

**ST. GEORGE PLANNING COMMISSION MINUTES  
AUGUST 27, 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 Terri Draper**

**EXCUSED:**

**Planning Commission Member Ben Rogers**

**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:**

**Wayne Rogers  
Cary Hill, 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 Commissioner Anderson.

Link to call to order and flag salute: [00:00:26](#)

Link to discussion regarding conflicts of interest and recusals: [00:00:55](#)

**REQUEST FOR A PLANNED DEVELOPMENT AMENDMENT:**

**Consider approval of a request for a Planned Development Amendment to the Desert Color Zone Plan to approve a new building, pad A's conceptual site, landscape plan and elevations. The project will be known as Pad A at Desert Color. The applicant – Bush and Gudgell and the representative is Bob Hermandson. Case No. 2024-PDA-015 - PUBLIC HEARING.**

BACKGROUND AND RECOMMENDATION: The Desert Color Development was originally approved in 2018. The developer has concentrated more heavily on the residential portion of the development to this point but has shifted some priority to the commercial element in the past year or so. Several commercial buildings are under construction at this time, and more are forthcoming in the future. This is a request to approve the conceptual site plan, landscape plan, elevations, renderings, and the colors, and materials board for pad A in the Desert Color commercial area. Case No. **2024-PDA-015** (Staff – Brenda Hatch).

Link to presentation from Planner Brenda Hatch, including discussion between the Planning Commission Members and Ms. Hatch: [00:01:08](#)

5 Link to open public hearing: [00:04:22](#)  
6

7 Link to close public hearing: [00:04:36](#)  
8

9 Link to comment by applicant Bob Hermandson, including discussion between  
10 Commission Members and Mr. Hermandson: [00:04:40](#)  
11

12 Link to question by Commission Member Chapman, including discussion between  
13 Commission Members and Mr. Hermandson: [00:09:07](#)  
14

15 Link to question by Commission Member Chapman, including discussion between  
16 Commission Members, applicant, Bob Hermandson, and Planner, Brenda Hatch:  
17 [00:13:20](#)  
18

19 Agenda packet [\[Page 3\]](#)  
20

21 Link to motion: [00:16:17](#)  
22

23 **MOTION:**

24 A motion was made by Planning Commission Member Chapman to approve  
25 item number one.  
26

27 **SECOND:**

28 The motion was seconded by Planning Commission Member Fisher.  
29

30 **VOTE:**

31 Chair Anderson called for a vote, as follows:

32 Planning Commission Chair Anderson – aye  
33 Planning Commission Member Anderson – aye  
34 Planning Commission Member Fisher – aye  
35 Planning Commission Member Casey – aye  
36 Planning Commission Member Chapman – aye  
37 Planning Commission Member Draper – aye  
38

39 The vote was unanimous and the motion carried  
40

41 **REQUEST FOR A PRELIMINARY PLAT:**

42 **Consider approval of a request for a preliminary plat to create a two (2) lot**  
43 **commercial subdivision to accompany the PD amendment on the same**  
44 **property. The property is located on the east side of Desert Color Pkwy, north**  
45 **of Black Mountain Drive and west of Southern Pkwy. The applicant – DC Retail**  
46 **Pads and the representative is Bob Hermandson. Case No. 2024-PP-024.**

47 BACKGROUND AND RECOMMENDATION: The Desert Color Development was originally  
48 approved in 2018. The developer has concentrated more heavily on the residential  
49 portion of the development to this point but has shifted some priority to the commercial  
50 element in the past year or so. Several commercial buildings are under construction  
51 at this time, and more are forthcoming in the future. The property is 4.48 acres and  
52 is zoned PD-C. Case No. **2024-PP-024**. (Staff – Brenda Hatch).  
53

5 Link to presentation from Planner Brenda Hatch including discussion between  
6 Commission Members and Ms. Hatch: [00:17:04](#)  
7

8 Link to question by Planning Commission Member Chapman, including discussion  
9 between Commission Members and Assistant Public Works Director, Wes Jenkins:  
10 [00:19:09](#)  
11

12 Agenda packet [\[Page 21\]](#)  
13

14 Link to motion: [00:19:55](#)  
15

16 **MOTION:**

17 A motion was made by Planning Commission Member Anderson to approve the  
18 preliminary plat for the pad at Desert Color, item number two with the  
19 conditions listed in staff report.

