

ST. GEORGE PLANNING COMMISSION MINUTES
August 11, 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:

Assistant City Attorney Daniel Baldwin
Community Development Director Carol Winner
Assistant Public Works Director Wes Jenkins
Planner Brenda Hatch
Planner Dan Boles
Planner Brian Dean
Planner Lonnie Olson
Development Office Supervisor Angie Jessop

OTHERS PRESENT:

Applicant Wendi Bulkley
Applicant Rick Schofield
Applicant Jared Bates
Applicant Ryan Cain
Applicant Ashley Phillips
Applicant Mike Terry
Applicant Jared Madsen

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 Fisher.

Link to call to order and flag salute: [00:01:30](#)

Link to call for disclosures [00:02:09](#)

Commission Chair Rogers and Commissioner Anderson both recused themselves on Item #2.

ITEM 1

GENERAL PLAN AMENDMENT Utah Tech Foremaster Ridge – PUBLIC HEARING

Consider a request to amend the General Plan land use designation from LDR (Low Density Residential), COM (Commercial), and OS (Open Space) to COM (Commercial) and OS (Open Space) on approximately 14.40 acres generally located between 800

and 900 South and between 1450 East and Foremaster Drive. The applicant is Utah Tech University Foundation and the representative is Wendi Bulkley.
Case No. 2026-GPA-010 (Staff – Brenda Hatch)

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Link to Presentation by Brenda Hatch [00:02:49](#)

Link to discussion between Commission members and Ms. Hatch [00:05:00](#)

Link to public hearing [00:05:42](#)

Link to comment by Betty Kinkade [00:06:15](#)

Link to comment by Rebecca Yerkes [00:09:13](#)

Link to comment by Donna Colson [00:12:55](#)

Link to comment by Shawn Guzman [00:15:46](#)

Link to comment by Greg McFarlane [00:18:37](#)

Link to comment by Matt Ekins [00:21:26](#)

Link to comment by Meena Iyer [00:24:57](#)

Link to comment by Steve Gibson [00:28:28](#)

Link to comment by Mike Welker [00:30:20](#)

Link to comment by Steve Jennings [00:33:39](#)

Link to comment by Sydney Applegate [00:35:30](#)

Link to comment by Ronaldo Rodriguez [00:36:19](#)

Link to comment by Rulon Jones [00:39:55](#)

Link to comment by Jim Hefty [00:41:43](#)

Link to comment by Brett Applegate [00:44:19](#)

Link to comment by Katherine Leydsman [00:46:06](#)

Link to comment by Jonnie Hefty [00:47:31](#)

Link to comment by Tony Allen [00:48:28](#)

Link to comment by Ryan Keller [00:51:43](#)

Link to comment by Dana Oaks [00:53:30](#)

Public Hearing Closed

Link to comment by applicant Wendi Bulkley [00:56:25](#)

Link to comment by applicant Rick Schofield [00:56:49](#)

Link to discussion by Commission Members and Mr. Schofield, Ms. Bulkley, and Ms. Hatch [01:08:38](#)

Link to comment by Community Development Director Carol Winner [01:16:13](#)

Link to question by Commission Member Casey and discussion with Ms. Hatch [01:17:33](#)

Link to comment by Director Winner and discussion [01:20:20](#)

Link to discussion with Commission Members and Ms. Hatch [01:21:35](#)

Link to discussion between Commission Members [01:23:55](#)

Link to motion [01:38:07](#)

MOTION:

A motion was made by Planning Commission Member Fisher to recommend approval to the City Council this item #1, General Plan Amendment, Open Space and Commercial as presented, adopting the staff's findings and comments.

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 – nay
Planning Commission Member Taysom –nay
Planning Commission Member Draper –aye

The vote was 5-2. Motion carries.

ITEM 2

PLANNED DEVELOPMENT AMENDMENT Pioneer Office Building – 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 an office and commercial building of approximately 32,658 square feet. The property is generally located east of Pioneer Road and north of Sun River Parkway. The applicant is Rosenberg Associates, and the representative is Jared Bates. Case No. 2026-PDA-017 (Staff – Brian Dean)

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Commission Member Chair Rogers and Commission Member Anderson recused themselves on this item.

Link to Presentation by Brian Dean [01:40:34](#)

Link to public hearing [01:44:16](#)

Public Hearing Closed

Link to discussion by Commission Members [01:44:55](#)

Link to motion [01:45:16](#)

MOTION:

A motion was made by Planning Commission Member Draper to forward a positive recommendation to City Council for this PD Amendment for the Pioneer Office Building, subject to the findings on the staff report.

SECOND:

The motion was seconded by Planning Commission Member Fisher.

VOTE:

Commission Vice Chair Chapman called for a vote, as follows:

Planning Commission Chair Rogers – recused
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 Title 9 Sign Ordinance – PUBLIC HEARING

Consider a request to amend portions of the St George City code, Title 9-13 as it relates to signs adjacent to residential zones. The applicant is YESCO and the representative is Ryan Cain.

