

NOTICE OF MEETING  
PLANNING COMMISSION  
CITY OF ST. GEORGE  
WASHINGTON COUNTY, UTAH

Public Notice

Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold a **Planning Commission** meeting in the City Council Chambers, 61 S Main St, St George, Utah, on **Tuesday, February 24, 2026**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order

Flag Salute

Call for Disclosures

1. **GENERAL PLAN AMENDMENT Trails East – PUBLIC HEARING** –

Consider a request to amend the General Plan land use designation on approximately 107 acres generally located on the east side of Highway 18, between approximately 3000 North and 3800 North. The request would change the designation from LDR (Low Density Residential – up to four dwelling units per acre) to COM (Commercial). The applicant is FFKR Architects, represented by Larry Curtis. Case No. 2026-GPA-012 (Staff – Dan Boles)

2. **ZONE CHANGE- RL Wyman 2450 S – PUBLIC HEARING** – Consider a request for a zone change from RE-20 (Residential Estates, 20,000 ft<sup>2</sup> minimum lot size) to RE-37.5 (Residential Estates, 37,500 ft<sup>2</sup> minimum lot size) on approximately 6.20 acres. The property is generally located west of the St. George/Washington border on the south side of 2450 South. The applicant is Bush and Gudgell, represented by Bob Hermandson. Case No. 2026-ZC-001 (Staff – Dan Boles)

3. **PRELIMINARY PLAT Three Peaks** – Consider a request for a 3-lot preliminary plat located at the northeast corner of 400 North and 500 West for the purpose of residential subdivision. The applicant is Sky Engineering, represented by Jared Madsen. Case No. 2026-PP-002 (Staff – Brenda Hatch)

4. **PRELIMINARY PLAT Rusty Cliffs South Phase 1** – Consider a request for a preliminary plat for three large lots for future development and 150 single-family/townhome residential lots. The applicant is DSG Engineering, represented by Logan Blake. Case No. 2026-PP-003 (Staff – Dan Boles)

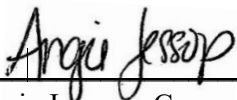
5. **MINUTES**

Consider a request to approve the meeting minutes from the February 10, 2026, meeting.

6. **CITY COUNCIL ACTIONS**

*Report on items heard at the February 19, 2026, City Council meeting.*

1. *Sullivan GPA 2450 S*
2. *Dixie Dr GPA*
3. *Tonaquint 35 Acres*
4. *Sullivan PD-C 2450 S*
5. *Sullivan 1800 N GPA*
6. *Blackridge Restaurants*
7. *Dutch Bros at Desert Color*



Angie Jessop – Community Development Office Supervisor

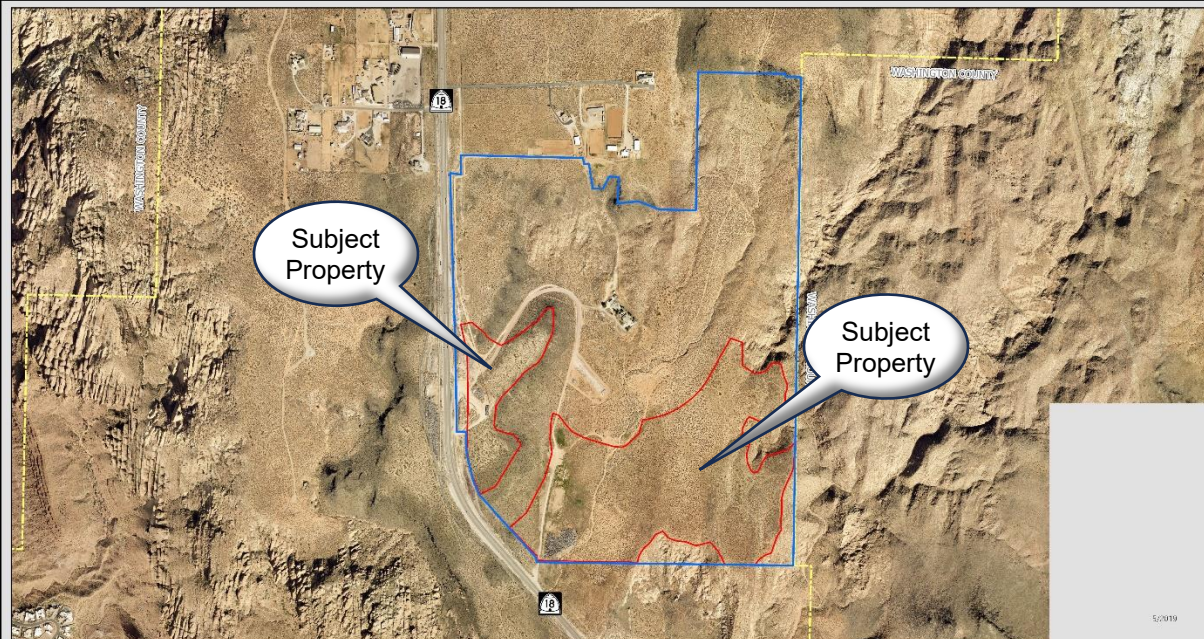
**February 20, 2026**

Date

**Reasonable Accommodation:** The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs.

PLANNING COMMISSION AGENDA REPORT: **02/24/2026**

<b>TRAILS EAST GENERAL PLAN AMENDMENT</b> General Plan Amendment (Case No. 2025-GPA-012)	
<b>Request:</b>	Consider a change to the General Plan future land-use map from LDR (Low Density Residential) to COM (Commercial). The total area proposed to be changed is approximately 107 acres and is generally located on the east side of Highway 18, between approximately 3000 North and 3800 North (See areas outlined in red in the map below).
<b>Applicant:</b>	FFKR Architects
<b>Representative:</b>	Larry Curtis
<b>Location:</b>	Generally located on the east side of Highway 18, between approximately 3000 North and 3800 North.
<b>Existing General Plan:</b>	LDR (Low Density Residential)
<b>Proposed General Plan:</b>	COM (Commercial)
<b>Existing Zoning:</b>	G&G (Gravel & Grazing)
<b>Land Area:</b>	Approximately 107 acres





**Trails East**



0 500 1,000 2,000 3,000 4,000 Feet



**BACKGROUND:**

The applicant is the owner of what was once known and approved as The Trails. The Trails zoning was approved in 2006 and was designed with 925 single-family units throughout the approximately 335-acre site. The current owner of the Trails land is proposing to change a portion of the property to a commercial designation to accommodate future retail and resort uses as well as an array of various housing types. This request is simply a request to consider changing two portions of the overall property, equaling 109 acres to commercial on the General Plan to accommodate those future uses.

The General Plan is a guide for land-use decisions and contains various policies to help direct decisions related to land use and development of the City. Currently, the property is designated LDR (Low Density Residential). The LDR category of the General Plan states that the Low-Density Residential areas are to be *“Single-family, multifamily, or the clustering of housing units that achieves an overall lower density.”*

In considering if a change of the general plan land use is warranted, several factors should be considered. Please consider the following:

Infrastructure capacity: In discussion with the Water and Power Departments, the city has the capacity to serve sewer, water, and power to the proposed property for the number of units they are anticipating. Upgrades to the systems will likely need to happen as construction takes place, but they have indicated the ability to serve.

Access: The site will be accessed from Highway 18 and Movie Rock Road, which is currently under construction as a frontage road to Highway 18. Given long-anticipated development in the area, including construction of the abandoned overpass, Public Works and Engineering indicate that the highway, particularly with the frontage road improvements, has capacity to serve the site.

Surrounding Land Uses: The subject area would function as a stand-alone commercial node but is planned to integrate with future residential development to the north, which will connect to the recently approved Rusty Cliffs project, including its commercial component. Open space and protected lands lie to the south and east within both the City and County.

Topography: While there is some topography in the area, the applicant has made a good effort to stay out of the more sensitive areas of the site. The bulk of the property lies within a natural depression that is largely under 20% slopes. The irregular shape of the proposed land use amendment reflects existing topography and the applicant’s effort to preserve sensitive natural areas.

The applicant has indicated that their intent is to provide a mix of uses throughout the Trails property including multifamily, single-family, and commercial. They have provided conceptual drawings that have been attached to this staff report for Planning

Commission's consideration. The ability to serve utilities along with highway capacity gives this property a unique opportunity for development. The General Plan indicates promotion of convenient commercial development throughout the city as a stated goal. It specifically states the following as a goals:

- Support a mix of commercial and residential uses with an appropriate scale within neighborhood commercial centers.
- Consider live/work and diverse and vibrant horizontal and vertical mixed-use opportunities.

This is a way of providing that mix of commercial and residential uses and giving variety to not only visitors to the city but also those "live, work and play" within the city as well. By way of information, the property is currently zoned G&G (Gravel and Grazing). Changing the General plan is intended to pave the way for a future zone change.

**RECOMMENDATION:**

Staff recommends approval of the Trails East General Plan amendment based on the findings listed below and with no conditions.

**ALTERNATIVES:**

1. Recommend approval of this General Plan Amendment.
2. Recommend denial of this General Plan Amendment
3. Continue the proposed General Plan Amendment to a future date.

**POSSIBLE MOTION:**

"I move that we forward a positive recommendation to the City Council for the Trails East General Plan Amendment, based on the findings listed in the staff report."

**FINDINGS FOR APPROVAL:**

1. The site is in a good location for commercial use along Highway 18 and is positioned to serve future growth in the area.
2. City utilities, including water, sewer, and power, have the capacity to serve the site, with upgrades occurring as development moves forward.
3. The frontage road and planned highway improvements provide adequate access and transportation capacity for the proposed uses.
4. The proposed commercial designation supports the General Plan goal of creating mixed-use areas where people can live, work, and shop in the same part of town.
5. The amendment respects the site's topography by keeping development out of more sensitive areas and focusing on land that can reasonably be built on.

**Exhibit A**  
**Applicant's Narrative**

## MEMO

**To:** Daniel Boles  
St. George City Planning Comm.  
175 East 200 North  
St. George, Utah 84770

**Date:** September 12, 2025

**Project:** Trails East

**From:** Larry R Curtis

**FFKR Project #:** 25073

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Property Location: Immediately East of Utah State Route 18 between 4050 North and 2800 North

Current General Plan Designation: LDR (Low Density Residential)

Proposed General Plan Designation: COM (Commercial)

Acreage: 107.1

The applicant requests a General Plan Amendment for 107.1 acres located immediately east of Utah State Route 18 between approximately 4050 North and 2800 North. This requires changing a portion of the land-use designation from LDR (Low Density Residential) to COM (Commercial). The purpose of this amendment is for the development of a Resort Hotel, Resort Branded Residences, Clubhouse, Pool & Outdoor amenities, Commercial Retail and Food & Beverage outlets.

