

ST. GEORGE PLANNING COMMISSION MINUTES
August 12, 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

EXCUSED:

Planning Commission Member Kelly Casey
City Deputy Attorney Jami Bracken

STAFF MEMBERS PRESENT:

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:

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 Chapman.

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

Link to call for disclosures [00:00:42](#)

ITEM 1

PLANNED DEVELOPMENT AMENDMENT Bloomington Courtyard Peppers Cantina – PUBLIC HEARING

Consider a request to amend the Bloomington Courtyard PD-C (Planned Development Commercial) located at the northwest corner of Pioneer Road and Brigham Road for the purpose of adding “Bar Establishment” to the permitted use list. The applicant is Peppers Cantina and the representative is Richy Rivera. The project will be known as Bloomington Courtyard Peppers Cantina. Case No. 2025-PDA-019 (Staff – Brian Dean)

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Link to Presentation by Brian Dean [00:00:54](#)

Link to public hearing [00:03:37](#)

No Comments, Public Hearing Closed

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

MOTION:

A motion was made by Planning Commission Member Rogers to forward a positive recommendation to City Council for Item 1.

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

The vote was unanimous. Motion carries.

ITEM 2

PLANNED DEVELOPMENT AMENDMENT Desert Color & Hidden Valley Stake – PUBLIC HEARING

Consider a request to amend the Desert Color PD (Planned Development) located south of Painted Ridge Parkway & Desert Sage Parkway and west of Rock Rose Drive for the purpose of constructing a religious building. The applicant is Evans & Associates Architecture, and the representative is Chad Spencer. The project will be known as Desert Color & Hidden Valley Stake. Case No. 2025-PDA-017 (Staff – Dan Boles)

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Link to Presentation by Dan Boles [00:04:29](#)

Link to public hearing [00:09:35](#)

No Comments, Public Hearing Closed

Link to motion [00:10:03](#)

MOTION:

A motion was made by Planning Commission Member Rogers to forward a positive recommendation to approve Item 2 Desert Color Hidden Valley Stake.

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

The vote was unanimous. Motion carries.

ITEM 3

PLANNED DEVELOPMENT AMENDMENT The Break Pad C at Desert Color – PUBLIC HEARING

Consider a request to amend the Desert Color zone plan located just south and east of Big Shots Golf, west of Desert Color Parkway for the purpose of constructing a new restaurant with a bar establishment associated with the restaurant. The applicant is Bush and Gudgell and the representative is Bob Hermandson. The project will be known as The Break Pad C at Desert Color. Case No. 2025-PDA-018 (Staff – Dan Boles)

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Link to Presentation by Dan Boles [00:10:53](#)

Link to question by Commission Chapman and discussion [00:15:02](#)

Link to public hearing [00:15:48](#)

No Comments, Public Hearing Closed

Link to motion [00:16:18](#)

MOTION:

A motion was made by Planning Commission Member Anderson to forward a positive recommendation to City Council for the PD Amendment for Desert Color with staff findings.

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 – absent
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 The Break at Desert Color Pad C

Consider a request for a x-lot preliminary plat located at xx for the purpose of xx. The applicant is Bush and Gudgell and the representative is Bob Hermanson. The project will be known as The Break at Desert Color Pad C. Case No. 2025-PP-027 (Staff – Dan Boles)

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Link to Presentation by Dan Boles [00:16:50](#)

Link to question by Commission Member Chapman and discussion [00:17:33](#)

Link to motion [00:18:24](#)

MOTION:

A motion was made by Planning Commission Member Fisher to approve the Preliminary Plat for The Break at Desert Color.

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

The vote was unanimous. Motion carries.

ITEM 5

DEVELOPMENT AGREEMENT Regency Development Agreement Amendment – PUBLIC HEARING

Consider a request for an amendment to the Regency Development Agreement to allow Desert Color to assume responsibility for and use of the constructed model home/office previously constructed by Toll Brothers. The applicant is Bush and Gudgell and the representative is Bob Hermanson. The project will be known as Regency Development Agreement Amendment. Case No. 2025-DAA-003 (Staff – Dan Boles)

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Link to Presentation by Dan Boles [00:18:45](#)

Link to public hearing [00:20:48](#)

No Comments, Public Hearing Closed

Link to motion [00:21:15](#)

MOTION:

A motion was made by Planning Commission Member Draper to forward a positive recommendation for Item 5.

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 – absent
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 July 22, 2025, meeting.

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Link to motion [00:21:40](#)

MOTION:

A motion was made by Planning Commission Member Draper to approve minutes of July 22, 2025 meeting.

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 – absent
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 August 7, 2025 City Council Meeting.

1. *Downtown Curio*
2. *Villa Highlands at Hidden Valley Ph 6 & 7*
3. *Black Hill Eyebrow Scar Mitigation*
4. *Downtown Parking Requirements*
5. *ADU Development Standards*

ADJOURN:

Link to motion: [00:24:15](#)

MOTION:

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

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 –absent
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

August 12, 2025

Date