

**ST. GEORGE PLANNING COMMISSION MINUTES**  
**November 18, 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**

**EXCUSED:**

**STAFF MEMBERS PRESENT:**

**City Deputy Attorney Jami Bracken**  
**Community Development Director Carol Winner**  
**Water Services Director Scott Taylor**  
**Assistant Public Works Director Wes Jenkins**  
**Planner Brenda Hatch**  
**Planner Dan Boles**  
**Planner Brian Dean**  
**Development Office Supervisor Angie Jessop**

**OTHERS PRESENT:**

**Applicant Rock Jeffries**  
**Applicant Tom Drake**  
**Applicant Wes Davis**  
**Applicant Steve Beesley**

**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: [00:00:25](#)

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

Commission Member Anderson recused himself on Item #2

Commission Member Rogers recused himself on Item #2 and #3

**ITEM 1**

**ZONE CHANGE-1037 W 1050 N Rezone – PUBLIC HEARING**

**Consider a request for a zone change from RE-37.5 (Residential Estates, 37,500 ft<sup>2</sup> minimum lot size) and R-3 (Multi-Family) and C-3 (General Commercial) to PD-C (Planned Development Commercial) on approximately 1.0 acre. The property is generally located southeast of 1050 North and 1020 West. The applicant is Baseco of Nevada Southern Utah, and the representative is David Gomez. Case No. 2025-ZC-016 (Staff – Dan Boles)**

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Link to Presentation by Dan Boles [00:01:30](#)

Link to question by Commission Chair Anderson and discussion [00:04:42](#)

Link to discussion with Commission Members and Assistant Public Works Director Wes Jenkins [00:05:58](#)

Link to public hearing [00:09:14](#)

Link to comment by Gary Welch [00:09:30](#)

Link to comment by Sandra Sandberg [00:11:54](#)

Link to comment by Doug Sorensen [00:14:22](#)

Public Hearing Closed

Link to comment by applicants Tom Drake and Rock Jeffries [00:16:05](#)

Link to question by Commission Member Draper with applicants [00:17:22](#)

Link to question by Commission Member Rogers with applicants [00:18:05](#)

Link to discussion by Commission Members [00:19:30](#)

Link to motion [00:23:28](#)

**MOTION:**

A motion was made by Planning Commission Member Anderson to forward a positive recommendation to City Council for the zone change to PD-C on the property at 1037 West 1050 North, along with Staff's findings.

**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 2**

### **ZONE CHANGE- 311 West Mixed Use – PUBLIC HEARING**

**Consider a request to amend the City Zoning Map from C-4 (Central Business District) to PD-MU (Planned Development Mixed Use) on approximately 1.28 acres to allow for a new mixed-use project. The applicant is Rosenberg Associates, and the representative is Jared Bates. Case No. 2025-ZC-020 (Staff – Brenda Hatch)**

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Link to Presentation by Brenda Hatch [00:24:45](#)

Link to discussion between Commission Members and Ms. Hatch [00:31:29](#)

Link to public hearing [00:32:49](#)

Public Hearing Closed

Link to discussion by Commission Members and applicants Wes Davis and Steve Beesley [00:33:20](#)

Link to discussion between Commission Members [00:34:50](#)

Link to motion [00:37:00](#)

#### **MOTION:**

A motion was made by Planning Commission Member Draper to forward a positive recommendation on this item to City Council to amend the zoning map from C-4 to PD-MU and to allow for the height restriction change, as per the findings in the report from the City 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 –recused  
Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

Link to comment by Commission Member Chapman [00:37:36](#)

### **ITEM 3**

#### **PLANNED DEVELOPMENT AMENDMENT-Utah First Credit Union Sun River– PUBLIC HEARING**

**Consider a request for a Planned Development Amendment to the Atkinville Interchange Area Zone Plan, Planned Development Commercial (PD-C) zone. The applicant is seeking approval of the design and site plan for a new credit union of approximately 3,420 square feet and 22 feet in height. The request also includes an amendment to the Sun River Commons Master Sign Plan to include two monument signs to the site. The property is generally located at the corner of Pioneer Road and Bluegrass Way. The applicant is Civil Science, and the representative is Brandee Walker. Case No. 2025-PDA-031 (Staff – Brian Dean)**

