

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

**PRESENT:**

**Planning Commission Vice Chair Lori Chapman**  
**Planning Commission Member Kelly Taysom**  
**Planning Commission Member Nathan Fisher**  
**Planning Commission Member Kelly Casey**  
**Planning Commission Member Brandon Anderson**  
**Planning Commission Member Terri Draper**

**EXCUSED:**

**Planning Commission Chair Ben Rogers**

**STAFF MEMBERS PRESENT:**

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

**OTHERS PRESENT:**

**Applicant Curt Gordon**  
**Applicant Rob Reid**  
**Applicant Ryan Ruud**  
**Applicant Tucker Nipko**  
**Applicant Colby Anderson**  
**Applicant Ashley Phillips**

**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 xxx.

Link to call to order and flag salute [00:00:20](#)

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

Commission Member Anderson recused himself on items #3 & #4

**ITEM 1**

**PRELIMINARY PLAT -Avenidas at Hidden Valley Ph 3 & 4**

Consider a request for a 45-lot preliminary plat located south of Hidden Valley Drive and west of Rio Road on approximately 11.69 acres. The applicant is Bush & Gudgell and the representative is Bob Hermandson.  
Case No. 2026-PP-004 (Staff – Brian Dean)

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Link to Presentation by Brian Dean [00:02:22](#)

Link to discussion by Commission Members [00:05:19](#)

Link to motion [00:06:45](#)

**MOTION:**

A motion was made by Planning Commission Member Draper approve this item for Avenidas extension of phase 3 and phase 4 preliminary plat request, subject to the seven conditions that are outlined and the findings in the report.

**SECOND:**

The motion was seconded by Planning Commission Member Fisher.

**VOTE:**

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

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

The vote was unanimous. Motion carries.

**ITEM 2**

**ZONE CHANGE- Desert Canyons Business Park– PUBLIC HEARING**

Consider a request to change the zoning from C-2 (General Commercial) to PD-C (Planned Development Commercial) on approximately 53.2 acres. The property is generally located south-west of Airport Parkway and north-west of Southern Parkway. The proposal is an initial zone change to a PD zone with the proposed uses only and not the site plan or building elevations. The applicant is Desert Canyons Development, Inc. and the representative is Curt Gordon.  
Case No. 2026-ZC-002 (Staff – Dan Boles)

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Link to Presentation by Dan Boles [00:08:05](#)

Link to discussion with Commission Members and Mr. Boles [00:13:45](#)

Link to comments by applicant Curt Gordon [00:15:43](#)

Link to public hearing [00:16:55](#)

Public Hearing Closed

Link to discussion by Commission Members [00:17:40](#)

Link to comments by Community Development Director [00:18:16](#)

Link to comments and discussion by Mr. Boles and Commission Members [00:19:13](#)

Link to comment by applicant Curt Gordon [00:23:15](#)

Link to comment by Mr. Boles [00:23:55](#)

Link to comment by applicant Curt Gordon [00:26:55](#)

Link to discussion with Mr. Boles and Commission Members [00:27:32](#)

Link to motion [00:30:55](#)

**MOTION:**

A motion was made by Planning Commission Member Fisher recommend to City Council approval of the zone change from C-2 to PD-C on the Desert Canyons Business Park. And with regards to adopting the use list, simply a condition that as each use comes through as a PD Amendment, that the City reserves the right to be able to review proposed outside storage to make sure that they are screened from view sufficiently from the street.

**SECOND:**

The motion was seconded by Planning Commission Member Draper.

Link to comment by Commission Member Casey.

**VOTE:**

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

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

The vote was unanimous. Motion carries.

**ITEM 3**

**ZONE CHANGE- Crimson Heights Behavioral Health – PUBLIC HEARING**

Consider a request to change the zoning from R-3 (Multiple-Family Residential) to PD-C (Planned Development Commercial) on approximately 0.83 acres, located at 691 South 300 East. The applicant is Rosenberg Associates, and the representative is Rob Reid.

Case No. 2025-ZC-022 (Staff – Brenda Hatch)

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Link to Presentation by Brenda Hatch [00:32:52](#)

Link to discussion by Commission Member Chapman and Ms. Hatch [00:40:35](#)

Link to comments by applicant Ryan Ruud and discussion with Commission Members [00:42:08](#)

Link to public hearing [00:54:40](#)

Public Hearing Closed

Link to discussion by Commission Members [00:55:05](#)

Link to motion [00:57:09](#)

**MOTION:**

A motion was made by Planning Commission Member Draper forward a positive recommendation for the zone change for Crimson Heights Behavioral Health to the City Council, subject to the conditions and findings in the report. Amendment added to specify that Condition 3, where it talks about one-way access, that is should exit on 300 South.

**SECOND:**

The motion was seconded by Planning Commission Member Casey.

Link to comment on motion by Commission Member Fisher.

Commission Member Draper agreed to amendment of motion to specify that Condition 3, where it talks about one-way access, that it should exit on 300 South.

**VOTE:**

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

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

The vote was unanimous. Motion carries.

**ITEM 4**

**DEVELOPMENT AGREEMENT Crimson Heights Behavioral Health–PUBLIC HEARING**

Consider a request for a development agreement for Crimson Heights Behavioral Health, located at 691 South 300 East, for the purpose of addressing the total number of parking spaces needed for the behavioral health clinic to operate. The applicant is Rosenberg Associates, and the representative is Rob Reid.  
Case No. 2025-DA-005 (Staff – Brenda Hatch)

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Link to Presentation by Brenda Hatch [00:32:52](#)

Link to public hearing [00:58:30](#)

Public Hearing Closed

Link to motion [00:59:35](#)

**MOTION:**

A motion was made by Planning Commission Member Casey forward a positive recommendation to the City Council for Item 4, Crimson Heights Behavioral Health Development Agreement.

