

**ST. GEORGE PLANNING COMMISSION MINUTES  
AUGUST 13, 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 Ben Rogers**  
**Planning Commission Member Terri Draper**

**EXCUSED:**

## Planning Commission Member Lori Chapman

**STAFF MEMBERS PRESENT:**

**Deputy City Attorney Jami Brackin  
Assistant Public Works Director Wes Jenkins  
Community Development Director Carol Winner  
Planner Dan Boles  
Planner Brenda Hatch  
Development Office Supervisor Monica Smith**

**OTHERS PRESENT:**

**Jack de Ryk, Rosenberg and Associates**  
**Dean Terry, Applicant**  
**Jeff Mathis, MRW Design**  
**Moriah Vela, MRW Design**  
**Sean Harty, Elevated Property Company**  
**Chris Byers, Elevated Property**  
**Steve Brozo, Elevated Property**  
**Marvin Wilson, Resident**  
**Matt Hickman, Resident**  
**Joe Levine, Summit Athletic Club**  
**Quinn Allgood, Resident**  
**Cody Johns, Resident**  
**Sam Picklesimer**  
**Joe Eves, Resident**  
**Becky Ellis, Resident**  
**Craig Coats, Resident**  
**Will Moran, Resident**  
**Dave Hunter, Resident**  
**Doug Terry, Dean Terry Representative**  
**Jim Park, Resident**  
**Dave Nasal, Resident**  
**Kim Bingham, Resident**  
**Aaron Sharp, Resident**  
**Paul McMullin, Resident**  
**Brian Jorgensen, Resident**  
**Dwain Schallenberger, Resident**

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5 **CALL TO ORDER:**

6 Chair Anderson called the meeting to order and welcomed all in attendance. The  
7 Pledge of Allegiance to the Flag was led by Chair Anderson.  
8

9 Link to call to order and flag salute: [00:00:00](#)  
10

11 Link to discussion regarding conflicts of interest and recusals: [00:00:37](#)  
12

13 **REQUEST FOR A PLANNED DEVELOPMENT AMENDMENT:**

14 **Consider approval of a request for a Planned Development Amendment to  
15 the Southgate Area Planned Development Commercial (PD-C) zone. The  
16 applicant is proposing improvement to the existing Stephen Wade Honda  
17 Car dealership site. The project will be known as Stephe Wade Honda. The  
18 applicant – MRW Design and the representative is Moriah Vela. Case No.  
19 2024-PDA-014 - PUBLIC HEARING.**

20  
21 BACKGROUND AND RECOMMENDATION: This request is for a PDA (Planned  
22 Development Amendment) to remove a portion of the existing building and add a  
23 new addition to the remainder of the building for the Stephen Wade Honda  
24 dealership site. The proposed building improvements include a demolition of a  
25 portion of the existing building, a 5,907 square foot building addition onto the  
26 remainder of the current building, interior remodel, parking and landscaping  
27 upgrades. Case No. **2024-PDA-014** (Staff – Brenda Hatch).  
28

29 Link to presentation from Planner Brenda Hatch, including discussion between the  
30 Planning Commission Members and Ms. Hatch: [00:01:44](#)  
31

32 Link to open public hearing: [00:05:16](#)  
33

34 Agenda packet [\[Page 3\]](#)  
35

36 Link to motion: [00:05:57](#)  
37

38 **MOTION:**

39 A motion was made by Planning Commission Member Fisher to recommend  
40 approval of item number one the amendment to the Southgate PD-C.  
41

42 **SECOND:**

43 The motion was seconded by Planning Commission Member Draper.  
44

45 **VOTE:**

46 Chair Anderson called for a vote, as follows:  
47

48 Planning Commission Chair Anderson – aye  
49 Planning Commission Member Anderson – aye  
50 Planning Commission Member Fisher – aye  
51 Planning Commission Member Casey – aye  
52 Planning Commission Member Rogers – aye  
53 Planning Commission Member Draper – aye

54 The vote was unanimous and the motion carried  
55

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5 **REQUEST FOR A ZONE CHANGE:**

6 Consider approval of a request for a change in zoning from R-1-8 (Single-  
7 Family Residential 8,000 ft<sup>2</sup> minimum lots) and RE-37.5 (Residential Estates,  
8 37,500 ft<sup>2</sup> minimum lots) to C-2 (Commercial) and OS (Open Space). The  
9 applicant – Rosenberg & Associates and the representative is Jack de Ryk.  
10 Case No. 2024-ZC-005 – PUBLIC HEARING.

