

ST. GEORGE PLANNING COMMISSION MINUTES
September 22, 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 (absent items 4 & 5)
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
Public Works Engineering Manager Director Cathy Hasfurther
Planner Lonnie Olson
Planner Dan Boles
Planner Brian Dean
Development Office Supervisor Angie Jessop

OTHERS PRESENT:

Applicant Logan Blake
Applicant Stacy Young
Applicant Zack Graham
Applicant Greg Goffin
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 Chapman.

Link to call to order and flag salute: [00:00:07](#)

Link to call for disclosures [00:00:40](#)

ITEM 1

PLANNED DEVELOPMENT AMENDMENT Ledges St George – PUBLIC HEARING

Consider a request to amend the Ledges of St. George zone plan. This PD amendment would reallocate the unit counts within areas of the project and the total unit count for the planned development would remain the same on 1,108 acres. The site is located on the west and east side of Highway 18. The applicant is DSG Engineering, and the representative is Logan Blake. The project will be known as Ledges St George. Case No. 2026-PDA-019 (Staff – Lonnie Olson)

[Agenda Packet \[Page 3\]](#)

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

Link to public hearing [00:05:54](#)

Link to comment by Matt Ence [00:06:11](#)

Link to comment by Lynn Howell [00:10:42](#)

Link to comment by Russell John Mauer [00:12:06](#)

Link to comment by Dan Brown [00:13:47](#)

Link to comment by Tim Reed [00:14:40](#)

Public Hearing Closed

Link to comment by applicant Stacy Young [00:16:18](#)

Link to question by Commission Member Draper for Mr. Young [00:18:25](#)

Link to discussion by Commission Members [00:19:25](#)

Link to question by Commission Chair Rogers and discussion with Mr. Olson
[00:22:32](#)

Link to motion [00:23:26](#)

MOTION:

A motion was made by Planning Commission Member Fisher to recommend approval to City Council, this Planned Development Amendment for the Ledges, based on the findings in the staff report.

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 2

PLANNED DEVELOPMENT AMENDMENT Les Schwab Tire Center – PUBLIC HEARING

Consider a request to amend the Lin's Market River Road PD-C (Planned Development Commercial) zone to allow construction of an 8,208 ft² Les Schwab Tire Shop which is an allowed use in the zone. The property is located north of the intersection of River Road and Quarry Ridge Drive. The applicant is Graham Engineering, and the representative is Zack Graham. The project will be known as Les Schwab Tire Center. Case No. 2026-PDA-018 (Staff – Dan Boles)

[Agenda Packet \[Page 30\]](#)

Link to Presentation by Dan Boles [00:24:38](#)

Link to clarification by Mr. Boles and Assistant City Attorney Daniel Baldwin with Commission Members [00:32:16](#)

Link to question by Commission Member Chapman and discussion with Mr. Boles [00:35:29](#)

Link to public hearing [00:36:40](#)

Link to comment by Dennis Gray [00:36:50](#)
Exhibit A (see below)

Link to comment by Rick Meyer [00:41:26](#)

Public Hearing Closed

Link to comment by applicant Zack Graham [00:42:08](#)

Link to question by Commission Chair Rogers and discussion with Mr. Graham [00:44:20](#)

Link to question by Commission Member Fisher and discussion with Mr. Graham [00:45:35](#)
Exhibit B (see below)

Link to question by Commission Member Draper and discussion with Mr. Graham [00:48:10](#)

Link to discussion by Commission Members [00:50:55](#)

Link to motion [00:51:24](#)

MOTION:

A motion was made by Planning Commission Member Draper to continue this item.

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.

Link to comment by Commission Member Fisher [00:51:45](#)

ITEM 3**PLANNED DEVELOPMENT AMENDMENT Plastics Clinic – PUBLIC HEARING**

Consider a request to amend the Fields at Mall Drive Phase 2, Planned Development Commercial (PD-C) zone. The applicant is seeking approval of the design and site plan for a professional and medical office building of approximately 45,000 square feet. The property is generally located north of Mall Drive and west of 2780 E, in St. George, Utah. The applicant is The Plastics Clinic, and the representative is Greg Goffin. The proposed project will be known as The Plastics Clinic.
Case No. 2026-PDA-021. (Staff – Brian Dean)

[Agenda Packet \[Page 64\]](#)