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

Link to discussion between Commission Members and Mr. Dean [00:42:23](#)

Link to discussion between Commission Members and Assistant City Attorney Jami Bracken and Community Development Director Carol Winner [00:45:17](#)

Link to public hearing [00:47:19](#)

Public Hearing Closed

Link to discussion by Commission Members [00:47:58](#)

Link to motion [00:48:08](#)

#### **MOTION:**

A motion was made by Planning Commission Member Fisher to recommend approval to City Council, this item #3, an amendment to Planned Development, adopting the findings of the Staff and adding two signs, as requested, with the conditions placed on them already 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 –recused  
Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

#### **ITEM 4**

##### **HILLSIDE DEVELOPMENT PERMIT -Banded Hills Hillside Revision –**

**Consider a request for a Hillside Development Permit for modifications to the approved location of the rock fall hazard line approved with the original Hillside Permit. The applicant is RS Custom Homes, and the representative is Ryan Shaw. Case No. 2025-HS-011 (Staff – Dan Boles)**

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Link to Presentation by Assistant Public Works Director Wes Jenkins [00:48:57](#)

Link to discussion between Commission Members [00:53:39](#)

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

##### **MOTION:**

A motion was made by Planning Commission Member Chapman to approve Item #7 with Staff recommendations.

##### **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 5**

##### **GENERAL PLAN AMENDMENT Adoption of the Water Element of the General Plan- PUBLIC HEARING**

**Consider a request to adopt a comprehensive general plan update to add a Water Use and Preservation Element to the General Plan. The applicant is City of St George, and the representative is Carol Winner. Case No. 2025-GPA-016 (Staff – Carol Winner)**

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Link to Presentation by Carol Winner [00:56:30](#)

Link to Presentation by Water Services Director Scott Taylor [00:58:00](#)

Link to discussion between Commission Members and Mr. Taylor [01:26:21](#)

Link to public hearing [01:28:50](#)

Link to comment by Lisa Aedo [01:29:00](#)

Public Hearing Closed

Link to motion [01:31:00](#)

**MOTION:**

A motion was made by Planning Commission Member Draper to recommend approval of this amendment to the General Plan.

**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 6**

**ZONE REGULATION AMENDMENT City Standard Specifications Section 4– PUBLIC HEARING –**

**Consider a request to amend Standard Specification Section 4 Construction Standards to address an overall update to Section 4 including, revisions to Table 4.3 (Minimum Roadway Structural Requirements) for Major Collector roadways and larger, Road base gradation allowances for acceptance limits and suspension limits, revisions to Table 4.6 (Master Grading Bands) to meet target tolerances for aggregate gradation, removal of the Chip Seal and Slurry Seal sections and an update to the Standard Drawing 170 – Trench Backfill and Repair Detail in section 4 of City Standards and Specifications. The applicant is City of St George, and the representative is Wes Jenkins. Case No. 2025-ZRA-014 (Staff – Wes Jenkins)**

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Link to Presentation by Wes Jenkins [01:31:45](#)

Link to public hearing [01:49:17](#)

Public Hearing Closed

Link to motion [01:49:43](#)

**MOTION:**

A motion was made by Planning Commission Member Rogers to forward a

positive recommendation for Item #6.

**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.

**APPROVAL OF MINUTES:**

Consider a request to approve the meeting minutes from the October 28, 2025, meeting.

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Link to motion [01:50:10](#)

**MOTION:**

A motion was made by Planning Commission Member Rogers to approve minutes of October 28, 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 – 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 November 6, 2025, City Council Meeting.*

1. Desert Canyons Addition 2 – BD
2. Planetboys Commercial -DB
3. Desert Corner Zone Change – BH
4. White Cliffs -BD
5. White Dome Townhomes – BH
6. Title 3-2W Temp Parking Lot Business Amendment -BD

**ADJOURN:**

Link to motion: [01:59:09](#)

**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 –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