

**ST. GEORGE PLANNING COMMISSION MINUTES**  
**June 9, 2026, 5:00 P.M.**  
**CITY COUNCIL CHAMBERS**

**PRESENT:**

**Planning Commission Chair Ben Rogers**  
**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:**

**Planning Commission Member Brandon Anderson**

**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 Rick Meyer**  
**Applicant Jared Madsen**  
**Applicant Mike Terry**  
**Applicant Bryce Kelsey**

**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 Taysom.

Link to call to order and flag salute: [00:00:16](#)

Link to call for disclosures [00:00:50](#)

**ITEM 1**

**ZONE CHANGE- Dixie Downs 9 – PUBLIC HEARING**

Consider a request to change the zoning from RE-20 (Residential Estates 20,000 SF min lot size) to PD-R (Planned Development Residential) on approximately 1 acre. The property is generally located north of 1800 North and west of 2100 West. The applicant is Bush & Gudgell, Inc. and the representative is Bob Hermanson. The project will be known as Dixie Downs 9. Case No. 2026-ZC-008 (Staff – Brian Dean)

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Link to Presentation by Brian Dean [00:01:20](#)

Link to question by Commission Member Chapman [00:05:12](#)

Link to questions by Commission Member Casey and Commission Chair Rogers [00:06:15](#)

Link to public hearing [00:07:00](#)

No comments. Public Hearing Closed

Link to discussion by Commission Members [00:07:33](#)

Link to motion [00:09:42](#)

**MOTION:**

A motion was made by Planning Commission Member Fisher to recommend approval to City Council of this item, Dixie Downs 9 zone change, adopting the findings and the conditions in the staff report. And adding one additional condition, that the plan that is devised for the rolling garbage cans not include inserting them inside the garage. Also to add 50% landscaping as stated in Condition 3.

**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 –absent  
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**

**PRELIMINARY PLAT Dixie Downs 9**

Consider a request for a 1-lot preliminary plat generally located north of 1800 North and west of 2100 West. The applicant is Bush & Gudgell, Inc. and the representative is Bob Hermandson. Case No. 2026-PP-013 (Staff – Brian Dean)

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Link to Presentation by Brian Dean [00:11:20](#)

Link to motion [00:12:13](#)

**MOTION:**

A motion was made by Planning Commission Member Draper to approve the preliminary plat for this item, contingent upon the conditions that are mentioned and 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 – aye  
Planning Commission Member Anderson –absent  
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- Desert Haven – PUBLIC HEARING**

Consider a request to change the zoning from A-1 (Agricultural 40,000 sq ft lot minimum) to R-1 (Single Family no minimum square footage, 60-foot minimum lot width/frontage) on approximately 55.03 acres. The property is generally located south of the Fort Pierce Wash, along the Utah-Arizona border in the far southeastern corner of the City of St. George. The applicant is Desert Canyons Development Inc and the representative is Curt Gordon. Case No. 2026-ZC-010 (Staff – Brenda Hatch)

**\*\*THIS ITEM WAS NOT HEARD AT THIS MEETING AND RE-NOTICED AT A LATER DATE\*\***

**ITEM 4**

**ZONE CHANGE- Sullivan 2450 South Rezone– PUBLIC HEARING**

Consider a request to change the zoning from A-1 (Agriculture, one-acre minimum lot size) to RE-20 (Residential Estates, 20,000 ft<sup>2</sup> minimum lot size) on approximately 3.48 acres. The property is generally located on the north-west corner of 2450 South and 3210 East. The applicant is Bush & Gudgell and the representative is Bob Hermandson. Case No. 2026-ZC-011. (Staff – Brian Dean)

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Link to Presentation by Brian Dean [00:12:54](#)

Link to public hearing [00:14:27](#)

No comments. Public Hearing Closed

Link to motion [00:14:51](#)

**MOTION:**

A motion was made by Planning Commission Member Casey to forward a positive recommendation to the City Council for Sullivan 2450 South Rezone.

**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 –absent  
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 Angel Arch Church Addition– PUBLIC HEARING**

Consider a request for an amendment to the Sun River PD (Planned Development). The application is to allow construction of a 3,600 ft<sup>2</sup> addition to a religious facility on a 3.24-acre lot. The project is located south of Angel Arch Drive and west of Pearl Vista Drive. The applicant is Sky Engineering, and the representative is Jared Madsen. Case No. 2026-PDA-013 (Staff – Brian Dean)

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Link to Presentation by Brian Dean [00:15:34](#)

Link to question by Commissioner Casey [00:19:15](#)

Link to question by Commission Member Draper [00:19:57](#)

Link to question by Commission Member Chapman [00:20:45](#)

Link to comment by applicant Jared Madsen [00:21:14](#)

Link to public hearing [00:21:33](#)

No comments. Public Hearing Closed

Link to motion [00:22:05](#)

#### **MOTION:**

A motion was made by Planning Commission Member Chapman to forward a positive recommendation to City Council for the P.D Amendment for the Angel Arch Church Addition, based on the findings listed 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 –absent  
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 6**

