

ST. GEORGE PLANNING COMMISSION MINUTES
July 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 Nathan Fisher
Planning Commission Member Kelly Casey

EXCUSED:

Planning Commission Member Terri Draper
Planning Commission Member Lori Chapman

STAFF MEMBERS PRESENT:

Assistant City Attorney Kristopher Pearson
Community Development Director Carol Winner
Engineering Manager Cathy Hasfurther
Planner Dan Boles
Planner Brian Dean
Development Office Supervisor Angie Jessop

OTHERS PRESENT:

Applicant Jared Madsen
Applicant Brandon Hall
Applicant Ryan Cain

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: [00:00:00](#)

Link to call for disclosures [00:00:36](#)

ITEM 1

PLANNED DEVELOPMENT AMENDMENT Buck's Ace Sun River – PUBLIC HEARING – Consider a request for a Planned Development Amendment to the Atkinville Interchange Area Zone Plan, Planned Development Commercial (PD-C) zone. The applicant is seeking approval of the design and site plan for a hardware store of approximately 45,686 square feet. 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. The proposed project will be known as Buck's Ace Sun River. Case No. 2026-PDA-009. (Staff –Brian Dean)

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Link to Presentation by Brian Dean [00:00:58](#)

Link to question by Commission Member Fisher [00:09:00](#)

Link to public hearing [00:10:20](#)

Public Hearing Closed

Link to discussion by Commission Members [00:10:45](#)

Link to comment by Community Development Director Carol Winner [00:13:09](#)

Link to motion [00:13:58](#)

MOTION:

A motion was made by Planning Commission Member Taysom to recommend approval to the City Council for the PD Amendment for Buck's Ace Sun River, based on the findings and conditions 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 –aye
Planning Commission Member Fisher – aye
Planning Commission Member Casey – aye
Planning Commission Member Chapman – absent
Planning Commission Member Taysom –aye
Planning Commission Member Draper –absent

The vote was unanimous. Motion carries.

ITEM 2

ZONE REGULATION AMENDMENT Detached ADU on 11,000 sf – PUBLIC HEARING – Consider a request to amend a portion of the City of St. George Code, Title 10 (Zoning Regulations), in order to modify the accessory dwelling unit standards for compliance with recent changes in the State Code. The applicant is the City of St. George, represented by Dan Boles. Case No. 2026-ZRA-006 (Staff – Dan Boles)

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Link to Presentation by Dan Boles [00:15:03](#)

Link to question by Commission Chair Rogers [00:19:06](#)

Link to question by Commission Member Anderson [00:19:40](#)

Link to public hearing [00:20:30](#)

Public Hearing Closed

Link to discussion by Commission Members and Mr. Boles [00:20:50](#)

Link to motion [00:22:48](#)

MOTION:

A motion was made by Planning Commission Member Casey to recommend approval for, Item #2, zone regulation amendment, detached ADU, with staff findings and conditions.

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

The vote was unanimous. Motion carries.

ITEM 3

ZONE REGULATION AMENDMENT Title 9 Sign Ordinance – PUBLIC HEARING

– Consider a request to portions of the St George City code, Title 9-13 as it relates to signs adjacent to residential zones. The applicant is YESCO, represented by Ryan Cain. Case No. 2025-ZRA-011 (Staff -Brian Dean

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Link to Presentation by Brian Dean [00:23:30](#)

Link to public hearing [00:29:33](#)

Public Hearing Closed

Link to discussion by Commission Members and Mr. Dean [00:29:55](#)

Link to comment by Community Development Director Carol Winner [00:39:36](#)

Link to discussion with Commission Members [00:41:27](#)

Link to comment by applicant Ryan Cain [00:42:32](#)

Link to discussion with Commission Members and Mr. Cain [00:45:00](#)

Link to further discussion by Commission Members and Mr. Dean [00:47:45](#)

Link to comment by Community Development Director Winner [00:48:30](#)

Link to discussion with Commission Members, Mr. Dean, and Ms. Winner [00:49:15](#)

Link to comment by applicant Ryan Cain and discussion with Commission Members and Mr. Dean [00:55:39](#)

Link to comment by Community Development Director Winner and discussion with Commission Members and Mr. Cain [01:02:06](#)

Link to motion [01:15:58](#)

MOTION:

A motion was made by Planning Commission Member Casey to recommend approval to the City Council for the changes to Title 9-13-2 and 9-13-4, as proposed by staff, and containing any exhibits A & B, case number 2025-ZRA-011, based on the findings listed in the staff report.

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

The vote was 3-2

Link to discussion on motion [01:16:52](#)

Meeting paused due to power outage.

Link to continued discussion [00:00:00](#) 2nd Recording

Following discussion, it was determined that the motion failed.

APPROVAL OF MINUTES:

Consider a request to approve the meeting minutes from the July 14, 2026 meeting.

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Link to motion [00:07:43](#)

MOTION:

A motion was made by Planning Commission Member Fisher to approve minutes of July 14, 2026 meeting.

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

The vote was unanimous and the motion carried.

CITY COUNCIL ITEMS:

Carol Winner, the Community Development Director, will report on items heard at the July 16, 2026, City Council Meeting.

1. 2026-PDA-016 McDonalds Desert Color

ADJOURN:

Link to motion: [00:08:43](#)

MOTION:

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

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 –absent
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