11 BACKGROUND AND RECOMMENDATION: The subject property is zoned R-1-8 (Single-  
12 Family Residential, minimum lot size 8,000 sf) and RE 37.5 (Residential Estates 37,500  
13 sq ft minimum lot size). This application is to change the zone to C-2 (Commercial)  
14 and OS (Open Space) for development in the future with the Commercial designation.  
15 Case No. **2024-ZC-005**. (Staff – Brenda Hatch).

16 Link to presentation from Planner Brenda Hatch including discussion between  
17 Commission Members and Ms. Hatch: [00:06:30](#)

18 Link to open public hearing: [00:09:33](#)

19 Link to comment by resident Marvin Wilson: [00:10:09](#)

20 Link to comment by resident Matt Hickman: [00:12:17](#)

21 Link to comment by Joe Levine, Summit Athletic Club representative: [00:14:13](#)

22 Link to comment by resident Dave Hunter: [00:17:50](#)

23 Link to close public hearing: [00:19:50](#)

24 Link to comment by Planner Brenda Hatch, including discussion between commission  
25 members, Ms. Hatch, and Assistant Public Works Director, Wes Jenkins: [00:20:06](#)

26 Link to comment by Doug Terry, including discussion between Commission Members  
27 and Mr. Terry: [00:22:52](#)

28 Link to comment by Commissioner Draper, including discussion between  
29 commissioners, Planner, Brenda Hatch, and Deputy City Attorney, Jami Brackin:  
30 [00:26:39](#)

31 Link to comment by Commissioner Casey, including discussion between  
32 Commissioners, Planner, Brenda Hatch, and Doug Terry, representative for Dean  
33 Terry: [00:29:32](#)

34 Link to comment by Commissioner Rogers, including discussion between Commission  
35 Members: [00:31:46](#)

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37 Link to motion: [00:33:28](#)

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5 **MOTION:**

6 A motion was made by Planning Commission Member Rogers to forward a  
7 positive recommendation to City Council for approval on item two, the changing  
8 of zone R-1-8 to Commercial and Open Space.  
9

10 **SECOND:**

11 The motion was seconded by Planning Commission Member Casey.  
12

13 Link to comment by Commissioner Rogers: [00:33:54](#)

14 **VOTE:**

15 Chair Anderson called for a vote, as follows:  
16

17 Planning Commission Chair Anderson – aye  
18 Planning Commission Member Casey – aye  
19 Planning Commission Member Rogers – aye  
20 Planning Commission Member Draper – aye  
21

22 The vote was unanimous and the motion carried  
23

**REQUEST FOR A PLANNED DEVELOPMENT AMENDMENT:**

24 Consider approval of a request to amend the PD-C (Planned Development  
25 Commercial) zone for the purpose of redesigning the layout, elevations and  
26 adding additional building to an existing undeveloped commercial planned  
27 Development known as The Paseo. Applicant – Elevated Property Company,  
28 LLC and the representative is Sean Harty. The project will be known as The  
29 Paseo. Case No. 2024-PDA-012 – PUBLIC HEARING.  
30

31 BACKGROUND AND RECOMMENDATION: In 2021, The Park at Temple View Planned  
32 Development Residential (PD-R) project was first presented to the Planning  
33 Commission and City Council. In the same year, a commercial project that occupied  
34 the far south-east corner of the 3000 East and Merrill Road intersection was approved.  
35 This project would allow a mixed commercial development with bowling and theater,  
36 etc. This project fell through. On August 03, 2023, the applicant came back again to  
37 adjust the general plan designation along the northern boundary. The property  
38 currently has split zoning with PD-C (Planned Development Commercial) on the west  
39 and PD-R (Planned Development Residential) on the east. The property on the east  
40 needs to be rezoned to match the commercial zoning on the west. Case No. **2024-**  
41 **PDA-012** (Staff – Dan Boles).  
42

43 Link to presentation from Planner Dan Boles, including discussion between  
44 Commission Members, Deputy City Attorney, Jami Brackin, and Mr. Boles: [00:35:05](#)  
45

46 Link to question from Chair Anderson, including discussion between Chair Anderson,  
47 Commission Members, and Planner, Dan Boles: [00:48:04](#)  
48

49 Link to open public hearing: [00:49:01](#)  
50

51 Link to comment by resident Jim Park, including discussion between Commission  
52 Members and Mr. Park: [00:49:30](#)  
53

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5 Link to comment by resident Dave Nasal: [00:55:40](#)  
6

7 Link to comment by Craig Coats, including discussion between Commission Members  
8 and Mr. Coats: [00:59:46](#)  
9

10 Link to comment by Cody Jones: [01:03:58](#)  
11

12 Link to comment by Quinn Allgood: [01:05:27](#)  
13

14 Link to comment by Will Moran: [01:08:39](#)  
15

16 Link to comment by Joe Eves: [01:11:06](#)  
17

18 Link to comment by Sam Picklesimer: [01:13:45](#)  
19

20 Link to comment by Becky Ellis: [01:16:56](#)  
21

22 Link to comment by Dwain Schallenberger: [01:18:40](#)  
23

24 Link to comment by Kim Bingham, including discussion between Commission  
25 Members and Ms. Bingham: [01:20:49](#)  
26

