

ST. GEORGE PLANNING COMMISSION MINUTES
May 14, 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
Community Development Director, Carol Winner
Planner III, Dan Boles
Planner III, Mike Hadley
Engineering Manager, Catherine Hasfurter
Development Office Supervisor, Monica Smith**

OTHERS PRESENT:

**S & S Homes representative, James Sullivan
Desert Canyons representative, Curt Gordon
Applicant, Brett Burgess
Resident, Ben Stewart
American Land Consulting representative, Adam Allen**

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: [00:00:25](#)

Link to discussion regarding conflicts of interest and recusals: [00:01:01](#)

REQUEST FOR ZONING REGULATION AMENDMENT:

Consider approval of a request to amend Title 10-10-1, Airport Vicinity Zones, of the City Code, to add various permitted uses associated with movie studios to the C-RM (Mixed-use Commercial) and the ASBP (Airport Supporting Business Park) zones. Applicant – Curt Gordon, Desert Canyons – Case No. 2024-ZRA-009 – PUBLIC HEARING.

BACKGROUND AND RECOMMENDATION: In 2024 (Case No. 2024-GPA-007) the City Council reviewed a General Plan Amendment for the Territory Studios and approved a Commercial area on 115 acres. This area is part of the Desert Canyons Master Plan. The applicant is requesting that the proposed uses be added to the C-RM (Mixed-use Commercial) and ASBP (Airport Supporting Business Park) use table under airport vicinity zones. Case No. **2024-ZRA-009** (Staff – Mike Hadley).

1 Link to presentation from Planner Mike Hadley, including discussion between the
2 Planning Commission Members and Mr. Hadley: [00:01:22](#)

3
4 Link to question by Commission Member Chapman, including discussion between
5 Commission Members, Community Development Director, and Mr. Hadley: [00:02:22](#)

6
7 Link to question by Commission Member Fisher, including discussion between
8 Commission Members and Mr. Hadley: [00:02:38](#)

9
10 Link to comment by Commission Chair Anderson, including discussion between Chair
11 Anderson, Community Development Director, and Mr. Hadley: [00:03:25](#)

12
13 Link to comment by Community Development Director, Carol Winner, including
14 discussion between Commission Members and Ms. Winner: [00:03:38](#)

15
16 Link to question by Commission Member Fisher, including discussion between
17 Commission Members and Mr. Hadley: [00:03:52](#)

18
19 Link to question by Commission Chair Anderson, including discussion between
20 Commission Members and Mr. Hadley: [00:04:43](#)

21
22 Link to question by Commission Member Chapman including discussion between
23 Commission Members, Deputy City Attorney, and Mr. Hadley: [00:04:56](#)

24
25 Link to comment by applicant Curt Gordon of Desert Canyons, including discussion
26 between Commission Members and Mr. Gordon: [00:05:48](#)

27
28 Link to open public hearing: [00:06:56](#)

29
30 Link to close public hearing: [00:07:05](#)

31
32 Link to comment by Community Development Director, including discussion between
33 Commission Members and Ms. Winner: [00:07:11](#)

34
35 Link to question by Commission Member Chapman, including discussion between
36 Commission Members, Deputy City Attorney, and Ms. Winner: [00:07:30](#)

37
38 Link to question by Commission Member Chapman, including discussion between
39 Commission Members and Ms. Winner: [00:11:05](#)

40
41 Link to comment by Commission Member Fisher, including discussion between
42 Commission Members and Mr. Hadley: [00:12:11](#)

43
44 Agenda packet [\[Page 3\]](#)

45
46 Link to motion: [00:12:38](#)

47
48 **MOTION:**

49 A motion was made by Planning Commission Member Fisher to recommend
50 approval of Item #1 amending Title 10-10-1 the Airport Vicinity's Zones as to
51 the CRM.

52
53 **SECOND:**

The motion was seconded by Planning Commission Member Draper.

1
2 **VOTE:**

3 Chair Anderson called for a vote, as follows:

4
5 Planning Commission Chair Anderson - aye
6 Planning Commission Member Anderson - aye
7 Planning Commission Member Fisher - aye
8 Planning Commission Member Casey - aye
9 Planning Commission Member Chapman - aye
10 Planning Commission Member Rogers - aye
11 Planning Commission Member Draper - aye

12
13 The vote was unanimous and the motion carried.

