

ST. GEORGE PLANNING COMMISSION MINUTES
April 23, 2024, 5:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

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

EXCUSED:

STAFF MEMBERS PRESENT:

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

OTHERS PRESENT:

Bush and Gudgell representative, Bob Hermandson
Alliance Consulting representative, Craig Coats

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: [00:00:00](#)

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

REQUEST FOR PRELIMINARY PLAT:

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

BACKGROUND AND RECOMMENDATION: The property is 5.94 acres located approximately at 2800 S and River Rd. On March 18, 2021, this parcel was presented to the City Council as a zone change from A-1 to RE 12.5 for a project called Laurel Canyon. That project was never developed. Since then, the property has now been purchased by a landowner who is proposing this one lot residential estates subdivision. The staff recommend approval of this preliminary plat. 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: [00:00:47](#)

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

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

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

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

MOTION:

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

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

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

**AMENDED
MOTION:**

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

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

The vote was unanimous and the motion carried.

REQUEST FOR PRELIMINARY PLAT:

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

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

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

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

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

MOTION:

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

SECOND:

The motion was seconded by Planning Commission Member Rogers.

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

VOTE:

Chair Anderson called for a vote, as follows:

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

The vote was unanimous and the motion carried

APPROVAL OF MINUTES:

Minutes

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

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

MOTION:

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

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

The vote was unanimous and the motion carried.

REVIEW OF CITY COUNCIL ITEMS:

City Council Items

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

ADJOURN:

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

MOTION:

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

SECOND:

The motion was seconded by Planning Commission Member Rogers.

VOTE:

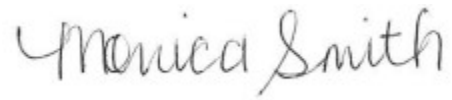
Chair Anderson called for a vote, as follows:

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

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Planning Commission Member Draper – aye

The vote was unanimous and the motion carried.

A handwritten signature in cursive script that reads "Monica Smith". The ink is dark and the signature is fluid.

Monica Smith, Secretary