

**NOTICE OF MEETING
PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH**

Public Notice

Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold a Planning Commission meeting in the City Council Chambers, 175 East 200 North, St George, Utah, on Tuesday, March 11, 2025, commencing at 5:00 p.m.

The agenda for the meeting is as follows:

Call to Order

Flag Salute

Call for disclosure of conflicts of interest

1. **Chandler Heights – PUBLIC HEARING** – Consider a request to amend the City Zoning Map by changing the zone on the property from R-1-10 (single-family, 10,000 ft² minimum lot size) to PD-R (Planned Development Residential) on approximately 9.49 acres located on the east side of River Road across from Fort Pierce Drive (approximately 1950 South). The applicant is proposing 30 units on the property and the layout would leave the existing hill in place. The proposal would include single family, duplex and four-plex homes. The applicant is Bush & Gudgell, Inc. and the representative is Bob Hermandson. Case No. 2024-ZC-008 (Staff – Dan Boles)
2. **Chandler Heights** – Consider a request for Preliminary Plat for a 30 unit, single-family, duplex and four-plex townhome subdivision to accompany a zone change and hillside permit on the same property. The applicant is Bush & Gudgell, Inc. and the representative is Bob Hermandson. Case No. 2024-PP-023 (Staff – Dan Boles)
3. **Chandler Heights** – Consider a request for a Hillside Development Permit to allow disturbance of areas in the 20-30%, 30-40% and 40% and above slope areas. This application is a required in order to develop the property into single family homes. The applicant is Bush & Gudgell, Inc. and the representative is Bob Hermandson. Case No. 2024-HS-012 (Staff – Dan Boles)
4. **Encompass Health – PUBLIC HEARING** – Consider a request to amend the Atkinville Interchange Area Zone Plan Commercial PD-C and request approval for the design and site plan for an inpatient rehabilitation hospital of approximately 60,263 square feet on a 5.83 acre property, and add “medical/hospital” as an approved use in the Community Commercial zone in the Atkinville Plan. The project is located between Pioneer Road and Sand Piper Drive, approximately 500 feet south of Nighthawk Drive. The applicant is Rosenberg Associates and the representative is Jason Ward. Case No. 2025-PDA-008 (Staff – Brett Hamilton)
5. **Encompass Health** - Consider a request for a preliminary plat for a two (2) lot commercial subdivision totaling approximately 10.88 acres in the Atkinville Interchange Area Zone Plan Commercial PD-C. The project site is located between Pioneer Road and Sand Piper Drive, approximately 500 feet south of Nighthawk Drive and approximately 300 feet north of Bluegrass Way. The applicant is Rosenberg Associates, and the representative is Jason Ward. Case No. 2025-PP-006 (Staff – Brett Hamilton)
6. **Hillside Tennis Court** – Consider a request for a Hillside Development Permit to allow disturbance of slopes exceeding 20%, and to determine whether those slopes are natural or manmade. The project site is approximately 0.40 acres and is located at the northwest corner of 800 south and 200 west. The applicant

is Brown Consulting Engineers and the representatives are Travis Fewkes and Steve Kamlowsky. Case No. 2025-HS-002 (Staff – Brett Hamilton)

7. **Minutes** – Consider a request to approve the meeting minutes from the February 25, 2025, meeting.

8. **City Council Items**

Carol Winner, the Community Development Director, will report on items heard at the March 6, 2025, City Council Meeting.

1. 2025-PDA-009 Mojave Crossing
2. 2025-ZC-004 Grata Holdings, LLC
3. 2025-HS-003 Wilson Foremaster 123
4. 2025-GPA-005 Moderate Income Housing Amendment



Angie Jessop – Development Services

03/07/2025

Date

REASONABLE ACCOMMODATION: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs.