

ST. GEORGE PLANNING COMMISSION MINUTES
May 12, 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 Lori Chapman
Planning Commission Member Nathan Fisher

EXCUSED:

Planning Commission Member Kelly Casey
Planning Commission Member Terri Draper

STAFF MEMBERS PRESENT:

Assistant City Attorney Alicia Carlton
Community Development Director Carol Winner
Assistant Public Works Director Wes Jenkins
Planner Dan Boles
Development Office Supervisor Angie Jessop

OTHERS PRESENT:

Applicant Brandee Walker

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 Chapman.

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

Link to call for disclosures [00:00:55](#)

Commission Chair Rogers recused himself on Item 2.

ITEM 1

PLANNED DEVELOPMENT AMENDMENT Taco Bell Desert Color – PUBLIC HEARING – Consider a request to amend the Desert Color zone plan to allow the construction of a new Taco Bell restaurant on 0.75 acres. The site is located on the west of Desert Color Pkwy just south of Southern Parkway. The applicant is AWA Engineering and the representative is Rick Magness. Case No. 2026-PDA-011 (Staff – Dan Boles)

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Link to Presentation by Dan Boles [00:01:19](#)

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

Public Hearing Closed

Link to question by Commission Member Chapman [00:06:10](#)

Link to motion [00:06:50](#)

MOTION:

A motion was made by Planning Commission Member Fisher to recommend to City Council, this Taco Bell, subject to the conditions and as recommended by Staff.

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

The vote was unanimous. Motion carries.

ITEM 2

PRELIMINARY PLAT Trails East – Consider a request for a preliminary plat for seven large lots for future development and two parcels all on 332.64 acres. The applicant is Civil Science, and the representative is Brandee Walker. Case No. 2026-PP-011 (Staff – Dan Boles)

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Link to Presentation by Dan Boles [00:07:36](#)

Link to motion [00:12:40](#)

MOTION:

A motion was made by Planning Commission Member Taysom to approve The Trails East preliminary plat as recommended by Staff, based on the findings and subject to the conditions listed in the staff report in addition to the additional conditions 1, 2, and 3 as listed.

SECOND:

The motion was seconded by Planning Commission Member Anderson.

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 – absent

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

The vote was unanimous. Motion carries.

ITEM 3

PLANNING COMMISSION TRAINING – Powers & Duties

This item was postponed to a future date.

CITY COUNCIL ITEMS:

Carol Winner, the Community Development Director, will report on items heard at the May 7, 2026, City Council Meeting.

1. 2025-ZC-022 Crimson Heights Behavioral Health
2. 2025-DA-005 Crimson Heights Behavioral Health
3. 2026-ZC-003 Trails East TNZ
4. 2026-ZC-004 Trails East PD-R
5. 2026-HS-002 Trails East HS
6. 2026-ZC-005 Zion Bible Church
7. 2026-ZC-006 Woodhaven Estates Amended & Extended
8. 2026-HS-001 Rath ADA ADU
9. 2025-GPA-019 Dixie Drive GPA
10. 2025-ZRA-017 Bare Foot Montessori Private Micro-School

APPROVAL OF MINUTES:

Consider a request to approve the meeting minutes from the April 28, 2026 meeting.

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Link to motion [00:18:13](#)

MOTION:

A motion was made by Planning Commission Member Chapman to approve minutes of April 28, 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 – absent
Planning Commission Vice Chair Chapman –aye
Planning Commission Member Taysom – aye

Planning Commission Member Draper- absent

The vote was unanimous and the motion carried.

ADJOURN:

Link to motion: [00:18:39](#)

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

The vote was unanimous, and the motion carries.

/s/ **Angie Jessop**
Angie Jessop, Development Services