

**ST. GEORGE PLANNING COMMISSION MINUTES
OCTOBER 08, 2024, 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Planning Commission Chair Austin Anderson
Planning Commission Member Brandon Anderson
Planning Commission Member Kelly Casey
Planning Commission Member Ben Rogers**

EXCUSED:

**Planning Commission Member Lori Chapman
Planning Commission Member Nathan Fisher
Planning Commission Member Teri Draper**

STAFF MEMBERS PRESENT:

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

OTHERS PRESENT:

**Bob Hermandson, Bush & Gudgell
Ken Miller, DSG Engineering
Adam Allen, American Land Consulting
Marshall Topham, Resident
Leigh Vonderesch, Resident
Sean McCabe, Resident
Carla Gurr, Resident
Jacob Larsen, Resident
Dana McCabe, Resident
Jared Bates, Resident
Justin Burbank, Resident
Matthew Alexander, Resident
William Stanford, Resident
Tom McCombs, Resident
Brad Gaston, Resident
Gary Sorensen, Resident
Steve Kelly, Project Manager**

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: [00:00:35](#)

5 **REQUEST FOR A GENERAL PLAN AMENDMENT:**

6 **Consider approval of a request to amend the future land use map from LDR**
7 **(Low Density Residential) on approximately 9.49 acres to MDR (Medium**
8 **Density Residential) generally located on the east side of River Road, across**
9 **from Fort Pierce Drive (approximately 1950 South). The applicant is Bush**
10 **and Gudgell, Inc. and the representative is Bob Hermandson. The project**
11 **will be known as Chandler Heights. Case No. 2024 – GPA - 008 - PUBLIC**
12 **HEARING.**

13
14 BACKGROUND AND RECOMMENDATION: This request includes a total of five parcels.
15 Currently the property has a general plan designation of LDR (Low Density
16 Residential) which allows 1-4 units per acre. The applicant is requesting that the
17 designation be changed to MDR (Medium Density Residential) which would allow a
18 density of 5-9 units per acre. Case No. **2024-GPA-008** (Staff – Dan Boles).
19

20 Link to presentation by Planner Dan Boles including discussion between Commission
21 Members and Mr. Boles: [00:01:22](#)
22

23 Link to open public hearing: [00:08:38](#)
24

25 Link to comment by resident Marshall Topham: [00:08:48](#)
26

27 Link to comment by resident Leigh Vonderesch: [00:13:26](#)
28

29 Link to comment by resident Sean McCabe: [00:15:59](#)
30

31 Link to comment by resident Carla Gurr: [00:19:12](#)
32

33 Link to comment by resident Jacob Larsen: [00:19:55](#)
34

35 Link to comment by resident Dana McCabe: [00:21:39](#)
36

37 Link to comment by resident Jared Bates: [00:23:00](#)
38

39 Link to comment by resident Justin Burbank: [00:23:54](#)
40

41 Link to comment by resident Matthew Alexander: [00:26:12](#)
42

43 Link to comment by resident William Standford: [00:28:09](#)
44

45 Link to comment by resident Tom McCombs: [00:30:30](#)
46

47 Link to comment by resident Brad Gaston: [00:31:34](#)
48

49 Link to comment by resident Gary Sorensen: [00:32:51](#)
50

51 Link to close public hearing: [00:33:52](#)
52
53

5 Link to question by Chair Anderson, including discussion between Assistant Public
6 Works Director, Wes Jenkins, and Commission Members: [00:34:20](#)
7

8 Link to comment by applicant Bob Hermandson, including discussion between
9 Commission Members and Mr. Hermandson: [00:36:01](#)
10

11 Link to question by Commission Member Casey, including discussion between
12 Commission Members and Mr. Hermandson: [00:51:32](#)
13

14 Link to question by Commission Member Rogers, including discussion between
15 Commission Members and Mr. Hermandson: [00:52:52](#)
16

17 Link to question by Chair Anderson, including discussion between Commission
18 Members and Deputy City Attorney, Jami Brackin: [00:55:15](#)
19

