

**ST. GEORGE PLANNING COMMISSION MINUTES**  
**September 23, 2025 5:00 P.M.**  
**CITY COUNCIL CHAMBERS**

**PRESENT:**

**Planning Commission Chair Austin Anderson**  
**Planning Commission Member Brandon Anderson**  
**Planning Commission Member Ben Rogers (absent Item 1)**  
**Planning Commission Member Terri Draper**  
**Planning Commission Member Lori Chapman**  
**Planning Commission Member Nathan Fisher**  
**Planning Commission Member Kelly Casey**

**EXCUSED:**

**STAFF MEMBERS PRESENT:**

**Assistant City Attorney Kristopher Pearson**  
**Community Development Director Carol Winner**  
**Assistant Public Works Director Wes Jenkins**  
**Planner Brenda Hatch**  
**Planner Dan Boles**  
**Development Office Supervisor Angie Jessop**

**OTHERS PRESENT:**

**Applicant Logan Blake**  
**Applicant Jared Bates**  
**Applicant Brandee Walker**

**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: [00:00:15](#)

Link to call for disclosures [00:00:54](#)

Commission Member Anderson recused himself on items 2, 3, & 4.

Commission Member Rogers recused himself on Item 2.

**ITEM 1**

**ZONE CHANGE- Zen Trails Townhomes – PUBLIC HEARING**

**Consider a request to change the zone from PD-C (Planned Development Commercial) to PD-R (Planned Development Residential) on approximately 10.27 acres located at approximately 2000 West Chandler Drive. The applicant is DSG Engineering, Inc. and the representative is Logan Blake. Case No. 2025-ZC-015 (Staff – Dan Boles)**

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Link to Presentation by Dan Boles [00:01:32](#)

Link to question by Commission Member Fisher [00:08:10](#)

Link to public hearing [00:9:00](#)

No Comments, Public Hearing Closed

Link to discussion by Commission Members [00:09:28](#)

Link to comments by Applicant Logan Blake and discussion with Commission Members [00:14:55](#)

Link to comment by Assistant Public Works Director Wes Jenkins [00:18:20](#)

Link to motion [00:19:01](#)

**MOTION:**

A motion was made by Planning Commission Member Fisher to recommend approval to City Council, this zone change for Zen Trails Townhomes, adopting recommendations made by staff, including, especially that the developer will work with Staff regarding the garbage cans, in particular the effect that it has on parking, even if that includes a little bit of trading for moving the garbage cans to a place that won't reduce parking, on the sides of the buildings, in exchange for not requiring as much off site parking, or something like that. And work with Staff to figure that out.

**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 –absent  
Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

**ITEM 2**

**PLANNED DEVELOPMENT AMENDMENT Dixie Commons Lot 6 (St George Day Spa) – PUBLIC HEARING –**

**Consider a request to amend the Tonaquint Center PD-C (Planned Development Commercial) zone. The applicant is proposing a day spa on the .89-acre lot. This property is located at 1664 West Dixie Drive (Dixie Commons, Lot 6). The applicant is Rosenberg Associates, and the representative is Jared Bates. Case No. 2025-PDA-024 (Staff – Carol Winner)**

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Link to Presentation by Carol Winner [00:20:14](#)

Link to public hearing [00:26:45](#)

No Comments, Public Hearing Closed

Link to comment by Applicant Jared Bates and discussion by Commission Members [00:27:15](#)

Link to motion [00:27:53](#)

**MOTION:**

A motion was made by Planning Commission Member Fisher to recommend approval of Item #2, Dixie Commons Lot 6, adopting Staff recommendations and adding more detail, as far as the recommendation concerning the side fronting the main road, Gap Canyon, that they provide more relief to the satisfaction of Staff through the process.

**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 –recused  
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 Anasazi Hills Phase 4 – PUBLIC HEARING – Consider a request to amend the Entrada Master Plan PD (Planned Development). The application is a request to add a residential unit to the Entrada Master Plan. The applicant is Rosenberg Associates, and the representative is Jared Bates. Case No. 2025-PDA-025 (Staff – Brenda Hatch)**

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Link to Presentation by Brenda Hatch [00:28:45](#)

Link to Public Hearing [00:30:55](#)

Public Hearing closed.

