

**ST. GEORGE PLANNING COMMISSION MINUTES
MARCH 11, 2025, 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 Lori Chapman
Planning Commission Member Kelly Casey
Planning Commission Member Ben Rogers**

EXCUSED:

Planning Commission Member Terri Draper

STAFF MEMBERS PRESENT:

**Deputy City Attorney Jami Brackin
Community Development Director Carol Winner
Planner Dan Boles
Planner Brett Hamilton
Development Office Supervisor Angie Jessop**

OTHERS PRESENT:

**Applicant Representative Rick Myers
Applicant Representative Jason Smith
Applicant Jason Ward
Applicant Travis Fewkes
Applicant Steve Kamlowsky**

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 Fisher.

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

Link to conflicts and recuse Commissioner Anderson on items 4 & 5 [00:00:34](#)

ZONE CHANGE/PUBLIC HEARING:

Consider a request to amend the City Zoning Map by changing the zone on the property from R-1-10 (single-family, 10,000 ft² minimum lot size) to PD-R (Planned Development Residential) on approximately 9.49 acres located on the east side of River Road across from Fort Pierce Drive (approximately 1950 South). The applicant is proposing 30 units on the property and the layout would leave the existing hill in place. The proposal would include single family, duplex and four-plex homes. The applicant is Bush & Gudgell, Inc. and the representative is Bob Hermandson The project will be known as Chandler Heights. Case No. 2024-ZC-008 - (Staff – Dan Boles).

Link to presentation by Planner Dan Boles: [00:01:06](#)

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Link to questions by Commissioner Fisher [00:06:50](#)

Link to question by Commissioner Chapman [00:07:29](#)

Link to continue presentation by Dan Boles with discussion between Commission Members [00:08:23](#)

Link to Public Hearing [00:15:32](#)

Link to comment by Jared Bates [00:15:17](#)

Link to comment by Marshall Topham [00:17:17](#)

Link to comment by Matthew Alexander [00:24:00](#)

Link to Mark Burningham [00:25:35](#)

Link to Carla Gurr [00:28:26](#)

Link to Wayne Snow [00:30:00](#)

Link to Ben Corrales [00:30:38](#)

Link to Gary Sorensen [00:31:31](#)

Link to William Stanford [00:33:48](#)

Close Public Hearing

Comments by Dan Boles [00:36:26](#)

Link to question by Commission Chair Anderson and discussion between Mr. Boles and Commission Members [00:38:45](#)

Link to question by Commission Member Casey and discussion between Mr. Boles [00:40:50](#)

Link to question by Commission Member Casey and discussion between Mr. Boles [00:43:00](#)

Link to question by Commission Member Fisher [00:43:35](#)

Link to comments by Applicant Representative Rick Myers [00:44:11](#)

Link to question by Commission Chair Anderson [00:47:11](#)

Link to question by Commission Chair Anderson and discussion [00:47:30](#)

Link to question by Commission Member Casey [00:49:25](#)

Link to question by Commission Member Rogers [00:49:38](#)

Link to question by Commission Member Chapman [00:50:27](#)

Link to comment by Wes Jenkins [00:51:00](#)

Link to question by Commission Member Fisher and discussion [00:53:50](#)

Link to question by Commission Member Chapman and discussion [00:55:59](#)

Link to question by Commission Member Rogers and discussion with Mr. Boles [00:56:40](#)

Link to discussion with Commission Members and Mr. Boles [00:59:10](#)

Link to comment by Jami Bracken [01:08:29](#)

Link to comment by Commission Member Rogers and discussion between commission members [01:08:45](#)

Link to question by Commission Member Chapman and discussion with commission members and Mr. Boles [01:09:35](#)

Link to question by Mr. Boles for Deputy City Attorney Brackin [01:12:00](#)

Link to discussion on motion by Commissioner Rogers and commission members [01:13:12](#)

Link to discussion with applicant Rick Myers and commission members [01:17:49](#)

Link to motion: [01:25:45](#)

MOTION:

Link to motion by Commission Member Rogers to recommend positive recommendation for item number 1 for modifying the zone from R-10 to PD-R at Chandler Heights with staff recommendations. On the North and East lots 11-21, limiting those lots to single level as measured per City Zoning to 16 ft height per code, single level with a walk out basement. Additionally, storage garages would not be allowed in our approval. The submitted elevations for the townhomes are not approved and do not meet City standards. They would need to re-submit to the council modified elevations that meet the requirements. We would make the findings that roofs are pitched on those same lots; no flat roofs with staff findings as recommended. The reasonings for the single level is to not encroach on the neighbor's privacy, peace and serenity in their own backyard or home or private residences.

