

**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:

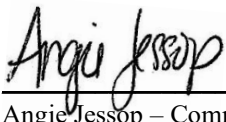
Call to Order

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 Hermanson. 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 ft² minimum lot size) on approximately 14.32 acres. The applicant is Bill Cox and the representative is Bob Hermanson. 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 ft² minimum lot size) on approximately 70.4 acres. The applicant is Bill Cox and the representative is Bob Hermanson. 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

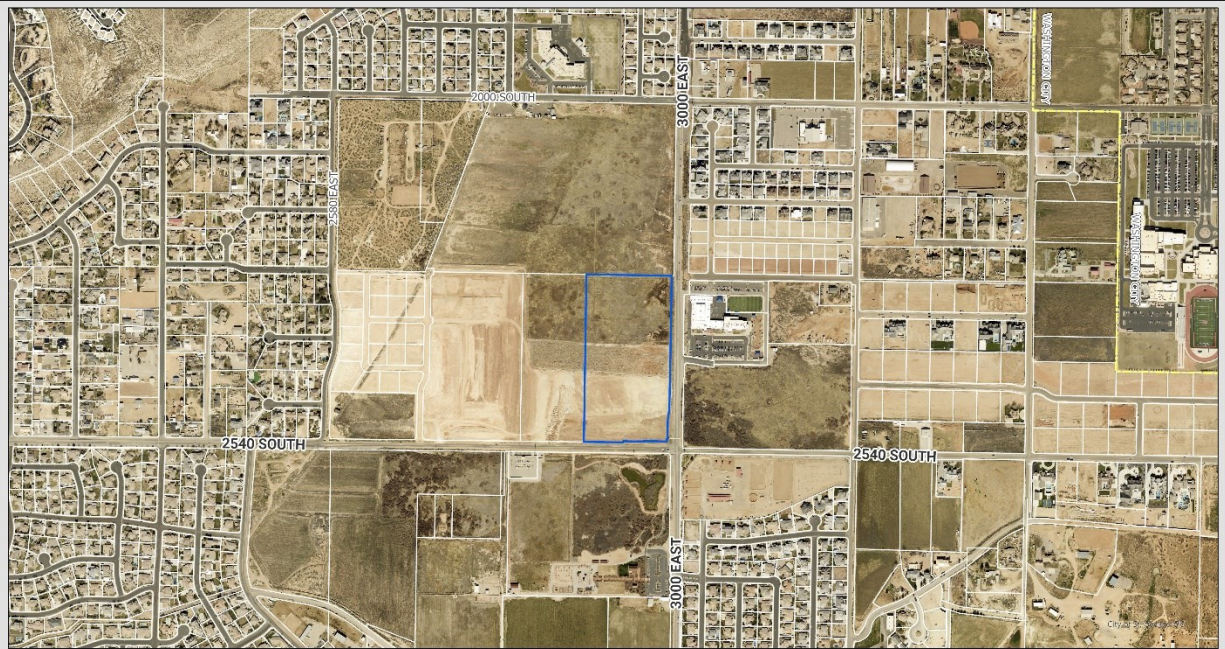
06/06/2025

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.

PLANNING COMMISSION AGENDA REPORT: 06/10/2025

District at Old Farm Zone Change Zone Change (Case No. 2024-ZC-010)		
Request:	Consider a request to change the City Zoning Map from A-20 (Agriculture, 20 acre minimum lot size) to PD-C (Planned Development Commercial) with a proposed use list on approximately 17.93 acres.	
Applicant:	Bill Cox	
Representative:	Bob Hermandson	
Location:	North-West corner of 2450 South and 3000 East	
General Plan:	COM (Commercial)	
Existing Zoning:	A-20 (Agriculture, 20 acre minimum lot size)	
Surrounding Zoning:	North	A-20 (Agriculture, 20 acre minimum lot size)
	South	A-20 (Agriculture, 20 acre minimum lot size)
	East	A-1 (Agriculture, 1 acre minimum lot size)
	West	RE-12.5 (Residential Estates, 12,500 ft ² minimum lot size)
Land Area:	Approximately 17.93 acres	



DISTRICT AT OLD FARM

0 405 810 1,620 2,430 3,240 Feet



BACKGROUND:

In 2008, the Land Use map of the General Plan was changed to a commercial designation on the subject property. The property has remained with that designation since that time. The idea behind that designation is to bring commercial uses closer to the neighborhoods thus reducing the number and length of trips closer to town. Improvements to both 2450 South and 3000 East have recently been completed helping to facilitate movement to and around the subject property.

The property, which is approximately 18 acres total, is currently zoned A-20 (Agriculture, 20 acre minimum lot size) along with the rest of the Old Farm property (minus the 20 or so acres that was rezoned R-1-20 on the far west portion of the Cox property). This application is to change the zone to PD-C (Planned Development Commercial) for development in the future with the Commercial designation. This zone request is consistent with the Commercial Land Use designation.

The applicant, in compliance with city code, is proposing a use list to accompany the request. The applicant reviewed the C-2 and C-3 zones, and handpicked various uses that would be harmonious with the neighborhood and their vision for the site as allowed by city code. The proposed use list is attached to this staff report.

ZONE CHANGE RECOMMENDATION:

Staff recommends approval of this Zone Change along with the proposed use list with the following condition:

1. The applicant will need to submit a fully designed site plan for a PD amendment and comply with all the requirements of the PD-C zoning code prior to site plan approval.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Continue the proposed zone change to a later date.

POSSIBLE MOTION:

The Planning Commission recommends approval to the City Council of the Dean Terry zone change with the condition in the staff report.

FINDINGS FOR APPROVAL:

1. The proposed zoning is consistent with the general plan designation on the property.
2. That approval of the zoning map amendment is in the best interest of the health, safety and welfare of the citizens of St. George.

NARRATIVE



Bush and Gudgell, Inc.
Engineers • Planners • Surveyors
www.bushandgudgell.com

June 5, 2025

St George City
Planning and Zoning Department
175 North 200 East
St George, UT

Re: District at Old Farm – PD-C Use List Application

To whom it may concern:

We are submitting this Planned Development-Commercial Zone Change application to change the zoning of a portion of parcel SG-CFA-4 in St. George. This land lies on the northwest corner of the intersection of 2450 S and 3000 E. The total area of this PD-C will be 17.93 acres. The General Plan designation is COM. Currently the land is zoned A-20. This project will be night sky oriented with downward facing lights.

Please see the attached list of planned uses. As development in this area progresses and the need for commercial services in the area increases, the landowner will return to the city with requests to amend the PD-C and provide the details of the development for the city's review and approval. This change will allow the landowner to create an appropriate plan and design for the project that will enhance and be in harmony with the surrounding areas.

We greatly appreciate your consideration.

Sincerely,
Bush and Gudgell, Inc.

Bob Hermandson
President

PROPOSED USE LIST

The District at Old Farm
A Commercial Planned Unit Development
Allowed uses

- Amusement Center indoor
- Animal hospital or veterinarian clinic
- Financial, medical and professional services
- Catering establishment
- Restaurant
- Office
- Religious facility
- Retail shops: antique store, athletic & sporting goods, department store, drive through sales, furniture sales (new), Household appliance sales, office supply, supermarket / grocery store
- Convenience markets with gas pumps / gas station
- Child care center
- Educational institutions
- Permanent cosmetics
- Personal care service
- Personal instruction service
- Printing, lithographing, publishing, or reproduction sales and service
- Sign sales
- Hotel/Motel
- Tire Sales
- Limited-Service Automobile Repair Shop (Oil Changes)
- Nursing Home
- Mortuary
- Hobby Garages