Considering the property's immediate proximity to Utah State Route 18, it's better suited to provide a commercial retail environment that would encourage a walkable community and enhance the development of future residential product. The proximity to Utah State Route 18, in conjunction with the adjacency to natural preserves and wildlife, makes it an ideal location to develop a high-end luxury resort property, thus inspiring development of single family residential. Additionally, given the ample LDR designation in neighboring properties, commercial land use would open the door to valuable retail, thereby increasing single family residential viability. Apartment, townhome and multifamily residential would help meet market demand within a smaller footprint, thus helping to preserve natural surroundings.

In concert with the city's 2040 General Plan, workforce opportunities would help provide economic growth, while offering closer access to common goods and services. Accessibility goals would be fulfilled by tying into and strengthening existing trail networks, with thoughtful building placement connecting residents more closely to nature.

**Exhibit B**  
**PowerPoint Presentation**

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# THE TRAILS EAST

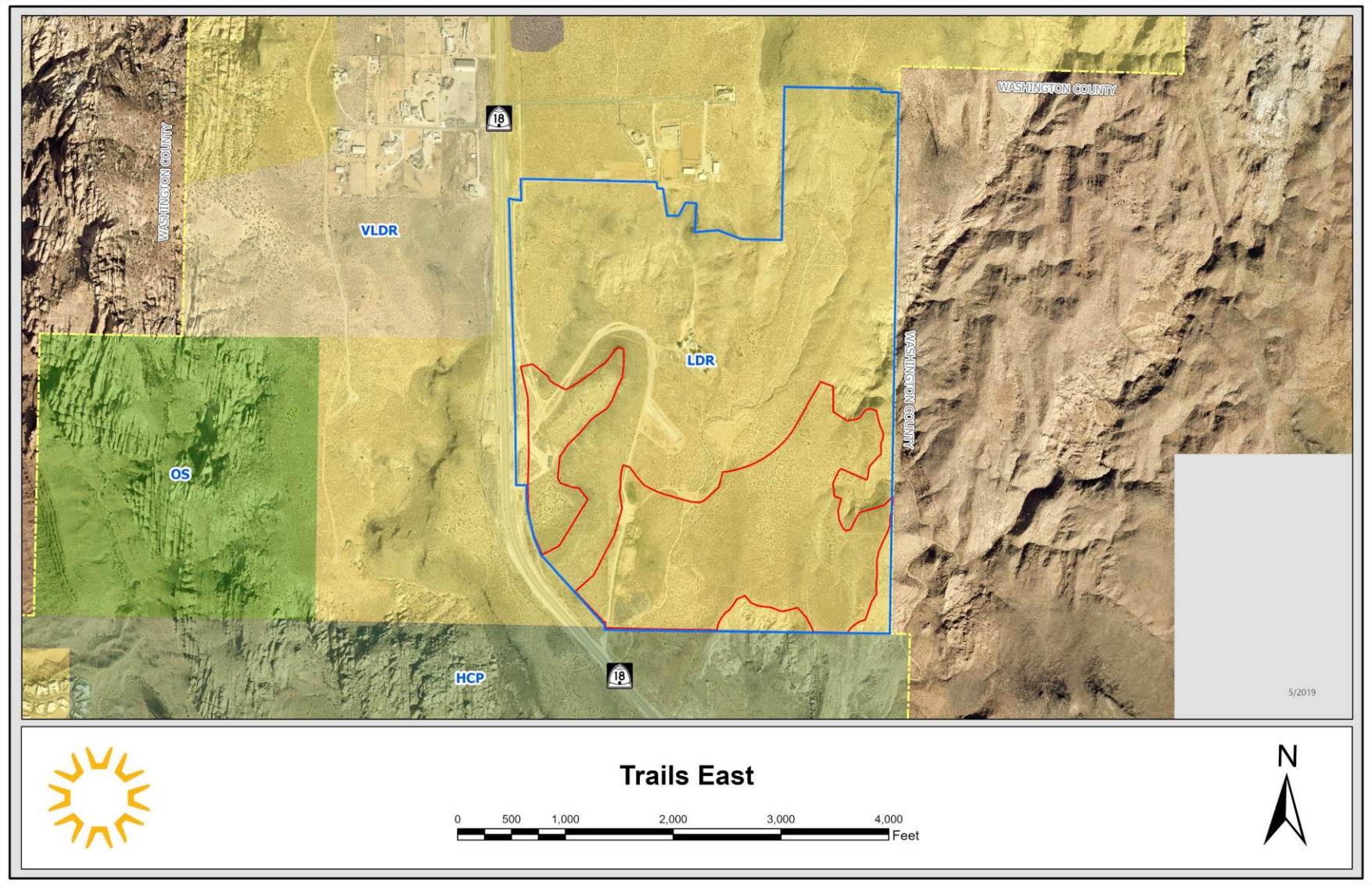
2025-GPA-012

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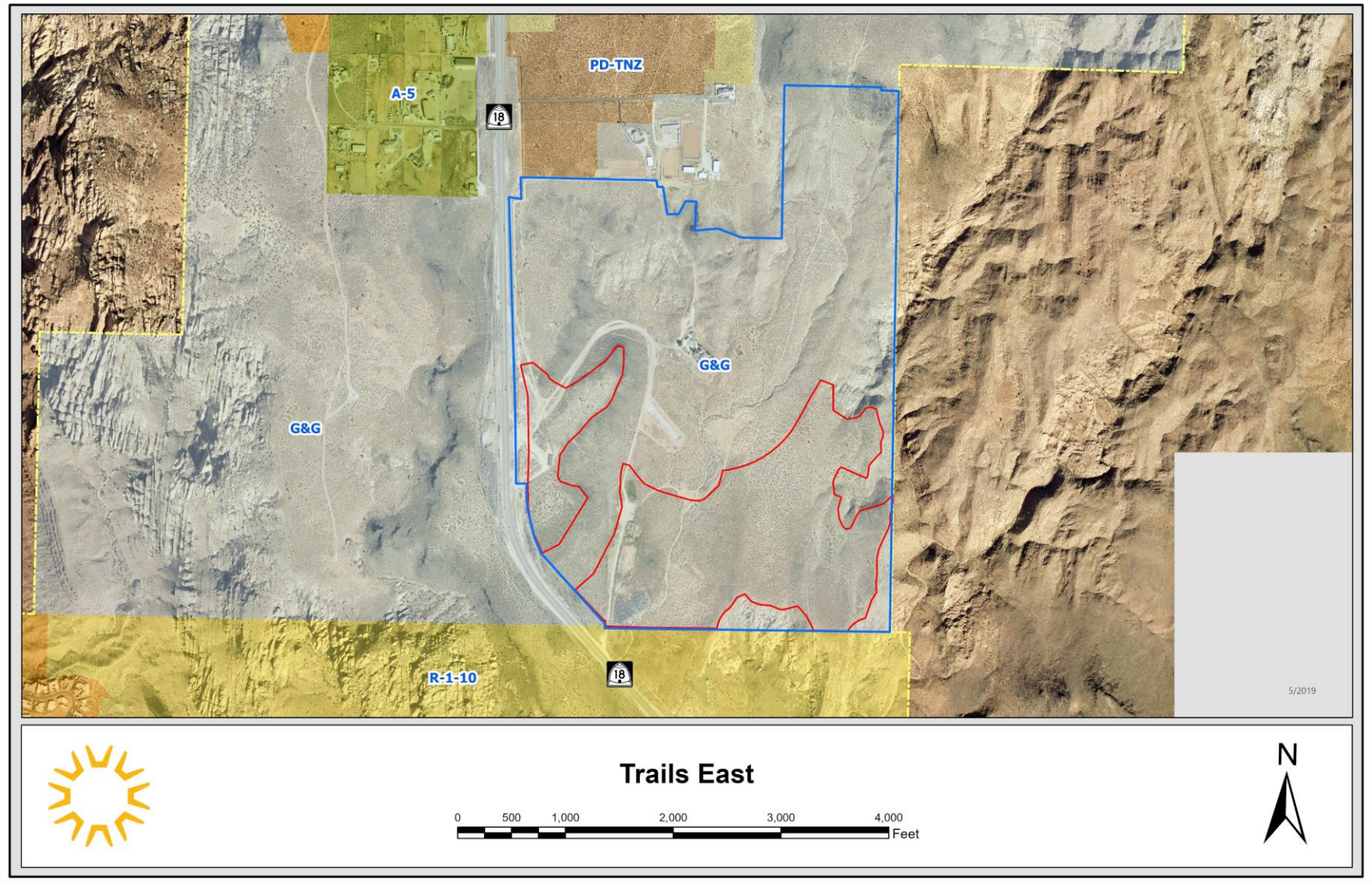