20 **SECOND:**

21 The motion was seconded by Planning Commission Member Draper.  
22

23 **VOTE:**

24 Chair Anderson called for a vote, as follows:  
25

26 Planning Commission Chair Anderson – aye  
27 Planning Commission Member Anderson – aye  
28 Planning Commission Member Fisher – aye  
29 Planning Commission Member Casey – aye  
30 Planning Commission Member Chapman – aye  
31 Planning Commission Member Draper – aye  
32

33 The vote was unanimous and the motion carried  
34

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

36 **Consider approval of a request for a PD Amendment to the Desert Color PD-R**  
37 **to develop plat 'C' of Sage Haven (more particularly known as Sage Haven**  
38 **Phases 14-17) in the Desert Color development. This is a pod/neighborhood**  
39 **and not another phase of Auburn Hills or the Resort. Sage Haven was initially**  
40 **approved in 2021. Applicant – Desert Color St. George LLC, and the**  
41 **representative is Bob Hermandson. The project will be known as Sage Haven**  
42 **Phase 14-16. Case No. 2024-PDA-016 – PUBLIC HEARING.**  
43

44 BACKGROUND AND RECOMMENDATION: In 2021, Sage Haven was approved, and  
45 construction has since commenced construction. Desert Color is seeking approval for  
46 the next two phases of Sage Haven. Sage Haven phases 14 & 15 (the subject property)  
47 were originally approved in 2022 for a total of 110 units (50 single-family and 60  
48 townhomes). The development went dormant, and the approvals lapsed. The applicant  
49 is proposing to amend what was previously approved and fill in a portion that was set  
50 aside for a future phase (thus the increase in units). Case No. **2024-PDA-016** (Staff  
51 – Dan Boles).  
52  
53

5 Link to presentation from Planner Dan Boles, including discussion between  
6 Commission Members and Mr. Boles: [00:20:35](#)  
7

8 Link to open public hearing: [00:26:34](#)  
9

10 Link to question by Planning Commission Member Chapman, including discussion  
11 between Commission Members, Planner, Dan Boles, and Mr. Hermandson: [00:26:52](#)  
12

13 Agenda packet [\[Page 33\]](#)  
14

15 Link to motion: [00:30:40](#)  
16

17 **MOTION:**

18 A motion was made by Planning Commission Member Fisher to recommend  
19 approval to City Council item number three the zone change amendment.

20 **SECOND:**

21 The motion was seconded by Planning Commission Member Anderson.  
22

23 **VOTE:**

24 Chair Anderson called for a vote, as follows:  
25

26 Planning Commission Chair Anderson – aye  
27 Planning Commission Member Anderson – aye  
28 Planning Commission Member Fisher – nay  
29 Planning Commission Member Casey – aye  
30 Planning Commission Member Chapman – aye  
31 Planning Commission Member Draper – aye  
32

33 The vote was unanimous and the motion carried  
34

35 **REQUEST FOR A PRELIMINARY PLAT:**

36 **Consider approval of a request for a preliminary plat for a 161 unit, townhome**  
37 **and single-family subdivision to accompany a PD amendment on the same**  
38 **property. Applicant – Desert Color St. George, LLC and the representative is**  
39 **Bob Hermandson. Case No. 2024-PP-025.**  
40

41 BACKGROUND AND RECOMMENDATION: The subject property is currently zoned PD-  
42 R – TNZ (NG & NE) (Planned Development Residential, Traditional Neighborhood Zone  
43 – Neighborhood General & Neighborhood Edge). This plat request is accompanied by  
44 a request to amend the existing Planned Development (PD) on the property. The PD-  
45 R designation allows a variety of lot sizes and housing types. The preliminary plat  
46 depicts 122 townhome units, 38 single-family lots and a large 5.5-acre lot for future  
47 development. Case No. **2024-PP-025**. (Staff – Dan Boles).  
48

49 Link to presentation from Planner Dan Boles, including discussion between the  
50 Planning Commission Members and Mr. Boles: [00:31:08](#)  
51  
52  
53

5 Agenda packet [\[Page 54\]](#)  
6

7 Link to motion: [00:32:58](#)  
8

9 **MOTION:**

10 A motion was made by Planning Commission Member Draper to approve the  
11 preliminary plat subject to the conditions in the report.

12 **SECOND:**

13 The motion was seconded by Planning Commission Member Fisher.

14 **VOTE:**

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

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 Draper – aye  
23

24 The vote was unanimous and the motion carried  
25

26 **REQUEST FOR A HILLSIDE DEVELOPMENT PERMIT:**

27 **Consider approval of a request for a Hillside Development Permit to adjust**  
28 **the location of the ridgeline and ridgeline setback on lot 44 of the Foremaster**  
29 **Ridge subdivision in anticipation of the construction of a residential home.**  
30 **Applicant – Floyd Jackson and the representative is Jack de Ryk – Case No.**  
31 **2024-HS-010.**  
32

