

ST. GEORGE PLANNING COMMISSION MINUTES
August 25, 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 Alicia Carlton
Community Development Director Carol Winner
Assistant Public Works Director Wes Jenkins
Planner Dan Boles
Planner Brian Dean
Planner Lonnie Olson
Development Office Supervisor Angie Jessop

OTHERS PRESENT:

Applicant Curt Gordon

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: [00:00:22](#)

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

Commission Chair Rogers recused himself on Item #2.

ITEM 1

ZONE CHANGE- Horizon Ridge – PUBLIC HEARING Consider a request to change the zoning from R-1-8 (Single-Family Residential, 8,000 ft² minimum lot size) and R-1-10 (Single-Family Residential, 10,000 ft² minimum lot size) to R-1 (Single Family Residential, no minimum lot size) on approximately 35.76 acres. The property is generally located north of the Dixie Intermediate School and south of Province Way. The applicant is American Consulting & Engineering, and the representative is Austin Chappell.
Case No. 2026-ZC-014 (Staff – Lonnie Olson)

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Link to Presentation by Lonnie Olson [00:01:13](#)

Link to question by Commission Chapman and discussion with Mr. Olson [00:03:14](#)

Link to comment by Community Development Director Carol Winner and discussion with Commission members [00:04:34](#)

Link to public hearing [00:07:03](#)

Link to comment by Joel Alberts [00:07:45](#)

Public Hearing Closed

Link to discussion by Commission Members and Ms. Winner [00:08:18](#)

Link to motion [00:09:29](#)

MOTION:

A motion was made by Planning Commission Member Casey to forward a positive recommendation to City Council for the zone change for Horizon Ride, 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 –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 2

CONDITIONAL USE PERMIT Flightline RV Storage – Consider a request for a conditional use permit for a development with an aggregate ground floor footprint square footage of 20,000 square feet or more. The applicant is Desert Canyon Development Inc., and the representative is Curt Gordon.
Case No. 2026-CUP-005 (Staff – Brian Dean)

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Commission Chair Rogers recused himself on this item.

Link to Presentation by Brian Dean [00:10:25](#)

Link to question by Commission Member Fisher [00:16:58](#)

Link to question by Commission Vice Chair Chapman [00:17:20](#)

Link to motion [00:18:10](#)

MOTION:

A motion was made by Planning Commission Member Draper to forward a positive recommendation to City Council for the Conditional Use Permit for Flightline RV Storage, based on the findings listed in the staff report.

SECOND:

The motion was seconded by Planning Commission Member Taysom.

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 – 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 August 11, 2026 meeting.

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Link to motion [00:19:19](#)

MOTION:

A motion was made by Planning Commission Member Draper to approve minutes of August 11, 2026 meeting.

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 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 20, 2026, City Council Meeting.

1. 2026-PDA-009 Bucks Ace Sun River
2. 2026-ZRA-006 Detached ADU on 11,000 sf
3. 2026-CUP-003 Barefoot Montessori

ADJOURN:

Link to motion: [00:21:38](#)

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 –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