

NOTICE OF MEETING
PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

Public Notice

Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold a **Planning Commission** meeting in the City Council Chambers, 175 East 200 North, St George, Utah, on **Tuesday, February 14**, commencing at **5:00 p.m.**

PRESENT: Chair Steve Kemp
Commissioner Emily Andrus
Commissioner Nathan Fisher
Commissioner Ben Rogers
Commissioner Austin Anderson
Commissioner Lori Chapman

CITY STAFF:
Public Works Assistant Director Wes Jenkins
Deputy City Attorney Jami Bracken
Planner III Carol Davidson
Planner III Mike Hadley
Planner III Dan Boles
Development Office Supervisor Brenda Hatch

EXCUSED:

Chair Steve Kemp called the meeting to order. Commissioner Andrus led us in the Pledge of Allegiance.

1. HILLSIDE PERMIT (HS) Administrative

Consider a request for a hillside development permit to determine the ridgeline on lot 29 of South Rim at Foremaster Ridge for the construction of an infinity pool. The property is currently zoned R-1-10 (Single Family Residential, minimum lot size 10,000sf). The site is located at 1682 E. Howard Lane. The applicant is Ryan Andrews and Tonya Shepard. Case No. 2022-HS-019. (Staff – Carol Davidson)

This was the incorrect item, it will not be heard at this meeting.

2. PRELIMINARY PLATS (PP) Administrative

A. Consider a request for a six (6) lot commercial subdivision known as Desert Color Commercial Pads K, M, and N located at approximately the intersection of Desert Color Pkwy and Black Mountain Dr. The property is 15.45 acres and is zoned PD-C. The applicant is Bush and Gudgell, representative Bob Hermandson. Case No. 2023-PP-002 (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – This is the plat that is following the zoning you just saw. Lot 2, 4 and 5 are the pads K, M, and N. The other three are not being developed at this time.

Chair Kemp – All lots have access?

Wes Jenkins – Yes.

MOTION: Commissioner Anderson made a motion to recommend approval of Item 2A to City Council.

SECOND: Commissioner Chapman

ROLL CALL VOTE:

AYES (6)

Chair Steve Kemp

Commissioner Emily Andrus

Commissioner Nathan Fisher

Commissioner Ben Rogers

Commissioner Austin Anderson

Commissioner Lori Chapman

NAYS (0)

Motion Carries unanimous vote

- B. Consider a request for a one (1) lot and (1) Parcel commercial subdivision known as Delta by Marriott located at the intersection of 250 W and Blackridge Dr. The property is 14.63 acres and is zoned PD-C. The applicant is Ensign Engineering, representative Josh Nowell. Case No. 2023-PP-002 (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – This was approved at least a year ago as far as the zoning goes. They will be subdividing into a lot and a parcel. Lot 1 will be developed. The other parcel will be developed at another time. You won't see it, but they will further divide the building into condos.

Chair Kemp – If I recall there was a pile of asbestos on this site.

Wes Jenkins – That is correct, we had analysis done and the engineer said that they wouldn't get into that with the grading.

Commissioner Chapman – Why did you not make them take out the asbestos?

Wes Jenkins – You could make them haul it off but we got the State involved and they decided it was better for it to stay there than to disturb it as the grading would not disturb it.

Discussion continued on asbestos.

MOTION: Commissioner Anderson made a motion to recommend positive approval of Item 2B to City Council.

SECOND: Commissioner Fisher

ROLL CALL VOTE:

AYES (6)
Chair Steve Kemp
Commissioner Emily Andrus
Commissioner Nathan Fisher
Commissioner Ben Rogers
Commissioner Austin Anderson
Commissioner Lori Chapman
NAYS (0)
Motion Carries unanimous vote

3. **MINUTES**

Consider a request to approve the meeting minutes from the January 24, 2022, meeting.

MOTION: Commissioner Rogers made a motion to approve the minutes.
SECOND: Commissioner Chapman
ROLL CALL VOTE:
AYES (6)
Chair Steve Kemp
Commissioner Emily Andrus
Commissioner Nathan Fisher
Commissioner Ben Rogers
Commissioner Austin Anderson
Commissioner Lori Chapman
NAYS (0)
Motion Carries unanimous vote

4. **CITY COUNCIL ACTIONS**

The February 2, 2023, City Council meeting was cancelled.

5. **ADJOURN**

MOTION: Commissioner Chapman made a motion to adjourn.
SECOND: Commissioner Andrus
ROLL CALL VOTE:
AYES (6)
Chair Steve Kemp
Commissioner Emily Andrus
Commissioner Nathan Fisher
Commissioner Ben Rogers
Commissioner Austin Anderson
Commissioner Lori Chapman
NAYS (0)
Motion Carries unanimous vote