# LAND USE - GENERAL PLAN MAP



# ZONING MAP

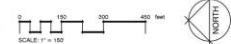




# ILLUSTRATIVE PLAN

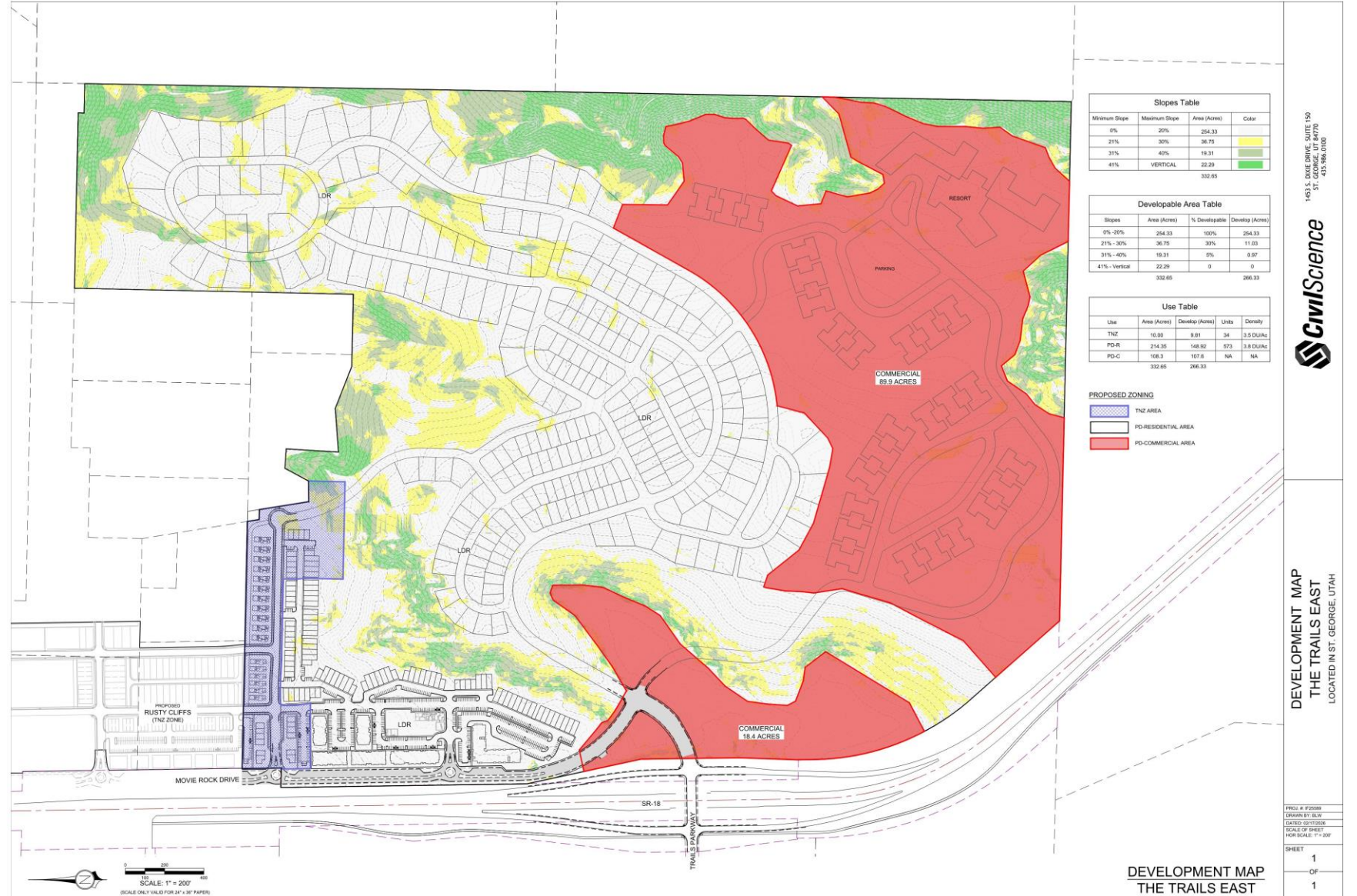


**A1** SITE ILLUSTRATIVE PLAN  
SCALE: 1" = 100'



**THE TRAILS EAST - RESORT MASTER PLAN**  
SR-18 MILE POST 7, ST. GEORGE UT 84771  
Hello Group  
SITE PLAN - FEB. 23, 2026

# TRAILS DEVELOPMENT MAP



# RESORT CONCEPT

## Resort Concept Plan

(Proposed PD-C Zoning)

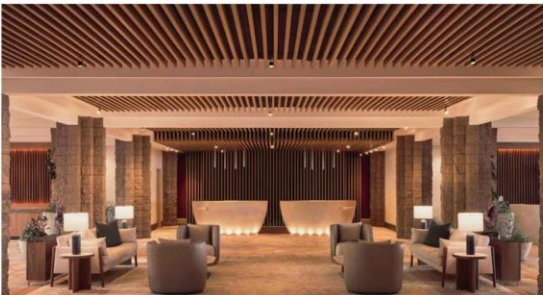


# RESORT CONCEPT



February 15, 2026  
Trails East Masterplan  
Resort Precedence

# RESORT CONCEPT



February 15, 2026  
Trails East Masterplan  
Resort Precedence

**PLANNING COMMISSION AGENDA REPORT: 02/24/2026**

<b>RL Wyman 2450 South</b> Zone Change (Case No. 2026-ZC-001)	
<b>Request:</b>	Consider a request to amend the City Zoning Map by amending the zone from RE-20 (Residential Estates, 20,000 ft <sup>2</sup> minimum lot size) to RE-37.5 (Residential Estates, 37,500 ft <sup>2</sup> minimum lot size) on approximately 6.20 acres generally located west of the St. George/Washington border and approximately 2450 South.
<b>Applicant:</b>	Bush & Gudgell – Bob Hermandson
<b>Location:</b>	Generally located west of the St. George/Washington border and approximately 2450 South
<b>General Plan:</b>	AE (Agricultural Estates)
<b>Existing Zoning:</b>	RE-20 (Residential Estates, 20,000 square foot minimum lot size)
<b>Surrounding Zoning:</b>	North RE-20 (Residential Estates, 20,000 ft <sup>2</sup> minimum lot size)
	South R-1-10 (Residential 10,000 ft <sup>2</sup> minimum lot size) & A-1 (Agricultural, 40,000 ft <sup>2</sup> minimum lot size)
	East A-1 (Agricultural, 40,000 ft <sup>2</sup> minimum lot size) & (Washington City – R-1-10 - Residential 10,000 ft <sup>2</sup> minimum lot size)
	West RE-37.5 (Residential Estates, 37,500 ft <sup>2</sup> minimum lot size)
<b>Land Area:</b>	Approximately 6.20 acres



**RL Lyman 2450 South**



**BACKGROUND:**

The applicant is seeking to change the zone from RE-20 (Residential Estates, 20,000 ft<sup>2</sup> minimum lot size) to RE-37.5 (Residential Estates, 37,500 ft<sup>2</sup> minimum lot size) in order to have a single, cohesive zoning over the entire property. Currently, there are two zoning designations on the property, RE-37.5 on the west and RE-20 on the east. This application will zone the entire property RE-37.5. The property is not part of a recorded subdivision plat and is free of any permanent structures.

The applicant, in deciding what zoning would be most appropriate for this area, took into consideration how the surrounding area has been developed. The land directly north of the property has been developed as RE-20 and RE-37.5. To the south of the property has not been developed yet but is zoned R-1-10 and A-1. The RE (Residential Estates) zones are primarily a residential zone but are also intended to fill the gap between strictly single-family zones and agricultural zones by allowing single family residences with agricultural uses such as limited animal rights. The RE-37.5 zone is also consistent with the underlying General Plan on this property, which is AE (Agricultural Estates) which allows up to four dwelling units per acre.

**RECOMMENDATION:**

Staff recommend approval of the zone change for RL Wyman 2450 South.

**ALTERNATIVES:**

1. Recommend approval as presented.
2. Recommend denial.
3. Continue the proposed zone change amendment to a future date.

**POSSIBLE MOTION:**

"I move that we forward a positive recommendation to the City Council for the zone change for RL Wyman 2450 South, case number 2026-ZC-001, based on the findings listed in the staff report."

**FINDINGS FOR APPROVAL:**

1. The proposed RE-37.5 zone is consistent with the AE (Agricultural Estates) designation in the City's General Plan.
2. The zone change creates one unified zoning designation across the entire property.
3. The RE-37.5 zoning is compatible with surrounding properties, including existing RE-37.5 zoning to the west and RE-20 to the north.
4. The request maintains large-lot, residential development consistent with the established character of the area.
5. The property is undeveloped, and the zone change will not create nonconforming structures or uses.

## **Exhibit A**

### **PowerPoint Presentation**

# **RL Wyman 2450 South Zoning Map Amendment**

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**2026-ZC-001**

# Aerial Map



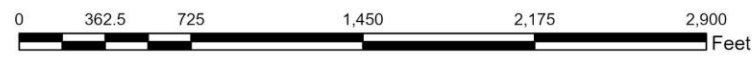
RL Lyman 2450 South



# Land Use Map



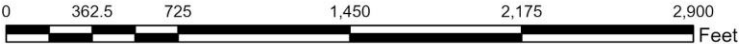
RL Lyman 2450 South



# Zoning Map



RL Lyman 2450 South





PLANNING COMMISSION AGENDA REPORT: 02/24/2026

<b>Three Peaks</b> Preliminary Plat (Case No. 2026-PP-002)	
<b>Request:</b>	Consider a request for a preliminary plat for a three lot (3) residential subdivision.
<b>Applicant:</b>	Jared Madsen, Sky Engineering
<b>Location:</b>	At the northeast corner of 400 North and 500 West
<b>General Plan:</b>	DTTN (Downtown Traditional Neighborhood)
<b>Existing Zoning:</b>	RCC (Residential Central City)
<b>Surrounding Zoning:</b>	North     RCC (Residential Central City)
	South     RCC (Residential Central City)
	East        RCC (Residential Central City)
	West        RCC (Residential Central City)
<b>Land Area:</b>	Approximately 0.35 acres (15,246 sq ft)



**BACKGROUND:**

The subject property currently has two homes and a garage on the lot. The owners would like to demolish the structures on the property then subdivide to meet the RCC (Residential Central City) zoning requirements.

**RECOMMENDATION:**

Staff recommends approval of this preliminary plat with the following conditions:

1. All new easements being dedicated on this plat shall be "municipal utility easements" not "public".
2. That the structures be demolished prior to final plat recordation.
3. Sidewalks and pedestrian ramps need to be ADA compliant; reconstruction requirements to be verified with site plan review.

**ALTERNATIVES:**

1. Approve as presented.
2. Approve with no conditions.
3. Deny the application.
4. Continue the proposed preliminary plat to a later date.

**POSSIBLE MOTION:**

“I move that we approve the Three Peaks Preliminary Plat request, application number 2026-PP-002, based on the findings and conditions noted in the staff report.”

**FINDINGS FOR APPROVAL:**

1. The proposed Preliminary Plat meets the requirements found in Section 10-25C-3 of the Subdivision Regulations.
2. The proposed project meets the lot size requirements found in Section 10-7B-3.
3. Approval of the preliminary plat is in the best interest of the health, safety, and welfare of the community.