PC 2024-ZC-010
District at Old Farm
Zoning Map Amendment

POWERPOINT PRESENTATION

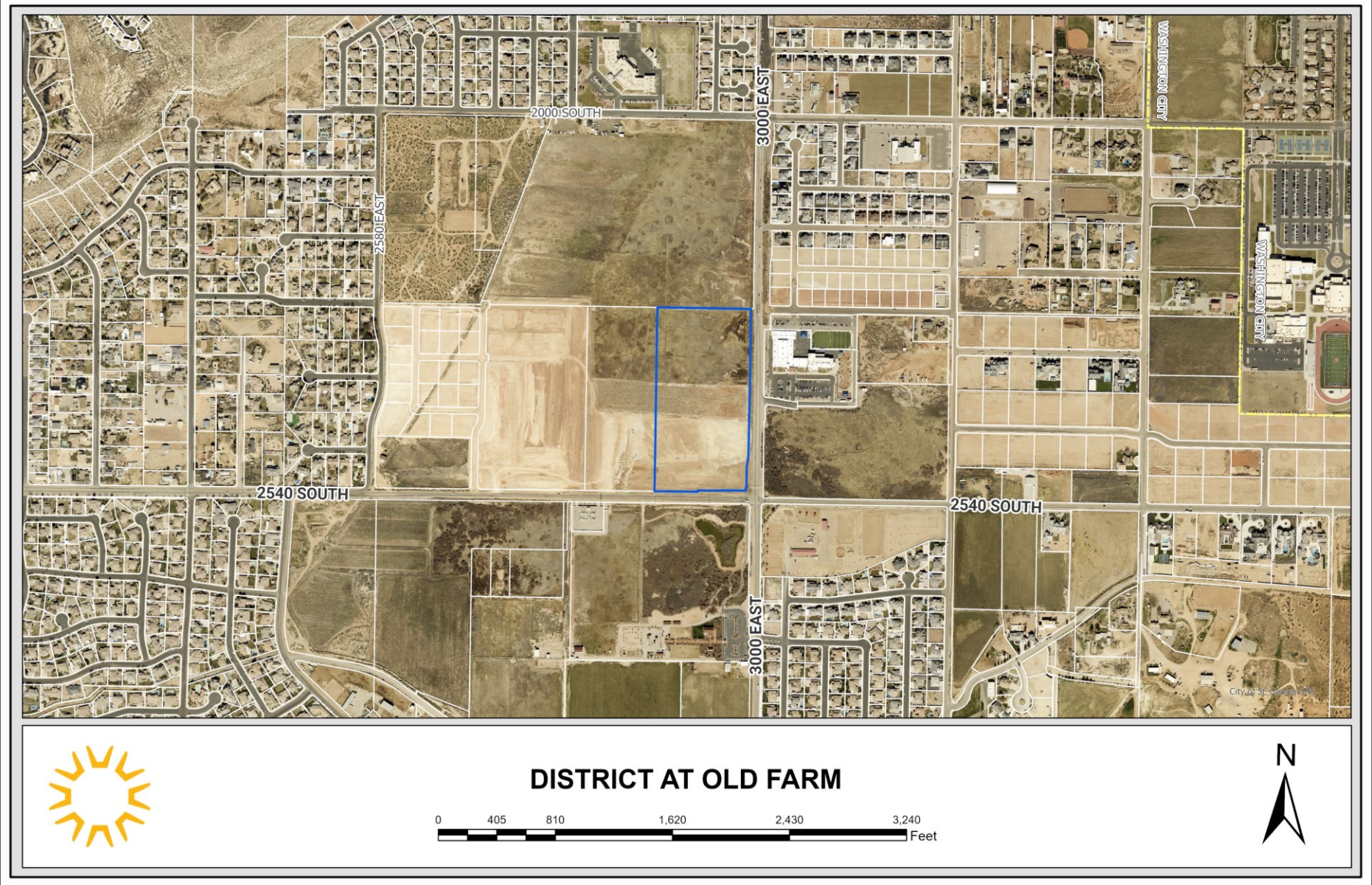


District at Old Farm

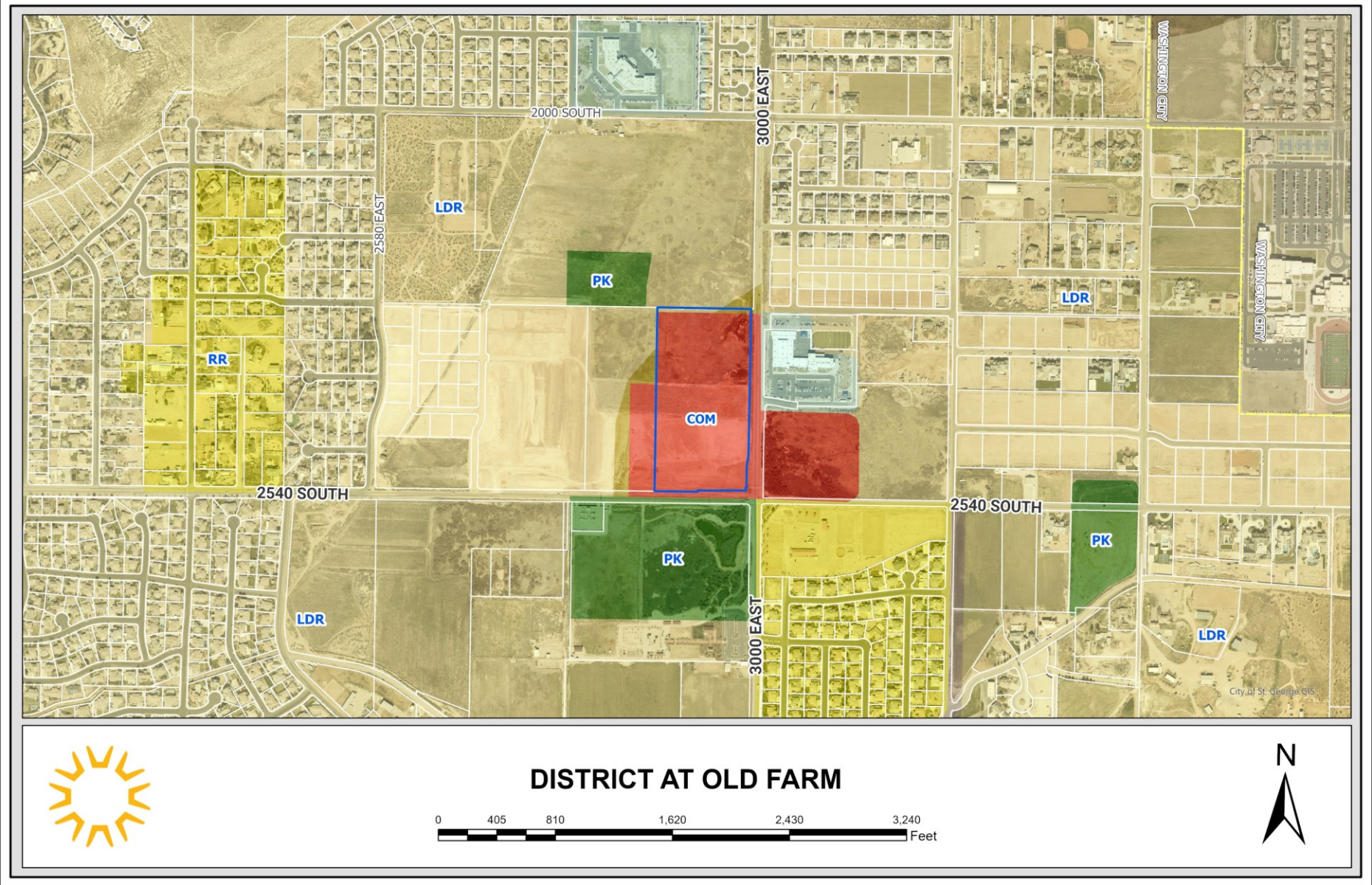
2024-ZC-010