14
15 **REQUEST FOR ZONE CHANGE:**

16 **Consider approval of a request to amend the City Zoning Map by amending
17 the zone from PD-R (Planned Development Residential) to C-RM (Mixed-use
18 Commercial) on approximately 50.8 acres generally located off exit 7 along
19 Southern Parkway and northeast of Airport Road. Applicant – Brett Burgess,
20 Desert Canyons – Case No. 2024-ZC-002 – PUBLIC HEARING.**

21
22 BACKGROUND AND RECOMMENDATION: In 2024 the City Council reviewed a General
23 Plan Amendment for the Territory Studios and approved a Commercial area on 115
24 acres. The applicant is proposing to zone change a portion of the proposed larger
25 project site from PD-R (Planned Development Residential) to C-RM (Mixed Use
26 Commercial). With the rezone the entire project area will be zoned with the C-RM
27 (Mixed Use Commercial) designation. The rezone is in anticipation of movie studio
28 facility to be developed. Staff recommends approval of this zone change for Territory
29 Studios Zone Change with the following condition: A preliminary plat will need to be
30 submitted for approval to create the lot. Case No. **2024-ZC-002** (Staff – Mike Hadley).

31
32 Link to presentation from Planner Mike Hadley: [00:13:16](#)

33
34 Link to question by Commission Member Chapman, including discussion between
35 Commission Members and Mr. Hadley: [00:14:45](#)

36
37 Link to question by Commission Member Chapman, including discussion between
38 Commission Members and Mr. Hadley: [00:15:22](#)

39
40 Link to open public hearing: [00:16:03](#)

41
42 Link to close public hearing: [00:16:18](#)

43
44 Link to comment by applicant Brett Burgess, including discussion between Commission
45 Members and Mr. Burgess: [00:16:26](#)

46
47 Link to question by Commission Chair Anderson, including discussion between
48 Commission Members, Mr. Burgess, and Mr. Gordon: [00:19:03](#)

49
50 Link to question by Commission Member Fisher, including discussion between
51 Commission Members and Mr. Gordon: [00:20:46](#)

1 Link to comment by applicant, Brett Burgess, including discussion between
2 Commission Members and Mr. Burgess: [00:21:11](#)

3
4 Agenda packet [\[Page 16\]](#)

5
6 Link to motion: [00:22:33](#)

7
8 **MOTION:**

9 A motion was made by Planning Commission Member Rogers to recommend
10 approval for the city zoning amending the zone from PD-R to C-RM.

11
12 **SECOND:**

13 The motion was seconded by Planning Commission Member Fisher.

14
15 **VOTE:**

16 Chair Anderson called for a vote, as follows:

17 Planning Commission Chair Anderson – aye
18 Planning Commission Member Anderson – aye
19 Planning Commission Member Fisher – aye
20 Planning Commission Member Casey – aye
21 Planning Commission Member Chapman – aye
22 Planning Commission Member Rogers – aye
23 Planning Commission Member Draper – aye

24 The vote was unanimous and the motion carried

25 Link to question by Planner Mike Hadley, including discussion between Commission
26 Members, Deputy City Attorney, and Mr. Hadley: [00:22:57](#)

27
28 **REQUEST FOR ZONE CHANGE:**

29 Consider approval of a request to change the zone from A-20 (Agriculture, 20
30 acres per lot) and A-1 (Agriculture, one acre per lot) to PD-R (Planned
31 Development Residential). The zone change would only allow single-family
32 lots of varying sizes. Applicant – Adam Allen, American Land Consulting– Case
33 No. 2024-ZC-001 – PUBLIC HEARING.

