

ST. GEORGE PLANNING COMMISSION MINUTES
January 13, 2026, 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

EXCUSED:

Planning Commission Member Kelly Casey

STAFF MEMBERS PRESENT:

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

OTHERS PRESENT:

Applicant James Sullivan
Applicant Victoria Hales

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: [00:00:30](#)

Link to call for disclosures [00:01:13](#)

Link to Commission Member Anderson recuses himself on Item #6 [00:40:10](#)

ITEM 1

GENERAL PLAN AMENDMENT Sullivan GPA 2450 S- PUBLIC HEARING -
Consider a request to change the general plan designation from AE
(Agricultural Estates) to LDR (Low Density Residential) on approximately
11.72 acres located on the north-west corner of 2450 South and 3210 East.
The applicant is Bush & Gudgell, Inc and the representative is Bob
Hermanson. Case No. 2025-GPA-018 (Staff - Dan Boles)

Agenda Packet [\[Page 3\]](#)

Link to Presentation by Dan Boles [00:16:00](#)

Link to public hearing [00:18:46](#)

Link to comment by Janet Drew [00:19:06](#)

Link to comment by LuAnn Jensen [00:20:10](#)

Link to comment by Janet Drew [00:22:00](#)

Public Hearing Closed

Link to comment by applicant James Sullivan [00:22:42](#)

Link to motion [00:24:19](#)

MOTION:

A motion was made by Planning Commission Member Draper to forward a positive recommendation to City Council for Item 1.

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

The vote was unanimous. Motion carries.

ITEM 2

GENERAL PLAN AMENDMENT Dixie Dr GPA – PUBLIC HEARING –

Consider a request to change the general plan land use designation from COM (Commercial) to HDR (High Density Residential) on approximately 8.91 acres located west of Dixie Drive and south of Canyon View Drive. The applicant is American Land Consulting LLC, and the representative is Adam Allen. Case No. 2025-GPA-019 (Staff – Brian Dean)

***This item will not be heard at this meeting and re-noticed at a later date. ***

ITEM 3

GENERAL PLAN AMENDMENT Tonaquint 35 Acres – PUBLIC HEARING –

Consider a request to change the general plan land use designation from LDR (Low Density Residential) to MDR (Medium Density Residential) on approximately 17.64 acres located west of Mesa Palms Drive and north of Curly Hollow Drive. The applicant is American Lands Consulting LLC, and the representative is Adam Allen. Case No. 2025-GPA-020 (Staff – Brenda Hatch)

Agenda Packet [\[Page 13\]](#)

Link to Presentation by Brenda Hatch [00:40:28](#)

Link to public hearing [00:42:43](#)

No Comments, Public Hearing Closed

Link to motion [00:43:10](#)

MOTION:

A motion was made by Planning Commission Member Anderson to forward a positive recommendation for Item #3, General Plan Amendment for Tonaquint 35 acres with staff's 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 – absent
Planning Commission Member Chapman – aye
Planning Commission Member Rogers –aye
Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

ITEM 4

ZONE CHANGE- Sullivan PD-C 2450 S – PUBLIC HEARING

Consider a request to change the zoning from A-1 (Agriculture, one-acre minimum lot size) to PD-C (Planned Development Commercial) on approximately 8.46 acres. The property is generally located on the north-east corner of 2450 South and 3000 East. Case No. 2025-ZC-023 (Staff – Dan Boles)

Agenda Packet [\[Page 24\]](#)

Link to Presentation by Dan Boles [00:24:50](#)

Link to public hearing [00:30:43](#)

Link to comment by Janet Drew [00:31:00](#)

Public Hearing Closed

Link to question by Commission Member Draper and discussion with Assistant Deputy Attorney Brackin [00:33:52](#)

Link to question by Commission Member Chapman and discussion with Assistant Deputy Attorney Brackin [00:34:52](#)

Link to comment by Mr. Boles and discussion with Commission Members [00:36:19](#)

Link to motion [00:39:19](#)

MOTION:

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

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

The vote was unanimous. Motion carries.

