

**ST. GEORGE PLANNING COMMISSION MINUTES**  
**October 28, 2025, 5:00 P.M.**  
**CITY COUNCIL CHAMBERS**

**PRESENT:**

**Planning Commission Chair Austin 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**

**EXCUSED:**

**Planning Commission Member Brandon Anderson**

**STAFF MEMBERS PRESENT:**

**City Deputy Attorney Jami Bracken**  
**Community Development Director Carol Winner**  
**Public Works Engineering Manager Cathy Hasfurther**  
**Planner Brenda Hatch**  
**Planner Dan Boles**  
**Planner Brian Dean**  
**Development Office Supervisor Angie Jessop**

**OTHERS PRESENT:**

**Applicant Patrick Darragh**  
**Applicant Sam Patel**  
**Applicant Stacy Young**

**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: [00:00:35](#)

Link to call for disclosures [00:01:15](#)

**ITEM 1**

**ZONE CHANGE- St George Downtown Hyatt – PUBLIC HEARING**

**Consider a request to change the zoning from C-3 (General Commercial) to PD-C (Planned Development Commercial) on approximately 1.75 acres for the purpose of building a hotel. The property is located at 559 East St. George Blvd. The applicant is Rosenberg Associates and the representative is Patrick Darragh. Case No. 2025-ZC-018 (Staff – Brenda Hatch)**

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Link to Presentation by Brenda Hatch [00:01:35](#)

Link to question by Commission Member Chapman and discussion [00:05:53](#)

Link to public hearing [00:12:52](#)

Link to comment by Brad Harr [00:13:09](#)

Public Hearing Closed

Link to comment by Applicant Sam Patel [00:13:39](#)

Link to question by Commission Member Chapman and discussion with applicant [00:16:05](#)

Link to question by Commission Chair Anderson and discussion with applicant [00:17:48](#)

Link to discussion by Commission Members and Ms. Hatch [00:23:18](#)

Link to comments by Public Works Engineer Cathy Hathsfurther [00:24:11](#)

Link to discussion by Commission Members [00:25:25](#)

Link to comment by Community Development Director Carol Winner [00:31:14](#)

Link to discussion by Commission Members [00:31:49](#)

Link to question by Commissioner Rogers and Ms. Hatch [00:41:27](#)

Link to discussion by Commission Members [00:44:09](#)

Link to comment by Applicant Patrick Darragh [00:44:40](#)

Link to motion [00:46:53](#)

**MOTION:**

A motion was made by Planning Commission Member Casey to forward a positive recommendation to the City Council for the zone change for the St George Downtown Hyatt as presented. Including the staff recommendations that the height is increased to allow the additional height, as requested by the applicant and shown in the staff report. The applicant must combine the lots the site can be approved. And that a 15 foot landscape strip must be provided along the right of way on 600 East. And also that the use list be changed to only include Bar Establishment, Restaurant, Hotel/Motel.

**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 –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- First West – PUBLIC HEARING**

**Consider a request to change the zoning from C-4 (Central Business District Commercial) to PD-MU (Planned Development Mixed Use) on approximately 3.76 acres. The project will consist of commercial and residential uses. The property is located on the north-west and north-east corners of 100 West Street and St. George Blvd. The applicant is DSG Engineering and the representative is Mike Terry. Case No. 2025-ZC-019 (Staff – Brenda Hatch)**

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Link to Presentation by Brenda Hatch [00:48:13](#)

Link to discussion between Commission Members and Ms. Hatch [00:58:33](#)

Link to comment by Community Development Director Winner and discussion with Commission Members [01:04:40](#)

Link to public hearing [01:06:05](#)

Link to comment by Katherine Gardner Staheli [01:06:10](#)

Public Hearing Closed

Link to discussion by Commission Members [01:11:10](#)

Link to discussion between Applicant Stacy Young and Commission Members [01:11:26](#)

Link to motion [01:15:44](#)

#### **MOTION:**

A motion was made by Planning Commission Member Draper to forward a positive recommendation to change the zoning from C-4 to PD-MU, based on the conditions and findings in the staff report, according to the height restriction increase so that it is allowed for the additional request and is harmonious with the area.