PC 2026-PP-002  
Three Peaks  
Preliminary Plat

**Exhibit A**  
**PowerPoint Presentation**

# THREE PEAKS

2026-PP-002





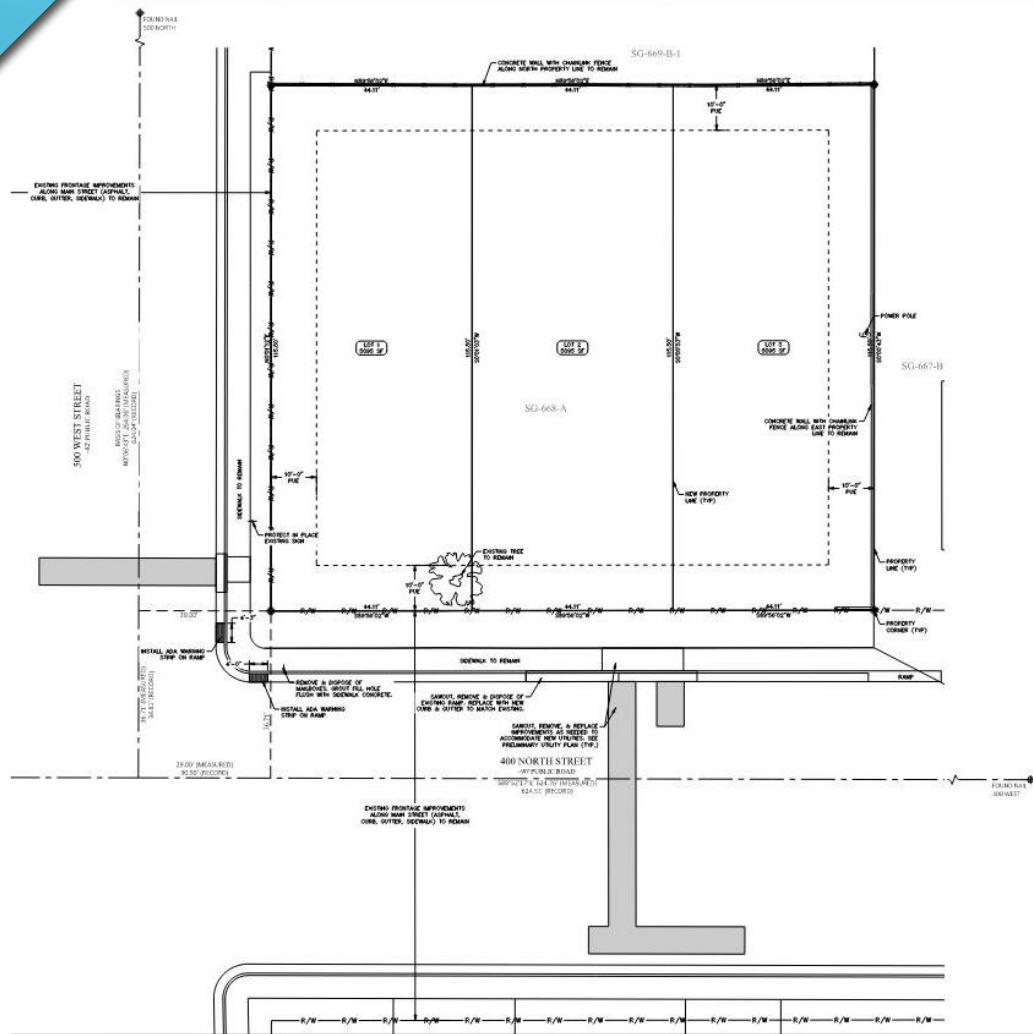
# LOCATION

# LAND USE





# ZONING



**PROJECT INFORMATION**  
**OWNER: GARDNER/CAFFREY**  
 202 S. 500 WEST, SUITE 201, WASHINGTON, UT 84701  
 (435) 722-8888  
**PLANNING**  
 202 S. 500 WEST, SUITE 201, WASHINGTON, UT 84701  
 (435) 722-8888  
**PROJECT LOCATION**  
 202 S. 500 WEST, SUITE 201, WASHINGTON, UT 84701  
 PLATS 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

# PLAT

**SHEET INDEX**  
 SHEET 001 - PRELIMINARY SITE PLAN  
 SHEET 002 - EXISTING CONDITIONS & DEVELOPMENT PLAN  
 SHEET 003 - PRELIMINARY UTILITY PLAN  
 SHEET 004 - PRELIMINARY GRADING & DRAINAGE PLAN

**GRAPHIC SCALE**  
 1" = 10' (1:120)  
 1" = 20' (1:240)

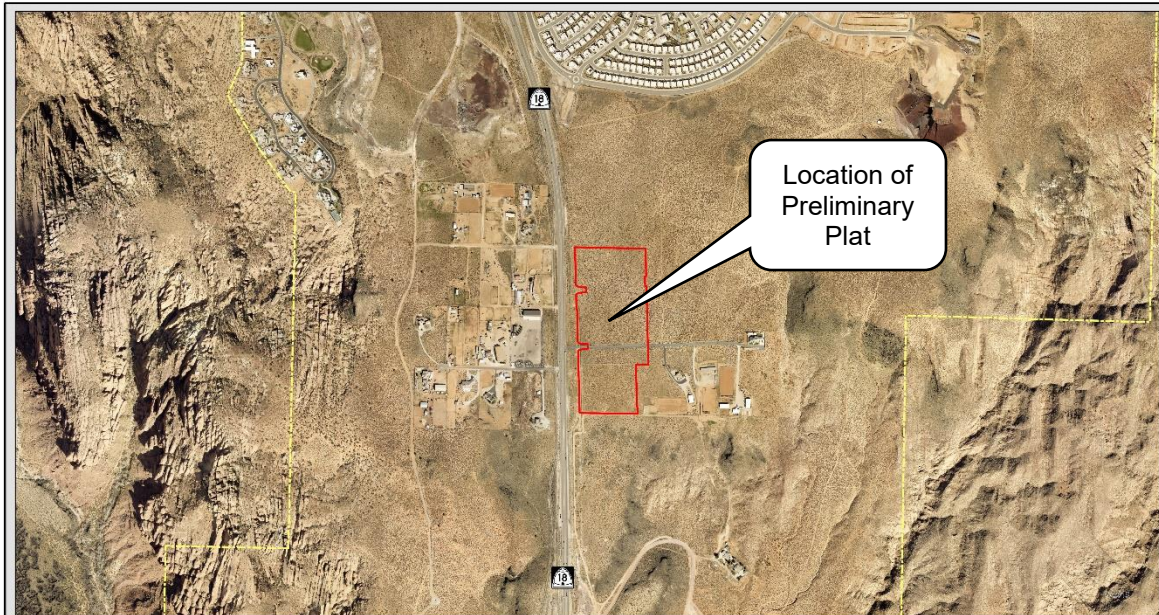
# POSSIBLE MOTION


“I move that we approve the Three Peaks Preliminary Plat request, application number 2026-PP-002, based on the findings with the following conditions:

1. All new easements being dedicated on this plat shall be "municipal utility easements" not "public".
2. That the structures be demolished prior to final plat recordation.
3. Sidewalks and pedestrian ramps need to be ADA compliant; reconstruction requirements to be verified with site plan review.


**PLANNING COMMISSION AGENDA REPORT: 02/24/2026**

<b>Rusty Cliffs South Phase 1</b> Preliminary Plat (Case No. 2026-PP-003)	
<b>Request:</b>	Consider a request for a preliminary plat for three large lots for future development and 150 single-family/townhome residential lots to be called Rusty Cliffs Phase 1 Preliminary Plat.
<b>Applicant:</b>	DSG Engineering
<b>Representative:</b>	Logan Blake
<b>Location:</b>	The property is generally located on the east side of Hwy 18 at approximately 4300 North
<b>General Plan:</b>	LDR (Low Density Residential)
<b>Existing Zoning:</b>	PD-TNZ (Planned Development – Traditional Neighborhood Zone) & RE-12.5 (Residential Estates 12,500 ft <sup>2</sup> minimum lot size)
<b>Surrounding Zoning:</b>	The property is almost entirely surrounded by M&G (Mining & Grazing) zoning. There is R-1-10 (Residential, single-family 10,000 ft <sup>2</sup> minimum lot size) in close proximity as well.
<b>Land Area:</b>	Approximately 29.3 acres






**RUSTY CLIFFS PHASE 1**



Feet



**BACKGROUND & REQUEST:**

The subject property, consisting of approximately 29.3 acres, is located on the east side of Highway 18 at approximately 4300 North. On January 2026, the City Council approved a zone change for the Rusty Cliffs PD-TNZ (Planned Development Traditional Neighborhood Zone). The Rusty Cliffs TNZ is 49.3 acres and consists of a mix of single-family, townhomes and multifamily units. There is also a commercial element along the highway. In keeping with the design guidelines of the TNZ zone, the primary use in Rusty Cliffs is single-family homes.

The proposed plat is consistent with the Rusty Cliffs PD as presented to Planning Commission and City Council. The three large lots adjacent to the Highway will be developed in the future and are being platted as “holding” lots. The breakdown of the other types of lots are:

- 28 Duplex Lots
- 32 4-plex Lots
- 24 Triplex Lots
- 3 Large “holding” Lots
- 66 single-family Lots
- 153 Total – Phase One

Rusty Cliffs has a total of 380 units that were laid out during the zoning map. This leaves 227 units to be platted in future plats and/or amendments. There were questions at the Planning Commission and City Council regarding access to two homes adjacent to the Rusty Cliffs site. The roadways are lining up to provide required access for those homeowners.

**RECOMMENDATION:**

Staff recommends approval of the preliminary plat for Rusty Cliffs Phase One as presented with the condition that the applicant continues to work with the city on alley cross sections.

**ALTERNATIVES:**

1. Approve as presented.
2. Approve with conditions.
3. Deny the application.
4. Continue the proposed preliminary plat to a later date.

**POSSIBLE MOTION:**

“I move that we approve the Rusty Cliffs Phase One preliminary plat as recommended by staff based on the findings listed in the staff report (and subject to the following conditions...)”

**FINDINGS FOR APPROVAL:**

1. The proposed Preliminary Plat meets the requirements found in Section 10-25C-3 of the Subdivision Regulations.

2. The proposed project meets layout and requirements of the Rusty Cliffs-TNZ zone as presented and approved by the City Council.
3. Approval of the preliminary plat is in the best interest of the health, safety, and welfare of the community.

