

ST. GEORGE PLANNING COMMISSION MINUTES
September 8, 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 Kristopher Pearson
Assistant Public Works Director Wes Jenkins
Planner Dan Boles
Planner Lonnie Olson
Development Office Supervisor Angie Jessop

OTHERS PRESENT:

Applicant Jared White
Applicant Rick Salisbury
Applicant James Sullivan

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 Draper.

Link to call to order and flag salute: [00:00:06](#)

Link to call for disclosures [00:00:32](#)

ITEM 1

CONDITIONAL USE PERMIT Anthemnet/VZW White Dome –
Consider removal of a condition placed on a conditional use permit for a 100 ft. cell tower approved 01/15/2026. The applicant is Powder River, and the representative is Jared White. Case No. 2026-CUP-006 (Staff – Dan Boles)

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Link to Presentation by Dan Boles [00:00:51](#)

Link to question by Commission Member Chapman [00:04:15](#)

Link to comment by applicant Jared White [00:04:57](#)

Link to discussion by Commission Members and Mr. Boles [00:06:40](#)

Link to comment by Mr. White [00:09:10](#)

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

MOTION:

A motion was made by Planning Commission Member Anderson to forward a positive recommendation for the cell tower in White Dome with staff recommendations and conditions, including compliance with all FAA 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 – aye
Planning Commission Member Taysom –aye
Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

ITEM 2

ZONE CHANGE- Strap Tank Restaurant & Brewery – PUBLIC HEARING
Consider a request to change the City Zoning Map from C- 3 (General Commercial) to PD-C (Planned Development Commercial) with a proposed use list on approximately 1.68 acres. The applicant is Strap Tank Brewery St George LLC, and the representative is Chris Salisbury. Case No. 2026-ZC-015 (Staff – Lonnie Olson)

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Link to Presentation by Lonnie Olson [00:11:15](#)

Link to question by Commission Member Fisher [00:13:10](#)

Link to public hearing [00:13:36](#)

No comments.

Public Hearing Closed

Link to discussion by Commission Members [00:13:58](#)

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

MOTION:

A motion was made by Planning Commission Member Casey to forward a positive recommendation to City Council for the zone change for Strap Tank Restaurant and Brewery, based on the findings in the staff report and the bar establishment shall comply with all City of St George and State of Utah requirements for liquor license and operating a bar establishment.

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 3

ZONE CHANGE- Sullivan Commercial Parcel – PUBLIC HEARING

Consider a request to change the City Zoning Map from A-1 (Agriculture, one-acre minimum lot size) to PD-C (Planned Development Commercial) on approximately 8.48 acres. The property is generally located north of 2450 South and west of 3210 East. The request is for the Planned Development Initial Zone Change only. The applicant is Bush & Gudgell, Inc. and the representative is Bob Hermandson. Case No. 2026-ZC-016 (Staff – Dan Boles)

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

Link to question by Commission Member Draper and discussion with Mr. Boles [00:17:50](#)

Link to question by Commission Member Chapman and discussion with Mr. Boles [00:18:57](#)

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

No comments.

Public Hearing Closed

Link to discussion by Commission Members [00:20:52](#)

Link to comment by applicant/property owner James Sullivan and discussion with

Commission Members [00:21:12](#)

Link to motion [00:22:38](#)

MOTION:

A motion was made by Planning Commission Member Draper to forward a positive recommendation to City Council for the zone change for Sullivan Commercial, 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 – 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 August 25, 2026 meeting.

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Link to motion [00:23:15](#)

MOTION:

A motion was made by Planning Commission Member Draper to approve minutes of August 25, 2026 meeting.

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 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:

Dan Boles, Senior Planner, will report on items heard at the September 3, 2026, City Council Meeting.

- 1. 2026-GPA-010 Utah Tech Foremaster Ridge (withdrawn)*
- 2. 2026-PDA-017 Pioneer Office Building*
- 3. 2025-ZRA-011 Title 9 Sign Ordinance*
- 4. 2026-CUP-005 Flightline RV Storage*

ADJOURN:

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

MOTION:

A motion was made by Planning Commission Member Chapman 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 –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