

**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, June 10, 2025, commencing at 5:00 p.m.

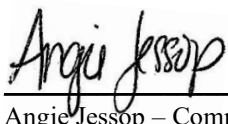
The agenda for the meeting is as follows:

Call to Order

Flag Salute

Call for disclosure of conflicts of interest

1. **ZONE CHANGE- District at Old Farm – PUBLIC HEARING** Consider a request to change the zoning from A-20 (Agriculture, 20-acre minimum lot size) to PD-C (Planned Development Commercial) on approximately 17.93 acres. The applicant is Bill Cox and the representative is Bob Hermandson. The project will be known as District at Old Farm. Case No. 2024-ZC-010 (Staff – Dan Boles)
2. **ZONE CHANGE- Meadows at Old Farm – PUBLIC HEARING** Consider a request to change the zoning from A-20 (Agriculture, 20-acre minimum lot size) to R-1-8 (Single-Family Residential, 8,000 ft<sup>2</sup> minimum lot size) on approximately 14.32 acres. The applicant is Bill Cox and the representative is Bob Hermandson. The project will be known as Meadows at Old Farm. Case No. 2025-ZC-012 (Staff – Dan Boles)
3. **ZONE CHANGE- Old Farm R-1-10 (Village at Old Farm) – PUBLIC HEARING** Consider a request to change the zoning from A-20 (Agriculture, 20-acre minimum lot size) to R-1-10 (Single-Family Residential, 10,000 ft<sup>2</sup> minimum lot size) on approximately 70.4 acres. The applicant is Bill Cox and the representative is Bob Hermandson. The project will be known as Old Farm R-1-10. Case No. 2025-ZC-011 (Staff – Dan Boles)
4. **HILLSIDE DEVELOPMENT PERMIT Foremaster Ridge Lot 64** – Consider a request for a hillside development permit to determine the location of the ridgeline and ridgeline setback on Lot 64 of the Foremaster Ridge subdivision, in anticipation of the construction of a residential home. The applicant is Porter Custom Homes and the representative is Tad Porter. The project will be known as Foremaster Ridge Lot 64. Case No. 2025-HS-006 (Staff – Dan Boles)
5. **PRELIMINARY PLAT Jasmine Fields Subdivision** – Consider a request for a 13-lot preliminary plat located at approximately 1800 South and 3000 East on approximately 9.49 acres. The applicant is David Nasal. The project will be known as Jasmine Fields Subdivision. Case No. 2025-PP-021 (Staff – Dan Boles)
6. **MINUTES-** Consider a request to approve the meeting minutes from the May 27, 2025, meeting.
7. **CITY COUNCIL ITEMS**  
*Carol Winner, the Community Development Director, will report on items heard at the June 5, 2025, City Council Meeting.*
  1. 2025-PDA-016 Chase Bank Sun River



Angie Jessop – Community Development Office Supervisor

06/06/2025

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.