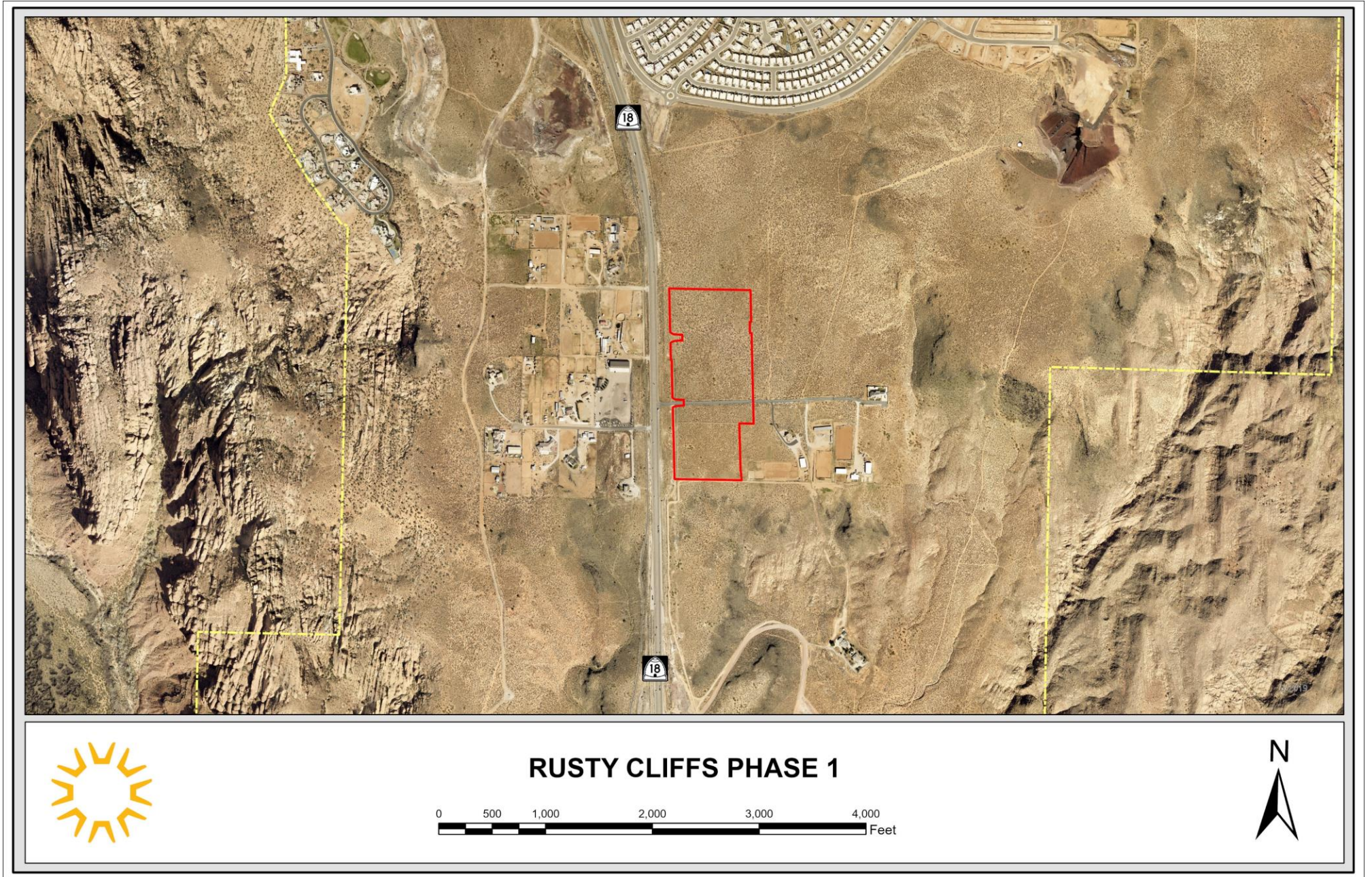
## **EXHIBIT A**

PowerPoint Presentation

# **Rusty Cliffs Phase One**

**2026-PP-003**

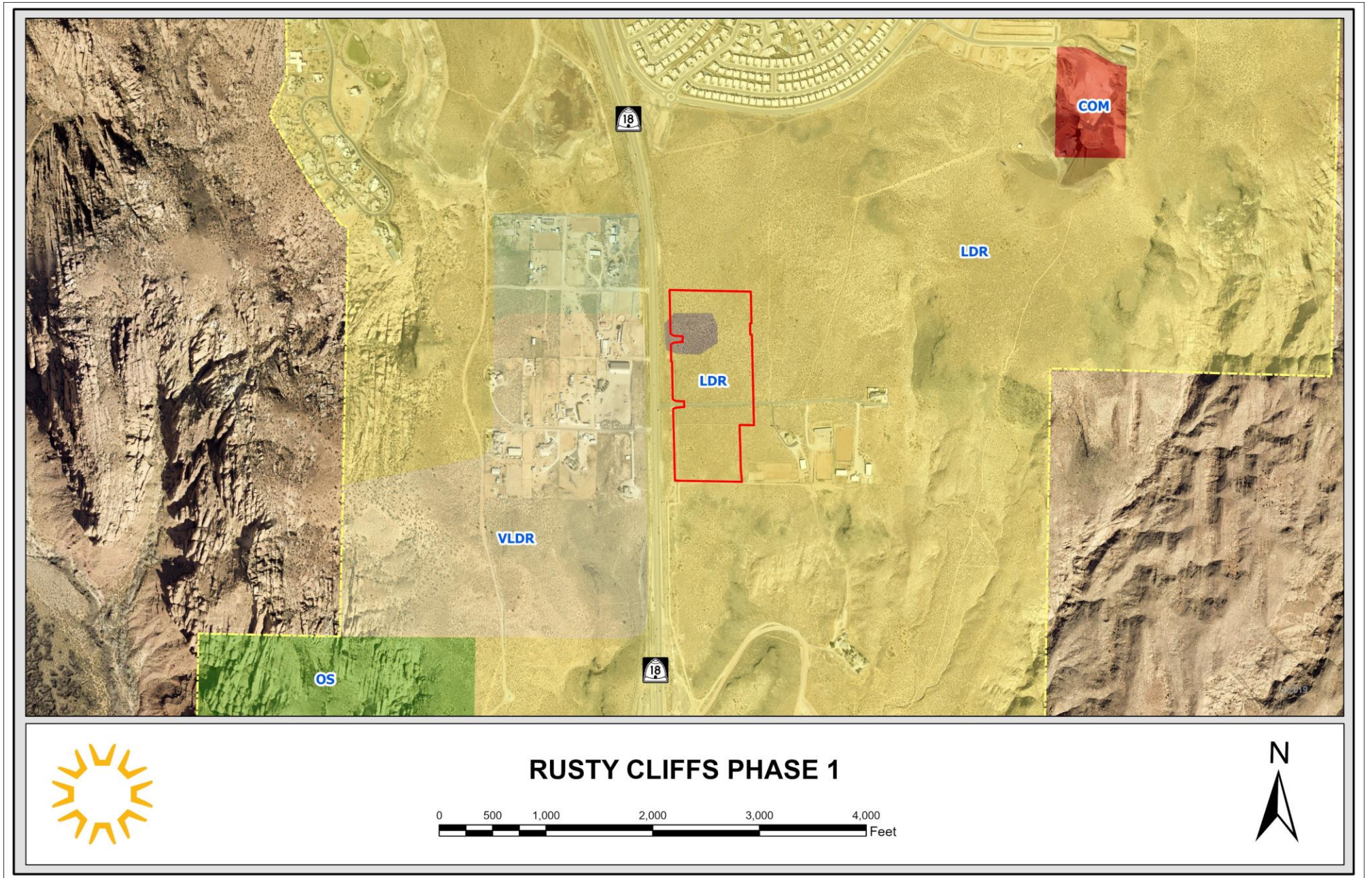
# Aerial Map



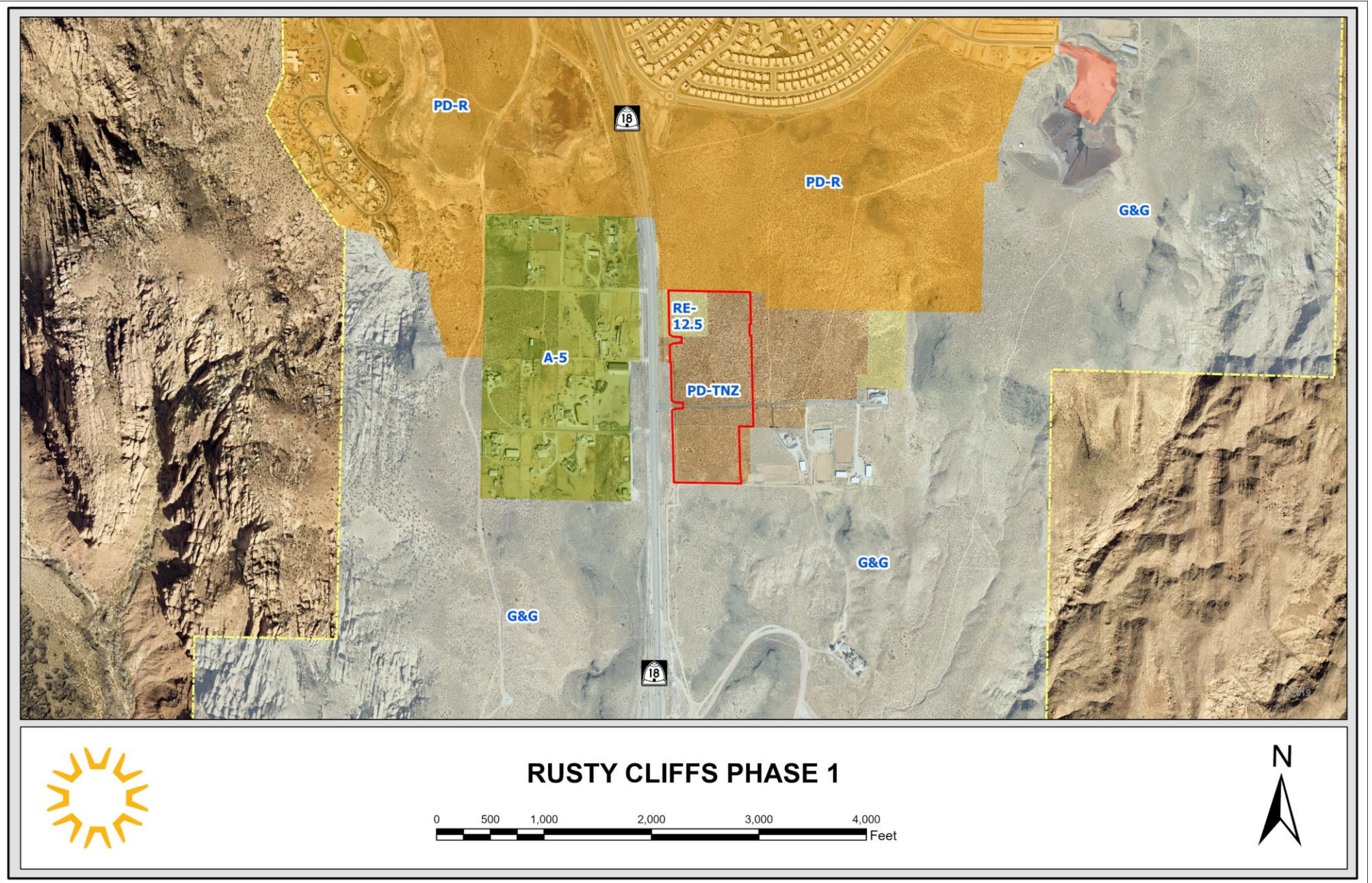
**RUSTY CLIFFS PHASE 1**



# Land Use Map



# Zoning Map



# Approved Layout



#### NG - MINIMUM MIX FORMS

SINGLE FAMILY DATA	
TOTAL UNITS:	380 UNITS
SINGLE FAMILY UNITS:	204 UNITS (54%)
ATTACHED DATA	
TOTAL ATTACHED UNITS:	176 UNITS
TRIPLEX UNITS:	24 UNITS (14%)
DUPLEX UNITS:	32 UNITS (18%)
PARKED UNITS:	10 UNITS (6%)