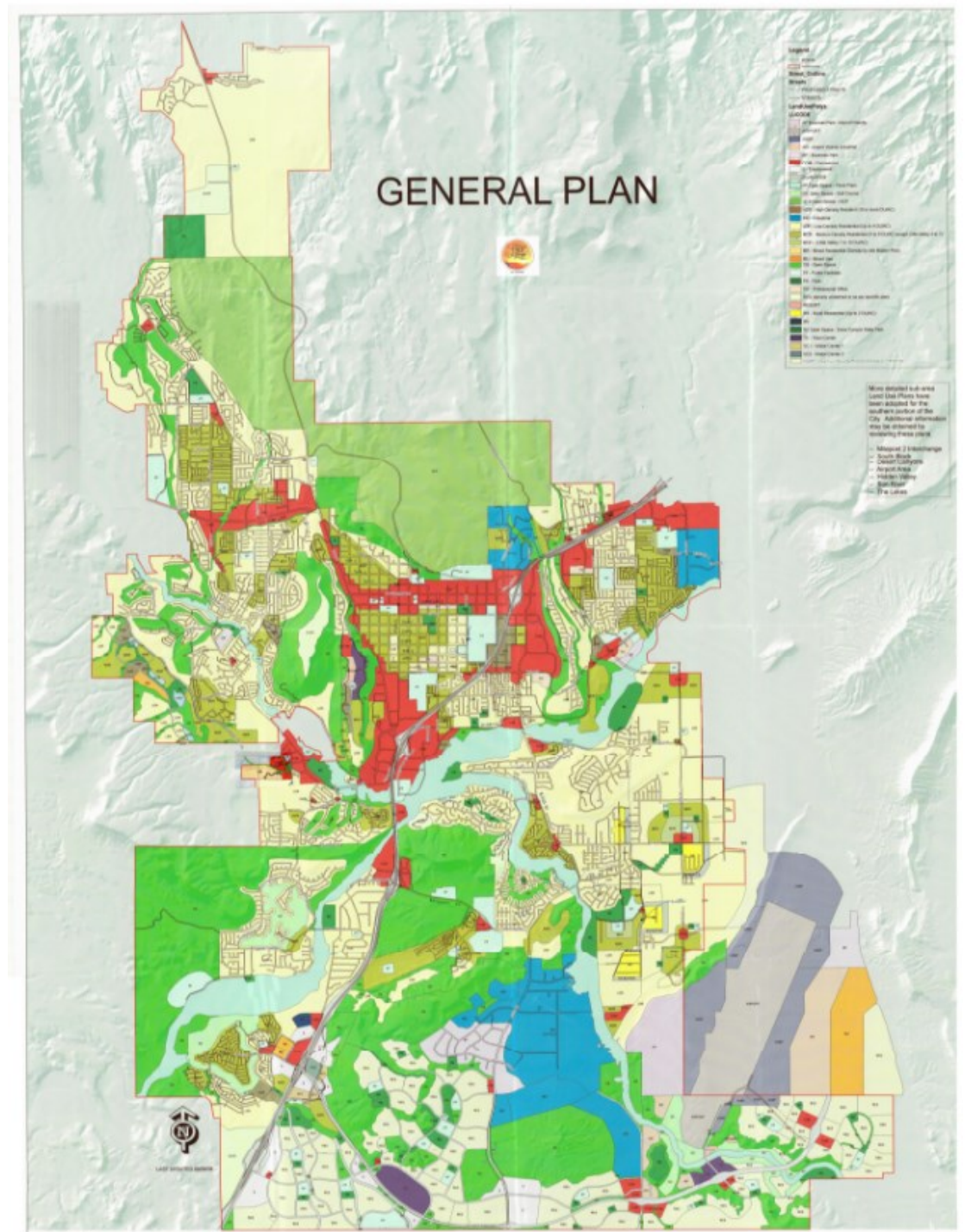
Aerial Map



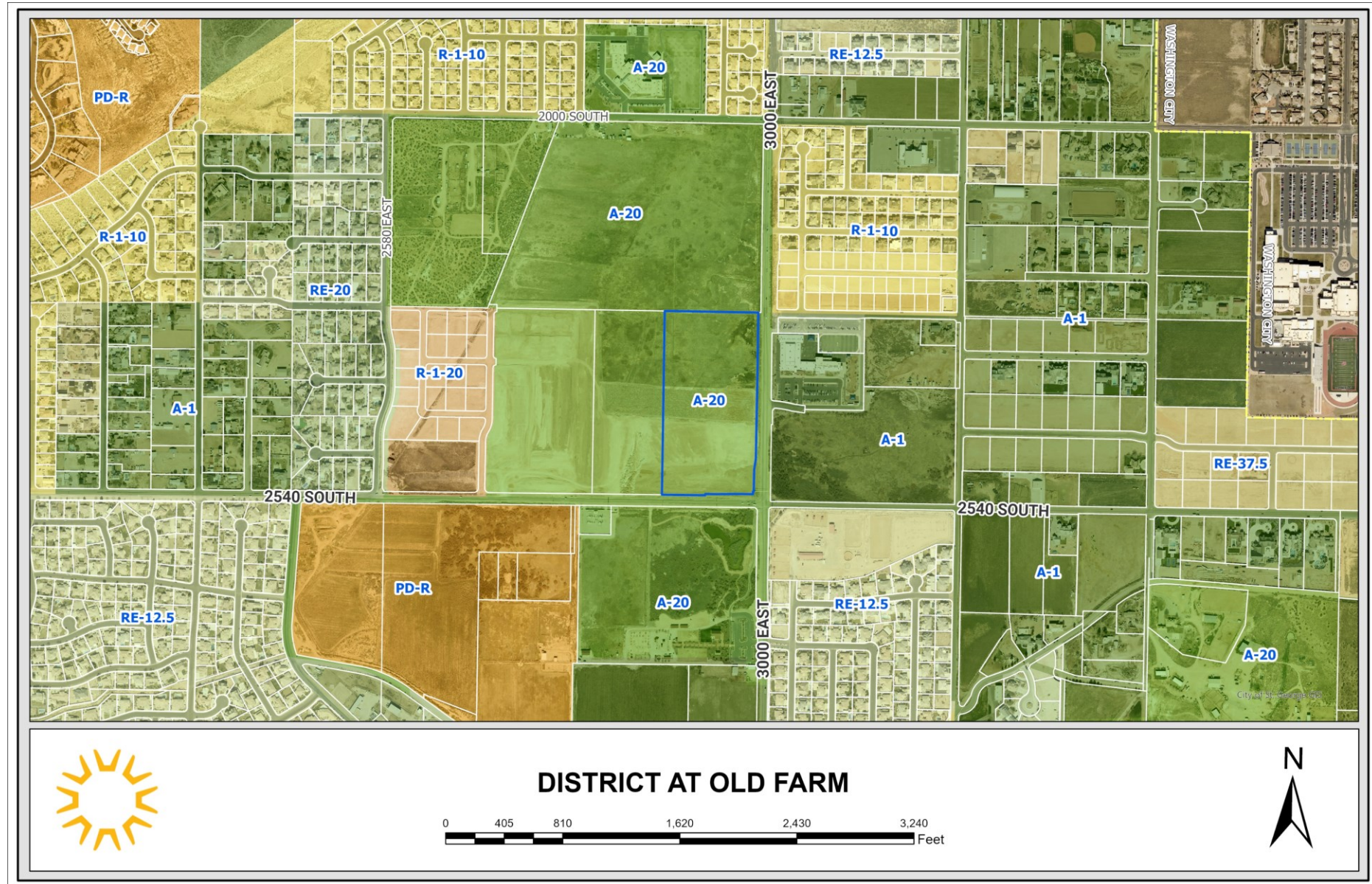
Land Use Map



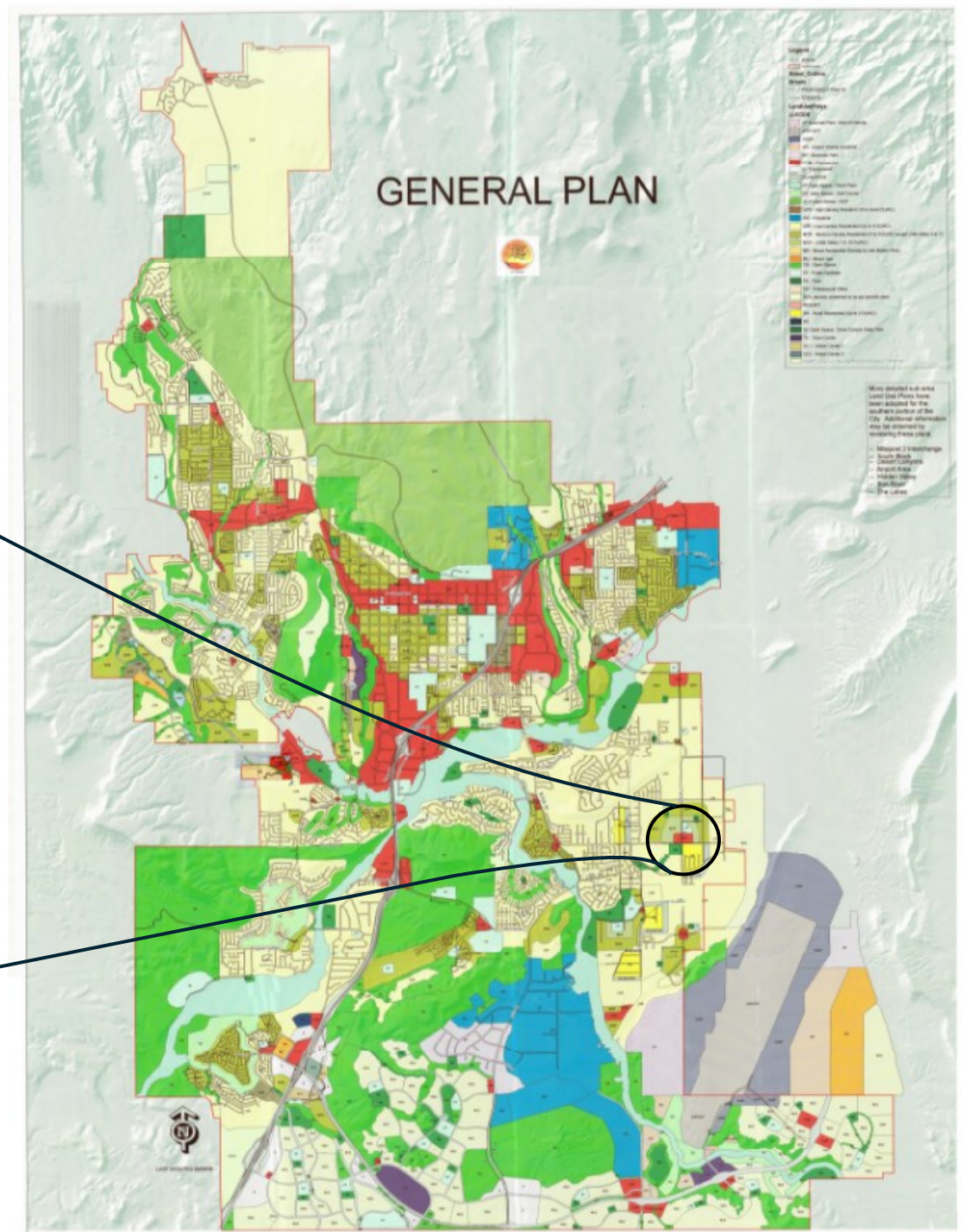
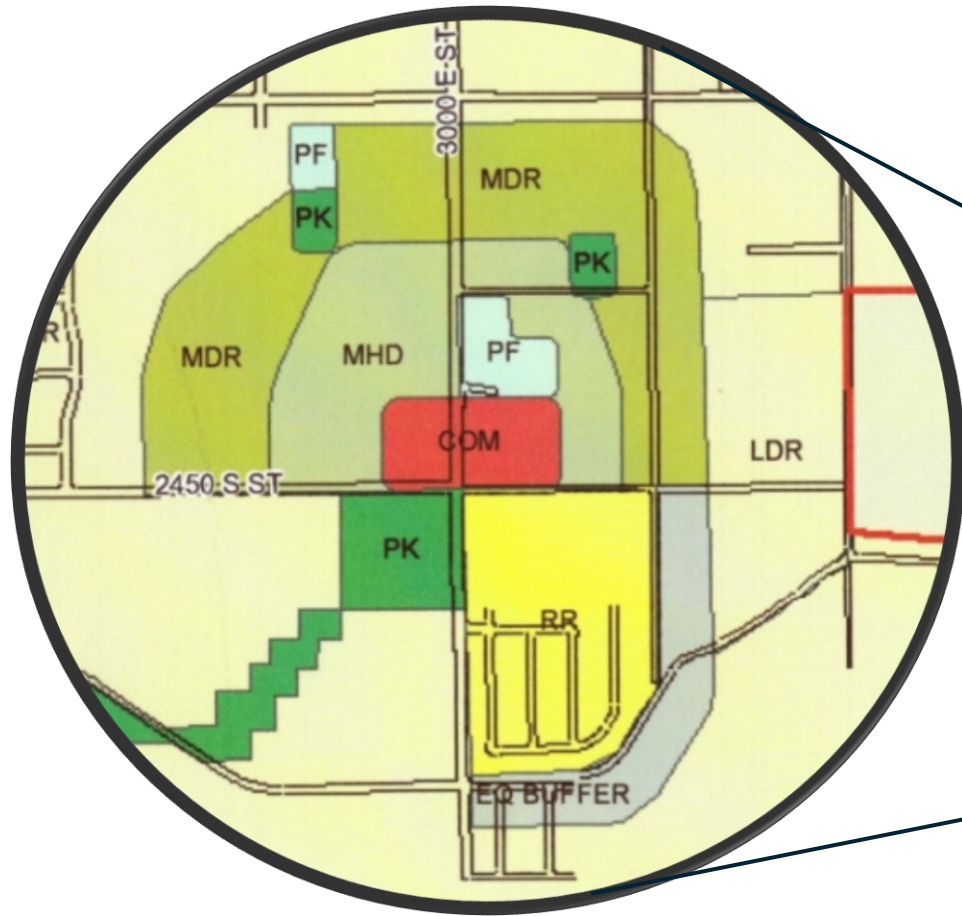
Land Use Map 2008