Case No. 2026-ZRA-011 (Staff – Brian Dean)

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Link to Presentation by Brian Dean [01:46:18](#)

Link to question by Commission Member Chapman and discussion with Mr. Dean [02:00:34](#)

Link to comment by Community Development Director Carol Winner [02:04:37](#)

Link to comment by Commission Member Fisher [02:05:25](#)

Link to comment by Mr. Dean and discussion with Commission Members [02:07:55](#)

Link to comment by Assistant City Attorney Daniel Baldwin [02:09:45](#)

Link to public hearing [02:10:18](#)

Public Hearing Closed

Link to discussion by Commission members [02:10:40](#)

Link to motion [02:11:31](#)

MOTION:

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

ZONE REGULATION AMENDMENT Live Work Unit – 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 Downtown Live-Work Units Specific Standards (Title 10-17A-21).

Case No. 2026-ZRA-007 (Staff – Dan Boles)

****THIS ITEM WAS NOT HEARD AT THIS MEETING ****

ITEM 5

CONDITIONAL USE PERMIT Barefoot Montessori

Consider a conditional use permit for a private school serving students through grade eight (8) located in a designated landmark site located in a residential zone. The applicant is Bare Foot Montessori, and the representative is Ashley Phillips.

Case No. 2026-CUP-003 (Staff – Brenda Hatch)

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Link to Presentation by Brenda Hatch [02:12:20](#)

Link to discussion by Commission Members [02:16:46](#)

Link to motion [02:18:35](#)

MOTION:

A motion was made by Planning Commission Member Anderson to forward a positive recommendation to the City Council for the Conditional Use Permit for Bare Foot Montessori, case number 2026-CUP-003, with staff's report and the conditions as noted.

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 – 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

PRELIMINARY PLAT Rolling Desert

Consider a request for a preliminary plat for an 183-lot residential subdivision in the White Hills development area. The applicant is DSG Engineering, and the representative is Mike Terry.

Case No. 2026-PP-016 (Staff – Dan Boles)

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Link to Presentation by Dan Boles [02:19:25](#)

Link to motion [02:23:06](#)

MOTION:

A motion was made by Planning Commission Member Draper to approve the

plat for Rolling Desert phases 1-6, subject to the conditions and findings in the 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 – aye
Planning Commission Member Taysom –aye
Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

ITEM 7

PRELIMINARY PLAT Cove Valley Phase 4-6

Consider a request for a 98-lot residential preliminary plat called Cove Valley Phases 4-6. The applicant is DSG Engineering, and the representative is Mike Terry.

Case No. 2026-PP-005 (Staff – Brenda Hatch)

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Link to Presentation by Brenda Hatch [02:23:37](#)

Link to motion [02:26:00](#)

MOTION:

A motion was made by Planning Commission Member Anderson to approve the Cove Valley Phase 4-6 preliminary plat, case number 2026-PP-005, with staff's 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 –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 –aye

The vote was unanimous. Motion carries.

ITEM 8

PRELIMINARY PLAT Tower Estates

Consider a request for a preliminary plat for a 7-lot residential subdivision at 2450 South and 3210 East. The applicant is Bush & Gudgell Inc., and the representative is Bob Hermandson.

Case No. 2026-PP-017 (Staff – Dan Boles)

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Link to Presentation by Dan Boles [02:26:50](#)

Link to comment by applicant Rick Meyer [02:28:55](#)

Link to motion [02:29:25](#)

MOTION:

A motion was made by Planning Commission Member Fisher to approve the preliminary plat for Tower Estates, 7-lot residential subdivision, adopting findings and recommendations of 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 – aye
Planning Commission Member Chapman – aye
Planning Commission Member Taysom –aye
Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

ITEM 9

PRELIMINARY PLAT Two Peaks

Consider a request for a 2-lot residential subdivision in the downtown area. The applicant is Sky Engineering, and the representative is Jared Madsen.

Case No. 2026-PP-018 (Staff – Dan Boles)

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Link to Presentation by Dan Boles [02:30:05](#)

Link to motion [02:32:33](#)

MOTION:

A motion was made by Planning Commission Member Draper to approve this preliminary plat for Two Peaks, subject to findings in the staff report and the conditions.

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 – 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 July 28, 2026 meeting.

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Link to motion [02:33:18](#)

MOTION:

A motion was made by Planning Commission Member Draper to approve minutes of July 28, 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- aye

The vote was unanimous and the motion carried.

CITY COUNCIL ITEMS:

Carol Winner, the Community Development Director, will report on items heard at the August 6, 2026, City Council Meeting.

1. 2026-ZC-012 Desert Sky
2. 2026-GPA-007 Old Farm GPA 2026
3. 2026-GPA-009 2450 S GPA Sullivan Commercial

4. 2026-ZRA-002 10-18-1 Fence Setbacks
5. 2026-ZRA-005 Pioneer Rd ZRA
6. 2026-DA-001 Desert Canyons Amendment to allow R-1
7. 2026-CUP-004 UCCU St George Place
8. 2026-CUP-002 Desert Corner

ADJOURN:

Link to motion: [02:36:55](#)

MOTION:

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

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 –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