20 Link to comment by Commission Member Rogers: [00:56:41](#)
21

22 Link to comment by Commission Member Anderson: [00:57:55](#)
23

24 Agenda packet [\[Page 3\]](#)
25

26 Link to motion and discussion: [00:59:02](#)
27

28 **MOTION:**

29 A motion was made by Planning Commission Member Rogers to forward a
30 negative recommendation for changing this property from LDR to MDR. Due
31 to the findings that a change to the general plans isn't appropriate for two
32 units. Additionally, it's surrounded by other LDR, and I don't think the
33 medium density is appropriate at this location, for two units.
34

35 **SECOND:**

36 The motion was seconded by Planning Commission Member Anderson.
37

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 Casey – aye
44 Planning Commission Member Rogers – aye
45

46 The vote was unanimous and the motion carried
47

48 Link to comment by Chair Anderson: [01:01:31](#)
49
50
51
52
53

REQUEST FOR A ZONE CHANGE:

Consider approval of a request to amend the City Zoning Map by changing the zone from A-20 (Agricultural, 20-acre minimum lot size) to PD-R (Planned Development Residential) on approximately 35.16 acres generally located on the south side of Desert Canyons Parkway (approximately 4470 East). The applicant is Desert Canyons Development, Inc. and the representative is Curt Gordon. The project will be known as Desert Talus. Case No. 2024 – ZC - 011 - PUBLIC HEARING.

BACKGROUND AND RECOMMENDATION: On November 7, 2019, the subject site and surrounding acreage was annexed into the City of St. George by City Council approval with the current zoning designation. This project, if approved, will consist of single-family units on individual pads with common area between lots. Each unit will be sold individually. Staff recommends approval. Case No. **2024-ZC-011** (Staff – Brett Hamilton).

Link to presentation by Planner Brett Hamilton including discussion between Commission Members and Mr. Hamilton: [01:02:42](#)

Link to open public comment: [01:08:25](#)

Link to comment by applicant Ken Miller, DSG Engineering, including discussion between Commission Members and Mr. Miller: [01:08:52](#)

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

Link to motion: [01:10:53](#)

MOTION:

A motion was made by Planning Commission Member Rogers to recommend a positive approval to City Council the change of zone from A-20 to PD-R for item number two.

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 Casey – aye
Planning Commission Member Rogers – aye

The vote was unanimous and the motion carried

5 **REQUEST FOR A PRELIMINARY PLAT:**

6 **Consider approval of a request for a one hundred sixty-five (165) unit**
7 **residential preliminary plat generally located on the south side of Desert**
8 **Canyons Parkway (approximately 4470 East). The applicant is Desert**
9 **Canyons Development, Inc. and the representative is Curt Gordon. The**
10 **project will be known as Desert Talus. Case No. 2024 – PP - 029.**
11

12 BACKGROUND AND RECOMMENDATION: On November 7, 2019, the subject site and
13 surrounding acreage was annexed into the City of St. George by City Council
14 approval with the current zoning designation. This project, if approved, will consist of
15 single-family units on individual pads with common area between lots. Each unit will
16 be sold individually. Staff recommends approval. Case No. **2024-PP-029** (Staff –
17 Brett Hamilton).
18

19 Link to presentation by Planner Brett Hamilton including discussion between
20 Commission Members, Assistant Public Works Director, Wes Jenkins, and Mr.
21 Hamilton: [01:11:35](#)
22

23 Link to question by Deputy City Attorney, Jami Brackin, including discussion between
24 Commission Members, Ms. Brackin, applicant, Ken Miller and Assistant Public Works
25 Director, Wes Jenkins: [01:13:39](#)
26

27 Agenda packet [\[Page 37\]](#)
28

29 Link to motion: [01:19:10](#)
30

31 **MOTION:**

32 A motion was made by Planning Commission Member Anderson to approve
33 item number three the preliminary plat for the 165 units with the condition of
34 having the LOMR approved for the lots within the flood plain and also meeting
35 with the Fire Marshall for that secondary fire access.
36