Zoning Map



Land Use Map 2008

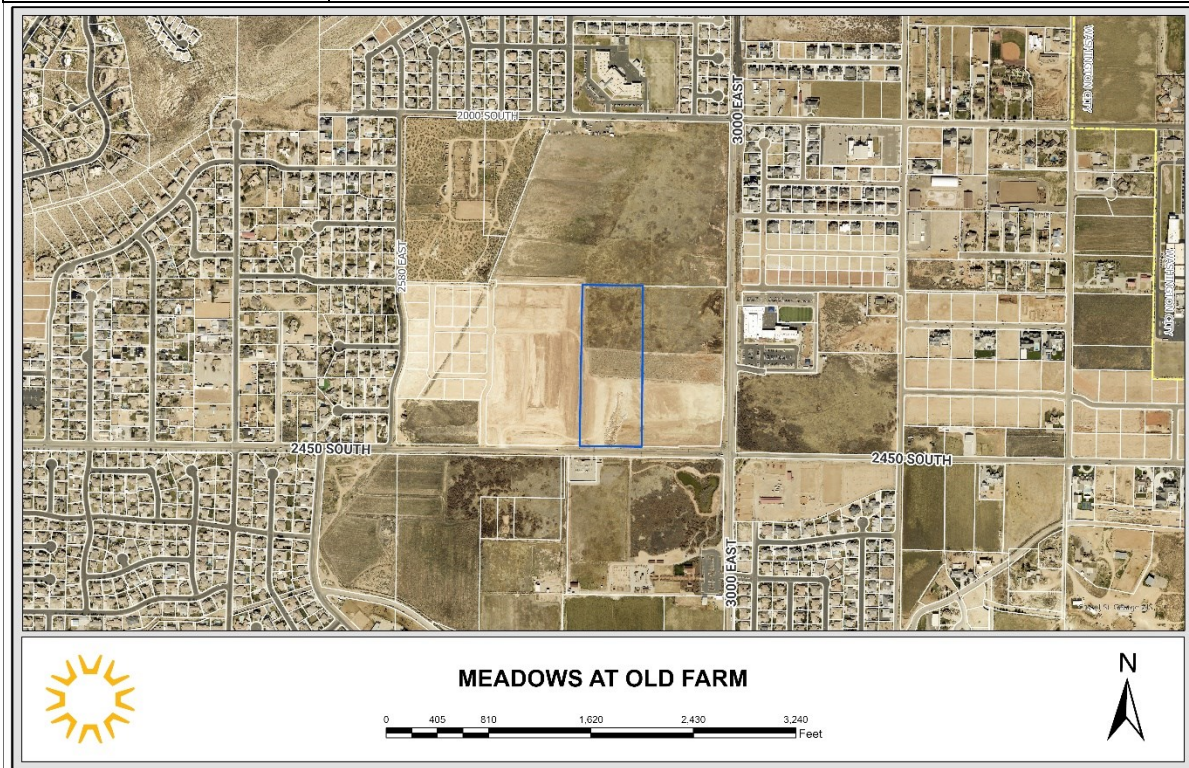


Proposed Use List

- Amusement Center (indoor)
- Animal hospital or veterinarian clinic
- Financial, medical and professional services
- Catering establishment
- Restaurant
- Office
- Religious facility
- Retail shops: antique store, athletic & sporting goods, department store, drive through sales,
- Furniture sales (new), Household appliance sales, office supply, supermarket / grocery store
- Convenience markets with gas pumps / gas station
- Child care center
- Educational institutions
- Permanent cosmetics
- Personal care service
- Personal instruction service
- Printing, lithographing, publishing, or reproduction sales and service
- Sign sales
- Hotel/Motel
- Tire Sales
- Limited-Service Automobile Repair Shop (Oil Changes)
- Nursing Home
- Mortuary
- Hobby Garages

PLANNING COMMISSION AGENDA REPORT: 06/10/2025

Meadows at Old Farm Zone Change Zone Change (Case No. 2025-ZC-012)		
Request:	Consider a request to change the City Zoning Map from A-20 (Agriculture, 20 acre minimum lot size) to R-1-8 (single-family residential, 8,000 ft ² minimum lot size).	
Applicant:	Bill Cox	
Representative:	Bob Hermandson	
Location:	Generally located north of 2450 South at approximately 2800 East.	
General Plan:	LDR (Low Density Residential)	
Existing Zoning:	A-20 (Agriculture, 20 acre minimum lot size)	
Surrounding Zoning:	North	A-20 (Agriculture, 20 acre minimum lot size)
	South	A-20 (Agriculture, 20 acre minimum lot size) & PD-R (Planned Development Residential)
	East	A-20 (Agriculture, 20 acre minimum lot size) – Proposed PD-C (Planned Development Commercial)
	West	A-20 (Agriculture, 20 acre minimum lot size) – Proposed R-1-10 (single-family residential, 10,000 ft ² minimum lot size)
Land Area:	Approximately 14.32 acres	



BACKGROUND & ANALYSIS:

The subject property traditionally has been used for farming and more specifically animal grazing for many years. It has also been in the applicant's family for over 100 years. The property is a relatively small portion of a larger overall 125 acre farm, much of which is under consideration for various zone changes at this time to R-1-10, R-1-8 and PD-C.

The Land Use map of the General Plan was changed in 2008 from RR (Rural Residential) to LDR (Low Density Residential) and MDR (Medium Density Residential) designation on the subject property. As you get closer to the 2450 South/3000 East intersection, the maps also showed MHD (Medium High Density) and (COM) Commercial. The idea behind these designations and their locations is that the property is feathered out with the density getting less as you get further from the intersection. Over the years, the MHD was removed, the MDR was reduced and the COM got larger.

The property, which is approximately 14.32 acres total, is currently zoned A-20 (Agriculture, 20 acre minimum lot size) along with the rest of the Old Farm property (minus the 20 or so acres that was rezoned R-1-20 on the far west portion of the Cox property). This application is to change the zone to R-1-8 (single-family residential, 8,000 ft² minimum lot size) for development in the future with the residential designation. This zone request is consistent with the LDR (Low Density Residential) designation. The applicant, through a separate rezoning application, is proposing an R-1-10 (single-family, 10,000 ft² lots) on the property directly to the west and north of the subject property and has eliminated altogether the request for townhomes that were once anticipated.