Link to comment by Applicant Jared Bates and discussion by Commission Members [00:31:30](#)

Link to motion [00:34:08](#)

**MOTION:**

A motion was made by Planning Commission Member Draper to forward a recommendation for approval to City Council for this Plan Development Amendment to the Entrada Zone Plan.

**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.

**ITEM 4**

**PRELIMINARY PLAT Anasazi Hills Phase 4 –**

**Consider a request for a one-lot preliminary plat located at 2200 North Anasazi Trail on approximately .93 acres. The applicant is Rosenberg Associates and the representative is Jared Bates. Case No. 2025-PP-031 (Staff – Brenda Hatch)**

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Link to Presentation by Brenda Hatch [00:34:45](#)

Link to motion [00:35:54](#)

**MOTION:**

A motion was made by Planning Commission Member Rogers to approve Item #4, Anasazi Hills with Staff recommendations.

**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 –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.

## **ITEM 5**

### **PLANNED DEVELOPMENT AMENDMENT Maverik St George White Dome – PUBLIC HEARING –**

**Consider a request to amend the White Dome PD-C (Planned Development Commercial) zone for construction of a 5,637 ft<sup>2</sup> convenience store and gas station. The property is located on the north-east corner of River Road and White Dome Drive. The applicant is Anderson Wahlen & Associates, and the representative is Jenny Cooper.  
Case No. 2025-PDA-026 (Staff – Dan Boles)**

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Link to Presentation by Dan Boles [00:36:27](#)

Link to discussion by Commission Members and Mr. Boles [00:41:00](#)

Link to public hearing [00:42:38](#)

Link to comment by Applicant Representative Rick Magness [00:42:38](#)

Public Hearing Closed

Link to motion [00:43:52](#)

#### **MOTION:**

A motion was made by Planning Commission Member Draper to forward a positive recommendation for this project amendment to move forward to City Council, with the conditions, as noted by Staff and the shared parking agreement.

#### **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 6**

**PLANNED DEVELOPMENT AMENDMENT The Paseo Megaplex – PUBLIC HEARING –**

**Consider a request to amend the Paseo PD-C (Planned Development Commercial) to amend elevations on one of the buildings previously approved in the development. This building is located in the south-east corner of the Paseo development. The Paseo is generally located east of 3000 East Street and south of Merrill Road. The applicant is SMS Architects, and the representative is Brandon Dedmon. Case No. 2025-PDA-027 (Staff – Dan Boles)**

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Link to Presentation by Dan Boles [00:45:24](#)

Link to question by Commission Member Chapman and discussion with Mr. Boles [00:49:35](#)

Link to public hearing [00:52:38](#)

No Comments, Public Hearing Closed

Link to motion [00:53:02](#)

**MOTION:**

A motion was made by Planning Commission Member Anderson to recommend approval for the Paseo Megaplex PD Amendment Case 2025-PDA-027, based on the findings listed in the staff report.

**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 Hillside Professional Offices –**

**Consider a request for a preliminary plat for a two-lot, two parcel subdivision located at 1841 East Riverside Drive totaling approximately 7.98 acres. The applicant is JBCC Properties LLC, and the representative is Brandee Walker. Case No. 2025-PP-029 (Staff – Dan Boles)**

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Link to Presentation by Dan Boles [00:53:50](#)

Link to discussion by Commission Members [00:55:24](#)

Link to motion [00:55:57](#)

**MOTION:**

A motion was made by Planning Commission Member Rogers to approve the preliminary plat for the Hillside Professional Offices.

**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.

**APPROVAL OF MINUTES:**

Consider a request to approve the meeting minutes from the September 9, 2025, meeting.

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Link to motion [00:56:26](#)

**MOTION:**

A motion was made by Planning Commission Member Draper to approve minutes of September 9, 2025 meeting.

**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 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:**

*There was not a City Council meeting held on September 18, 2025.*

**ADJOURN:**

Link to motion: [00:56:42](#)

**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

September 23, 2025  
Date