ST. GEORGE PLANNING COMMISSION MINUTES
December 9, 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 Nathan Fisher
Planning Commission Member Kelly Casey

EXCUSED:
Planning Commission Member Lori Chapman

STAFF MEMBERS PRESENT:
City Deputy Attorney Jami Bracken
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 Jared White
Applicant Logan Blake
Applicant Stacy Young
Applicant Curt Gordon

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 Chair Anderson.

Link to call to order and flag salute: 00:00:20

Link to call for disclosures 00:01:10

ITEM 1
CONDITIONAL USE PERMIT Amthemnet/VZW White Dome
Consider a request for a conditional use permit to build a 100 ft cell tower at approximately 1001 E White Dome Drive. The applicant is Powder River, and the representative is Jared White. Case No. 2025-CUP-002 (Staff Dan Boles)

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Link to Presentation by Dan Boles 00:31:10

Link to discussion between Commission Members and Mr. Boles 00:36:58

Link to comments by applicant Jared White and discussion with Commission Members 00:38:00

Link to motion 00:39:54

MOTION:

A motion was made by Planning Commission Member Anderson to forward a positive recommendation to City Council for the Anthemnet/VZW White Dome Cell Tower Conditional Use Permit, based on findings and subject to conditions noted in the staff report.

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

The vote was unanimous. Motion carries.

ITEM 2

ZONE CHANGE- Rusty Cliffs South – PUBLIC HEARING

Consider a request for a zone change from RE-12.5 (Residential Estates, 12,500 ft² minimum lot size) and G&G (Gravel and Grazing) to PD-TNZ (Planned Development Traditional Neighborhood Zone) on approximately 49.3 acres. If approved, the zone would allow 380 residential units and approximately 40,000 ft² of commercial development. The property is generally located on the east side of Highway 18 between 4100 North and 4400 North. The applicant is DSG Engineering and the representative is Logan Blake. Case No. 2025-ZC-009 (Staff – Dan Boles)

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Link to Presentation by Dan Boles 00:02:00

Link to question by Commission Member Anderson 00:12:53

Link to Public Hearing 00:13:30

Lin to comment by Gai Bowler Cannon 00:13:48

Link to comment by applicants Stacy Young and Logan Blake 00:19:17

Link to question by Commission Member Casey 00:27:00

Public Hearing Closed

Link to discussion by Commission Members and Mr. Young 00:28:26

Link to discussion by Commission Members 00:29:25

Link to motion 00:30:28

MOTION:
A motion was made by Planning Commission Member Fisher to recommend approval to City Council, this Item #2 zone change, adopting all the conditions and recommendations of staff report and findings.

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

The vote was unanimous. Motion carries.

ITEM 3

ZONE CHANGE- Desert Mesa – PUBLIC HEARING

Consider a request to change the zoning map on property currently zoned AVI (Airport Vicinity Industrial), ASBP (Airport Supporting Business Park), and OS (Open Space). The applicant is proposing to change the zoning designation on the property to C-2 (Highway Commercial). The property is approximately 27 acres and is generally located directly north of Southern Parkway at approximately 2600 East. The applicant is Desert Canyons Development, Inc. and the representative is Curt Gordon. Case No. 2025-ZC-021 (Staff – Dan Boles)

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Link to Presentation by Dan Boles 00:40:40

Link to question by Commission Chair Anderson 00:48:11

Link to Public Hearing 00:48:41
No Comments, Public Hearing Closed

Link to motion 00:49:06

MOTION:
A motion was made by Planning Commission Member Draper to forward a positive recommendation for the zone change to City Council, contingent with the conditions been acquired in findings.

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

The vote was unanimous. Motion carries.

ITEM 4

PLANNED DEVELOPMENT AMENDMENT The Hidden Jewel – PUBLIC HEARING

Consider a request for a Planned Development Amendment to the Green Valley Mall and Professional Plaza PD-C (Planned Development Commercial) zone. The applicant is seeking approval to add the following to the permitted use list:
-Antique Store
-Furniture Sales (used)
-Thrift Shop/secondhand store/consignment store (no outside storage and no drop-off of items during the hours the business is closed)
The site is generally located at the corner of Valley View Drive and Dixie Drive. The applicant is Old Gold Enterprises LLC, and the representative is Keena McArthur. Case No. 2025-PDA-032 (Staff – Brian Dean)

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Link to Presentation by Brian Dean 00:49:40

Link to Public Hearing 00:51:10
No Comment, Public Hearing Closed

Link to motion 00:51:33

MOTION:

A motion was made by Planning Commission Member Rogers to forward a positive recommendation for Item #4, to City Council.

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

The vote was unanimous. Motion carries.

ITEM 5

DEVELOPMENT AGREEMENT Kachina Springs Lot 24 Amended –PUBLIC HEARING

Consider a request to amend the original development agreement for Kachina Cliffs Phase 1 and Phase 2 final plat amendment for the purpose of allowing additional disturbance of "Hillside Slope Area – No Disturbance" on Lot 24 of Kachina Cliffs Phase 1. This will allow for the exchange of disturbed land on lot 24 for land on Kachina Cliffs Phase 2 Lot 38 that is undisturbed and designated as developable. This project is located at 2912 N. Chinle Circle. The applicant is Pridepoint Construction LC, and the representative is Ben Shakespeare. Case No. 2025-DAA-004 (Staff – Wes Jenkins)

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Link to Presentation by Wes Jenkins 00:52:35

Link to Public Hearing 00:55:30
No Comments, Public Hearing Closed

Link to question by Commission Member Rogers and discussion with Mr. Jenkins 00:55:48

Link to question by Commission Member Draper 01:02:00

Link to comment by Commission Member Rogers 01:03:18

Link to discussion with Commission Members 01:04:45

Link to motion 01:06:08

MOTION:

A motion was made by Planning Commission Member Fisher to recommend approval of the changes to the development agreement of Kachina Springs Lot 24, adopting the findings, recommendations and conditions of the staff.

SECOND:

The motion was seconded by Planning Commission Member Anderson.

Link to discussion Commission Members and Deputy City Attorney Brackin 01:06:30

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 –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 November 18, 2025, meeting.

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Link to motion 01:08:45

MOTION:

A motion was made by Planning Commission Member Fisher to approve minutes of November 18, 2025 meeting.

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 Vice Chair Chapman –absent
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 December 4, 2025, City Council Meeting.

1. *Adoption of the Water Element of the General Plan*
2. *Utah First Credit Union Sun River*
3. *Banded Hills Hillside Revision*
4. *1037 W 1050 N Rezone*
5. *St George Downtown Hyatt*

6. *First West*
7. *311 West St George Blvd.*
8. *Title 10-19-3B6 Parking Ordinance*

ADJOURN:

Link to motion: 01:14:15

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