Recently, 3000 East and 2450 South were widened and improvements made which will help facilitate traffic along those streets. There is a portion of 2450 South that still needs some improvements but that will be taken care of through the platting of the subdivisions. An initial look at a plat for the first two phases of this project depicts 54 single-family lots over 14.32 acres. That will result in a density of 3.77 units per acre, well within the allowed four per acre allowed under the Low Density Residential general plan category.

RECOMMENDATION:

Staff recommends approval of this Zone Change as proposed by the applicant.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Continue the proposed zone change to a later date.

POSSIBLE MOTION:

"I move that we forward a positive (negative) recommendation to the City Council for the zone change for Meadows at Old Farm, case number 2025-ZC-012, based on the findings listed in the staff report."

FINDINGS FOR APPROVAL:

1. The proposed zoning is consistent with the general plan designation on the property.
2. That approval of the zoning map amendment is in the best interest of the health, safety and welfare of the citizens of St. George.

PC 2025-ZC-012
Meadows at Old Farm
Zoning Map Amendment

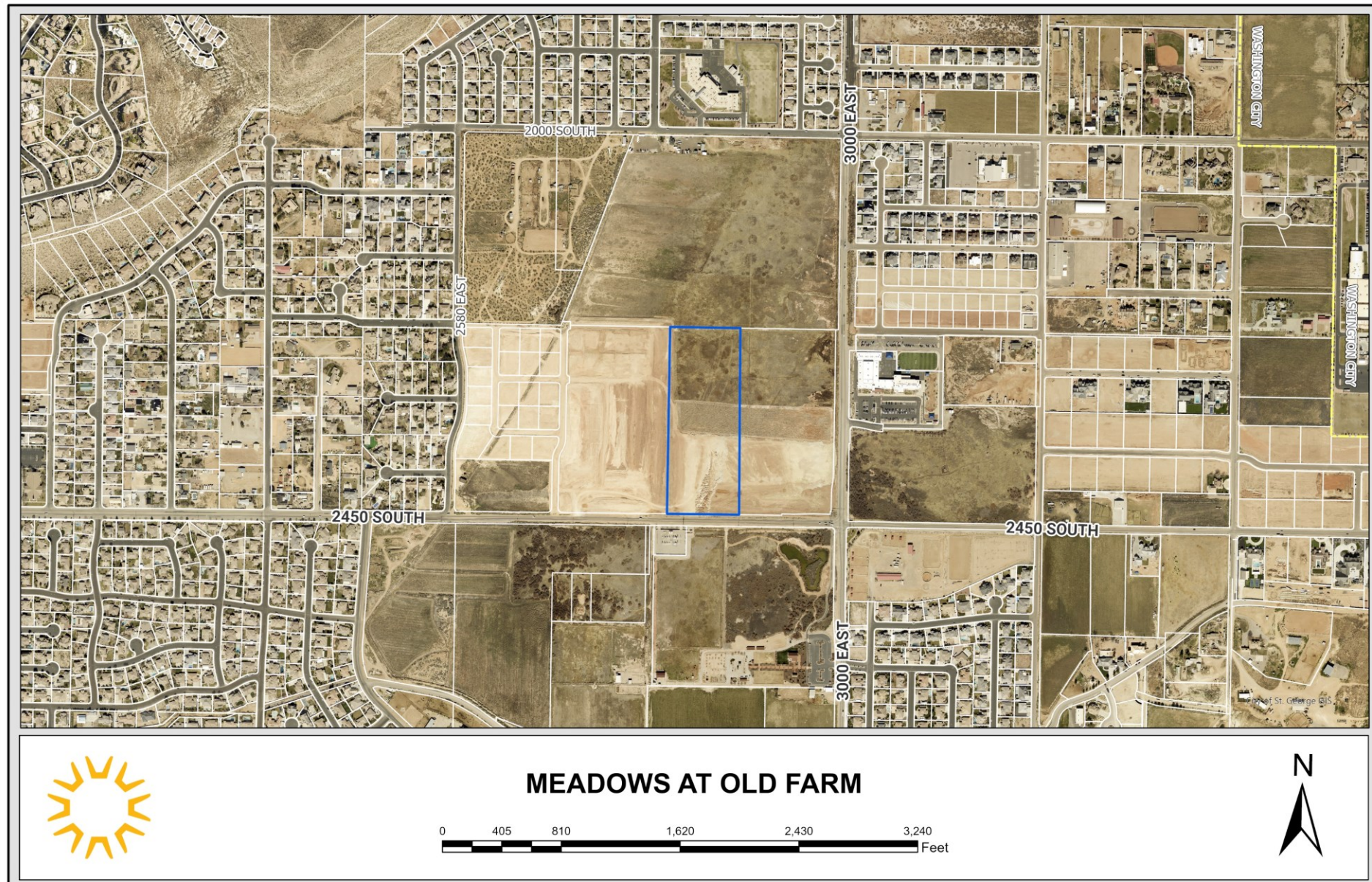
POWERPOINT PRESENTATION

Meadows at Old Farm (R-1-18)