#### LEGEND:

	12-PLEX FLATS 3 STORY	72 UNITS	19%
	18' X 65' 3-STORY TRIPLEX	24 UNITS	6%
	22.5' X 60' 2-STORY ATTACHED	32 UNITS	8%
	23.5' X 95' 2-STORY DUPLEX	32 UNITS	8%
	32.5' X 105' DETACHED LOT	140 LOTS	37%
	440' LOT WIDTH	64 LOTS	17%
	25' X 60' LIVE WORK	16 UNITS	4%
	TOTAL	380	
	'TOWN CENTER' COM.	40,000 SQ. FT.	
	OFF STREET PARKING	294 STALLS	
	ON STREET PARKING	101 STALLS	
	PROJECT BOUNDARY	49.3 ACRES	

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME: **RUSTY CLIFFS SOUTH**  
 LOCATED IN ST. GEORGE, UTAH  
 SHEET NAME: **LAND USE PLAN**

DSG ENGINEERING, INC.  
 LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS  
 111 EAST 200 NORTH SUITE 2  
 ST. GEORGE, UTAH 84770  
 OFFICE (435) 638-2222



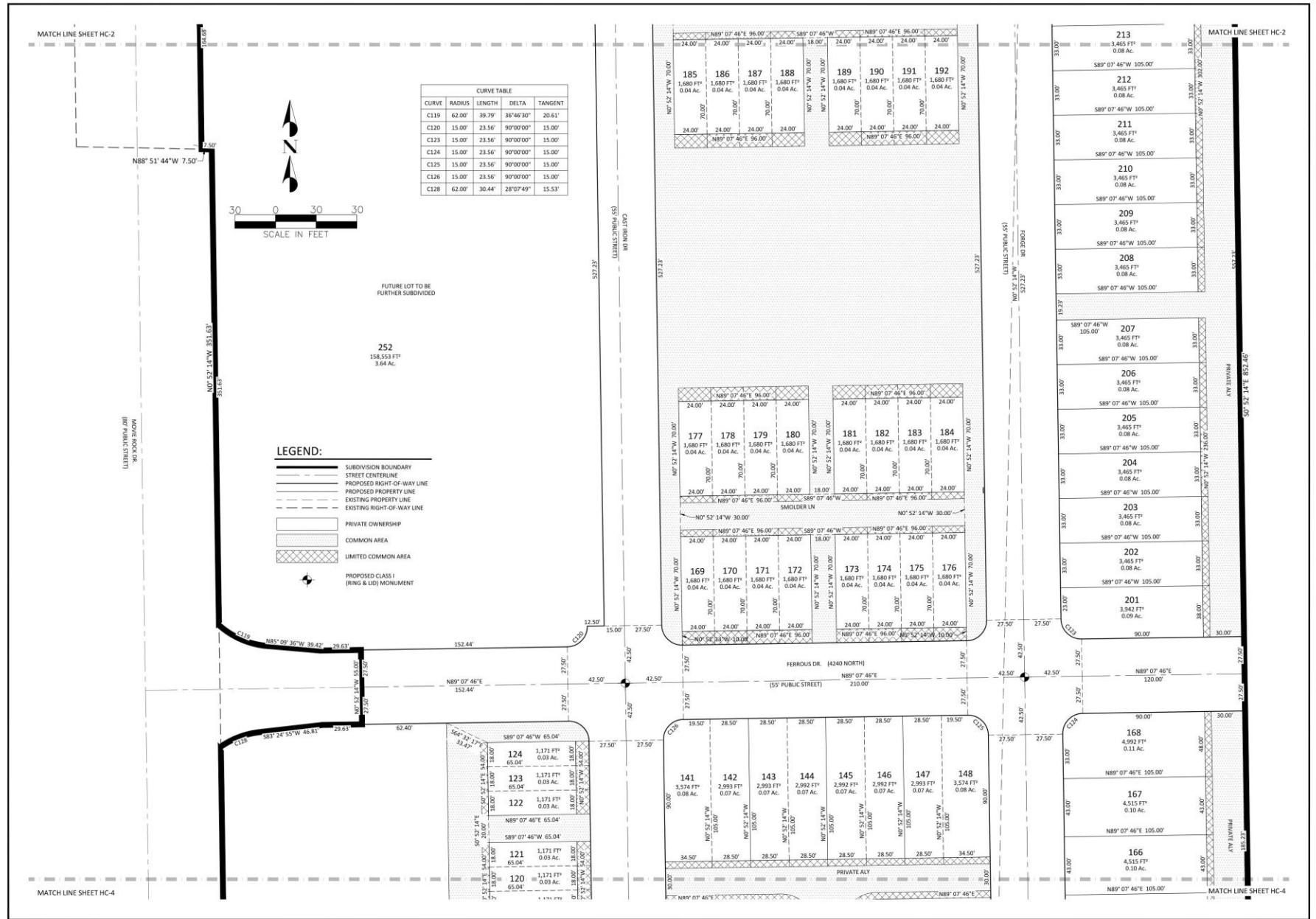
DATE:	SEPTEMBER 2021
PM:	LS
DRAWN BY:	LS
DESIGNED BY:	LS
CHECKED BY:	JRT
PROJECT NO.:	
SCALE:	1" = 150'

SHEET NUMBER:  
**LUP-1**  
 1 OF 1 TOTAL





# Proposed Plat



NO.	DATE	APP'D	DESCRIPTION

**RUSTY CLIFFS SOUTH  
PHASE 1  
LOCATED IN ST. GEORGE, UTAH**

**HORIZONTAL CONTROL PLAN**

---

**PROJECT NAME:** RUSTY CLIFFS SOUTH PHASE 1  
**PROJECT NUMBER:** 113 (REV. 02/08) (REV. 04/12) (REV. 07/14) (REV. 07/17) (REV. 08/17)  
**OFFICE:** (435) 628-2121

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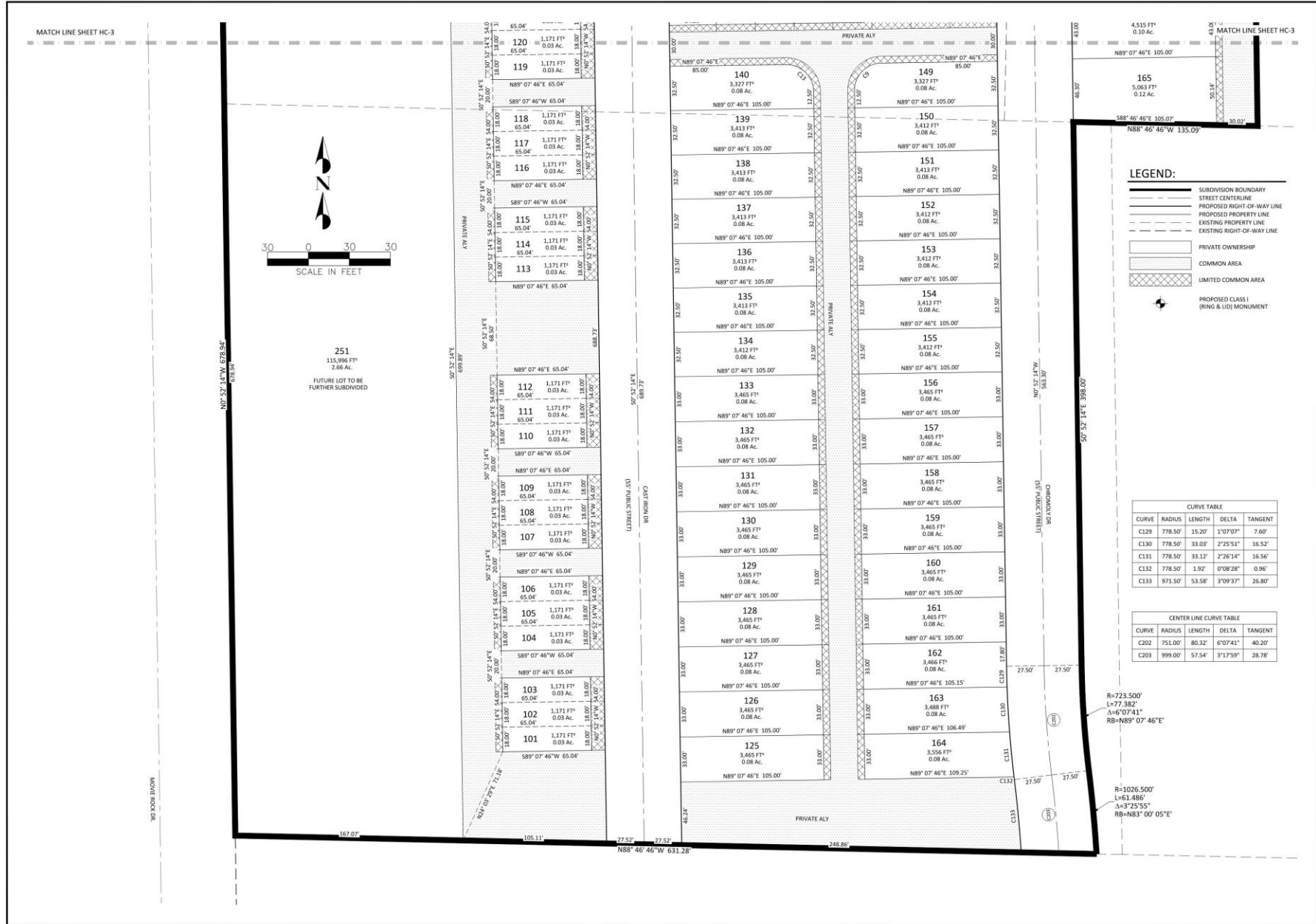
**DSG ENGINEERING, INC.**  
 LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

**DATE:** FEBRUARY 2024  
**PREP'D BY:** LB  
**DRAWN BY:** LB  
**DESIGNED BY:** LB  
**CHECKED BY:** JMT  
**PROJECT NO.:** 25-005  
**SCALE:** 1" = 30'