SECOND:

The motion was seconded by Planning Commission Member Casey.

VOTE:

Commission 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 Chapman – nay
Planning Commission Member Rogers –aye
Planning Commission Member Draper – absent

The motion carries 4-2

PRELIMIARY PLAT:

Consider a request for Preliminary Plat for a 30 unit, single-family, duplex and four-plex townhome subdivision to accompany a zone change and hillside permit on the same property. The applicant is Bush & Gudgell Inc., and the representative is Bob Hermandson. The project will be known as Chandler Heights. Case No. 2024-PP-023 – (Staff – Dan Boles)

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Link to motion [01.29.36](#)

MOTION: A motion was made by Planning Commission Member Rogers to recommend continuation on items 2 and 3.

SECOND:

The motion was seconded by Planning Commission Member Casey.

VOTE:

Commission 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 – absent

The vote was unanimous. Motion carries.

HILLSIDE DEVELOPMENT PERMIT:

Consider a request for a Hillside Development Permit to allow disturbance of areas in the 20-30%, 30-40% and 40% and above slope areas. This application is a required in order to develop the property into single family homes. The applicant is Bush & Gudgell, Inc. and the representative is Bob Hermandson. The project will be known as Chandler Heights. Case No. 2024-HS-012 (Staff – Dan Boles).

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MOTION: A motion was made by Planning Commission Member Rogers to recommend continuation on items 2 and 3. [01:29:36](#)

SECOND:

The motion was seconded by Planning Commission Member Casey.

VOTE:

Commission 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 Vice Chair Chapman – aye
Planning Commission Member Rogers – aye
Planning Commission Member Draper – absent

The vote was unanimous. Motion carries.

PLAN DEVELOPMENT AMENDMENT/ PUBLIC HEARING:

Consider a request to amend the Atkinville Interchange Area Zone Plan Commercial PD-C and request approval for the design and site plan for an inpatient rehabilitation hospital of approximately 60,263 square feet on a 5.83 acre property, and add “medical/hospital” as an approved use in the Community Commercial zone in the Atkinville Plan. The project is located between Pioneer Road and Sand Piper Drive, approximately 500 feet south of Nighthawk Drive. The applicant is Rosenberg Associates and the representative is Jason Ward. The project will be known as Encompass Health. Case No. 2025-PDA-008 . (Staff – Brett Hamilton)

Link to presentation by Planner Brett Hamilton: [01:32:44](#)

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Link to question by Commission Chair Anderson [01:37:20](#)

Link to question by Commission Member [01:37:43](#)

Link to question by Commission Member Fisher [01:38:35](#)

Link to public hearing [01:39:18](#)

Link to comment by Brent Erickson [01:39:42](#)

Link to comment by Terry Haynes [01:40:50](#)

Public Hearing closed.

Link to comment by Applicant Jason Smith, representative for Rosenberg Associates, and discussion with Commission Members. [01:42:03](#)

Link to discussion by Commission Member Rogers and Mr. Smith [01:45:18](#)

Link to discussion by Commission Members [01:47:40](#)

Link to motion: [01:48:43](#)

MOTION:

A motion was made by Planning Commission Member Chapman to recommend this to the City Council for approval. Item 4 with the stipulation that the wall is to be built along Sandpiper Drive as per staff recommendation and adding all staff recommendations.

SECOND:

The motion was seconded by Planning Commission Member Rogers.

VOTE:

Commission Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson – aye
Planning Commission Member Anderson – recused
Planning Commission Member Fisher – aye
Planning Commission Member Casey – aye
Planning Commission Vice Chair Chapman – aye
Planning Commission Member Rogers – aye
Planning Commission Member Draper – absent

The vote was unanimous. Motion carries.