27 Link to comment by Aaron Sharp, including discussion between Commission  
28 Members and Mr. Sharp: [01:23:03](#)  
29

30 Link to comment by Paul McMullin: [01:25:08](#)  
31

32 Link to comment by Brian Jorgensen: [01:28:52](#)  
33

34 Link to close public hearing: [01:30:09](#)  
35

36 Link to comment by applicant Sean Harty, including Commission Members, Assistant  
37 Public Works Director, Wes Jenkins, and Mr. Harty: [01:30:30](#)  
38

39 Link to question by Commissioner Rogers, including discussion between  
40 Commissioners, Deputy City Attorney, Jami Brackin, and Planner Dan Boles:  
41 [01:46:30](#)  
42

43 Link to question by Chair Anderson, including discussion between Commissioners,  
44 Applicant, Sean Harty, and Planner, Dan Boles: [01:48:24](#)  
45

46 Link to comment by Commissioner Fisher, including discussion between Commission  
47 Members and Assistant Public Works Director, Wes Jenkins: [01:51:26](#)  
48

49 Link to comment by Commissioner Anderson: [01:55:50](#)  
50

51 Link to comment by Commissioner Rogers: [01:56:34](#)  
52

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5 Link to comment by Chair Anderson, including discussion between Commission  
6 Members: [01:57:46](#)

7  
8 Link to comment by Commissioner Casey: [02:01:51](#)

9  
10 Link to question by Chair Anderson, including discussion between Commission  
11 Members and Elevated Property representative, Sean Harty: [02:03:20](#)

12  
13 Link to comment by Commissioner Draper, including discussion between Commission  
14 Members, and Planner Dan Boles: [02:04:15](#)

15  
16 Link to question by Commissioner Fisher, including discussion between Commission  
17 Members, Deputy City Attorney, Jami Brackin, and Assistant Public Works Director,  
18 Wes Jenkins: [02:06:41](#)

19  
20 Link to comment by Commissioner Draper: [02:08:36](#)

21  
22 Link to comment by Commissioner Rogers: [02:08:53](#)

23  
24 Agenda packet [\[Page 32\]](#)

25  
26 Link to motion, discussion on the motion, and comments: [02:09:42](#)

27  
28 **MOTION:**

29 A motion was made by Planning Commission Member Anderson to approve the  
30 request for the amended PD-C Planned Development Commercial zone with the  
31 layout as it is now, with the exception of minimizing the 30 ft. signs to 15 ft.  
32 with the stipulation that we can have joint pay for the traffic light out front on  
33 Merrill Rd. if that is seen fit to be needed.

34  
35 **SECOND:**

36 The motion was seconded by Planning Commission Member Casey.

37  
38 Link to Chair Anderson reconvening the meeting: [00:00:00](#) [recording 2]

39  
40 Link to comment by Commissioner Anderson, including discussion between  
41 Commission Members: [00:01:07](#) [recording 2]

42  
43 Link to amended motion and discussion: [00:02:37](#) [recording 2]

44  
45 **AMENDED**

**MOTION:**

46 Commissioner Anderson Amended his motion to include what Commissioner  
47 Rogers said, "A serious discussion and consideration, communication between  
48 Washington City and St. George City, with the hope and anticipation for a street  
49 light at that intersection."

50  
51 **SECOND:**

52 The motion was seconded by Planning Commission Member Casey.  
53

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5 **VOTE:**

6 Chair Anderson called for a vote, as follows:  
7

8 Planning Commission Chair Anderson – aye  
9 Planning Commission Member Anderson – aye  
10 Planning Commission Member Fisher – nay  
11 Planning Commission Member Casey – aye  
12 Planning Commission Member Rogers – aye  
13 Planning Commission Member Draper – aye  
14

15 The vote was 5 to 1 vote and the motion carried  
16

17 **REQUEST FOR A PRELIMINARY PLAT:**

18 **Consider approval of a request for an eight lot preliminary plat to be called  
19 The Paseo. Applicant – Elevated Property Company, LLC and the  
20 representative is Sean Harty. Case No. 2024-PP-021.**

21  
22 BACKGROUND AND RECOMMENDATION: The site currently consists of three parcels  
23 with no structures. When the residential Viviano project to the south was approved,  
24 part of the approval consisted of a preliminary plat which created a single lot. This plat  
25 will further break down that property into eight smaller lots. Case No. **2024-PP-021**.  
26 (Staff – Dan Boles).  
27