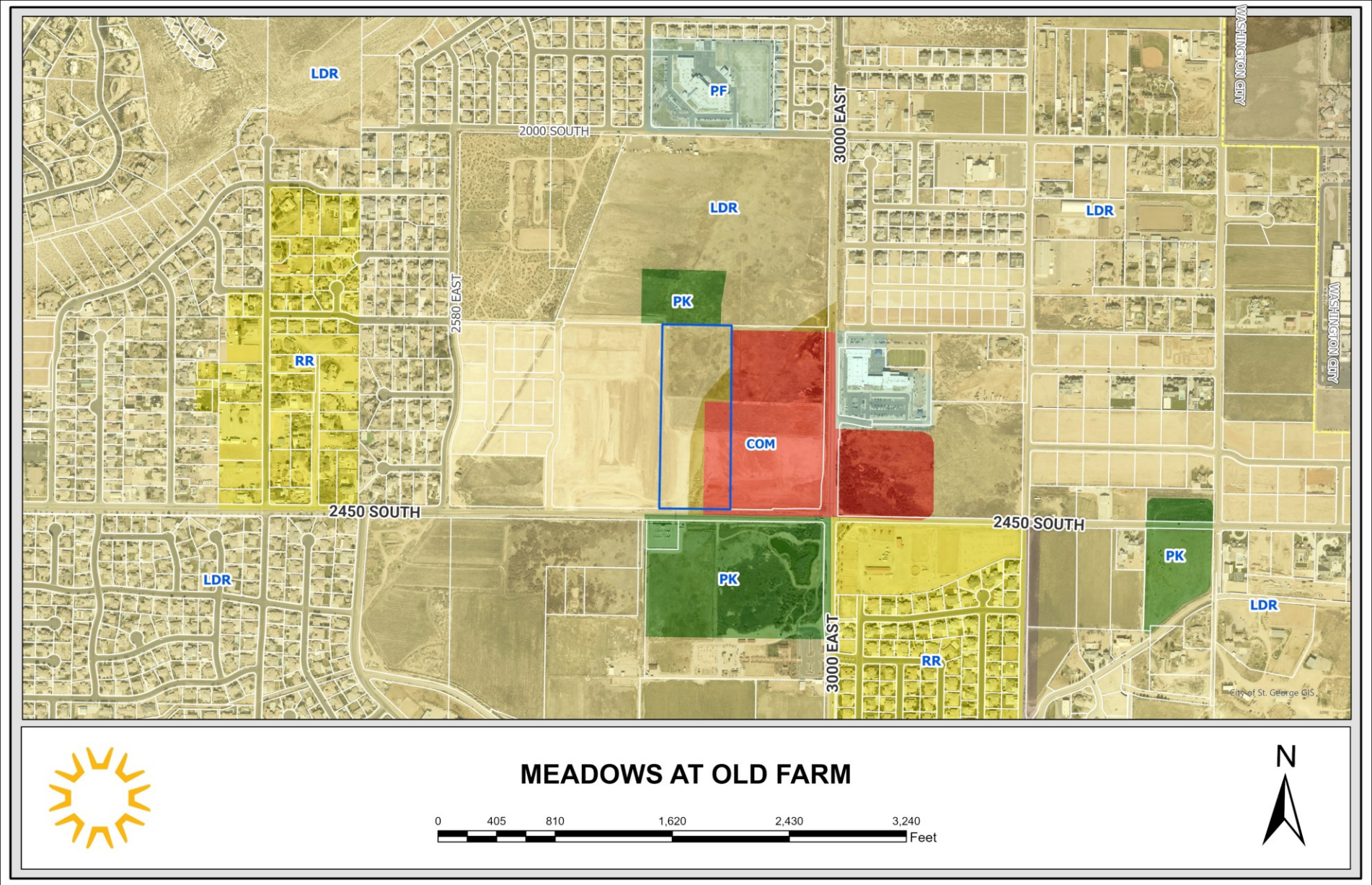
2025-ZC-011



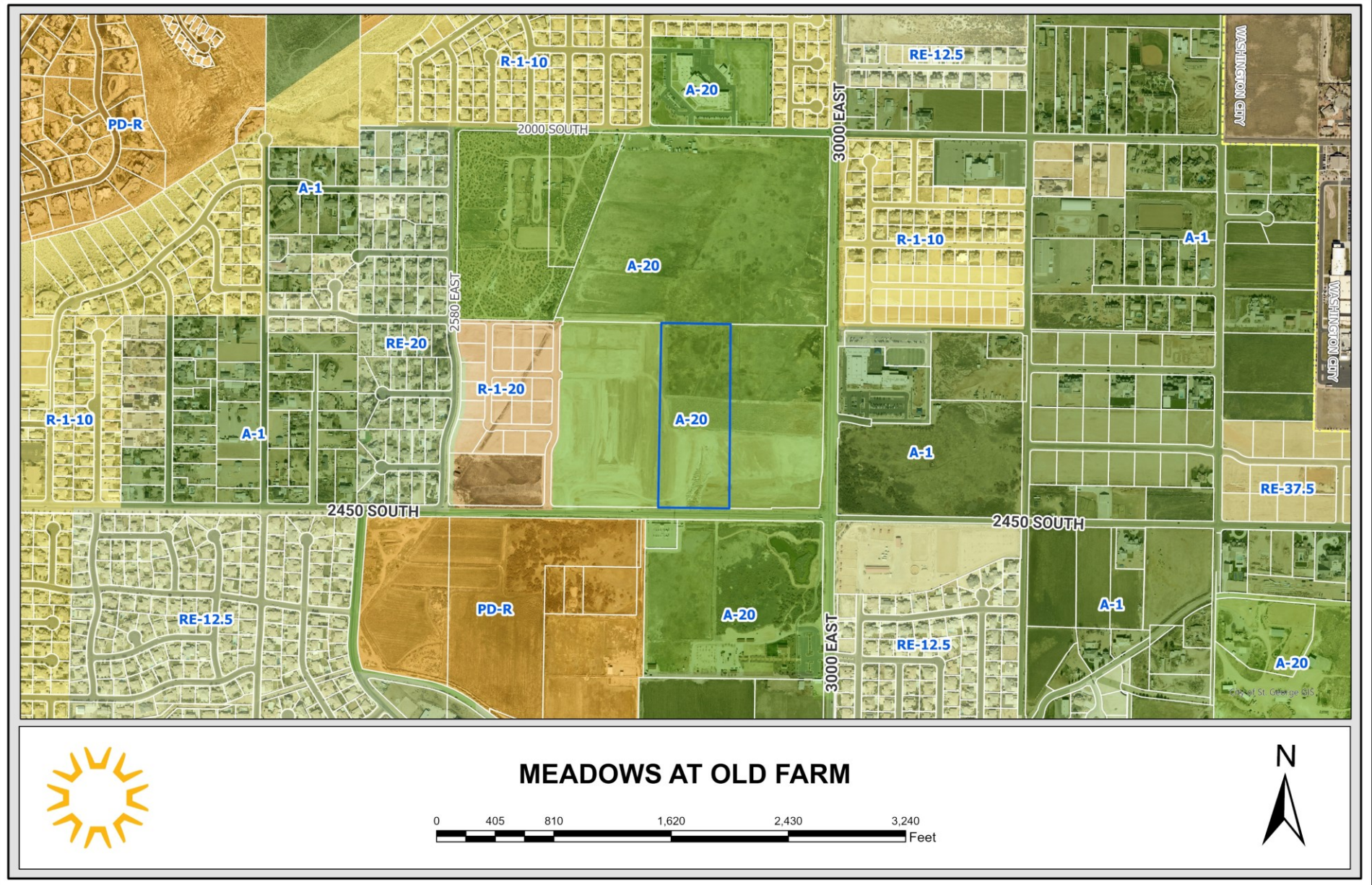
Aerial Map



Land Use Map



Zoning Map



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Photograph

PLANNING COMMISSION AGENDA REPORT: 06/10/2025

Old Farm R-1-10 (Village at Old Farm) Zone Change Zone Change (Case No. 2025-ZC-011)	
Request:	Consider a request to change the City Zoning Map from A-20 (Agriculture, 20 acre minimum lot size) to R-1-10 (single-family residential, 10,000 ft ² minimum lot size).
Applicant:	Bill Cox
Representative:	Bob Hermanson
Location:	Generally located between the west side of 3000 East, south of 2000 South, and north of 2450 South
General Plan:	LDR (Low Density Residential)
Existing Zoning:	A-20 (Agriculture, 20 acre minimum lot size)
Surrounding Zoning:	North A-20 (Agriculture, 20 acre minimum lot size) & R-1-10 (single-family residential, 10,000 ft ² minimum lot size)
	South A-20 (Agriculture, 20 acre minimum lot size) & PD-R (Planned Development Residential)
	East A-1 (Agriculture, 1 acre minimum lot size), R-1-10 (single-family residential, 10,000 ft ² minimum lot size) & RE-20 (Residential Estates, 20,000 ft ² minimum lot size)
	West A-20 (Agriculture, 20 acre minimum lot size) & R-1-20 (single-family residential, 20,000 ft ² minimum lot size)
Land Area:	Approximately 70.04 acres



OLD FARM R-1-10

0 405 810 1,620 2,430 3,240 Feet



BACKGROUND & ANALYSIS:

The subject property traditionally has been used for farming and more specifically animal grazing for many years. It has also been in the applicant's family for over 100 years. The property is the largest portion of a larger overall 125 acre farm, much of which is under consideration for various zone changes at this time to R-1-10, R-1-8 and PD-C.

The Land Use map of the General Plan was changed from RR (Rural Residential) to LDR (Low Density Residential) and MDR (Medium Density Residential) designation on the subject property. As you get closer to the 2450 South/3000 East intersection, the maps also showed MHD (Medium High Density) and (COM) Commercial. The idea behind these designations and their locations is that the property is feathered out with the density getting less as you get further from the intersection. Over the years, the MHD was removed, the MDR was reduced and the COM got larger.

The property, which is approximately 70 acres total, is currently zoned A-20 (Agriculture, 20 acre minimum lot size) along with the rest of the Old Farm property (minus the 20 or so acres that was rezoned R-1-20 on the far west portion of the Cox property). This application is to change the zone to R-1-10 (single-family residential, 10,000 ft² minimum lot size) for development in the future with the residential designation. This zone request is consistent with the LDR (Low Density Residential) designation. The applicant, through a separate rezoning application, is proposing an R-1-8 (single-family, 8,000 ft² lots) on the property directly to the east of the southern portion of the subject property and has eliminated altogether the request for townhomes.

Recently, 3000 East and 2450 South were widened and improvements made which will help facilitate traffic along those streets. There is a portion of 2450 South that still needs some improvements but that will be taken care of through the platting of the subdivisions. An initial look at a plat for the first two phases of the project depicts 67 single-family lots over 21 acres. That will result in a density of 3.18 units per acre, well within the allowed four per acre allowed under the Low Density Residential general plan category.

RECOMMENDATION:

Staff recommends approval of this Zone Change as proposed by the applicant.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Continue the proposed zone change to a later date.

POSSIBLE MOTION:

"I move that we forward a positive (negative) recommendation to the City Council for the zone change for Old Farm R-1-10 (Village at Old Farm), case number 2025-ZC-001, based on the findings listed in the staff report."

PC 2025-ZC-011
Old Farm R-1-10 (Village at Old Farm)
Zoning Map Amendment

FINDINGS FOR APPROVAL:

1. The proposed zoning is consistent with the general plan designation on the property.
2. That approval of the zoning map amendment is in the best interest of the health, safety and welfare of the citizens of St. George.

