

ST. GEORGE PLANNING COMMISSION MINUTES
June 10, 2025, 5:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

Planning Commission Vice Chair Lori Chapman
Planning Commission Member Ben Rogers
Planning Commission Member Terri Draper
Planning Commission Member Nathan Fisher
Planning Commission Member Kelly Casey

EXCUSED:

Planning Commission Chair Austin Anderson
Planning Commission Member Brandon Anderson

STAFF MEMBERS PRESENT:

City Deputy Attorney Jami Bracken
Assistant City Attorney Alicia Carlton
Community Development Director Carol Winner
Assistant Public Works Director Wes Jenkins
Planner Dan Boles
Planner Brian Dean
Development Office Supervisor Angie Jessop

OTHERS PRESENT:

Applicant Bob Hermanson
Applicant Bill Cox
Applicant Tad Porter

CALL TO ORDER:

Planning Commission Vice Chair Chapman called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Commission Member Draper.

Link to call to order and flag salute: [00:00:10](#)

Link to call for disclosures [00:00:53](#)

ITEM 1

ZONE CHANGE- District at Old Farm – PUBLIC HEARING

Consider a request to change the zoning from A-20 (Agriculture, 20-acre minimum lot size) to PD-C (Planned Development Commercial) on approximately 17.93 acres. The applicant is Bill Cox and the representative is Bob Hermanson. The project will be known as District at Old Farm. Case No. 2024-ZC-010 (Staff – Dan Boles)

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Link to Presentation by Dan Boles [00:14:29](#)

Link to question by Commission Member Rogers [00:18:25](#)

Link to comments by Applicant Bob Hermanson and discussion with Commission Members. [00:19:15](#)

Link to question by Commission Member Casey and discussion with Mr. Hermanson and Commission Members [00:22:05](#)

Link to Public Hearing [00:26:10](#)

No Comments, Public Hearing Closed

Link to discussion by Commission Members and Mr. Hermanson [00:26:45](#)

Link to motion [00:30:09](#)

MOTION:

A motion was made by Planning Commission Member Rogers to forward a positive recommendation on item number 1, for the zone change for District at Old Farm, with staff recommendations, as well as a consideration to remove the Hotel/Motel from the approved use list.

SECOND:

The motion was seconded by Planning Commission Member Casey.

VOTE:

Commission Vice Chair Chapman called for a vote, as follows:

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

The vote was unanimous. Motion carries.

ITEM 2

ZONE CHANGE- Meadows at Old Farm – PUBLIC HEARING

Consider a request to change the zoning from A-20 (Agriculture, 20-acre minimum lot size) to R-1-8 (Single-Family Residential, 8,000 ft² minimum lot size) on approximately 14.32 acres. The applicant is Bill Cox and the representative is Bob Hermanson. The project will be known as Meadows at Old Farm. Case No. 2025-ZC-012 (Staff – Dan Boles)

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Link to Presentation by Dan Boles [00:31:25](#)

Link to Public Hearing [00:34:39](#)

Public Hearing Closed

Link to question by Commission Member Casey [00:35:09](#)

Link to comments by Applicant Bill Cox [00:35:30](#)

Link to discussion with Vice Chair Chapman and Mr. Cox [00:37:55](#)

Link to discussion with Commission Members and Mr. Cox [00:39:00](#)

Link to motion [00:42:38](#)

MOTION:

A motion was made by Planning Commission Member Fisher to recommend approval to City Council of item number 2, R-1-8 Zone Change, with staff recommendations.

SECOND:

The motion was seconded by Planning Commission Member Casey.

VOTE:

Commission Vice Chair Chapman called for a vote, as follows:

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

The vote was unanimous. Motion carries.