37 **SECOND:**

38 The motion was seconded by Planning Commission Member Rogers.
39

40 **VOTE:**

41 Chair Anderson called for a vote, as follows:
42

43 Planning Commission Chair Anderson – aye
44 Planning Commission Member Anderson – aye
45 Planning Commission Member Casey – aye
46 Planning Commission Member Rogers – aye
47

48 The vote was unanimous and the motion carried
49
50
51
52
53

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

6 **Consider approval of a request for an amendment of an approved PD-C**
7 **(Planned Development Commercial) on approximately 3.44 acres, on the**
8 **north-east corner of Black Ridge Drive and 250 West for the purpose of**
9 **allowing the construction of a restaurant including a second, future**
10 **restaurant pad. The applicant is American Land Consulting, LLC and the**
11 **representative is Adam Allen. The project will be known as Black Ridge**
12 **Restaurants. Case No. 2024 – PDA – 020 – PUBLIC HEARING.**
13

14 BACKGROUND AND RECOMMENDATION: On October 17, 2019, the City Council
15 approved the site for a hotel to be constructed with a parking garage. Along with the
16 PD Amendment approved, a hillside permit was approved. With that hillside permit,
17 there were conditions including limiting detention on site and the use of a secant
18 wall. Over time, the owners of the hotel sought zoning approval to move the hotel
19 across 250 West. The applicant is now proposing that the site be approved for a
20 restaurant along with a second pad for future construction. Case No. **2024-PDA-**
21 **020** (Staff – Dan Boles).
22

23 Link to presentation by Planner Dan Boles including discussion between Commission
24 Members and Mr. Boles: [01:20:24](#)
25

26 Link to open public comment: [01:27:41](#)
27

28 Link to comment by applicant Adam Allen, including discussion between Commission
29 Members and Mr. Allen: [01:28:02](#)
30

31 Agenda packet [\[Page 45\]](#)
32

33 Link to motion and discussion on the motion: [01:30:27](#)
34

35 **MOTION:**

36 A motion was made by Planning Commission Member Rogers to recommend
37 approval for the amendment of the PD-C for the Ruth's Chris restaurant and a
38 second restaurant with staff recommendations.

39 **SECOND:**

40 The motion was seconded by Planning Commission Member Anderson.
41

42 **AMENDED**

43 **MOTION:**

44 Planning Commission Member Rogers amended his motion to recommend
45 approval of item number four for the amendment to the PD-C for the
46 restaurants on Black Ridge Drive with staff recommendations as well as the
47 combination of the plats.
48

49 **SECOND:**

50 The amended motion was seconded by Planning Commission Member
51 Anderson.
52
53

VOTE:

Chair Anderson called for a vote, as follows:

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

The vote was unanimous and the motion carried

REQUEST FOR A HILLSIDE DEVELOPMENT PERMIT:

Consider approval of a Hillside Development Permit to allow disturbance of areas in the 20-30%, 30-40% and 40% and above slope areas and review possible construction in a possible landslide area. The applicant is American Land Consulting, LLC and the representative is Adam Allen. Case No. 2024 – HS – 011.

BACKGROUND AND RECOMMENDATION: In 2019, the Hillside Review Board heard a request on this property for a hotel and associated parking structure. That application was ultimately approved by the City Council with several conditions. The current application is to review two buildings that would be restaurants on the two lots. Case No. **2024-HS-011** (Staff – Dan Boles).

Link to presentation by Planner Dan Boles including discussion between Commission Members and Mr. Boles: [01:25:46](#)

Agenda packet [\[Page 67\]](#)

Link to motion: [01:32:49](#)

MOTION:

A motion was made by Planning Commission Member Casey to forward a positive recommendation of item number five with staff findings, Hillside Review Board's recommendations and the leak detection monitor for landscaping.

SECOND:

The motion was seconded by Planning Commission Member Anderson.

