

ST. GEORGE PLANNING COMMISSION MINUTES
May 26, 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:

City Deputy Attorney Jami Bracken
Community Development Director Carol Winner
Assistant Public Works Director Wes Jenkins
Planner Dan Boles
Development Office Supervisor Angie Jessop

OTHERS PRESENT:

Applicant Bob Hermandson
Applicant Jared Bates
Applicant Greg Rath

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 Casey.

Link to call to order and flag salute: [00:00:11](#)

Link to call for disclosures [00:00:45](#)

Commission Member Anderson recused himself on Item #2.

ITEM 1

PLANNED DEVELOPMENT AMENDMENT Desert Color Zone Booklet Amendment #4- PUBLIC HEARING – Consider a request to amend the Desert Color Zone Plan. The proposed amendment would add “communication transmission facilities, including wireless, primary, height over 50 feet” to the list of permitted uses. This change would allow for consideration of future applications to construct a cell tower within the Desert Color development and would limit such requests to the Freedom Preparatory Academy property. The applicant is Desert Color, LLC and the representative is Bob Hermandson. Case No. 2026-PDA-012 (Staff – Dan Boles)

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Link to Presentation by Dan Boles [00:01:24](#)

Link to comment by applicant Bob Hermandson [00:08:03](#)

Link to questions by Commission Members and discussion with Mr. Hermandson [00:11:25](#)

Link to public hearing [00:26:18](#)

Link to comment by Darren West [00:26:55](#)

Link to comment by Farryn Mathie [00:30:18](#)

Link to comment by Scott Mathie [00:33:03](#)

Link to comment by Deni Larsen [00:37:08](#)

Link to comment by Zach Boyce [00:40:00](#)

Link to comment by Mariah Smart [00:41:57](#)

Link to comment by Nate Nalder [00:43:33](#)

Link to comment by Rachael Krueger [00:46:28](#)

Link to comment by Paul Naylor [00:49:18](#)

Public Hearing Closed

Link to discussion by Commission Members, Mr. Boles, and Mr. Hermandson [00:50:32](#)

Link to discussion by Commission Members and Deputy City Attorney Jami Bracken [00:55:52](#)

Link to question by Commission Member Draper and Ms. Bracken [00:58:14](#)

Link to discussion by Commission Members [00:59:38](#)

Link to question by Commission Member Chapman [01:01:55](#)

Link to motion [01:03:05](#)

MOTION:

A motion was made by Planning Commission Member Casey to forward a positive recommendation to the City Council for PD Amendment for Desert Color Zoning Booklet Amendment based on the findings in the staff 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 – nay
Planning Commission Member Anderson –aye
Planning Commission Member Fisher – aye
Planning Commission Member Casey – aye
Planning Commission Member Chapman – nay
Planning Commission Member Taysom –nay
Planning Commission Member Draper –aye

The vote was 4-3. Motion carries.

ITEM 2

ZONE CHANGE- Divario PA-2 Allora Village – PUBLIC HEARING Consider a request to change the zone from R-1-10 (Single Family Residential) to PD-R (Planned Development Residential) on approximately 42.86 acres located generally south-west of the Gap Canyon Pkwy and 1790 West intersection. The applicant is proposing 438 residential units on the property with a combination of townhomes and stacked apartments. The applicant is Rosenberg Associates, and the representative is Jared Bates. Case No. 2026-ZC-009 (Staff – Dan Boles)

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Link to Presentation by Dan Boles [01:05:44](#)

Link to discussion by Commission Members and applicant Jared Bates, Mr. Boles and Community Development Director Carol Winner [01:16:03](#)

Link to public hearing [01:21:50](#)

Public Hearing Closed

Link to discussion by Commission Members and Mr. Boles [01:22:12](#)

Link to comment by Deputy City Attorney Jami Bracken [01:24:39](#)

Link to discussion by Commission Members and Mr. Boles [01:25:02](#)

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

MOTION:

A motion was made by Planning Commission Member Draper to forward a positive recommendation to City Council for the zone change for Allora Village, as purposed, based on the findings and subject to conditions.

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 –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 3

ZONE REGULATION AMENDMENT Rath ADA ADU– PUBLIC HEARING – Consider a request to amend portions of the Ridge Line Map. The amendment would change the designation from “Cuesta” to “Ridgeline” in the location of 785 W. Sir Monte Drive to allow construction of an Accessory Dwelling Unit. The applicant is Greg Rath. Case No. 2026-ZRA-003 (Staff – Wes Jenkins)

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Link to Presentation by Wes Jenkins [01:27:27](#)

Link to discussion between Commission Members, Mr. Jenkins and Deputy City Attorney Bracken [01:27:55](#)

Link to public hearing [01:34:48](#)

Link to comment by Greg Rath [01:35:00](#)

Public Hearing Closed

Link to motion [01:37:40](#)

MOTION:

A motion was made by Planning Commission Member Draper to forward a positive recommendation to the City Council for Item #3, following the Hillside Review Boards recommendations.

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 –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.

Adjourn for short break [01:42:30](#)

ITEM 4

PLANNING COMMISSION TRAINING – POWERS & DUTIES

Link to Presentation by Deputy City Attorney Jami Bracken [00:00:05](#)

APPROVAL OF MINUTES:

Consider a request to approve the meeting minutes from the May 12, 2026 meeting.

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Link to motion [00:34:32](#)

MOTION:

A motion was made by Planning Commission Member Taysom to approve minutes of May 12, 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- absent

The vote was unanimous and the motion carried.

CITY COUNCIL ITEMS:

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

ADJOURN:

Link to motion: [00:34:50](#)

MOTION:

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

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 – absent

The vote was unanimous, and the motion carries.

/s/ Angie Jessop
Angie Jessop, Development Services