

ST. GEORGE PLANNING COMMISSION MINUTES
February 24, 2026, 5:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

Planning Commission Chair Ben Rogers
Planning Commission Member Brandon Anderson
Planning Commission Member Kelly Taysom
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 Brenda Hatch
Planner Dan Boles
Planner Brian Dean
Development Office Supervisor Angie Jessop

OTHERS PRESENT:

Applicant Larry Curtis
Applicant Bob Hermandson
Applicant Jared Madsen
Applicant Logan Blake

CALL TO ORDER:

Planning Commission Chair Rogers 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: [00:00:00](#)

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

Commission Chair Rogers recused himself on Item 1. Commission Member Fisher was designated as Chair Pro Tem.

ITEM 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)

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Link to Presentation by Dan Boles [00:01:10](#)

Link to public hearing [00:09:27](#)

Link to comment by Gai Cannon [00:09:37](#)

Public Hearing Closed

Link to discussion by Commission Members [00:12:07](#)

Link to motion [00:12:22](#)

MOTION:

A motion was made by Planning Commission Member Anderson to forward a positive recommendation for Item 1, Trails East.

SECOND:

The motion was seconded by Planning Commission Member Draper.

VOTE:

Commission Chair Pro Tem Fisher called for a vote, as follows:

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

The vote was unanimous. Motion carries.

ITEM 2

ZONE CHANGE- RL Wyman 2450 S – PUBLIC HEARING –

Consider a request for a zone change from RE-20 (Residential Estates, 20,000 ft² minimum lot size) to RE-37.5 (Residential Estates, 37,500 ft² 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)

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Link to Presentation by Dan Boles [00:13:07](#)

Link to public hearing [00:14:45](#)

No Comments

Public Hearing Closed

Link to motion [00:15:13](#)

MOTION:

A motion was made by Planning Commission Member Draper to forward a positive recommendation for this item.

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

The vote was unanimous. Motion carries.

ITEM 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)

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Link to Presentation by Brenda Hatch [00:15:45](#)

Link to motion [00:18:07](#)

MOTION:

A motion was made by Planning Commission Member Taysom to recommend approval on Item 3 with all of the conditions; all new easements being dedicated on the plat shall be municipal utility easements, not public, also the second one; all structures be demolished prior to the final plat recordation and third; the sidewalk and pedestrian ramps need to be ADA compliant, reconstruction requirements to be verified with the site plan review.

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

The vote was unanimous. Motion carries.

ITEM 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)

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Link to Presentation by Dan Boles [00:20:18](#)

Link to motion [00:25:10](#)

MOTION:

A motion was made by Planning Commission Member Draper to approve this item subject to the conditions noted in the agenda.

SECOND:

The motion was seconded by Planning Commission Member Casey.

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 – aye
Planning Commission Member Chapman – absent
Planning Commission Member Taysom –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 February 10, 2026 meeting.

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Link to motion [00:25:55](#)

MOTION:

A motion was made by Planning Commission Member Anderson to approve minutes of February 10, 2026 meeting.

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 – aye
Planning Commission Vice Chair Chapman –absent
Planning Commission Member Taysom – 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 February 19, 2026, City Council Meeting.

*Sullivan GPA 2450 S
Dixie Dr GPA
Tonaquint 35 Acres
Sullivan PD-C 2450 S
Sullivan 1800 N GPA
Blackridge Restaurants
Dutch Bros at Desert Color*

ADJOURN:

Link to motion: [00:28:04](#)

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

The vote was unanimous, and the motion carries.

/s/ Angie Jessop
Angie Jessop, Development Services