt Gordon, and Commission Members: [00:30:59](#)

Link to motion: [00:34:52](#)

MOTION:

A motion was made by Planning Commission Member Chapman to recommend approval to St. George City Council of item 2.

SECOND:

The motion was seconded by Planning Commission Member Anderson.

VOTE:

Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson – aye
Planning Commission Member Anderson – 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

REQUEST FOR HILLSIDE DEVELOPMENT PERMIT:

Consider approval of a Hillside Development Permit. Case No. 2023-HS-009 – Applicant Tim Stewart.

BACKGROUND AND RECOMMENDATION: On August 23, 2023, the Hillside committee met on site for the hillside review. The applicant is proposing to move about 120,000 yards of dirt from the approved Rosewood Townhomes which is just south of the proposed location. The Hillside committee recommended approval of the transfer of the dirt. Case No. **2024-ZRA-007**.

Link to Commissioner Rogers and Commissioner Anderson recusing themselves: [00:34:40](#)

Link to presentation from Mike Hadley, including discussion between the Planning Commission Members and Mr. Hadley: [00:36:00](#)

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Link to questions by Commissioner Chapman, including discussion between Commission Members and Mr. Hadley: [00:38:02](#)

Link to question by Chair Anderson, including discussion between Commission Members and Mr. Hadley: [00:39:16](#)

Link to comment by Applicant, Tim Stewart, including discussion between Commission Members and Mr. Stewart: [00:40:32](#)

Link to comment by Jared Bates, including discussion between Commission Members, Applicant, Tim Stewart, and Mr. Bates: [00:43:34](#)

Link to question by Commissioner Chapman, including discussion between Commission Members: [00:48:12](#)

Link to comment by Applicant, Tim Stewart, including discussion between Commission Members and Mr. Stewart: [00:48:50](#)

Link to comment by Commissioner Chapman, including discussion between Commission Members, and Assistant Public Works Director: [00:50:00](#)

Link to comment by Commissioner Draper, including discussion between Commission Members, and Assistant Public Works Director: [00:52:43](#)

Link to motion: [00:54:02](#)

MOTION:

A motion was made by Planning Commission Member Chapman that we do approval of item 3, also part of that recommendation would be that they work with staff for the completion and long-term maintenance and the aesthetic appearance of that long-term, work with the city staff that they end up looking like the city would like it to, there's not a big scar on there, that there's dust control.

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 Draper – aye
Planning Commission Member Casey – aye
Planning Commission Member Chapman - aye

The vote was unanimous and the motion carried

Link to Chair Anderson welcoming Commissioners Rogers and Anderson back to the meeting: [00:55:02](#)

APPROVAL OF MINUTES:

Minutes

Consider a request to approve the meeting minutes from the March 26, 2024, meeting.

Link to motion: [00:55:11](#)

MOTION:

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

SECOND:

The motion was seconded by Planning Commission Member Rogers.

VOTE:

Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson - aye
Planning Commission Member Anderson - 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

Dan Boles the Community Development Director will report on items heard at the April 4, 2024, City Council meeting

1. 2024-PDA-004 Cyprus Credit Union
2. 2024-ZRA-007 Development in the Flood and Erosion Hazard Overlay Zone

Link to Community Development Director Dan Boles reviewing items from the April 4, 2024, City Council meeting, including discussion between the Planning Commission Members and Mr. Boles: [00:55:31](#)

ADJOURN:

Link to motion: [00:56:50](#)

MOTION:

A motion was made by Planning Commission Member Rogers 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 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