

ST. GEORGE PLANNING COMMISSION MINUTES
February 10, 2026, 5:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

Planning Commission Vice Chair Lori Chapman
Planning Commission Member Brandon Anderson
Planning Commission Member Ben Rogers
Planning Commission Member Terri Draper
Planning Commission Member Nathan Fisher
Planning Commission Member Kelly Taysom

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 Adam Allen
Applicant Bob Hermandson
Applicant Tony Carter
Applicant Mike Terry

CALL TO ORDER:

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

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

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

WELCOME NEW PLANNING COMMISSION MEMBER, KELLY TAYSOM

ELECT NEW CHAIR

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

MOTION:

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

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)

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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

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)

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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](#)

Public Hearing Closed

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

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

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

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

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

MOTION:

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

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.

ITEM 3

PLANNED DEVELOPMENT AMENDMENT Dutch Bros at Desert Color – PUBLIC HEARING –

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

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

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

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

No comments

Public Hearing Closed

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

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

MOTION:

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

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.

ITEM 4

PRELIMINARY PLAT Dutch Bros at Desert Color -

Consider a request for a single lot preliminary plat located in the Desert Color Development for a commercial subdivision. The applicant is Bush & Gudgell, Inc. and the representative is Bob Hermandson.

Case No. 2026-PP-001 (Staff - Dan Boles)

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

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

MOTION:

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

SECOND:

The motion was seconded by Planning Commission Member Chapman.

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 5

PLANNED DEVELOPMENT AMENDMENT Blackridge Restaurants– PUBLIC HEARING –

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

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

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

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

No comment

Public Hearing Closed

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

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

MOTION:

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

SECOND:

The motion was seconded by Planning Commission Member Draper.

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 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)

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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.

ITEM 7

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

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

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

MOTION:

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

SECOND:

The motion was seconded by Planning Commission Member Chapman.

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 8

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

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

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

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

MOTION:

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

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)

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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.

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)

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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 that 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

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.

APPROVAL OF MINUTES:

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

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

MOTION:

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

SECOND:

The motion was seconded by Planning Commission Member Draper.

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 and the motion carried.

CITY COUNCIL ITEMS:

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

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

Link to Commission Chair Rogers inviting up students from Dixie High School
[01:53:12](#)

ADJOURN:

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

MOTION:

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

SECOND:

The motion was seconded by Planning Commission Member Draper.

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, and the motion carries.

/s/ Angie Jessop
Angie Jessop, Development Services