Link to Presentation by Brian Dean [00:52:14](#)

Link to public hearing [00:58:06](#)

Link to comment by Paul Broadhead [00:58:23](#)

Public Hearing Closed

Link to comment by applicant Gregg Goffin [01:02:56](#)

Link to question by Commission Member Draper for Mr. Goffin [01:03:03](#)

Link to comment by City Engineer Cathy Hasfurther and discussion with Commission Members [01:04:00](#)

Link to question by Commission Member Fisher for Mr. Dean and Ms. Hasfurther [01:07:36](#)

Link to question by Commission Member Chapman and Commission Member Casey for Ms. Hasfurther [01:09:48](#)

Link to question by Commission Member Fisher and discussion with Ms. Hasfurther [01:13:33](#)

Link to discussion by Commission Members [01:14:30](#)

Link to discussion by Commission Members and Mr. Dean [01:19:30](#)

Link to comment by Ms. Hasfurther and discussion with Commission Members
[01:22:31](#)

Exhibit C (see below)

Link to motion [01:28:54](#)

MOTION:

A motion was made by Planning Commission Member Draper to forward a positive recommendation to the City Council for this item, with concerns about whether there is any way to make the traffic better, that better minds than our, go for it. Including the findings and conditions presented.

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 4

PLANNED DEVELOPMENT AMENDMENT Rusty Cliffs South – PUBLIC HEARING

Consider a request to amend the approved zone plan for the Rusty Cliff South development. The change would reduce the number of homes from 380 to 294, along with a few other minor updates. The overall layout stays mostly the same, with a focus on single-family homes and affects the entire 49-acres. The property is located on the east side of Highway 18, between 4100 North and 4400 North. The applicant is DSG Engineering, and the representatives are Logan Blake and Stacy Young.
Case No. 2026-PDA-020 (Staff – Dan Boles)

[Agenda Packet \[Page 97\]](#)

Link to Presentation by Dan Boles [01:30:00](#)

Link to public hearing [01:37:00](#)

Link to comment by Gai Bowler Cannon [01:37:16](#)

Public Hearing Closed

Link to comment by applicant Stacy Young [01:39:22](#)

Link to discussion by Commission Members [01:42:24](#)

Link to motion [01:43:00](#)

MOTION:

A motion was made by Planning Commission Member Fisher to recommend approval to City Council, this Planned Development Amendment for Rusty Cliffs, adopting the findings and recommendations and conditions in staff report.

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 –absent

The vote was unanimous. Motion carries.

ITEM 5

PRELIMINARY PLAT Desert Sky Phase 1

Consider a request for a 70-lot preliminary plat for a residential subdivision in the Desert Canyons development area. The applicant is DSG Engineering, and the representative is Ken Miller.

Case No. 2026-PP-019(Staff – Brian Dean)

[Agenda Packet \[Page 148\]](#)

Link to Presentation by Brian Dean [01:43:38](#)

Link to question by Commission Member Fisher for Mr. Dean [01:46:03](#)

Link to comment by applicant Curt Gordon [01:46:55](#)

Link to motion [01:47:42](#)

MOTION:

A motion was made by Planning Commission Member Chapman to approve the Desert Sky Phase 1-3 Preliminary Plat request, based on the findings and on the conditions noted 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 –absent

The vote was unanimous. Motion carries.

APPROVAL OF MINUTES:

Consider a request to approve the meeting minutes from the September 8, 2026, meeting.

[Agenda Packet \[Page 162\]](#)

Link to motion [01:48:20](#)

MOTION:

A motion was made by Planning Commission Member Fisher to approve minutes of September 8, 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 -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- absent

The vote was unanimous and the motion carried.

CITY COUNCIL ITEMS:

There has not been a City Council Meeting held since last Planning Commission meeting.

ADJOURN:

Link to motion: [01:48:47](#)

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 –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 – absent

The vote was unanimous, and the motion carries.

/s/ **Angie Jessop**
Angie Jessop, Development Services

Exhibit A



Exhibit B



EXTERIOR PERSPECTIVE - MASONRY - B

PROTO SET 2026 Q1 | LES SCHWAB TIRE CENTER - CIT
Desig
6 BAY SMALL SHOWROOM PROTOTY







doi:10.1371/journal.pone.0240460.g001

