

ST. GEORGE PLANNING COMMISSION MINUTES
April 28, 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 Kelly Casey

EXCUSED:

Planning Commission Member Nathan Fisher

STAFF MEMBERS PRESENT:

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

OTHERS PRESENT:

Applicant Jared Madsen
Applicant Adam Allen
Applicant Mike Terry
Applicant Brandon Hall
Applicant Eric Mcfadden

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: [00:00:11](#)

Link to call for disclosures [00:00:48](#)

ITEM 1

GENERAL PLAN AMENDMENT Larson Property GPA – PUBLIC HEARING – Consider a request to amend the General Plan land use designation from LDR (Low Density Residential – up to four dwellings per acre) to COM (Commercial) on approximately 2.2 acres located west of the Tuscan Hills and Tuscan Heights development. The applicant is JTM Sky LLC and the representative is Jared Madsen. Case No. 2026-GPA-005 (Staff – Brian Dean)

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Link to Presentation by Brian Dean [00:01:10](#)

Link to public hearing [00:02:43](#)

Link to comment by Dayna Pinkston [00:03:00](#)

Link to comment by Heidi Knuth [00:04:07](#)

Public Hearing Closed

Link to comment by applicant Jared Madsen [00:05:43](#)

Link to discussion by Commission Members and Mr. Dean [00:06:07](#)

Link to comment by Community Development Director Carol Winner [00:09:04](#)

Link to motion [00:09:46](#)

MOTION:

A motion was made by Planning Commission Member Anderson to forward a positive recommendation to City Council, the Larson Property General Plan Amendment, based on the findings listed in the Staff Report.

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 – absent
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

GENERAL PLAN AMENDMENT Dixie Drive GPA- PUBLIC HEARING – Consider a request to amend the General Plan land use designation from COM (Commercial) to MHDR (Medium-High Density Residential) on approximately 6.85 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 [00:10:30](#)

Link to public hearing [00:12:30](#)

No Comments

Public Hearing Closed

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

MOTION:

A motion was made by Planning Commission Member Draper to forward a positive recommendation for the Dixie Drive General Plan Amendment based on the findings in the Staff Report.

SECOND:

The motion was seconded by Planning Commission Member Taysom.

VOTE:

Commission Chair Rogers called for a vote, as follows:

Planning Commission Chair Rogers – aye
Planning Commission Member Anderson –aye
Planning Commission Member Fisher – absent
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- Southern Hills East Areas 5-9 – PUBLIC HEARING Consider a request to amend the zoning from PD-R (Planned Development Residential) and R-1-7 (Single Family 7,000 sq ft minimum lots) to R-1 (Single Family no minimum square footage, 40-foot minimum lot width/frontage) on approximately 101.61 acres. The property is generally located north of South Desert Townhomes and the current end of Hamilton Drive. The applicant is DSG Engineering and the representative is Mike Terry. Case No. 2026-ZC-007 (Staff – Brenda Hatch)

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Link to Presentation by Brenda Hatch [00:14:05](#)

Link to discussion between Commission Members and Ms. Hatch [00:17:49](#)

Link to public hearing [00:24:34](#)

No Comments

Public Hearing Closed

Link to comment by applicant Mike Terry and discussion with Commission Members [00:25:04](#)

Link to motion [00:27:04](#)

MOTION:

A motion was made by Planning Commission Member Casey to forward a positive recommendation on Item 3, zone change for Southern Hills East, based on the staff findings listed in their report.

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 – absent
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

PLANNED DEVELOPMENT AMENDMENT Bucks Ace Sun River– PUBLIC HEARING –

Consider request for a Planned Development Amendment to the Atkinville Interchange Area Zone Plan, Planned Development Commercial (PD-C) zone. The property is generally located east of Arrowhead Canyon Drive and south of Havasu Drive, in St. George, Utah. The applicants are Sky Engineering, represented by Jared Madsen, and BH Architecture, represented by Brandon Hall. Case No. 2026-PDA-009. (Staff – Brian Dean)

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Link to comments by Community Development Director Winner [00:27:46](#)

Link to comments by applicants Buck Hurst and Clark Kelsey [00:29:16](#)

Link to comment by Commission Chair Rogers [00:34:40](#)

Link to motion [00:36:08](#)

MOTION:

A motion was made by Planning Commission Member Draper to continue this item.

SECOND:

The motion was seconded by Planning Commission Member Taysom.

VOTE:

Commission Chair Rogers called for a vote, as follows:

Planning Commission Chair Rogers – aye
Planning Commission Member Anderson –aye
Planning Commission Member Fisher – absent
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 Irvine Mixed Use Commercial – PUBLIC HEARING – Consider a request for a Planned Development Amendment to the Atkinville Interchange Area Zone Plan, Planned Development Commercial (PD-C) zone. The property is generally located east of Pioneer Road and north of Sun River Parkway, in St. George, Utah. The applicant is Premier Design and Engineering Inc, represented by Eric Mcfadden. Case No. 2026-PDA-010. (Staff – Brian Dean)

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Link to Presentation by Brian Dean [00:36:45](#)

Link to discussion between Commission Members and Mr. Dean [00:41:40](#)

Link to public hearing [00:42:15](#)

No Comments

Public Hearing Closed

Link to motion [00:42:49](#)

MOTION:

A motion was made by Planning Commission Member Draper to forward a positive recommendation on Item 5, Planned Development Amendment, for the Irvine Mixed Use Commercial, including the requirements found in Title 10 and the Atkinville Interchange Zone Plan compliance as well as the increased building height request be limited to 48 ft 6 inches, as depicted in the elevations.

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 – absent
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 6

PRELIMINARY PLAT Irvine Mixed Use Commercial – Consider a request for a preliminary plat amendment to the Sun River Commons Phase 5 plat for a mix use commercial building

totaling approximately 3.04 acres. The applicant is Premier Design and Engineering Inc, represented by Eric Mcfadden. Case No. 2026-PP-012 (Staff – Brian Dean)

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Link to Presentation by Brian Dean [00:43:55](#)

Link to discussion with Commission Members and Mr. Dean [00:44:56](#)

Link to motion [00:46:21](#)

MOTION:

A motion was made by Planning Commission Member Chapman to approve the preliminary plat for the Irvine Mixed Use Commercial, with Staff recommendations, as noted.

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 – absent
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 April 14, 2026 meeting.

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Link to motion [00:47:00](#)

MOTION:

A motion was made by Planning Commission Member Draper to approve minutes of April 14, 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 – absent
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:

No items to report. There has not been a City Council meeting since last Planning Commission Meeting.

ADJOURN:

Link to motion: [00:47:30](#)

MOTION:

A motion was made by Planning Commission Member Taysom 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 – absent
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