

**ST. GEORGE PLANNING COMMISSION MINUTES**  
**April 14, 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 Lori Chapman**  
**Planning Commission Member Nathan Fisher**  
**Planning Commission Member Kelly Casey**

**EXCUSED:**

**STAFF MEMBERS PRESENT:**

**Assistant City Attorney Kristopher Pearson**  
**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 Brandee Walker**  
**Applicant Curt Gordon**  
**Applicant Bob Hermandson**

**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: [00:00:35](#)

Link to call for disclosures [00:01:08](#)

Commission Chair Rogers recused himself on items 1,2, and 3.

**ITEM 1**

**HILLSIDE DEVELOPMENT PERMIT Trails East HS –**

Consider a request for a hillside development permit to allow disturbance of areas in the 20-30%, 30-40% and 40% and above slope areas for property generally located east of Highway 18, between approximately 3200 North and 4300 North. The applicant is Civil Science, and the representative is Brandee Walker.  
Case No. 2026-HS-002 (Staff – Dan Boles)

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Link to Presentation by Dan Boles [00:01:50](#)

Link to questions by Commission Member Chapman and discussion with Mr. Boles [00:19:58](#)

Link to comments by applicant Brandee Walker and discussion with Commission Members [00:24:13](#)

Link to motion [00:49:40](#)

**MOTION:**

A motion was made by Planning Commission Member Anderson for a positive recommendation on Item 1, the Hillside Development Permit, for Trails East, with recommendations and conditions from Staff.

**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 – recused  
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- Trails East PD-R- PUBLIC HEARING**

Consider a request to change the zoning from G&G (Gravel & Grazing) to PD-R (Planned Development Residential) on approximately 207 acres. The property is generally located east of Highway 18, between approximately 3400 North and 4200 North. The applicant is Civil Science, and the representative is Brandee Walker.

Case No. 2026-ZC-004 (Staff – Dan Boles)

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Link to Presentation by Dan Boles [00:01:50](#)

Link to public hearing [00:28:50](#)

Link to comment by Gai Bowler [00:28:50](#)

Public Hearing Closed

Link to discussion by Commission Members and Mr. Boles [00:34:38](#)

Link to comments by applicant Brandee Walker [00:38:43](#)

Link to discussion with Commission Members and Assistant Public Works Director Wes Jenkins and Mr. Boles [00:39:45](#)

Link to comments by Community Development Director Carol Winner [00:45:23](#)

Link to discussion with applicant and Commission Members [00:47:08](#)

Link to motion [00:50:17](#)

**MOTION:**

A motion was made by Planning Commission Member Anderson for a positive recommendation for Item 2, Trails East PD, with Staff's recommendations and conditions.

**SECOND:**

The motion was seconded by Planning Commission Member Draper.

**VOTE:**

Commission Vice Chair Chapman 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 – aye  
Planning Commission Member Taysom –aye  
Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

**ITEM 3**

**ZONE CHANGE- Trails East TNZ– PUBLIC HEARING**

Consider a request to change the zoning from G&G (Gravel & Grazing) to PD-TNZ (Planned Development Traditional Neighborhood Zone) on approximately 10 acres. The property is generally located east of Highway 18, between approximately 3400 North and 4200 North. The applicant is Civil Science, and the representative is Brandee Walker.  
Case No. 2026-ZC-003 (Staff – Dan Boles)

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Link to Presentation by Dan Boles [00:01:50](#)

Link to public hearing [00:48:38](#)

No Comment, Public Hearing Closed

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

**MOTION:**

A motion was made by Planning Commission Member Fisher to recommend approval to City Council, the Trails East TNZ zone change as presented, case no 2026-ZC-003, based on the findings and subject to the conditions that are presented in the staff report.

**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 – recused  
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 4**

**ZONE CHANGE- Zion Bible Church – PUBLIC HEARING**

Consider a request to change the zoning from ASBP (Airport Supporting Business Park) to C-2 (Highway Commercial) on approximately .23 acres. The property is generally located south of Flowers Way and north of Southern Parkway. The applicant is Civil Science, and the representative is Brandee Walker.

Case No. 2026-ZC-005 (Staff – Brenda Hatch)

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Link to Presentation by Brenda Hatch [00:51:50](#)

Link to public hearing [00:53:40](#)

No Comments, Public Hearing Closed

Commission Member Taysom excused himself for a phone call and did not vote on items 4 and 5.

Link to motion [00:53:55](#)

**MOTION:**

A motion was made by Planning Commission Member Draper to forward a positive recommendation to City Council for the zone change for Zion Bible Church, subject to the conditions and findings listed in the report.

