

1 **ST. GEORGE PLANNING COMMISSION MINUTES**
2 **April 23, 2024, 5:00 P.M.**
3 **CITY COUNCIL CHAMBERS**
4

5 **PRESENT:**

6 **Planning Commission Chair Austin Anderson**
7 **Planning Commission Member Brandon Anderson**
8 **Planning Commission Member Nathan Fisher**
9 **Planning Commission Member Kelly Casey**
10 **Planning Commission Member Lori Chapman**
11 **Planning Commission Member Ben Rogers**
12 **Planning Commission Member Terri Draper**
13

14 **EXCUSED:**
15
16

17 **STAFF MEMBERS PRESENT:**

18 **Deputy City Attorney, Jami Brackin**
19 **Assistant Public Works Director, Wes Jenkins**
20 **Community Development Director, Carol Winner**
21 **Planner III, Dan Boles**
22 **Planner III, Mike Hadley**
23 **Development Office Supervisor, Monica Smith**
24

25 **OTHERS PRESENT:**

26 **Rosenberg Associates representative, Bob Hermandson**
27 **Alliance Consulting representative, Craig Coats**
28

29 **CALL TO ORDER:**

30 Planning Commission Chair Anderson called the meeting to order and welcomed all in
31 attendance. The Pledge of Allegiance to the Flag was led by Commissioner Anderson.
32

33 Link to call to order and flag salute: [00:00:00](#)
34

35 Link to discussion regarding conflicts of interest and recusals: [00:00:30](#)
36

37 **REQUEST FOR PRELIMINARY PLAT:**

38 **Consider approval of a one lot Preliminary Plat known as Lex Ence. The**
39 **property is zoned RE 12.5 (Residential Estates 12,500 sq. ft. minimum lot**
40 **size). Case No. 2024-PP-005 – Applicant - Bush & Gudgell.**
41

42 **BACKGROUND AND RECOMMENDATION:** The property is 5.94 acres located
43 approximately at 2800 S and River Rd. On March 18, 2021, this parcel was presented
44 to the City Council as a zone change from A-1 to RE 12.5 for a project called Laurel
45 Canyon. That project was never developed. Since then, the property has now been
46 purchased by a landowner who is proposing this one lot residential estates subdivision.
47 The staff recommend approval of this preliminary plat. Case No. **2024-GPA-005**
48 (Staff – Mike Hadley).
49

50 Link to presentation from Planner Mike Hadley, including discussion between the
51 Planning Commission Members and Mr. Hadley: [00:00:47](#)
52
53

5 Link to question by Commission Member Fisher, including discussion between
6 Commission Member Fisher and Mr. Hadley: [00:02:19](#)
7

8 Link to question by Commission Member Anderson, including discussion between
9 Commission Member Anderson and Mr. Hadley: [00:02:30](#)
10

11 Link to question by Commission Member Fisher, including discussion between
12 Commission Members, and Mr. Hadley: [00:03:07](#)
13

14 Agenda packet [\[Page 2\]](#)
15

16
17 Link to motion: [00:04:02](#)
18

19 **MOTION:**

20 A motion was made by Planning Commission Member Rogers, to recommend
21 approval of the preliminary plat known as Lex Ence.
22

23 **SECOND:**

24 The motion was seconded by Planning Commission Member .
25

26 Link to discussion on the motion between Commission Members, Deputy City
27 Attorney, and Mr. Hadley: [00:04:21](#)
28

29 Link to amend motion: [00:08:12](#)
30

31 **AMENDED
MOTION:**

32 Planning Commission Member Rogers amended his motion to approve the
33 preliminary plat known as Lex Ence.
34
35

36 **VOTE:**

37 Chair Anderson called for a vote, as follows:
38

- 39 Planning Commission Chair Anderson - aye
- 40 Planning Commission Member Anderson - aye
- 41 Planning Commission Member Fisher - aye
- 42 Planning Commission Member Casey - aye
- 43 Planning Commission Member Chapman - aye
- 44 Planning Commission Member Rogers - aye
- 45 Planning Commission Member Draper - aye
46

