

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, March 14, 2023**, commencing at **5:00 p.m.**

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

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: Commissioner Nathan Fisher

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

1. HILLSIDE PERMIT (HS) Administrative

Consider a request for a hillside development permit for the extension of Flowers Way. The property is currently zoned ASBP (Airport Supporting Business Park) & Open Space. The site is located at the end of the existing Flowers Way. The applicant is Desert Canyons LLC/Curt Gordon. Case No. 2023-HS-004. (Staff – Mike Hadley)

Mike Hadley presented the following:

Mike Hadley – Mike showed the location of the road with a vicinity map. Mike presented the slope map. The bulk of the road 97 to 98 percent is in that area. There are just a couple of small areas outside of that slope range. The Hillside Committee met and recommended approval to Planning Commission with no recommendations.

Chair Kemp – So this would be the frontage road.

Commissioner Chapman – It appears that there is a small portion of slopes near the roads, this is not for approval where the dotted red line is the more significant amount of slope?

Mike Hadley – That is correct it is well out of that area.

MOTION: Commissioner Anderson made a motion to recommend approval of the Hillside Permit for Item 1 to City Council.

SECOND: Commissioner Andrus

ROLL CALL VOTE:

AYES (5)

Chair Kemp

Commissioner Andrus

Commissioner Anderson

Commissioner Chapman

Commissioner Rogers

NAYS (0)

Motion Carries unanimous vote

2. **PRELIMINARY PLATS (PP) Administrative**

Consider a request for a four (4) lot residential subdivision known as Old Farm located the north-west corner of 2450 South and 3000 East. The property is 76.04 acres and is zoned A-20 and pending R-1-20. The applicant is Bush and Gudgeon, and the representative is Bob Hermandson. Case No. 2023-PP-005 (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – This will look familiar because we looked at a portion of this property with a zone change last meeting. Dan described the area where this is located. The zone change that you recommended a positive recommendation on will go to City Council this Thursday. If for some reason the City Council says no then this preliminary plat will stop here. Lot 1 is proposed to be 14.5 acres, lot 2 is proposed to be 5.99 acres. Lots 3 and 4 will meet the A-20 requirements. Lot 2 is proposed to be a church. The next phase of this development will be lot 1. We talked to them about the cross section on the 25 ft. We talked to the applicant about narrowing that down to try and control the speed on the street to address some concerns the neighbors had at the zone change meeting. Staff is recommending approval.

Commissioner Chapman – This is an approval of a 4-lot subdivision. This is not the detail of the one that will be going into planning. If they are going to do a trail it will be included in that one?

Dan Boles – Yes.

MOTION: Commissioner Rogers made a motion to recommend approval of the preliminary plat Item 2.

SECOND: Commissioner Chapman

ROLL CALL VOTE:

AYES (5)

Chair Kemp

Commissioner Andrus

Commissioner Anderson

Commissioner Chapman

Commissioner Rogers

NAYS (0)

3. MINUTES

Consider a request to approve the meeting minutes from the February 28, 2023, meeting.

MOTION: Commissioner Anderson
SECOND: Commissioner Chapman
ROLL CALL VOTE:
AYES (5)
Chair Kemp
Commissioner Andrus
Commissioner Anderson
Commissioner Chapman
Commissioner Rogers
NAYS (0)

4. CITY COUNCIL ACTIONS

John Willis the City Manager will report on items heard at the March 2, 2023, City Council meeting.

1. 2022-PDA-054 High Point Storage

5. ADJOURN

MOTION: Commissioner Andrus made a motion to adjourn at 5:14.
SECOND: Commissioner Chapman
ROLL CALL VOTE:
AYES (5)
Chair Kemp
Commissioner Andrus
Commissioner Anderson
Commissioner Chapman
Commissioner Rogers
NAYS (0)