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

The vote was unanimous. Motion carries.

**ITEM 5**

**ZONE CHANGE- Woodhaven Estates Amended & Extended – PUBLIC HEARING**

Consider a request to change the zoning from A-1 (Agricultural 40,000 sq. ft. minimum lots) to RE-37.5 (Residential Estates 37,500 sq. ft. minimum lots) on approximately 2.87 acres. The property is generally located on 3430 East at approximately 2300 South. The applicant is Civil Science, and the representative is Brandee Walker. Case No. 2026-ZC-006 (Staff – Brenda Hatch)

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Link to Presentation by Brenda Hatch [00:54:45](#)

Link to public hearing [00:56:20](#)

No Comments, Public Hearing Closed

Link to motion [00:56:50](#)

**MOTION:**

A motion was made by Planning Commission Member Chapman to recommend approval to City Council for zone change for item 5, Woodhaven Estates, along with any staff 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 – aye  
Planning Commission Member Chapman – aye  
Planning Commission Member Taysom –absent  
Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

**ITEM 6**

**HILLSIDE DEVELOPMENT PERMIT Rath ADA ADU**

Consider a request for a hillside development permit to adjust the designation of the ridgeline setback on parcel SG-6-3-12-4311 from "Cuesta" to "Ridgeline" to reduce the ridgeline setback from 100' to 30' for a residential ADU. The applicant is Gregory Rath.  
Case No. 2026-HS-001 (Staff – Wes Jenkins)

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Link to Presentation by Wes Jenkins [00:58:08](#)

Link to discussion with Commission Members and Mr. Jenkins [01:08:45](#)

Link to comment by Community Development Director Carol Winner and further discussion with Commission Members and Mr. Jenkins [01:15:05](#)

Link to motion [01:22:19](#)

**MOTION:**

A motion was made by Planning Commission Member Draper to follow the recommendation of the Hillside Committee and forward a positive recommendation for the request for this change from cuesta to ridgeline on that side.

**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 – nay  
Planning Commission Member Fisher – nay  
Planning Commission Member Casey – aye  
Planning Commission Member Chapman – aye  
Planning Commission Member Taysom – aye  
Planning Commission Member Draper – aye

The vote was 5-2. Motion carries.

**ITEM 7**

**PRELIMINARY PLAT Desert Corner Commercial Subdivision**

Consider a request for a preliminary plat for a 9-building commercial subdivision totaling approximately 6.62 acres. The applicant is DSG Engineering Inc., and the representative is Ken Miller.  
Case No. 2026-PP-008 (Staff – Brian Dean)

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Link to Presentation by Brian Dean [01:23:58](#)

Link to discussion by Commission Members [01:26:02](#)

Link to motion [01:26:18](#)

**MOTION:**

A motion was made by Planning Commission Member Draper to approve the plat for Desert Corner Commercial Subdivision with conditions and 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 – aye  
Planning Commission Member Chapman – aye  
Planning Commission Member Taysom –aye  
Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

**ITEM 8**

**PRELIMINARY PLAT Desert Color Commercial Phase 5**

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

Case No. 2026-PP-009 (Staff – Brenda Hatch)

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Link to Presentation by Brenda Hatch [01:26:52](#)

Link to discussion by Commission Members and applicant Bob Hermandson [01:29:17](#)

Link to motion [01:30:26](#)

**MOTION:**

A motion was made by Planning Commission Member Fisher to approve item 8, Preliminary Plat Desert Color Commercial Phase 5 and adopting the conditions and subject to the 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 – 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 24, 2026, meeting.

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Link to motion [01:31:02](#)

**MOTION:**

A motion was made by Planning Commission Member Draper to approve minutes of March 24, 2026, meeting.

**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 – aye  
Planning Commission Vice Chair Chapman –aye  
Planning Commission Member Taysom – aye  
Planning Commission Member Draper- aye

The vote was unanimous. Motion carries.

**CITY COUNCIL ITEMS:**

*Carol Winner, the Community Development Director, will report on items heard at the April 2, 2026, City Council Meeting.*

1. *White Dome Apartments*
2. *Avenidas at Hidden Valley Ph 3&4*
3. *Mojave Crossing Amendment*
4. *Dixie Dr. GPA*

Link to comments by Commission Member Draper [01:33:30](#)

Link to comments by Community Development Director Winner [01:34:37](#)

**ADJOURN:**

Link to motion: [01:37:26](#)

**MOTION:**

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

**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 –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