34 BACKGROUND AND RECOMMENDATION: The subject property is currently zoned A-20
35 and A-1, both of which are agricultural zoning designations. The area has been
36 undisturbed as far as structures, minus old sheds, silos, and farm equipment in the
37 north-west corner. The applicant is proposing PD-R (Planned Development Residential)
38 zoning. This project, if approved, will consist of three different product types, "Garden
39 Home," "Patio Home," and traditional single-family lots. Staff recommends approval of
40 this Zone Change with the following conditions: 1. The applicant meets all
41 requirements found in Section 10-7F of the zoning regulations, 2. That a plat is
42 recorded with each phase in compliance with Title 10, chapter 5 of the St. George
43 municipal code, 3. That there are a minimum of four amenities to be constructed with
44 the project in compliance with section 10-7F of the zoning regulations. Case No. 2024-
45 ZC-001 (Staff – Dan Boles).

46 Link to presentation from Planner Dan Boles, including discussion between the Planning
47 Commission Members and Mr. Boles: [00:23:57](#)

1
2 Link to question by Commission Member Fisher, including discussion between
3 Commission Members and Mr. Boles: [00:29:27](#)
4

5 Link to question by Commission Member Chapman, including discussion between
6 Commission Members, Engineering Manager, Catherine Hasfurther, Deputy City
7 Attorney, and Mr. Boles: [00:30:00](#)
8

9 Link to open to public hearing: [00:32:28](#)
10

11 Link to resident Ben Stewart's comment, including discussion between Commission
12 Members and Mr. Stewart: [00:32:42](#)
13

14 Link to close public hearing: [00:34:02](#)
15

16 Link to comments by American Land Consulting representative, Adam Allen, including
17 discussion between Commission Members and Mr. Allen, representing the applicant:
18 [00:34:19](#)
19

20 Link to comment by Commission Member Fisher, including discussion between
21 Commission Members and Mr. Allen: [00:34:59](#)
22

23 Link to comment by Commission Member Rogers, including discussion between
24 Commission Members and Mr. Allen: [00:36:16](#)
25

26 Link to comment by S & S Homes representative, James Sullivan, including discussion
27 between Commission Members and Mr. Sullivan: [00:37:06](#)
28

29 Link to question by Commission Member Chapman, including discussion between
30 Commission Members, Community Development Director, Carol Winner, and Mr.
31 Sullivan: [00:38:14](#)
32

33 Link to question by Commission Member Fisher, including discussion between
34 Commission Members, S & S Homes representative, James Sullivan, and Deputy City
35 Attorney: [00:39:17](#)
36

37 Link to comment by Planner Dan Boles, including discussion between Commission
38 Members and Mr. Boles: [00:40:47](#)
39

40 Link to comment by S & S Homes representative, James Sullivan, including discussion
41 between commission members and Mr. Sullivan: [00:41:05](#)
42

43 Link to comment by Commission Member Draper, including discussion between
44 Commission Members and Mr. Boles: [00:41:58](#)
45

46 Link to question by Commission Member Casey, including discussion by Commission
47 Members, Deputy City Attorney, and Mr. Boles: [00:42:58](#)
48

49 Link to comment by Commission Member Fisher: [00:45:41](#)
50

51 Link to questions by Commission Member Chapman, including discussion between
52 Commission Members and Mr. Boles: [00:45:55](#)
53

1 Link to question by Commission Member Chapman, including discussion between
2 Commission Members, Deputy City Attorney, and Mr. Boles: [00:46:53](#)
3

4 Agenda packet [\[Page 29\]](#)
5

6 Link to motion: [00:48:24](#)
7

8 **MOTION:**
9

10 A motion was made by Planning Commission Member Draper to approve the
11 request to change the zone from A-20 and A-1 to PD-R pertinent to the changes
12 that are marked in the recommendation.
13

14 **SECOND:**
15

16 The motion was seconded by Planning Commission Member Casey.
17

18 **VOTE:**
19

20 Chair Anderson called for a vote, as follows:
21

22 Planning Commission Chair Anderson – aye
23 Planning Commission Member Anderson – aye
24 Planning Commission Member Fisher – aye
25 Planning Commission Member Casey – aye
26 Planning Commission Member Chapman – aye
27 Planning Commission Member Rogers – aye
28 Planning Commission Member Draper – aye
29

30 The vote was unanimous and the motion carried
31

32 **REQUEST FOR PRELIMINARY PLAT:**
33

34 **Consider approval of a Preliminary Plat for a 262-unit, single-family
35 subdivision to accompany a zone change on the same property. Applicant –
36 Adam Allen, American Land Consulting – Case No. 2024-PP-008.**
37