ITEM 5

ZONE REGULATION AMENDMENT County Park in R-1-10 Zone–PUBLIC HEARING

Consider a request to amend a portion of the City of St. George Code, Title 10-7B (Single Family Residential Zones), to modify the allowed uses table to include “county park” as a permitted use in the R-1-10 (Single Family Residential, 10,000 ft² minimum lot size) zone. The applicant is Washington County represented by Victoria Hales. Case No. 2025-ZRA-016 (Staff – Dan Boles)

Agenda Packet [\[Page 44\]](#)

Link to Presentation by Dan Boles [00:01:43](#)

Link to comment by Assistant Deputy Attorney Jami Bracken [00:05:07](#)

Link to question by Commission Member Chapman [00:06:57](#)

Link to comment by Commission Member Nathan Fisher [00:07:48](#)

Link to discussion by Commission Members [00:08:35](#)

Link to public hearing [00:09:20](#)

Public Hearing Closed

Link to comment by applicant Victoria Hales [00:09:31](#)

Link to discussion by Commission Members [00:13:52](#)

Link to motion [00:15:08](#)

MOTION:

A motion was made by Planning Commission Member Fisher to recommend approval of line item 5.

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 – absent
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 Bloomington Garden Lot Split – Consider a request for a preliminary plat amendment for the Bloomington Gardens subdivision splitting Lot 19 into two separate lots. The applicant is Rosenberg Associates, and the representative is Jared Bates. Case No. 2025-PP-041 (Staff – Brian Dean)

Agenda Packet [\[Page 53\]](#)

Link to Presentation by Brian Dean [00:43:50](#)

Link to question by Commission Member Chapman [00:44:57](#)

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

MOTION:

A motion was made by Planning Commission Member Fisher to approve Item #6, adopting the findings of staff.

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 –recused
Planning Commission Member Fisher – aye
Planning Commission Member Casey – absent

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 White Cliffs –

Consider a preliminary plat for White Dome Townhomes for a 66- unit plat. The applicant is DSG Engineering and the representative is Mike Terry. Case No. 2025-PP-039 (Staff – Brenda Hatch)

Agenda Packet [\[Page 66\]](#)

Link to Presentation by Brenda Hatch [00:46:52](#)

Link to motion [00:48:16](#)

MOTION:

A motion was made by Planning Commission Member Draper to approve the White Cliffs preliminary plat, based on the findings and conditions that they update the legal description to the proposed subdivision boundary and update Section D detail to reflect the property line adjustment.

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

The vote was unanimous. Motion carries.

ITEM 8

PRELIMINARY PLAT Sun River Commons Phase 8 Amended –

Consider a request for a preliminary plat amendment for a subdivision consisting of three lots. Lot 3 would be approximately 3.39 acres, Lot 4 would be approximately 1.35 acres, and Lot 5 would be approximately 1.12 acres. The applicant is AWA Engineering, and the representative is Shaun Young. Case No. 2025-PP-038 (Staff – Brian Dean)

Agenda Packet [\[Page 75\]](#)

Link to Presentation by Brian Dean [00:48:58](#)

Link to motion [00:50:46](#)

MOTION:

A motion was made by Planning Commission Member Rogers to approve Item #8 application number 2025-PP-038 with the staff 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 – absent
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 December 9, 2025 meeting.

Agenda Packet [\[Page 87\]](#)

Link to motion [00:51:46](#)

MOTION:

A motion was made by Planning Commission Member Draper to approve minutes of the December 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:

Carol Winner, the Community Development Director, will report on items heard at the December 18, 2025, City Council Meeting.

1. *City Standard Specifications Section 4*
2. *Kachina Springs Lot 24 Amended*
3. *Annexation Policy*

ADJOURN:

Link to motion: [00:54:14](#)

MOTION:

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

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, and the motion carries.

/s/ Angie Jessop
Angie Jessop, Development Services