HC-3

6 OF 23 TOTAL

# Proposed Plat



DATE: FEBRUARY 2024  
 PM: LB  
 DRAWN BY: LB  
 DESIGNED BY: LB  
 CHECKED BY: JMT  
 PROJECT NO.: 25-005  
 SCALE: 1"=30'

**RUSTY CLIFFS SOUTH  
 PHASE 1  
 LOCATED IN ST. GEORGE, UTAH**

**HORIZONTAL CONTROL PLAN**

PROJECT NAME: RUSTY CLIFFS SOUTH PHASE 1  
 LOCATION: ST. GEORGE, UTAH  
 SHEET NAME: HORIZONTAL CONTROL PLAN

PROJECT NO.: 25-005  
 SHEET NO.: HC-4  
 OF 23 TOTAL

1 **ST. GEORGE PLANNING COMMISSION MINUTES**  
2 **February 10, 2026, 5:00 P.M.**  
3 **CITY COUNCIL CHAMBERS**  
4

5 **PRESENT:**

6 **Planning Commission Vice Chair Lori Chapman**  
7 **Planning Commission Member Brandon Anderson**  
8 **Planning Commission Member Ben Rogers**  
9 **Planning Commission Member Terri Draper**  
10 **Planning Commission Member Nathan Fisher**  
11 **Planning Commission Member Kelly Taysom**  
12

13 **EXCUSED:**

14 **Planning Commission Member Kelly Casey**  
15

16 **STAFF MEMBERS PRESENT:**

17 **City Deputy Attorney Jami Bracken**  
18 **Community Development Director Carol Winner**  
19 **Assistant Public Works Director Wes Jenkins**  
20 **Planner Brenda Hatch**  
21 **Planner Dan Boles**  
22 **Planner Brian Dean**  
23 **Development Office Supervisor Angie Jessop**  
24

25 **OTHERS PRESENT:**

26 **Applicant Adam Allen**  
27 **Applicant Bob Hermandson**  
28 **Applicant Tony Carter**  
29 **Applicant Mike Terry**  
30

31 **CALL TO ORDER:**

32 Planning Commission Vice Chair Chapman called the meeting to order and welcomed  
33 all in attendance. The Pledge of Allegiance to the Flag was led by Commission  
34 Member Fisher.  
35

36 Link to call to order and flag salute: [00:00:16](#)  
37

38 Link to call for disclosures [00:01:00](#)  
39

40 **WELCOME NEW PLANNING COMMISSION MEMBER, KELLY TAYSOM**

41  
42 **ELECT NEW CHAIR**  
43

44 Link to motion for nomination of new Planning Commission Chairperson [00:01:36](#)  
45

46 **MOTION:**

47 A motion was made by Planning Commission Member Anderson to nominate  
48 Commission Member Rogers as the new Chairperson.  
49

50 **SECOND:**

51 The motion was seconded by Planning Commission Member Fisher.  
52

53 **VOTE:**

Commission Vice Chair Chapman called for a vote, as follows:

- 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
- Planning Commission Member Taysom - aye

The vote was unanimous. Motion carries.

Link to motion for nomination of Vice Chairperson [00:02:42](#)

**MOTION:**

A motion was made by Planning Commission Member Draper nominate Commission Member Chapman as the Vice Chairperson.

**SECOND:**

The motion was seconded by Planning Commission Member Fisher.

**VOTE:**

Commission Vice Chair Chapman called for a vote, as follows:

- 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
- Planning Commission Member Taysom - aye

The vote was unanimous. Motion carries.

**ITEM 1**

**GENERAL PLAN AMENDMENT Dixie Drive GPA – PUBLIC HEARING – Consider a request to change the general plan land use designation from COM (Commercial) to MHDR (Medium-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)**

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

Link to Presentation by Brian Dean [00:03:48](#)

Link to public hearing [00:08:15](#)

Link to comment by Camden Hunt [00:08:27](#)

Public Hearing Closed

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Link to comment by Adam Allen, applicant and Commission Members. [00:12:30](#)

Link to discussion by Commission Members and Assistant Public Works Director Wes Jenkins [00:14:13](#)

Link to comment by property owner Lonnie Gubler [00:22:00](#)

Link to discussion between Commission Members [00:25:14](#)

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

**MOTION:**

A motion was made by Planning Commission Member Draper to forward a positive recommendation for the Dixie Dr amendment to the City Council.

**SECOND:**

The motion was seconded by Planning Commission Member Fisher.

**VOTE:**

Commission Chair Rogers called for a vote, as follows:

- Planning Commission Chair Rogers -aye
- Planning Commission Member Anderson -aye
- Planning Commission Member Fisher - aye
- Planning Commission Member Casey - absent
- Planning Commission Member Chapman - nay
- Planning Commission Member Draper -aye
- Planning Commission Member Taysom - aye

The vote was 5-1. Motion carries.

**ITEM 2**

**GENERAL PLAN AMENDMENT Sullivan 1800 N GPA – PUBLIC HEARING –**

Consider a request to change the general plan land use designation from AE (Agricultural Estates) to MDR (Medium Density Residential) on approximately 1.95 acres located at the northwest corner of 1800 North and 2100 West. The applicant is Bush and Gudgell, Inc. and the representative is Bob Hermandson. Case No. 2025-GPA-022 (Staff – Brenda Hatch)

[Agenda Packet \[Page 18\]](#)

Link to Presentation by Brenda Hatch [00:29:00](#)

Link to public hearing [00:32:16](#)

Link to comment by Lynette Olson [00:32:34](#)

Link to comment by Teresa Seegmiller [00:34:18](#)

Link to comment by Bonnie Haughey [00:36:18](#)

1 Public Hearing Closed

2  
3 Link to comment by Bob Hermandson, applicant [00:39:21](#)

4  
5 Link to discussion by Commission Members [00:40:54](#)

6  
7 Link to comment by Planner Dan Boles [00:44:25](#)

8  
9 Link to comment by Commission Members and Ms. Hatch [00:45:20](#)

10  
11 Link to motion [00:46:45](#)

12  
13 **MOTION:**

14 A motion was made by Planning Commission Member Anderson to forward a  
15 positive recommendation for Item 2, General Plan Amendment of 1800 North  
16 with Staff's recommendations.

17  
18 **SECOND:**

19 The motion was seconded by Planning Commission Member Fisher.

20  
21 **VOTE:**

22 Commission Chair Rogers called for a vote, as follows:

- 23  
24 Planning Commission Chair Rogers - aye  
25 Planning Commission Member Anderson - aye  
26 Planning Commission Member Fisher - aye  
27 Planning Commission Member Casey - absent  
28 Planning Commission Member Chapman - aye  
29 Planning Commission Member Draper - aye  
30 Planning Commission Member Taysom - aye

31  
32 The vote was unanimous. Motion carries.

33  
34 **ITEM 3**

35 **PLANNED DEVELOPMENT AMENDMENT Dutch Bros at Desert Color – PUBLIC**  
36 **HEARING –**

37 Consider a request to amend the Desert Color zone plan. This PD amendment would  
38 allow the construction of a new Dutch Brothers Coffee shop on 0.65 acres. The site is  
39 located on the west of Desert Color Pkwy just south of Southern Parkway. The  
40 applicant is Bush & Gudgell, Inc. and the representative is Bob Hermandson.  
41 Case No. 2026-PDA-001 (Staff – Dan Boles)

42  
43 [Agenda Packet \[Page 30\]](#)

44  
45 Link to Presentation by Dan Boles [00:47:27](#)

46  
47 Link to question by Commission Member Chapman [00:51:45](#)

48  
49 Link to public hearing [00:52:05](#)

50  
51 No comments

52  
53 Public Hearing Closed

1 Link to comment by applicant Bob Hermandson [00:52:25](#)

2  
3 Link to motion [00:52:55](#)

4  
5 **MOTION:**

6 A motion was made by Planning Commission Member Draper to forward a  
7 positive recommendation for this amendment change, subject to the  
8 conditions noted.

9  
10 **SECOND:**

11 The motion was seconded by Planning Commission Member Fisher.

12  
13 **VOTE:**

14 Commission Chair Rogers called for a vote, as follows:

- 15 Planning Commission Chair Rogers - aye
- 16 Planning Commission Member Anderson -aye
- 17 Planning Commission Member Fisher - aye
- 18 Planning Commission Member Casey - absent
- 19 Planning Commission Member Chapman - aye
- 20 Planning Commission Member Draper -aye
- 21 Planning Commission Member Taysom - aye

22 The vote was unanimous. Motion carries.

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26  
27 **ITEM 4**

28 **PRELIMINARY PLAT Dutch Bros at Desert Color -**

29 Consider a request for a single lot preliminary plat located in the Desert Color  
30 Development for a commercial subdivision. The applicant is Bush & Gudgell, Inc. and  
31 the representative is Bob Hermandson.  
32 Case No. 2026-PP-001 (Staff - Dan Boles)

33  
34 [Agenda Packet \[Page 45\]](#)

35  
36 Link to Presentation by Dan Boles [00:53:30](#)

37  
38 Link to motion [00:53:50](#)

39  
40 **MOTION:**

41 A motion was made by Planning Commission Member Fisher to approve the  
42 preliminary plat for Dutch Brothers Desert Color adopting Staff's comments.

43  
44 **SECOND:**

45 The motion was seconded by Planning Commission Member Chapman.

46  
47 **VOTE:**

48 Commission Chair Rogers called for a vote, as follows:

- 49 Planning Commission Chair Rogers - aye
  - 50 Planning Commission Member Anderson -aye
  - 51 Planning Commission Member Fisher - aye
  - 52 Planning Commission Member Casey - absent
- 53

1 Planning Commission Member Chapman – aye  
2 Planning Commission Member Draper –aye  
3 Planning Commission Member Taysom - aye  
4

5 The vote was unanimous. Motion carries.  
6  
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8 **ITEM 5**

9 **PLANNED DEVELOPMENT AMENDMENT Blackridge Restaurants- PUBLIC**  
10 **HEARING –**

11 Consider a request to amend an approved PD-C (Planned Development Commercial)  
12 zone to allow review of a conceptual site plan, building elevations, and building  
13 renderings for a second restaurant on the site. The site is approximately 3.44 acres  
14 (149,846 ft²). The property is generally located North-East corner of Black Ridge Drive  
15 & 250 West. The applicant is American Land Consulting, LLC, and the representative  
16 is Adam Allen.