47 The vote was unanimous and the motion carried.
48

49 **REQUEST FOR PRELIMINARY PLAT:**

50 **Consider approval of a single lot Preliminary Plat to be called Lizard Wash**
51 **Community Park. This will be the property that the large community park in**
52 **Desert Color will be built. Case No. 2024-PP-007 – Applicant Craig Coats.**
53

5 BACKGROUND AND RECOMMENDATION: The property is 36.4 acres located generally
6 west of the Auburn Hills development at the existing southern terminus of Painted
7 Ridge Parkway. The newly created lot would be transferred to the city, in turn, the city
8 would then construct a public park. Staff recommends approval of this preliminary plat
9 with the condition that the final plat is filled with and approved by the city prior to
10 subdividing the property. Case No. **2024-PP-007** (Staff – Dan Boles).

11
12 Link to presentation from Planner Dan Boles, including discussion between the Planning
13 Commission Members and Mr. Boles: [00:08:35](#)

14
15 Link to question by Commission Member Chapman, including discussion between
16 Commission Members and Mr. Boles: [00:11:27](#)

17
18 Agenda packet [\[Page 10\]](#)

19
20 Link to motion: [00:13:21](#)

21
22 **MOTION:**

23 A motion was made by Planning Commission Member Anderson, to approve the
24 single lot preliminary plat to be called Lizard Wash which will be a community
25 park.

26
27 **SECOND:**

28 The motion was seconded by Planning Commission Member Rogers.

29
30 Link to discussion on the motion between Commission Member Draper and Mr.
31 Boles: [00:13:34](#)

32
33 **VOTE:**

34
35 Chair Anderson called for a vote, as follows:

36
37 Planning Commission Chair Anderson – aye
38 Planning Commission Member Anderson – aye
39 Planning Commission Member Fisher – aye
40 Planning Commission Member Casey – aye
41 Planning Commission Member Chapman – aye
42 Planning Commission Member Rogers – aye
43 Planning Commission Member Draper – aye

44
45 The vote was unanimous and the motion carried

46
47
48 **APPROVAL OF MINUTES:**

49 **Minutes**

50
51 Consider a request to approve the meeting minutes from the April 09, 2024, meeting.

52
53 Link to motion: [00:14:18](#)

4
5 **MOTION:**

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

8 **SECOND:**

9 The motion was seconded by Planning Commission Member Casey.

10
11 **VOTE:**

12 Chair Anderson called for a vote, as follows:

13
14 Planning Commission Chair Anderson - aye
15 Planning Commission Member Anderson - aye
16 Planning Commission Member Fisher - aye
17 Planning Commission Member Casey - aye
18 Planning Commission Member Chapman - aye
19 Planning Commission Member Rogers - aye
20 Planning Commission Member Draper - aye

21
22 The vote was unanimous and the motion carried.

23
24 **REVIEW OF CITY COUNCIL ITEMS:**

25 **City Council Items**

26
27 *There were no items, the City Council Meeting on April 18, 2024 was cancelled.*

28
29 **ADJOURN:**

30
31 Link to motion: [00:14:38](#)

32
33 **MOTION:**

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

35 **SECOND:**

36 The motion was seconded by Planning Commission Member Rogers.

37 **VOTE:**

38 Chair Anderson called for a vote, as follows:

39
40 Planning Commission Chair Anderson - aye
41 Planning Commission Member Anderson - aye
42 Planning Commission Member Fisher - aye
43 Planning Commission Member Casey - aye
44 Planning Commission Member Chapman - aye
45 Planning Commission Member Rogers - aye
46 Planning Commission Member Draper - aye

47
48 The vote was unanimous and the motion carried.

49
50 /s/Monica Smith

51
52 _____
Monica Smith, Secretary