

**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

CALL TO ORDER:

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

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

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

REQUEST FOR A PLANNED DEVELOPMENT AMENDMENT:

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

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

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

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

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

MOTION:

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

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 Rogers – aye
Planning Commission Member Draper – aye

The vote was unanimous and the motion carried

REQUEST FOR A ZONE CHANGE:

Consider approval of a request for a change in zoning from R-1-8 (Single-Family Residential 8,000 ft² minimum lots) and RE-37.5 (Residential Estates, 37,500 ft² minimum lots) to C-2 (Commercial) and OS (Open Space). The applicant – Rosenberg & Associates and the representative is Jack de Ryk. Case No. 2024-ZC-005 – PUBLIC HEARING.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MOTION:

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

SECOND:

The motion was seconded by Planning Commission Member Casey.

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

VOTE:

Chair Anderson called for a vote, as follows:

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

The vote was unanimous and the motion carried

REQUEST FOR A PLANNED DEVELOPMENT AMENDMENT:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MOTION:

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

SECOND:

The motion was seconded by Planning Commission Member Casey.

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

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

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

**AMENDED
MOTION:**

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

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 – nay
Planning Commission Member Casey – aye
Planning Commission Member Rogers – aye
Planning Commission Member Draper – aye

The vote was 5 to 1 vote and the motion carried

REQUEST FOR A PRELIMINARY PLAT:

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

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

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

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

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

MOTION:

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

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 Rogers – aye
Planning Commission Member Draper – aye

The vote was unanimous and the motion carried

REQUEST FOR A ZONING REGULATION AMENDMENT:

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

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

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

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

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

MOTION:

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

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 Rogers – aye
Planning Commission Member Draper – aye

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES:

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

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

MOTION:

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

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 Rogers – aye
Planning Commission Member Draper – aye

The vote was unanimous and the motion carried.

CITY COUNCIL ITEMS:

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

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

Link to Community Development Director Carol Winner reviewing items from the August 01, 2024 City Council meeting, including discussion between the Planning Commission Members, Deputy City Attorney, Jami Brackin, and Ms. Winner:

[00:17:56](#) [recording 2]

ADJOURN:

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

MOTION:

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

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 Rogers – aye
Planning Commission Member Draper – aye

The vote was unanimous and the motion carried.

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/s/Monica Smith

Monica Smith, Secretary