**SECOND:**

The motion was seconded by Planning Commission Member Taysom.

**VOTE:**

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

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

The vote was unanimous. Motion carries.

**ITEM 5**

**PLANNED DEVELOPMENT AMENDMENT Tuscan Valley at Tuscan Ridge– PUBLIC HEARING** \*This item will not be heard at this meeting and will be re-noticed for a later date.\*

Consider a request to amend the Tuscan Hills Planned Development (PD). The applicant is proposing to develop the Western Area of the Planned Development, identified as Tuscan Valley at Tuscan Ridge. The 37.5-acre site is located south of what will be Gap Canyon Parkway and west of Dixie Drive and is planned to include 159 townhomes in 42 buildings. The applicant is Bush & Gudgell, Inc. and the representative is Bob Hermandson.

Case No. 2026-PDA-005 (Staff – Brian Dean)

**ITEM 6**

**PLANNED DEVELOPMENT AMENDMENT Pelican Hills– PUBLIC HEARING**

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

Consider a request to amend the Pelican Hills Planned Development (PD). The applicant is proposing to develop the northwest portion of the development. This 4.82-acre site is located east of Ostler Way and south-west of Dixie Drive and is planned to include 46 detached units. The applicant is Bush & Gudgell, Inc. and the representative is Bob Hermandson.

Case No. 2026-PDA-006 (Staff – Brian Dean)

## ITEM 7

### **PLANNED DEVELOPMENT AMENDMENT Mohave Crossing– PUBLIC HEARING**

Consider a request to amend the Atkinville Interchange Area Planned Development Commercial (PD-C) zone. The request specifically relates to the hotel portion of the Mojave Crossing project approved in 2025. The applicant is proposing adjustments to the southeastern portion of the hotel and the amenity area. Minor parking adjustments are also proposed to accommodate these changes. No other changes to the site or the other approved buildings are proposed. The property is located at the intersection of Pioneer Road and Nighthawk Drive. The applicant is TJN Development, represented by Tucker Nipko.

Case No. 2026-PDA-007 (Staff – Dan Boles)

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Link to Presentation by Dan Boles [01:00:37](#)

Link to comment by Commission Member Fisher [01:10:40](#)

Link to public hearing [01:12:35](#)

Link to comment by John Carr [01:12:55](#)

Link to comment by Brent Erickson [01:14:43](#)

Public Hearing Closed

Link to comment by applicant Colby Anderson [01:16:49](#)

Link to discussion by Commission Members and Community Development Director Carol Winner [01:22:49](#)

Link to discussion by Commission Members [01:24:30](#)

Link to motion [01:26:00](#)

#### **MOTION:**

A motion was made by Planning Commission Member Anderson to forward a positive recommendation to the City Council for the Mohave Crossing Plan Development Amendment, as proposed, with the conditions listed in the Staff Report.

#### **SECOND:**

The motion was seconded by Planning Commission Member Fisher.

#### **VOTE:**

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

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

Planning Commission Member Taysom –aye  
Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

## **ITEM 8**

**ZONE REGULATION AMENDMENT Bare Foot Montessori Private Micro-School – PUBLIC HEARING** Consider a request to amend portions of the city zoning ordinance, Title 10, in order to amend Conditional Uses for Landmark Sites as well as other sections of Title 10 pertaining to those uses. The applicant is Bare Foot Montessori, and the representative is Ashley Phillips.  
Case No. 2025-ZRA-017 (Staff – Brenda Hatch)

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Link to Presentation by Brenda Hatch [01:27:45](#)

Link to comment by Commission Member Anderson [01:30:45](#)

Link to comment by Commission Member Casey [01:31:00](#)

Link to comment by Commission Vice Chair Chapman [01:31:55](#)

Link to comment by Commission Member Casey [01:33:25](#)

Link to comment by Community Development Director Carol Winner [01:34:04](#)

Link to comment by Deputy City Attorney Jami Bracken [01:34:55](#)

Link to continued presentation by Ms. Hatch [01:35:20](#)

Link to question by Commission Vice Chair Chapman [01:42:46](#)

Link question by Commission Member Draper [01:44:28](#)

Link to comment by Ashley Phillips [01:45:13](#)

Link to public hearing [01:45:55](#)

Public Hearing Closed

Link to discussion by Commission Members and Deputy City Attorney Bracken [01:46:15](#)

Link to motion [01:47:30](#)

### **MOTION:**

A motion was made by Planning Commission Member Draper forward a positive recommendation to City Council to approve this zone regulation amendment for Bare Foot Montessori, subject to the conditions and findings in the staff report.

### **SECOND:**

The motion was seconded by Planning Commission Member Fisher.

**VOTE:**

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

Planning Commission Chair Rogers – absent  
Planning Commission Member Anderson –aye  
Planning Commission Member Fisher – aye  
Planning Commission Member Casey – aye  
Planning Commission Member Chapman – aye  
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 March 10, 2026 meeting.

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Link to motion [01:48:16](#)

**MOTION:**

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

**SECOND:**

The motion was seconded by Planning Commission Member Fisher.

**VOTE:**

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

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

The vote was unanimous and the motion carried.

**CITY COUNCIL ITEMS:**

*There has not been a City Council meeting held since last Planning Commission meeting*

**ADJOURN:**

Link to motion: [01:50:22](#)

**MOTION:**

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

**SECOND:**

The motion was seconded by Planning Commission Member Fisher.

**VOTE:**

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

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