17 Case No. 2025-PDA-033. (Staff – Dan Boles)

18 [Agenda Packet \[Page 54\]](#)

19 [Link to Presentation by Dan Boles 00:54:15](#)

20 [Link to public hearing 00:57:37](#)

21 No comment

22 Public Hearing Closed

23 [Link to discussion by Commission Members and Mr. Boles 00:58:19](#)

24 [Link to motion 00:59:50](#)

25 **MOTION:**

26 A motion was made by Planning Commission Member Anderson to forward a  
27 positive recommendation to City Council for the Planned Development  
28 Amendment for Blackridge Restaurants.

29 **SECOND:**

30 The motion was seconded by Planning Commission Member Draper.

31 **VOTE:**

32 Commission Chair Rogers called for a vote, as follows:

33 Planning Commission Chair Rogers - aye  
34 Planning Commission Member Anderson –aye  
35 Planning Commission Member Fisher – aye  
36 Planning Commission Member Casey – absent  
37 Planning Commission Member Chapman – aye  
38 Planning Commission Member Draper –aye  
39 Planning Commission Member Taysom - aye

40 The vote was unanimous. Motion carries.  
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**ITEM 6**

**PLANNED DEVELOPMENT AMENDMENT Sage Haven Phases 22-33 – PUBLIC HEARING**

– Consider a request for an amendment to the Desert Color PD (Planned Development) in order to construct the next phase of Sage Haven in the Desert Color development. This proposed phase is approximately 58.54 acres and would allow 418 multi-family and single-family units. The location of the proposed pod is southwest of Painted Ridge Parkway, west of Desert Sage Parkway and just west of the previously approved Sage Haven phases.

Case No. 2026-PDA-002 (Staff – Dan Boles)

[Agenda Packet \[Page 68\]](#)

Link to Presentation by Dan Boles [01:00:33](#)

Link to discussion with Commission Members and Mr. Boles [01:07:00](#)

Link to public hearing [01:07:50](#)

Public Hearing Closed

No Comment

Public Hearing Closed

Link to discussion by Bob Hermandson, applicant, and Commission Members and Mr. Boles [01:08:06](#)

Link to motion [01:17:33](#)

**MOTION:**

A motion was made by Planning Commission Member Draper to forward a positive recommendation for Item 6, subject to the conditions and the findings.

**SECOND:**

The motion was seconded by Planning Commission Member Fisher.

**VOTE:**

Commission Chair Rogers called for a vote, as follows:

- Planning Commission Chair Rogers - aye
- Planning Commission Member Anderson –aye
- Planning Commission Member Fisher – aye
- Planning Commission Member Casey – absent
- Planning Commission Member Chapman – aye
- Planning Commission Member Draper –aye
- Planning Commission Member Taysom - aye

The vote was unanimous. Motion carries.

1 **ITEM 7**

2 **PRELIMINARY PLAT Sage Haven Ph 22-33** – Consider a request for a preliminary  
3 plat for a 260-unit townhome and single-family subdivision on approximately 58.68  
4 acres. The applicant is Desert Color St George, LLC and the representative is Bob  
5 Hermandson. Case No. 2025-PP-037 (Staff – Dan Boles)

6  
7 [Agenda Packet \[Page 93\]](#)

8  
9 Link to Presentation by Dan Boles [01:18:06](#)

10  
11 Link to motion [01:18:15](#)

12  
13 **MOTION:**

14 A motion was made by Planning Commission Member Anderson to approve  
15 the preliminary plat for Sage Haven Phases 22-33, with Staff’s  
16 recommendations.

17  
18 **SECOND:**

19 The motion was seconded by Planning Commission Member Chapman.

20  
21 **VOTE:**

22 Commission Chair Rogers called for a vote, as follows:

- 23 Planning Commission Chair Rogers - aye
- 24 Planning Commission Member Anderson - aye
- 25 Planning Commission Member Fisher – aye
- 26 Planning Commission Member Casey – absent
- 27 Planning Commission Member Chapman – aye
- 28 Planning Commission Member Draper – aye
- 29 Planning Commission Member Taysom - aye

30  
31 The vote was unanimous. Motion carries.

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35 **ITEM 8**

36 **PRELIMINARY PLAT Southgate Hills Subdivision** – Consider a request for a 15-  
37 lot preliminary plat located north of Sir Monte Drive and east of Rolling Hills Drive for  
38 the purpose of a single-family subdivision on approximately 7.34 acres. The applicant  
39 is American Consulting & Engineering, and the representative is Tony Carter. Case No.  
40 2025-PP-040 (Staff – Brian Dean)

41  
42 [Agenda Packet \[Page 101\]](#)

43  
44 Link to Presentation by Brian Dean [01:18:49](#)

45  
46 Link to question by Commission Member Chapman [01:20:39](#)

47  
48 Link to motion [01:21:02](#)

49  
50 **MOTION:**

51 A motion was made by Planning Commission Member Draper to approve the  
52 preliminary plat for Southgate Hills Subdivision, subject to the conditions and  
53 findings.

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**SECOND:**

The motion was seconded by Planning Commission Member Anderson.

**VOTE:**

Commission Chair Rogers called for a vote, as follows:

- Planning Commission Chair Rogers - aye
- Planning Commission Member Anderson - aye
- Planning Commission Member Fisher - aye
- Planning Commission Member Casey - absent
- Planning Commission Member Chapman - aye
- Planning Commission Member Draper - aye
- Planning Commission Member Taysom - aye

The vote was unanimous. Motion carries.

**ITEM 9**

**GENERAL PLAN AMENDMENT -R-1 General Plan Amendment – PUBLIC HEARING** – Consider a request to amend Responsible Growth section of the General Plan. The amendment would allow a proposed R-1 zone within the Low and Medium Density Residential General Plan designations as well as the Downtown Traditional and Connected Neighborhood districts. The applicant is DSG Engineering, and the representative is Mike Terry. Case No. 2026-GPA-017 (Staff – Dan Boles)

[Agenda Packet \[Page 116\]](#)

Link to Presentation by Dan Boles [01:21:36](#)

Link to comment by Commission Member Draper [01:24:43](#)

Link to public hearing [01:37:22](#)

Link to comment by Bob Hermandson [01:37:33](#)

Link to comment by Ryan Thomas, applicant [01:38:48](#)

Link to comment by Community Development Director Carol Winner [01:40:06](#)

Link to question by Commission Member Chapman with Mr. Thomas and Ms. Winner [01:42:45](#)

Public Hearing Closed

Link to discussion by Commission Members [01:46:15](#)

Link to motion [01:48:33](#)

**MOTION:**

A motion was made by Planning Commission Member Fisher to recommend approval to the City Council for Item 9, amendments to the General Plan, as proposed, and set forth in the packet and exhibit.

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**SECOND:**

The motion was seconded by Planning Commission Member Anderson.

**VOTE:**

Commission Chair Rogers called for a vote, as follows:

- Planning Commission Chair Rogers - aye
- Planning Commission Member Anderson -aye
- Planning Commission Member Fisher - aye
- Planning Commission Member Casey - absent
- Planning Commission Member Chapman - aye
- Planning Commission Member Draper -aye
- Planning Commission Member Taysom - aye

The vote was unanimous. Motion carries.

**ITEM 10**

**ZONE REGULATION AMENDMENT -R-1 Zone Proposal – PUBLIC HEARING –**  
Consider a request to amend portions of the city zoning ordinance, Title 10. The amendment would create a new zoning category to be known as the R-1 zone. The R-1 zone is intended to provide zoning options for smaller, single-family lots within the city. The applicant is DSG Engineering, and the representative is Mike Terry. Case No. 2026-ZRA-015 (Staff – Dan Boles)

[Agenda Packet \[Page 126\]](#)

Link to Presentation by Dan Boles [01:21:36](#)

Link to discussion by Commission Members [01:30:38](#)

Link to public hearing [01:49:13](#)

No Comments

Public Hearing Closed

Link to motion [01:49:33](#)

**MOTION:**

A motion was made by Planning Commission Member Draper to forward a positive recommendation in creating that zone with tat zone regulation amendment on Item 10.

**SECOND:**

The motion was seconded by Planning Commission Member Anderson.

**VOTE:**

Commission Chair Rogers called for a vote, as follows:

- Planning Commission Chair Rogers - aye
- Planning Commission Member Anderson -aye

1 Planning Commission Member Fisher – aye  
2 Planning Commission Member Casey – absent  
3 Planning Commission Member Chapman – aye  
4 Planning Commission Member Draper –aye  
5 Planning Commission Member Taysom - aye  
6

7 The vote was unanimous. Motion carries.  
8  
9

10 **APPROVAL OF MINUTES:**

11 Consider a request to approve the meeting minutes from the January 13, 2026  
12 meeting.

13 [Agenda Packet \[Page 148\]](#)

14 Link to motion [01:50:06](#)  
15

16 **MOTION:**

17 A motion was made by Planning Commission Member Fisher to approve minutes of  
18 January 13, 2026 meeting.  
19

20 **SECOND:**

21 The motion was seconded by Planning Commission Member Draper.  
22

23 **VOTE:**

24 Commission Chair Rogers called for a vote, as follows:  
25

26 Planning Commission Chair Rogers - aye  
27 Planning Commission Member Anderson –aye  
28 Planning Commission Member Fisher – aye  
29 Planning Commission Member Casey – absent  
30 Planning Commission Member Chapman – aye  
31 Planning Commission Member Draper –aye  
32 Planning Commission Member Taysom - aye  
33

34 The vote was unanimous and the motion carried.  
35  
36

37 **CITY COUNCIL ITEMS:**

38 *Carol Winner, the Community Development Director, will report on items heard at the*  
39 *January 15, 2026 and February 5, 2026, City Council Meeting.*  
40

- 41 1. *Anthemnet/VZW White Dome*
- 42 2. *Rusty Cliffs South*
- 43 3. *Desert Mesa*
- 44 4. *The Hidden Jewel*
- 45 5. *County Park in R-1-1- Zone*

46 Link to Commission Chair Rogers inviting up students from Dixie High School  
47 [01:53:12](#)  
48  
49  
50  
51

1 **ADJOURN:**

2 Link to motion: [01:55:35](#)

3  
4 **MOTION:**

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

6  
7 **SECOND:**

8 The motion was seconded by Planning Commission Member Draper.

9  
10 **VOTE:**

11 Commission Chair Rogers called for a vote, as follows:

- 12  
13 Planning Commission Chair Rogers - aye  
14 Planning Commission Member Anderson -aye  
15 Planning Commission Member Fisher - aye  
16 Planning Commission Member Casey - absent  
17 Planning Commission Member Chapman - aye  
18 Planning Commission Member Draper -aye  
19 Planning Commission Member Taysom - aye

20  
21 The vote was unanimous, and the motion carries.

22  
23  
24  
25 /s/  
26 Angie Jessop, Development Services