38 BACKGROUND AND RECOMMENDATION: The subject property is currently zoned A-20
39 and A-1, both of which are agricultural zoning designations. This plat request is
40 accompanied by a request to change the zoning on the property to a PD-R (Planned
41 Development Residential) zoning designation. The PD-R designation would allow a
42 variety of lot sizes. Staff recommends approval of this preliminary plat with the
43 following conditions: 1. That a final plat is recorded with each phase in compliance
44 with Title 10, chapter 25 of the St. George municipal code, 2. That the zoning
45 amendment associated with this plat is approved. If the zoning amendment is not
46 approved, this plat will be considered null and void. Case No. **2024-PP-008** (Staff –
47 Dan Boles).
48

49 Link to presentation from Planner Dan Boles, including discussion between the Planning
50 Commission Members and Mr. Boles: [00:49:27](#)
51

52 Link to question by Commission Member Fisher, including discussion between
53 Commission Members and Mr. Boles: [00:50:30](#)
54

55 Link to question by Commission Chair Anderson, including discussion between
56 Commission Members and Mr. Boles: [00:50:42](#)
57

1 Link to question by Commission Member Chapman, including discussion between
2 Commission Members and Mr. Boles: [00:51:03](#)

4 Link to question by Commission Member Fisher, including discussion between
5 Commission Members, Community Development Director, Mr. Boles, and Deputy City
6 Attorney: [00:52:07](#)

8 Agenda packet [\[Page 74\]](#)

10 Commission Member Draper was excused from the meeting at 5:52 pm.

12 Link to motion: [00:57:01](#)

14 **MOTION:**

15 A motion was made by Planning Commission Member Chapman to approve
16 Item 4, the preliminary plat 262 units with the staff recommendations.

18 **SECOND:**

19 The motion was seconded by Planning Commission Member Fisher.

21 **VOTE:**

23 Chair Anderson called for a vote, as follows:

25 Planning Commission Chair Anderson – aye
26 Planning Commission Member Anderson – aye
27 Planning Commission Member Fisher – aye
28 Planning Commission Member Casey – aye
29 Planning Commission Member Chapman – aye
30 Planning Commission Member Rogers – aye

32 The vote was unanimous and the motion carried

34 **APPROVAL OF MINUTES:**

35 **Minutes**

37 Consider a request to approve the meeting minutes from the April 23, 2024, meeting.

39 Link to motion: [00:57:47](#)

41 **MOTION:**

42 A motion was made by Planning Commission Member Rogers.

43 **SECOND:**

44 The motion was seconded by Planning Commission Member Chapman.

46 **VOTE:**

47 Chair Anderson called for a vote, as follows:

49 Planning Commission Chair Anderson - aye
50 Planning Commission Member Anderson - aye
51 Planning Commission Member Fisher - aye
52 Planning Commission Member Casey - aye
53 Planning Commission Member Chapman - aye

1 Planning Commission Member Rogers – aye
2
3 The vote was unanimous and the motion carried.
4

5 **REVIEW OF CITY COUNCIL ITEMS:**

6 **City Council Items**

7
8 *Carol Winner, the Community Development Director, will report on items head at the*
9 *May 02, 2024 City Council Meeting.*

10
11 1. 2024-GPA-005 Dean Terry General Plan Amendment
12 2. 2024-GPA-007 Territory Studios
13

14 **ADJOURN:**

15 Link to motion: [00:50:53](#)
16

17 **MOTION:**

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

19 **SECOND:**

20 The motion was seconded by Planning Commission Member Rogers.
21

22 **VOTE:**

23 Chair Anderson called for a vote, as follows:
24

25 Planning Commission Chair Anderson - aye
26 Planning Commission Member Anderson - aye
27 Planning Commission Member Fisher - aye
28 Planning Commission Member Casey - aye
29 Planning Commission Member Chapman - aye
30 Planning Commission Member Rogers - aye
31

32 The vote was unanimous and the motion carried.
33

34
35 /s/Monica Smith
36

37

Monica Smith, Secretary