

ST. GEORGE PLANNING COMMISSION MINUTES
July 8, 2025 5:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

Planning Commission Chair Austin Anderson
Planning Commission Member Brandon Anderson
Planning Commission Member Ben Rogers
Planning Commission Member Terri Draper
Planning Commission Member Lori Chapman
Planning Commission Member Nathan Fisher
Planning Commission Member Kelly Casey

STAFF MEMBERS PRESENT:

City Attorney Kristopher Pearson
Community Development Director Carol Winner
Assistant Public Works Director Wes Jenkins
Planner Brett Hamilton
Planner Brenda Hatch
Planner Brian Dean
Development Office Supervisor Angie Jessop

OTHERS PRESENT:

Applicant Shayne Wittwer
Applicant Isaac Barlow

CALL TO ORDER:

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

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

Link to call for disclosures [00:01:00](#)

Commissioner Rogers recused himself on Items 1 and 2.

Commissioner Anderson recused himself on Item 8.

ITEM 1

ZONE CHANGE- Downtown Curio – PUBLIC HEARING

Consider a request to change the zoning from Central Business District (C-4) to Planned Development Mixed Use (PD-MU) on approximately 3.24 acres to allow for a new mixed-use project. The applicant is Civil Science and the representative is Brandee Walker. The project will be known as Downtown Curio. Case No. 2025-ZC-013 (Staff – Brenda Hatch)

Link to Presentation by Brenda Hatch [00:01:48](#)

Link to public hearing [00:11:44](#)

Public Hearing Closed

Link to comment by applicant Shayne Wittwer and discussion with Commission Members [00:12:20](#)

Link to discussion by Commission Members [00:15:53](#)

Link to motion [00:23:34](#)

MOTION:

A motion was made by Planning Commission Member Anderson to forward a positive recommendation to the City Council to change the zone from C-4 to PD-MU on approximately 3.4 acres for Downtown Curio, based on findings listed in staff report.

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 –recused
Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

ITEM 2

PRELIMINARY PLAT- Downtown Curio

Consider a request for a preliminary plat for a three-lot (3) subdivision totaling approximately 3.24 acres, on a Planned Development Commercial Property. The applicant is Civil Science and the representative is Brandee Walker. The project will be known as Downtown Curio. Case No. 2025-PP-023 (Staff – Brenda Hatch)

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Link to Presentation by Brenda Hatch [00:24:08](#)

Link to motion [00:25:14](#)

MOTION:

A motion was made by Planning Commission Member Draper to approve the

Downtown Curio Preliminary Plat request, based on the findings and conditions noted by Staff.

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 –recused
Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

ITEM 3

PLANNED DEVELOPMENT AMENDMENT – Villa Highlands Ph 6 & 7 - PUBLIC HEARING

Consider a request to amend the Hidden Valley Master Plan PD-R (Planned Development Residential) zone for the construction of a new fifty-one unit (51) townhome development on 7.38 acres. The applicant is Ivory Southern, LLC and the representative is Rick Meyer. The project will be known as Villa Highlands Phases 6 & 7. Case No. 2025-PDA-009 (Staff – Brett Hamilton)

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Link to Presentation by Brett Hamilton [00:25:45](#)

Link to discussions by Commission Members, Mr. Hamilton and Community Director Carol Winner [00:30:44](#)

Link to public hearing [00:38:18](#)

Public Hearing Closed

Link to discussion by Commission Members and Mr. Hamilton [00:38:49](#)

Link to motion [00:39:54](#)

MOTION:

A motion was made by Planning Commission Member Rogers to forward a positive recommendation to City Council for Item 3, Villa Highlands.

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

The vote was unanimous. Motion carries.

ITEM 4

PRELIMINARY PLAT – VILLA HIGHLANDS PH 6 & 7

Consider a request for a fifty-one lot (51) residential preliminary plat located along London Lane, east of Rio Road. The applicant is Ivory Southern, LLC and the representative is Rick Meyer. The project will be known as Villa Highlands Phases 6 & 7. Case No. 2025-PP-007 (Staff – Brett Hamilton)

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Link to Presentation by Brett Hamilton [00:25:45](#)

Link to motion [00:40:24](#)

MOTION:

A motion was made by Planning Commission Member Rogers to approve Item 4, Preliminary Plat for Villa Highlands.