PRELIMINARY PLAT:

Consider a request for a preliminary plat for a two (2) lot commercial subdivision totaling approximately 10.88 acres in the Atkinville Interchange Area Zone Plan Commercial PD-C. The project site is located between Pioneer Road and Sand Piper Drive, approximately 500 feet south of Nighthawk Drive and approximately 300 feet north of Bluegrass Way. The applicant is Rosenberg Associates, and the representative is Jason Ward. The project will be known as Encompass Health. Case No. 2025-PP-006 – (Staff – Brett Hamilton).

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Link to motion: [01:49:47](#)

MOTION:

A motion was made by Planning Commission Member Rogers to approve item number 5, preliminary plat for the Encompass Health at Atkinville Interchange with staff recommendations and inclusion of the privacy wall along Sandpiper.

SECOND:

The motion was seconded by Planning Commission Member Fisher.

VOTE:

Commission Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson – aye
Planning Commission Member Anderson – recused
Planning Commission Member Fisher – aye
Planning Commission Member Casey – aye
Planning Commission Member Chapman – aye
Planning Commission Member Rogers – aye
Planning Commission Member Draper – absent

The vote was unanimous. Motion carries.

HILLSIDE DEVELOPMENT PERMIT:

Consider a request for a Hillside Development Permit to allow disturbance of slopes exceeding 20%, and to determine whether those slopes are natural or manmade. The project site is approximately 0.40 acres and is located at the northwest corner of 800 south and 200 west. The applicant is Brown Consulting Engineers and the representatives are Travis Fewkes and Steve Kamlowsky The project will be known as Hillside Tennis Court. Case No. 2026-HS-002 (Staff – Brett Hamilton).

Link to presentation by Planner Brett Hamilton: [01:50:45](#)

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Link to question by Commission Member Rogers [01:52:52](#)

Link to question by Commission Chair Anderson [01:53:35](#)

Link to question by Commission Member Rogers [01:53:45](#)

Link to motion: [01:54:54](#)

MOTION:

A motion was made by Commission Member Chapman to forward a positive recommendation to the City Council of Item number 6, the Hillside Tennis Court.

SECOND:

The motion was seconded by Planning Commission Member Rogers.

Link to discussion by Commission Members [01:55:27](#)

Link to amended motion [01:58:27](#)

AMENDED MOTION:

A motion was made by Commission Member Chapman to forward a positive

recommendation to the City Council of Item number 6, the Hillside Tennis Court to include staining the retaining wall to blend in with existing hillside.

SECOND:

The motion was seconded by Commission Member Rogers.

VOTE:

Commission Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson – aye
Planning Commission Member Anderson – recused
Planning Commission Member Fisher – aye
Planning Commission Member Casey – aye
Planning Commission Vice Chair Chapman – aye
Planning Commission Member Rogers – aye
Planning Commission Member Draper – absent

The vote was unanimous, the motion carries.

APPROVAL OF MINUTES:

Consider a request to approve the meeting minutes from the February 25, 2025, meeting.

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Link to motion: [02:00:27](#)

MOTION:

A motion was made by Planning Commission Member Chapman to approve the minutes from February 25, 2025

SECOND:

The motion was seconded by Planning Commission Member Anderson.

VOTE:

Commission 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 Vice Chair Chapman – aye
Planning Commission Member Rogers – aye
Planning Commission Member Draper – absent

The vote was unanimous and the motion carried.

CITY COUNCIL ITEMS:

Carol Winner, the Community Development Director, will report on items heard at the March 6, 2025, City Council Meeting.

1. 2025-PDA-009 Mojave Crossing
2. 2025-ZC-004 Grata Holdings, LLC
3. 2025-HS-003 Wilson Foremaster 123
4. 2025-GPA-005 Moderate Income Housing Amendment

Link to Community Development Director, Carol Winner reviewing items from March 6, 2025, City Council meeting: [02:00:35](#)

ADJOURN:

Link to motion: [02:03:19](#)

MOTION:

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

SECOND:

The motion was seconded by Planning Commission Member Fisher.

VOTE:

Commission 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 – absent

The vote was unanimous, and the motion carries.

/s/Angie Jessop
Angie Jessop, Development Services