ITEM 3

ZONE CHANGE- Old Farm R-1-10 (Village at Old Farm) – PUBLIC HEARING

Consider a request to change the zoning from A-20 (Agriculture, 20-acre minimum lot size) to R-1-10 (Single-Family Residential, 10,000 ft² minimum lot size) on approximately 70.4 acres. The applicant is Bill Cox and the representative is Bob Hermandson. The project will be known as Old Farm R-1-10. Case No. 2025-ZC-011 (Staff – Dan Boles)

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Link to Presentation by Dan Boles [00:43:20](#)

Link to question by Vice Chair Chapman [00:44:57](#)

Link to Public Hearing [00:45:36](#)

Public Hearing Closed

Link to question by Commission Chair Chapman [00:46:14](#)

Link to motion [00:46:30](#)

MOTION:

A motion was made by Planning Commission Member Casey to forward a positive recommendation to City Council for item number 3, including any staff conditions.

SECOND:

The motion was seconded by Planning Commission Member Draper

VOTE:

Commission Vice Chair Chapman called for a vote, as follows:

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

The vote was unanimous. Motion carries.

ITEM 4**HILLSIDE DEVELOPMENT PERMIT - Foremaster Ridge Lot 64**

Consider a request for a hillside development permit to determine the location of the ridgeline and ridgeline setback on Lot 64 of the Foremaster Ridge subdivision, in anticipation of the construction of a residential home. The applicant is Porter Custom Homes and the representative is Tad Porter. The project will be known as Foremaster Ridge Lot 64. Case No. 2025-HS-006 (Staff – Dan Boles)

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Link to Presentation by Dan Boles [00:07:16](#)

Link to question by Commission Member Rogers [00:11:20](#)

Link to comments by Applicant Tad Porter and discussion with Commission Members [00:12:43](#)

Link to motion [00:13:57](#)

MOTION:

A motion was made by Planning Commission Member Rogers to forward positive approval City Council for item number 4, Hillside Development Permit, with staff recommendations.

SECOND:

The motion was seconded by Planning Commission Member Fisher.

VOTE:

Commission Vice Chair Chapman called for a vote, as follows:

Planning Commission Chair Anderson – absent
Planning Commission Member Anderson –absent
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 –aye

The vote was unanimous. Motion carries.

ITEM 5**PRELIMINARY PLAT - Jasmine Fields Subdivision**

Consider a request for a 13-lot preliminary plat located at approximately 1800 South and 3000 East on approximately 9.49 acres. The applicant is David Nasal. The project will be known as Jasmine Fields Subdivision. Case No. 2025-PP-021 (Staff – Dan Boles)

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Link to Presentation by Dan Boles [00:01:10](#)

Link to question by Commission Member Fisher [00:04:17](#)

Link to question by Commission Chair Chapman [00:04:35](#)

Link to comment by Commission Member Fisher [00:05:52](#)

Link to motion [00:06:00](#)

MOTION:**SECOND:**

The motion was seconded by Planning Commission Member Rogers.

VOTE:

Commission Vice Chair Chapman called for a vote, as follows:

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

The vote was unanimous. Motion carries.

APPROVAL OF MINUTES:

Consider a request to approve the meeting minutes from the May 27, 2025 meeting.

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Link to motion [00:47:04](#)

MOTION:

A motion was made by Planning Commission Member Rogers to approve the minutes of May 27, 2025, meeting.

SECOND:

The motion was seconded by Planning Commission Member Draper.

VOTE:

Commission Vice Chair Chapman called for a vote, as follows:

Planning Commission Chair Anderson – absent
Planning Commission Member Anderson -absent
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- aye

The vote was unanimous and the motion carried.

CITY COUNCIL ITEMS:

Carol Winner, the Community Development Director, will report on items heard at the June 5, 2025, City Council Meeting.

1. 2025-PDA-016 Chase Bank Sun River

ADJOURN:

Link to motion: [00:47:45](#)

MOTION:

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

SECOND:

The motion was seconded by Planning Commission Member Draper.

VOTE:

Commission Vice Chair Chapman called for a vote, as follows:

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

The vote was unanimous, and the motion carries.

/s/ Angie Jessop

Angie Jessop, Development Services