

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 Hasfurther
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).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MOTION:

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

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 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 ZONE CHANGE:

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

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

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

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

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

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

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

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

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

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

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

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

MOTION:

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

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

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

REQUEST FOR ZONE CHANGE:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MOTION:

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

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

REQUEST FOR PRELIMINARY PLAT:

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

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

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

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

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

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

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

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

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

MOTION:

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

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

The vote was unanimous and the motion carried

APPROVAL OF MINUTES:

Minutes

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

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

MOTION:

A motion was made by Planning Commission Member Rogers.

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 Anderson - aye
Planning Commission Member Fisher - aye
Planning Commission Member Casey - aye
Planning Commission Member Chapman - aye
Planning Commission Member Rogers - 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 head at the May 02, 2024 City Council Meeting.

1. 2024-GPA-005 Dean Terry General Plan Amendment
2. 2024-GPA-007 Territory Studios

ADJOURN:

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

MOTION:

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

SECOND:

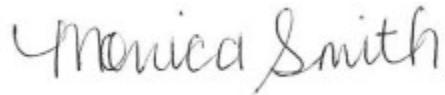
The motion was seconded by Planning Commission Member Rogers.

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

The vote was unanimous and the motion carried.



Monica Smith, Secretary