33 BACKGROUND AND RECOMMENDATION: This is a request to obtain a hillside permit  
34 for the property located at 1856 E. Joe Cir (Lot 44, Foremaster Ridge). This location is  
35 a residential neighborhood, and the applicant would like to build a house on this lot.  
36 The rear of the applicant's property abuts the ridge line of Foremaster Ridge. The plat  
37 identifies this ridge line as having a 30' ridge line setback area and states, "*No*  
38 *structures, walls, or solid fences are allowed within the 30' foot ridge line setback*  
39 *area.*" Case No. **2024-HS-010**. (Staff – Wes Jenkins).  
40

41 Link to presentation by Assistant Public Works Director, Wes Jenkins, including  
42 discussion between the Planning Commission Members, Deputy City Attorney, Jami  
43 Brackin, and Mr. Jenkins: [00:33:47](#)  
44

45 Agenda packet [\[Page 63\]](#)  
46

47 Link to motion: [00:43:29](#)  
48

49 **MOTION:**

50 A motion was made by Planning Commission Member Fisher to recommend  
51 approval to City Council this application for an adjustment to the ridgeline and  
52 the ridgeline setback on lot 44.  
53

5 **SECOND:**

6 The motion was seconded by Planning Commission Member Casey.

7 **VOTE:**

8 Chair Anderson called for a vote, as follows:  
9

10 Planning Commission Chair Anderson – aye  
11 Planning Commission Member Anderson – aye  
12 Planning Commission Member Fisher – aye  
13 Planning Commission Member Casey – aye  
14 Planning Commission Member Chapman – aye  
15 Planning Commission Member Draper – aye  
16

17 The vote was unanimous and the motion carried.  
18

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

20 **Consider approval of a request to amend a portion of the city building**  
21 **ordinance, Title 9-1-1, to amend the code to adopt the most recent version of**  
22 **the construction codes adopted by the state of Utah including appendices and**  
23 **amendments. This change allows our code to update seamlessly when the**  
24 **state of Utah adopts a new version of the code. Applicant – City of St. George**  
25 **– Case No. 2024-ZRA-012 – PUBLIC HEARING.**  
26

27 BACKGROUND AND RECOMMENDATION: The building code (Title 9) was last revised  
28 in 2005 to adopt the 2000 International Building Code. The codes for construction  
29 standards are revised every three years and are then adopted and amended by the  
30 state of Utah. Case No. **2024-ZRA-012**. (Staff – Brenda Hatch).  
31

32 Link to presentation by Planner, Brenda Hatch, including discussion between  
33 Commission Members, Deputy City Attorney, Jami Brackin, and Ms. Hatch: [00:43:56](#)  
34

35 Link to question by Commission Member Chapman, including discussion between  
36 Commission Members, Deputy City Attorney, Jami Brackin, and Ms. Hatch: [00:46:31](#)  
37

38 Link to question by Commission Member Casey, including discussion between  
39 Commission Members and Ms. Hatch: [00:50:30](#)  
40

41 Link to question by Commission Member Chapman, including discussion between  
42 Commission Members, Deputy City Attorney, Jami Brackin, and Ms. Hatch: [00:53:30](#)  
43

44 Link to question by Commission Member Chapman, including discussion between  
45 Commission Members and Ms. Hatch: [00:54:21](#)  
46

47 Link to question by Commission Member Draper, including discussion between  
48 Commission Members and Deputy City Attorney, Jami Brackin: [00:55:09](#)  
49

50 Link to open public hearing: [00:56:50](#)  
51

52 Agenda packet [\[Page 74\]](#)  
53

5 Link to motion: [00:57:10](#)  
6

7 **MOTION:**

8 A motion was made by Planning Commission Member Draper to recommend  
9 approval of the changes to Title 9-1-1 as proposed by staff.

10 **SECOND:**

11 The motion was seconded by Planning Commission Member Anderson.

12 **VOTE:**

13 Chair Anderson called for a vote, as follows:  
14

15 Planning Commission Chair Anderson – aye  
16 Planning Commission Member Anderson – aye  
17 Planning Commission Member Fisher – aye  
18 Planning Commission Member Casey – aye  
19 Planning Commission Member Chapman – aye  
20 Planning Commission Member Draper – aye  
21

22 The vote was unanimous and the motion carried.  
23

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

25 **Consider approval of a request for a change in zoning regulation amendment.**  
26 **Applicant – St. George City – Case No. 2024-ZRA-006 – PUBLIC HEARING.**  
27

28 BACKGROUND AND RECOMMENDATION: The purpose of this amendment is to amend  
29 Title 10-18, Walls, Fences and Hedges, and 10-18A, Rockery Walls, of the St. George  
30 City Code to address allowed heights setbacks and separation distances of retaining  
31 walls, Rock Cut Slopes and to address inconsistencies and provide clarification with  
32 both ordinances. Case No. **2024-ZRA-006**. (Staff – Wes Jenkins).  
33