#### **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 –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

#### **PLANNED DEVELOPMENT AMENDMENT 311 West St George Blvd – PUBLIC HEARING**

**Consider a request for an amendment to the 300 West Mixed Use PD-MU (Planned Development Mixed-Use) zone on approximately 1.28 acres to allow for a new mixed-use building. This property is located at 311 West St. George Blvd. The applicant is Rosenberg & Associates, and the representative is Jared Bates. Case No. 2025-PDA-030 (Staff -Brenda Hatch) **THIS ITEM WILL NOT BE HEARD AT THIS MEETING. IT WILL BE RE-NOTICED FOR A MEETING AT A LATER DATE.****

### ITEM 4

#### **ZONE REGULATION AMENDMENT Title 10-19-3B6 Parking Ordinance – PUBLIC HEARING**

**Consider a request to amend portions of the city zoning ordinance, Title 10, in order to amend various setback and parking standards, and to make other clarifications to orientation requirements. The applicant is SUHBA (Southern Utah Home Builders Association), and the representative is Stacy Young. Case No. 2025-ZRA-012 (Staff – Brenda Hatch)**

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Link to Presentation by Brenda Hatch [01:16:56](#)

Link to discussion between Commission Members and Ms. Hatch [01:20:50](#)

Link to comment by Community Development Director Winner and discussion with Commission Members [01:22:40](#)

Link to comment by Assistant City Attorney Jami Bracken and discussion with Commission Members [01:29:20](#)

Link to public hearing [01:36:20](#)

Public Hearing Closed

Link to discussion by Commission Members [01:36:25](#)

Link to motion [01:37:13](#)

#### **MOTION:**

A motion was made by Planning Commission Member Rogers to forward a positive recommendation to City Council for Item 4, zone regulation amendment for parking ordinance.

**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 –absent  
Planning Commission Member Fisher – aye  
Planning Commission Member Casey – aye  
Planning Commission Member Chapman – nay  
Planning Commission Member Rogers –aye  
Planning Commission Member Draper –aye

The vote is 5-1. Motion carries.

**ITEM 5**

**PRELIMINARY PLAT Mojave Crossing**

**Consider a request for a three-lot (3) preliminary plat planned development commercial subdivision in the Atkinville Interchange Area Zone Plan totaling approximately 5.057 acres, generally located at the corner of Pioneer Road and Nighthawk Drive. The applicant is CIR Engineering and the representative is Colby Anderson. Case No. 2025-PP-034 (Staff – Brian Dean)**

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Link to Presentation by Brian Dean [01:38:00](#)

Link to motion [01:39:33](#)

**MOTION:**

A motion was made by Planning Commission Member Rogers to approve Item 5, preliminary plat for Mojave Crossing.

**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 –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 6

### **PRELIMINARY PLAT Desert Canyons Town Center West**

**Consider a request for a four-lot (4) preliminary plat commercial subdivision on approximately 9.357 acre, generally located at north of Flowers Way and west of Desert Canyons Parkway The applicant is DSG Engineering Inc., and the representative is Ken Miller. Case No. 2025-PP-035 (Staff – Brian Dean)**

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Link to Presentation by Brian Dean [01:40:03](#)

Link to motion [01:41:17](#)

#### **MOTION:**

A motion was made by Planning Commission Member Draper to approve Item 6, preliminary plat for Desert Canyons Town Center West.

#### **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 –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 7

### **PRELIMINARY PLAT Ascesa Court at Divario**

**Consider a request for a nine-lot (9) preliminary plat subdivision on approximately 12.24 acres including common area located at 302 South Divario Canyon Drive. The applicant is Rosenberg Associates, and the representative is Allen Hall. Case No. 2025-PP-036 (Staff – Dan Boles)**

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Link to Presentation by Dan Boles [01:42:00](#)

Link to question by Commission Member [01:43:07](#)

Link to motion [01:43:39](#)

#### **MOTION:**

A motion was made by Planning Commission Member Chapman to approve Item 7, Ascesa Court at Divario, the additional plat, with staff conditions.

**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 –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 8**

**PLANNING COMMISSION TRAINING**

Link to presentation by City Attorney Jami Bracken [01:42:00](#)

**APPROVAL OF MINUTES:**

Consider a request to approve the meeting minutes from the October 14, 2025 meeting.

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Link to motion [02:31:53](#)

**MOTION:**

A motion was made by Planning Commission Member Rogers to approve minutes of October 14, 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 -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 October 16, 2025, City Council Meeting.*

1. *Dixie Commons Lot 6*
2. *Zen Trails Townhomes*
3. *Anasazi Hills Phase 4*
4. *Maverik St George White Dome*

**ADJOURN:**

Link to motion: [02:33:10](#)

**MOTION:**

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

**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 –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

October 28, 2025  
Date