PC 2025-ZC-011
Old Farm R-1-10 (Village at Old Farm)
Zoning Map Amendment

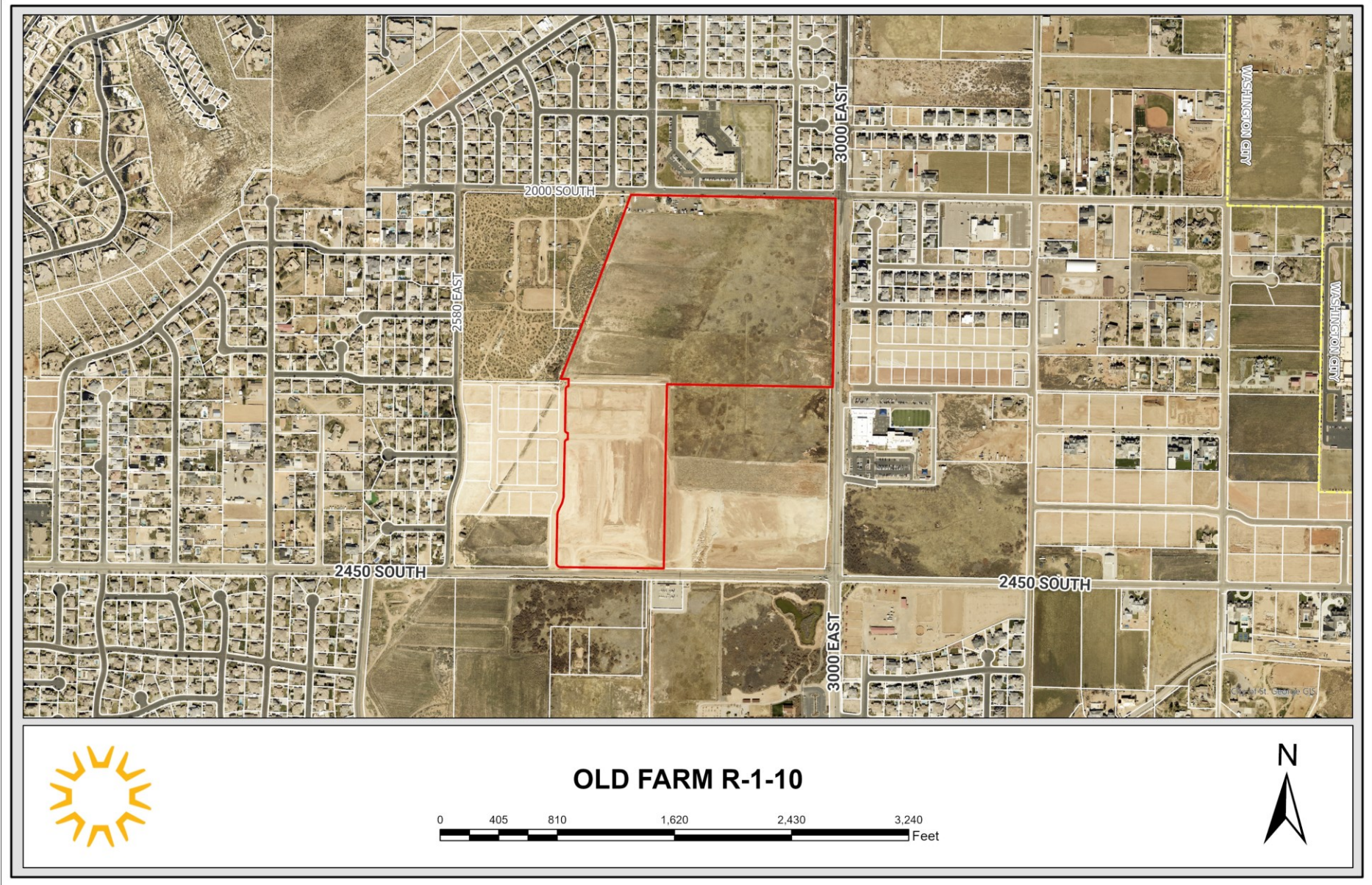
POWERPOINT PRESENTATION

Old Farm R-1-10 Village at Old Farm

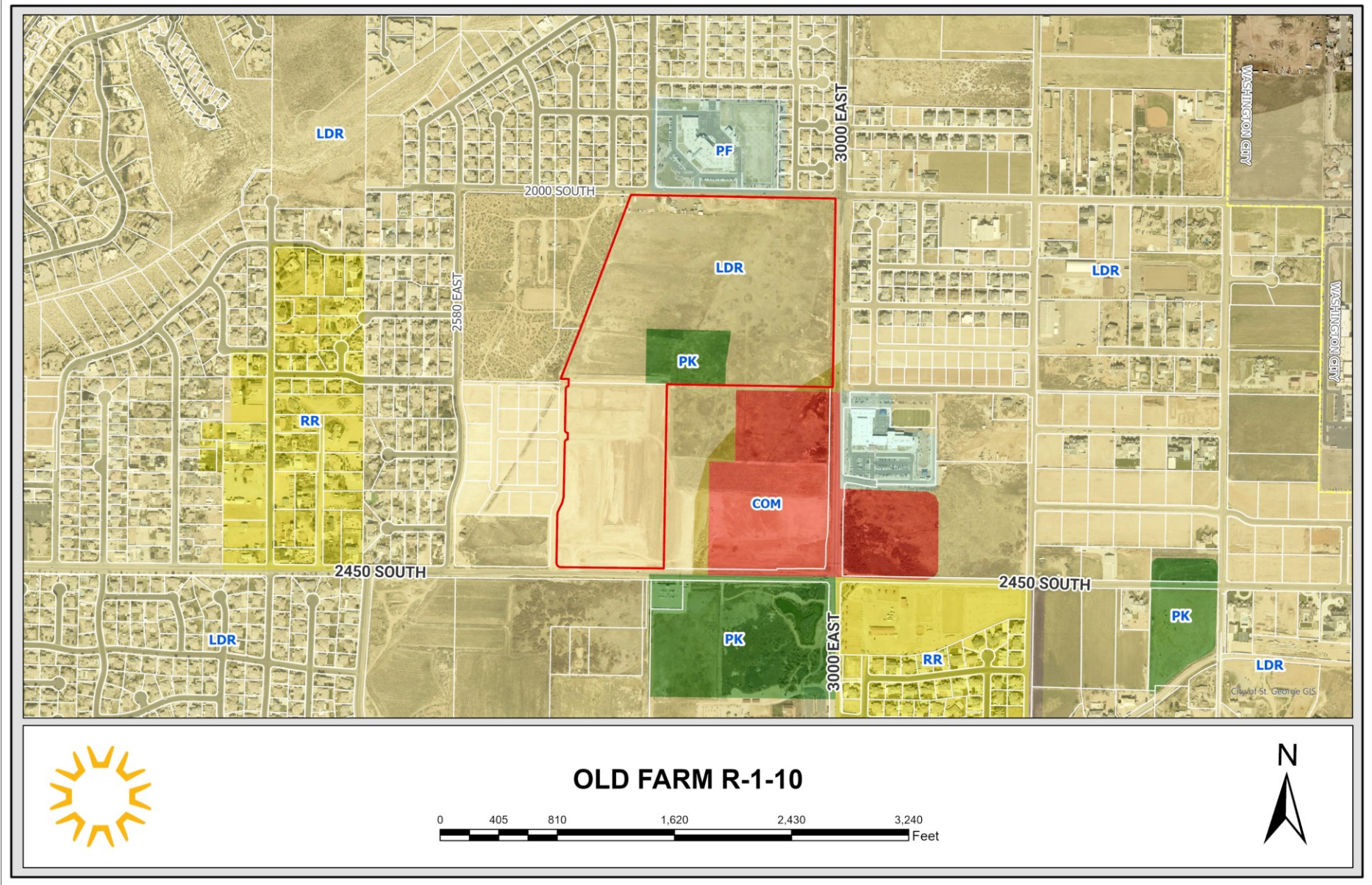
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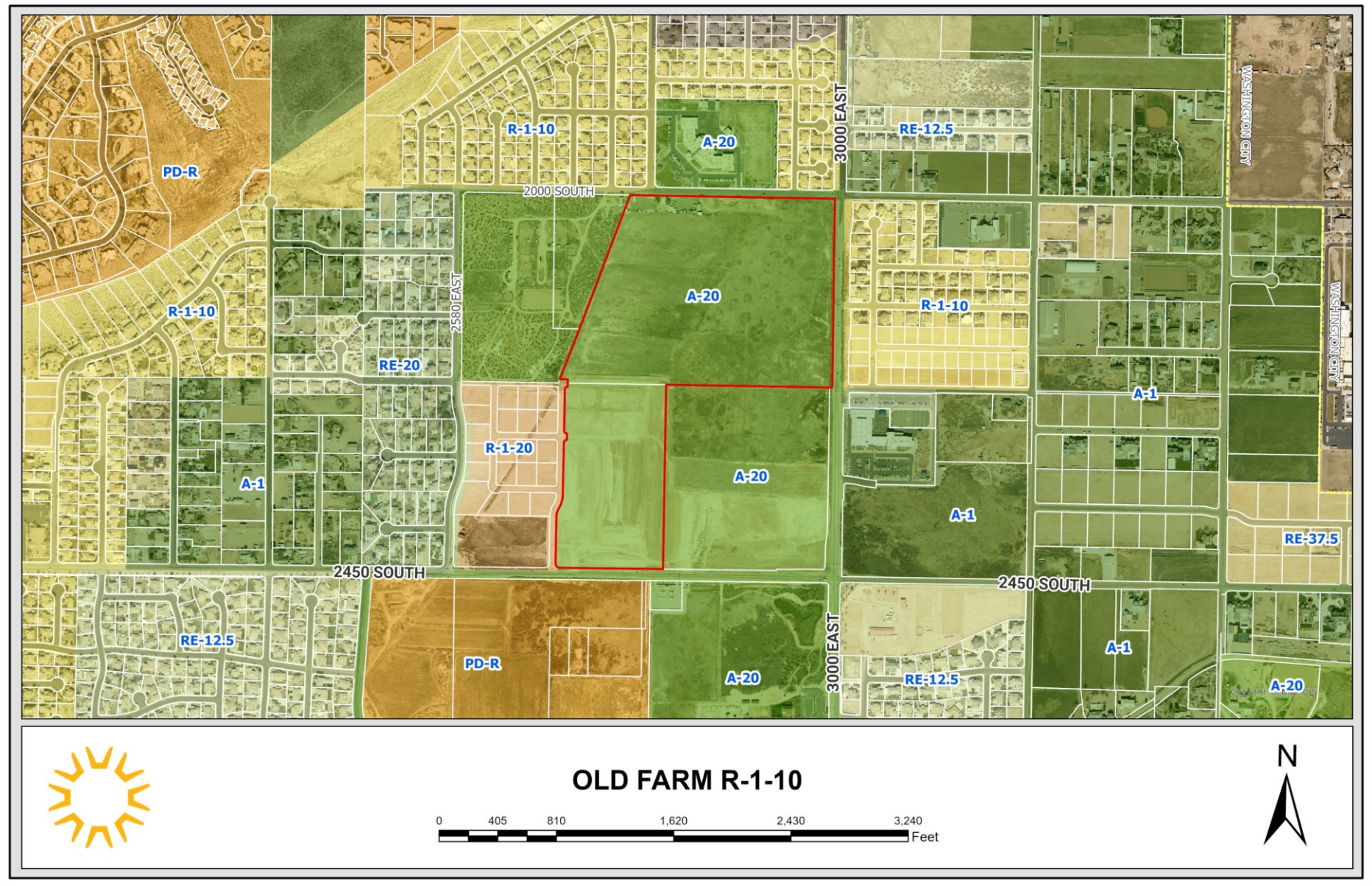
Aerial Map