### **PLANNED DEVELOPMENT AMENDMENT White Dome Plaza Commercial Center Phase 1 PDA – PUBLIC HEARING**

Consider a request for a PD amendment to the White Dome Commercial Planned Development Commercial (PD-C) zone. The site is located west of River Road on White Dome Drive and is approximately 3.29 acres. The purpose of this amendment is to approve the elevations and site plan for Phase 1 of this commercial development. The applicant is DSG Engineering, and the representative is Mike Terry. Case No. 2026-PDA-014 (Staff – Brenda Hatch)

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Link to Presentation by Brenda Hatch [00:23:00](#)

Link to question by Commission Chair Rogers [00:27:16](#)

Link to public hearing [00:27:55](#)

No comments. Public Hearing Closed

Link to motion [00:28:22](#)

#### **MOTION:**

A motion was made by Planning Commission Member Taysom to recommend approval for the P.D Amendment for the White Dome Commercial Center Phase 1, as presented, based on the findings listed 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 – aye  
Planning Commission Member Anderson –absent  
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 7**

### **PRELIMINARY PLAT White Dome Plaza Commercial Center Phase 1 PP**

Consider a request for a preliminary plat located west of River Road on White Dome Drive on approximately 3.285 acres for a 3-lot commercial subdivision. The applicant is DSG Engineering, and the representative is Mike Terry. Case No. 2026-PP-014 (Staff – Brenda Hatch)

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Link to Presentation by Brenda Hatch [00:29:22](#)

Link to motion [00:30:25](#)

#### **MOTION:**

A motion was made by Planning Commission Member Draper to approve the White Dome Commercial Center Phase 1, based on findings and the following conditions: Number 1, the applicant should provide a 15-foot MUE along with White Dome frontage. Number 2, that the applicant shall grant MUEs within all common areas. Number 3, that the applicant shall grant a cross-access easement between lots 1 and 2 on the final plat.

#### **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 –absent  
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**

### **PLANNED DEVELOPMENT AMENDMENT Riverfront Medical Center Phase 3 – PUBLIC HEARING**

Consider a request for an amendment to the Riverfront Medical Center PD-C (Planned Development Commercial) zone for construction of a 17,700 ft<sup>2</sup> medical office building. The property is located Riverside Drive on the southern portion of the existing Riverfront medical office building site. The applicant is JTM SKY, LLC and the representative is Jared Madsen. Case No. 2026-PDA-015 (Staff – Brenda Hatch)

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Link to Presentation by Brenda Hatch [00:31:27](#)

Link to public hearing [00:34:50](#)

No comments. Public Hearing Closed

Link to discussion by Commission Members [00:35:10](#)

Link to motion [00:36:13](#)

**MOTION:**

A motion was made by Planning Commission Member Fisher to recommend approval to City Council of the Planned Development Amendment for Riverfront Medical Center, Phase 3, with the condition that any signage is to meet the requirements of Title 9 and adopting the findings of staff in the 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 –absent  
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 9**

**HILLSIDE DEVELOPMENT PERMIT South Rim at Foremaster 59**

Consider a request for a hillside development permit to determine the location of the ridgeline and ridgeline setback on lot 59 of the South Rim at Foremaster subdivision in anticipation of the construction of a residential home. The applicant is Kelsey Enterprises, and the representative is Bryce Kelsey. Case No. 2026-HS-003 (Staff – Wes Jenkins)

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Link to Presentation by Wes Jenkins [00:37:05](#)

Link to discussion with Commission Members and Mr. Jenkins [00:43:38](#)

Link to comment by applicant Bryce Kelsey [00:50:22](#)

Link to further discussion with Commission Members [00:51:08](#)

Link to comment by Community Development Director Carol Winner [00:53:28](#)

Link to further discussion with Commission Members [00:54:33](#)

Link to motion [01:01:55](#)

**MOTION:**

A motion was made by Planning Commission Member Fisher to continue this Item 9, Hillside Development permit at South Rim at Foremaster 59, indefinitely to allow a field trip.

**SECOND:**

The motion was seconded by Planning Commission Member Casey.

Link to question on motion by Commission Member Chapman [01:02:19](#)

**VOTE:**

Commission Chair Rogers called for a vote, as follows:

Planning Commission Chair Rogers – aye  
Planning Commission Member Anderson –absent  
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 for continuance.

**APPROVAL OF MINUTES:**

Consider a request to approve the meeting minutes from the May 26, 2026 meeting.

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Link to motion [01:03:02](#)

**MOTION:**

A motion was made by Planning Commission Member Fisher to approve minutes of May 26, 2026 meeting.

**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 -absent  
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. The motion carries.

**CITY COUNCIL ITEMS:**

*Carol Winner, the Community Development Director, will report on items heard at the June 4, 2026, City Council Meeting.*

1. 2026-ZRA-003 Rath ADA ADU

**ADJOURN:**

Link to motion: [01:04:30](#)

**MOTION:**

A motion was made by Planning Commission Member Fisher 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 –absent  
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