VOTE:

Chair Anderson called for a vote, as follows:

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

The vote was unanimous and the motion carried

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

6 **Consider approval of a request to amend an approved PD-C (Planned**
7 **Development Commercial) on approximately 0.51 acres, at 1380 East**
8 **Medical Center Drive for the purpose of adding an OR expansion. The**
9 **applicant is Savannah Gregory, HKS. The project will be known as St.**
10 **George Regional OR Expansion. Case No. 2024 – PDA – 019 – PUBLIC**
11 **HEARING.**
12

13 BACKGROUND AND RECOMMENDATION: The current location of the hospital campus
14 was built in 2003. This project proposes a three-level building expansion with
15 approximately 14,000 square feet per level. The lower level will be a central
16 processing unit for the hospital, allowing for increased volumes of sterilization. The
17 first level will be shelled space, the use will be dedicated in the future. The second
18 level will serve as an expansion to the operating suite. Four new operating rooms,
19 storage, and workspace will make up half of the second level. The other half will be a
20 new post anesthesia care unit. Case No. **2024-PDA-019** (Staff – Brenda Hatch).
21

22 Link to presentation by Planner Brenda Hatch including discussion between
23 Commission Members and Mrs. Hatch: [01:34:04](#)
24

25 Link to open public hearing: [01:38:10](#)
26

27 Link to comment by Assistant Public Works Director, Wes Jenkins: [01:38:26](#)
28

29 Link to question by Chair Anderson, including discussion between Commission
30 Members and Assistant Public Works Director, Wes Jenkins: [01:39:03](#)
31

32 Link to question by Commission Member Anderson, including discussion between
33 Commission Members and applicant Steve Kelly: [01:40:11](#)
34

35 Agenda packet [\[Page 437\]](#)
36

37 Link to motion: [01:42:48](#)
38

39 **MOTION:**

40 A motion was made by Planning Commission Member Anderson to forward a
41 positive recommendation to City Council for the PD Amendment for St.
42 George Regional Hospital as presented with the findings listed in the staff
43 report.
44

45 **SECOND:**

46 The motion was seconded by Planning Commission Member Rogers.
47
48
49
50
51
52
53

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 Casey – aye
11 Planning Commission Member Rogers – aye
12

13 The vote was unanimous and the motion carried
14

15 **APPROVAL OF MINUTES:**

16 Consider a request to approve the meeting minutes from the September 24, 2024
17 meeting.
18

19 Agenda packet [\[Page 454\]](#)
20

21 Link to motion: [01:43:35](#)
22

23 **MOTION:**

24 A motion was made by Planning Commission Member Anderson to approve
25 the minutes from September 24, 2024.
26

27 **SECOND:**

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

30 **VOTE:**

31 Chair Anderson called for a vote, as follows:
32

33 Planning Commission Chair Anderson – aye
34 Planning Commission Member Anderson – aye
35 Planning Commission Member Fisher – aye
36 Planning Commission Member Chapman – aye
37

38 The vote was unanimous and the motion carried.
39

40 **CITY COUNCIL ITEMS:**

41 *Dan Boles will report on items heard at the October 03, 2024, City Council meeting.*

- 42 1. 2024-PDA-017 White Dome Commercial
- 43 2. 2024-PDA-018 SGRH Life Flight Crew Quarters
- 44 3. 2024-ZRA-002 Amend RCC to add Live/Work Units
- 45 4. 2024-ZRA-013 Update Expiration Date of PDs
- 46 5. 2024-ZRA-012 Update Building Code
- 47 6. 2024-ZRA-006 Rock Walls

48 Link to Community Development Director, Carol Winner reviewing items from the
49 October 03, 2024 City Council meeting, including discussion between the Planning
50 Commission members and Ms. Winner: [01:43:54](#)
51
52

5 **ADJOURN:**

6 Link to motion: [01:46:02](#)
7

8 **MOTION:**

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

10 **SECOND:**

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

13 **VOTE:**

14 Chair Anderson called for a vote, as follows:

15 Planning Commission Chair Anderson – aye
16 Planning Commission Member Anderson – aye
17 Planning Commission Member Casey – aye
18 Planning Commission Member Rogers – aye
19

20 The vote was unanimous and the motion carried.
21

22
23 /s/Monica Smith

24 _____
25 Monica Smith, Secretary