

ST. GEORGE PLANNING COMMISSION MINUTES
August 26, 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 (absent Item 1)
Planning Commission Member Nathan Fisher
Planning Commission Member Kelly Casey

EXCUSED:

STAFF MEMBERS PRESENT:

City Deputy Attorney Jami Bracken
Assistant City Attorney Kristopher Pearson
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 Hermandson

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 Rogers.

Link to call to order and flag salute: [00:00:16](#)

Link to call for disclosures [00:00:50](#)

Commission Member Rogers recused himself on Items 1-3

ITEM 1

PLANNED DEVELOPMENT AMENDMENT Red Rock Office Building – PUBLIC HEARING

– Consider a request to amend the Desert Color zone plan to allow the construction of a new three story, 25,000 ft² office building on 1.91 acres. The site is located on the south side of Black Mountain Drive at approximately 1150 West. The applicant is Bush & Gudgell, Inc, and the representative is Bob Hermandson. The project will be known as Red Rock Office Building. Case No. 2025-PDA-020 (Staff – Dan Boles)

Agenda Packet [\[Page 2\]](#)

Link to Presentation by Dan Boles [00:01:19](#)

Link to public hearing [00:07:16](#)

No Comment, Public Hearing Closed

Link to motion [00:07:38](#)

MOTION:

A motion was made by Planning Commission Member Fisher to recommend approval to the City Council this Planned Development Amendment for Red Rock Office Building with recommendations from Staff.

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

The vote was unanimous. Motion carries.

ITEM 2

PRELIMINARY PLAT Red Rock Office Building – Consider a request for Preliminary Plat for a single lot, commercial subdivision in the Desert Color Development, located on the south side of Black Mountain Drive at approximately 1150 West. The applicant is Bush & Gudgell, Inc, and the representative is Bob Hermandson. The project will be known as Red Rock Office Building. Case No. 2025-PP-028 (Staff – Dan Boles)

Agenda Packet [\[Page 20\]](#)

Link to Presentation by Dan Boles [00:08:08](#)

Link to motion [00:09:20](#)

MOTION:

A motion was made by Planning Commission Member Draper for approval of this project.

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 Rockland Townhomes– PUBLIC HEARING –

Consider a request to amend the Rockland Townhomes (formerly Rosewood Townhomes) PD-R (Planned Development Residential) zone. The applicant is seeking approval to revise townhome heights, materials, colors, and finishes. No changes to the site are proposed. The site is generally located north of Curley Hollow Dr. and east of Tonaquint Intermediate School. The applicant is FFKR Architects, and the representative is Ben Rogers. The project will be known as Rockland Townhomes. Case No. 2025-PDA-021 (Staff – Brian Dean)

Agenda Packet [\[Page 30\]](#)

Link to Presentation by Brian Dean [00:09:45](#)

Link to public hearing [00:12:11](#)

No Comment, Public Hearing Closed

Link to motion [00:13:17](#)

MOTION:

A motion was made by Planning Commission Member Fisher to recommend approval to City Council for Item number 3, Rockland Townhomes amendment with recommendations.

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 –recused
Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

APPROVAL OF MINUTES:

Consider a request to approve the meeting minutes from the August 12, 2025 meeting.

Agenda Packet [\[Page 47\]](#)

Link to motion [00:13:46](#)

MOTION:

A motion was made by Planning Commission Member Anderson to approve minutes of August 12, 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 August 21, 2025, City Council Meeting.

1. *Tuweap Parcel*
2. *Tech Ridge Area 1.2*
3. *Teakwood 11 Rezone*
4. *Apryl Cox RV Storage (Ag Accessory Structures)*
5. *ADU Use in M-H, R-2, R-3 & R-4*
6. *Setback Regulations SB181*

ADJOURN:

Link to motion: [00:15:58](#)

MOTION:

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

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 –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

August 26, 2025

Date