28 Link to presentation from Planner Dan Boles, including discussion between the  
29 Planning Commission Members and Mr. Boles: [00:06:51](#) [Recording 2]  
30

31 Link to comment by Commissioner Fisher: [00:08:48](#)  
32

33 Agenda packet [\[Page 64\]](#)  
34

35 Link to motion: [00:09:20](#)  
36

37 **MOTION:**

38 A motion was made by Planning Commission Member Rogers to approve item  
39 four for the preliminary plat with the condition that the previous item, The  
40 Planned Development Amendment, is approved by City Council.  
41

**SECOND:**

42 The motion was seconded by Planning Commission Member Fisher.  
43

**VOTE:**

44 Chair Anderson called for a vote, as follows:  
45

46 Planning Commission Chair Anderson – aye  
47 Planning Commission Member Anderson – aye  
48 Planning Commission Member Fisher – aye  
49 Planning Commission Member Casey – aye  
50 Planning Commission Member Rogers – aye  
51 Planning Commission Member Draper – aye  
52

53 The vote was unanimous and the motion carried

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5 **REQUEST FOR A ZONING REGULATION AMENDMENT:**

6 Consider approval of a request to amend Title 10-7F-2, General Requirements  
7 of the Planned Development Residential zones, and Title 10-8D-2, General  
8 Requirements of the Planned Development Commercial zones, of the city code  
9 to amend the expiration date from one (1) year to eighteen (18) months.  
10 Applicant – City of St. George – Case No. 2024-ZRA-013 – PUBLIC HEARING.

11  
12 BACKGROUND AND RECOMMENDATION: This request is to change the expiration date  
13 of residential and commercial planned developments so that their expiration date  
14 coincides with the expiration date of preliminary plats. Case No. **2024-ZRA-013**.  
15 (Staff – Carol Winner).

16  
17 Link to presentation by Community Development Director, Carol Winner, including  
18 discussion between the Planning Commission Members, Deputy City Attorney, Jami  
19 Brackin, and Ms. Winner: [00:10:38](#) [recording 2]

20  
21 Link to open public hearing: [00:16:23](#) [recording 2]

22  
23 Agenda packet [\[Page 73\]](#)

24  
25 Link to motion: [00:16:52](#) [recording 2]

26  
27 **MOTION:**

28 A motion was made by Planning Commission Member Casey to forward a  
29 positive recommendation to the City Council for the changes in Title 10 as  
30 proposed by staff and contained in Exhibit A, Case number 2024-ZRA-013  
31 based on findings listed in the staff report.

32  
33 **SECOND:**

34 The motion was seconded by Planning Commission Member Fisher.

35  
36 **VOTE:**

37 Chair Anderson called for a vote, as follows:

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

44 The vote was unanimous and the motion carried.

45  
46 **APPROVAL OF MINUTES:**

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

48  
49 Agenda packet [\[Page 88\]](#)

50  
51 Link to motion: [00:17:40](#) [recording 2]

52  
53

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5 **MOTION:**

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

8 **SECOND:**

9 The motion was seconded by Planning Commission Member Draper.

10 **VOTE:**

11 Chair Anderson called for a vote, as follows:  
12

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

20 The vote was unanimous and the motion carried.  
21

22 **CITY COUNCIL ITEMS:**

23 *Carol Winner, the Community Development Director will report on items heard at the  
24 August 01, 2024, City Council meeting*

25 1. 2024-PDA-010 Colcada Pool  
26 2. 2024-HS-003 Juniper Cove Ph. 3  
27

28 Link to Community Development Director Carol Winner reviewing items from the  
29 August 01, 2024 City Council meeting, including discussion between the Planning  
30 Commission Members, Deputy City Attorney, Jami Brackin, and Ms. Winner:  
31 [00:17:56](#) [recording 2]

32 **ADJOURN:**

33 Link to motion: [00:19:57](#) [recording 2]

34 **MOTION:**

35 A motion was made by Planning Commission Member Rogers to adjourn.

36 **SECOND:**

37 The motion was seconded by Planning Commission Member Fisher.

38 **VOTE:**

39 Chair Anderson called for a vote, as follows:  
40

41 Planning Commission Chair Anderson – aye  
42 Planning Commission Member Anderson – aye  
43 Planning Commission Member Fisher – aye  
44 Planning Commission Member Casey - aye  
45 Planning Commission Member Rogers – aye  
46 Planning Commission Member Draper – aye  
47

48 The vote was unanimous and the motion carried.  
49

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5 /s/Monica Smith

6

7 Monica Smith, Secretary

DRAFT