34 Link to presentation by Assistant Public Works Director, Wes Jenkins, including  
35 discussion between Commission Members, Wayne Rogers, and Mr. Jenkins: [00:58:52](#)  
36

37 Link to question by Commission Member Fisher, including discussion between  
38 Commission Members, Wayne Rogers, and Assistant Public Works Director: [01:24:26](#)  
39

40 Link to open public hearing: [01:39:12](#)  
41

42 Link to comment by Bob Hermandson, including discussion between Assistant Public  
43 Works Director, Wes Jenkins and Mr. Hermandson: [01:39:21](#)  
44

45 Link to comment by resident Cary Hill, including discussion between Commission  
46 Members and Mr. Hill: [01:41:13](#)  
47

48 Link to close public hearing: [01:42:24](#)  
49

50 Link to comment by Planning Commission Member Fisher, including discussion  
51 between Commission Members, Wayne Rogers, and Assistant Public Works Director,  
52 Wes Jenkins: [01:42:32](#)  
53



5 Link to comment by Planning Commission Member Chapman, including discussion  
6 between Commission Members and Wayne Rogers: [01:47:07](#)  
7

8 Agenda packet [\[Page 85\]](#)  
9

10 Link to motion and discussion: [01:56:45](#)  
11

12 **MOTION:**

13 A motion was made by Planning Commission Member Chapman to approve  
14 item number seven, the walls, rocks, hedges with the staff recommendations  
15 to be forwarded to City Council.

16 **SECOND:**

17 The motion was seconded by Planning Commission Member Casey.  
18

19 Link to amended motion: [01:57:19](#)  
20

21 **AMENDED**  
22 **MOTION:**

23 Commission Member Chapman amended her motion to include the staff will  
24 address both the visibility of the wall, and water being introduced to the wall.

25 **AMENDED:**

26 The amended motion was seconded by Commission Member Casey.  
27

28 **VOTE:**

29 Chair Anderson called for a vote, as follows:  
30

31 Planning Commission Chair Anderson – aye  
32 Planning Commission Member Anderson – aye  
33 Planning Commission Member Fisher – aye  
34 Planning Commission Member Casey – aye  
35 Planning Commission Member Chapman – aye  
36

37 The vote was unanimous and the motion carried.  
38

39 **APPROVAL OF MINUTES:**

40 Consider a request to approve the meeting minutes from the August 13, 2024 meeting.  
41

42 Agenda packet [\[Page 143\]](#)  
43

44 Link to motion: [01:58:22](#)  
45

46 **MOTION:**

47 A motion was made by Planning Commission Member Anderson to approve  
48 the minutes from August 13, 2024.  
49

50 **SECOND:**

51 The motion was seconded by Planning Commission Member Fisher.  
52  
53



5 **VOTE:**

6 Chair Anderson called for a vote, as follows:  
7 Planning Commission Chair Anderson – aye  
8 Planning Commission Member Anderson – aye  
9 Planning Commission Member Fisher – aye  
10 Planning Commission Member Casey – aye  
11 Planning Commission Member Chapman – aye  
12

13 The vote was unanimous and the motion carried.  
14

15 **CITY COUNCIL ITEMS:**

16 *Carol Winner, the Community Development Director will report on items heard at the*  
17 *August 15, 2024, City Council meeting*

- 18 1. 2024-PDA-013 Ivory Terrace  
19 2. 2024-ZRA-011 Interlocal Agreement for Inspections  
20 3. 2024-PP-015 Jamestown Subdivision  
21

22 Link to Community Development Director Carol Winner reviewing items from the  
23 August 15, 2024 City Council meeting, including discussion between the Planning  
24 Commission Members and Ms. Winner: [01:58:48](#)  
25

26 **ADJOURN:**

27 Link to motion: [02:02:35](#)  
28

29 **MOTION:**

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

31 **SECOND:**

32 The motion was seconded by Planning Commission Member Chapman.  
33

34 **VOTE:**

35 Chair Anderson called for a vote, as follows:  
36 Planning Commission Chair Anderson – aye  
37 Planning Commission Member Anderson – aye  
38 Planning Commission Member Fisher – aye  
39 Planning Commission Member Casey – aye  
40 Planning Commission Member Chapman – aye  
41 Planning Commission Member Draper – aye  
42

43 The vote was unanimous and the motion carried.  
44  
45

46 /s/Monica Smith  
47

48 \_\_\_\_\_  
Monica Smith, Secretary