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 –aye

The vote was unanimous. Motion carries.

ITEM 5

GENERAL PLAN AMENDMENT – Sullivan Commercial General Plan Amendment – PUBLIC HEARING

****This item will not be heard at this meeting and re-noticed for a later date.****

Consider a request to amend the General Plan Land Use Map from LDR (Low Density Residential) to COM (Commercial) located on approximately 11.72

acres on the north-west corner of 3210 East and 2450 South. The applicant is JIMCO, LLC, and the representative is Bob Hermandson. The project will be known as Sullivan Commercial General Plan Amendment. Case No. 2025-GPA-010 (Staff – Dan Boles)

ITEM 6

HILLSIDE DEVELOPMENT PERMIT – Black Hill Eyebrow Scar Mitigation

Consider a request for a Hillside Development Permit to mitigate the scar on the Black Hill, located at approximately 265 S Donlee Drive. The applicant is Alliance Consulting, and the representative is Mike Bradshaw. The project will be known as Black Hill Eyebrow Scar Mitigation. Case No. 2025-HS-007 (Staff – Brenda Hatch)

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Link to Presentation by Brenda Hatch [00:40:52](#)

Link to discussion by Commission Members [00:42:14](#)

Link to Comments by Applicant Isaac Barlow [00:43:22](#)

Link to motion [00:45:04](#)

MOTION:

A motion was made by Planning Commission Member Draper to forward a positive recommendation to City Council, with conditions noted about seeding the area with natural vegetation.

SECOND:

The motion was seconded by Planning Commission Member Chapman.

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 –aye

The vote was unanimous. Motion carries.

ITEM 7

PRELIMINARY PLAT - Territory Studios Backlot Xing

Consider a request for a preliminary plat for a four-lot (4) mixed-use commercial subdivision totaling approximately 44.9 acres. The applicant is DSG Engineering Inc and the representative is Ken Miller. The project will be

known as Territory Studios Backlot Xing. Case No. 2025-PP-022 (Staff – Brian Dean)

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Link to Presentation by Brian Dean [00:45:34](#)

Link to discussion by Commission Members [00:46:45](#)

Link to motion [00:47:25](#)

MOTION:

A motion was made by Planning Commission Member Chapman to approve Item 7 with staff recommendations of item number 3 removed.

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 –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 –aye

The vote was unanimous. Motion carries.

ITEM 8

PRELIMINARY PLAT – Built Trailers Lot Split

Consider a request for a two-lot (2) preliminary plat for a manufacturing subdivision generally located north of Commerce Drive and east of 850 East on approximately 10.01 acres. The applicant is Rosenberg Associates, and the representative is Del Wetenkamp. The project will be known as Built Trailers Lot Split. Case No. 2025-PP-025 (Staff – Brian Dean)

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Link to Presentation by Brian Dean [00:48:00](#)

Link to motion [00:49:13](#)

MOTION:

A motion was made by Planning Commission Member Rogers to approve the Preliminary Plat for Built Trailers, with conditions recommended by Staff.

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 –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 –aye

The vote was unanimous. Motion carries.

APPROVAL OF MINUTES:

Consider a request to approve the meeting minutes from the June 10, 2025 meeting.

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Link to motion [00:49:50](#)

MOTION:

A motion was made by Planning Commission Member Chapman to approve minutes of June 10, 2025, meeting.

SECOND:

The motion was seconded by Planning Commission Member Draper.

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- 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 19, 2025, City Council Meeting.

- 1. 2025-GPA-009 Annexation Policy*
- 2. 2025-GPA-008 General Plan Update*
- 3. 2025-CUP-001 Law Office of Kristin K Woods PLLC*

4. *2025-ZRA-005 Liquor License – ZRA-The Break*
5. *2025-HS-006 Lot 64 Foremaster Ridge*
6. *2025-PDA-014 Sun River Commons Home 2 Suites*

ADJOURN:

Link to motion: [00:52:00](#)

MOTION:

A motion was made by Planning Commission Member Chapman 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 – aye

The vote was unanimous, and the motion carries.

/s/ Angie Jessop
Angie Jessop, Development Services