Land Use Map



Zoning Map





SHEET 1 OF 1 SHEETS



Photograph



Photograph

HILLSIDE REVIEW BOARD AGENDA REPORT: 05/28/2025
PLANNING COMMISSION AGENDA REPORT: 06/10/2025

Foremaster Ridge Lot 64 Hillside Development Permit (Case No. 2025-HS-006)		
Request:	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.	
Applicant:	Porter Custom Homes, Tad Porter	
Location:	Lot 64 Foremaster Ridge (910 South Circle)	
General Plan:	Low Density Residential (LDR)	
Existing Zoning:	R-1-10 (Single Family Residential, minimum lot size 10,000 ft ²)	
Surrounding Zoning:	North	R-1-10
	South	R-1-10
	East	R-1-10
	West	R-1-10
Land Area:	Approximately 0.55 acres	



LOT 64 FOREMASTER RIDGE

0 120 240 480 720 960 Feet



BACKGROUND

This is a request to obtain a hillside permit for the property located at approximately 1860 E. 910 South Cir (Lot 64, Foremaster Ridge). (See Exhibit A, Foremaster Ridge final plat.) This location is a residential neighborhood, and the applicant would like to build a house on this lot. The rear of the applicant's property abuts the ridge line of Foremaster Ridge. The plat identifies this ridge line as having a 30' ridge line setback area and states, "*No structures, walls, or solid fences are allowed within the 30' foot ridge line setback area.*"

The applicant is requesting to review the location of the 30-foot ridgeline setback as shown on the final plat for Foremaster Ridge lot 64 and establish a ridgeline which the applicant feels is more indicative of the actual ridgeline.

APPLICABLE ORDINANCE(S) (Selected portions)

10-13A-6: Building Setbacks and Additional Design Standards:

- A. *Front Setback along Streets:* Along streets where the slope of the adjacent property to the street is over fifteen percent (15%), the minimum setback is twenty feet (20').
- B. *Setbacks:* All setbacks shall conform to the underlying zone criteria except as provided herein. No structure or accessory structure shall be constructed within the setback area as defined below. However, a see-through wrought iron fence with at least fifty percent (50%) of the fence open, landscaping, and a nonvertical swimming pool are permitted in the setback area.
 - 1. *Ridgelines:* All ridgelines as shown on the ridgeline map shall be subject to the setback provisions contained herein. Setbacks from ridgelines not identified on the ridgeline map shall be a minimum of thirty feet (30'), or greater if recommended in the geotechnical reports.
 - 2. *Plateaus:* On plateaus, the setback from the ridgeline shall be a minimum of fifty feet (50') unless a greater setback is recommended in the geotechnical reports.
- C. *Cuesta:* Where a ridgeline occurs on a cuesta, the minimum setback shall be one hundred feet (100') measured normal (perpendicular) to the closest point of the ridge, unless a greater setback is recommended in the geotechnical report.
- D. *Additional Design Standards:*
 - 1. Retaining walls shall be colored to blend into the surrounding natural geology.
 - 2. Retaining wall height is limited to the heights set forth in chapter 18 of this title and the standards for rock wall construction.

3. Building exterior colors shall be earth tone and blend with the surrounding natural landscape.
4. In residential zones, “no disturbance” areas shall be held as the “common area” of a project. Common areas shall be owned and maintained by the homeowners’ association or may be deeded to the city when accepted by the city.
5. In nonresidential zones, any “no disturbance” area shall be identified on the final site plan or final plat.
6. Any required no disturbance area shall be identified on the ground with temporary fencing or other approved means to prevent accidental disturbance of the area during construction and such fencing shall be installed prior to issuance of a grading permit.
7. The building site shall be located on the flattest portion of the parcel.
8. No structure shall extend over any natural ridgeline. The structure shall be in contact with the ground at all edges.

EXHIBITS PROVIDED

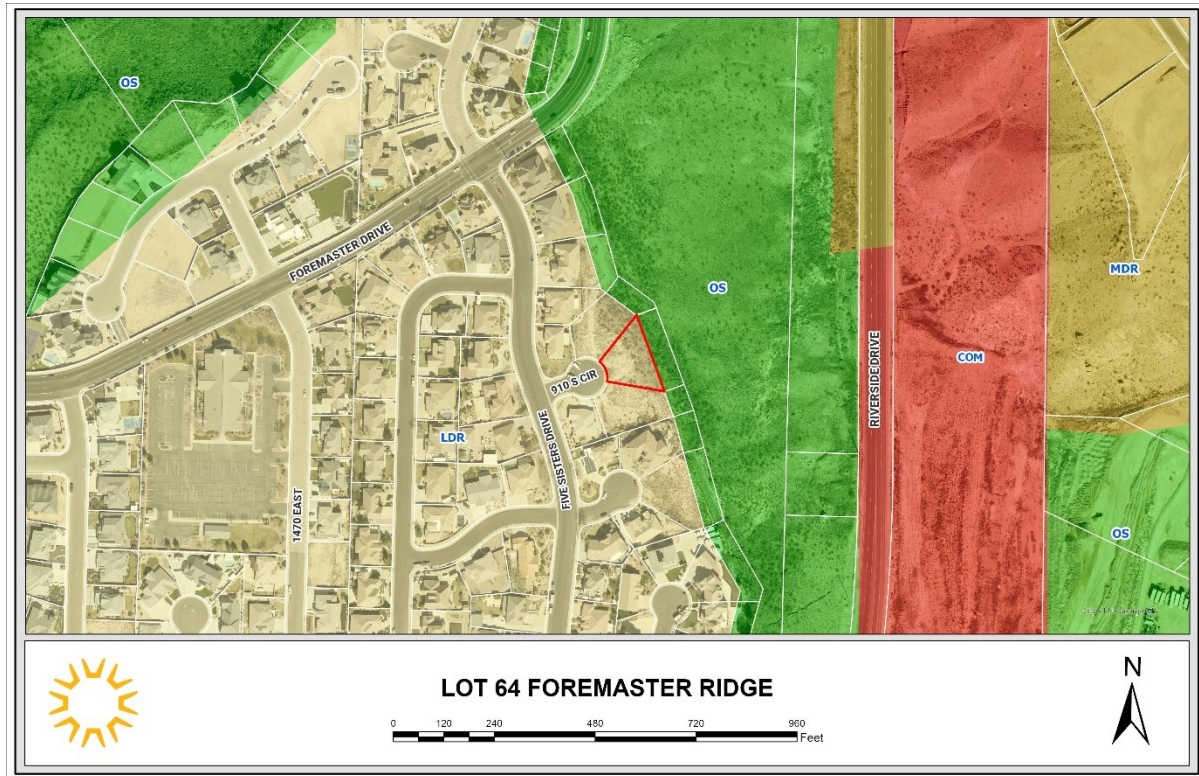
1. Exhibit A – Foremaster Ridge Plat
“Exhibit A” in the packet shows the plat of Foremaster Ridge.
2. Exhibit B – Aerial of Existing Project Area
“Exhibit B” is an aerial map of the project site for Foremaster Ridge Lot 64.
3. Exhibit C – Site Plan Map of Lot 64
“Exhibit D” is a map showing the site and ridgeline setback of Lot 64.
4. Exhibit D – Slope Map for Foremaster Ridge Lot 64
“Exhibit D” is the slope analysis map of lot 64.
5. Exhibit E – Proposed Ridgeline Location
“Exhibit E” is the location of the ridgeline as identified by the Hillside Review Board.

RECOMMENDATION

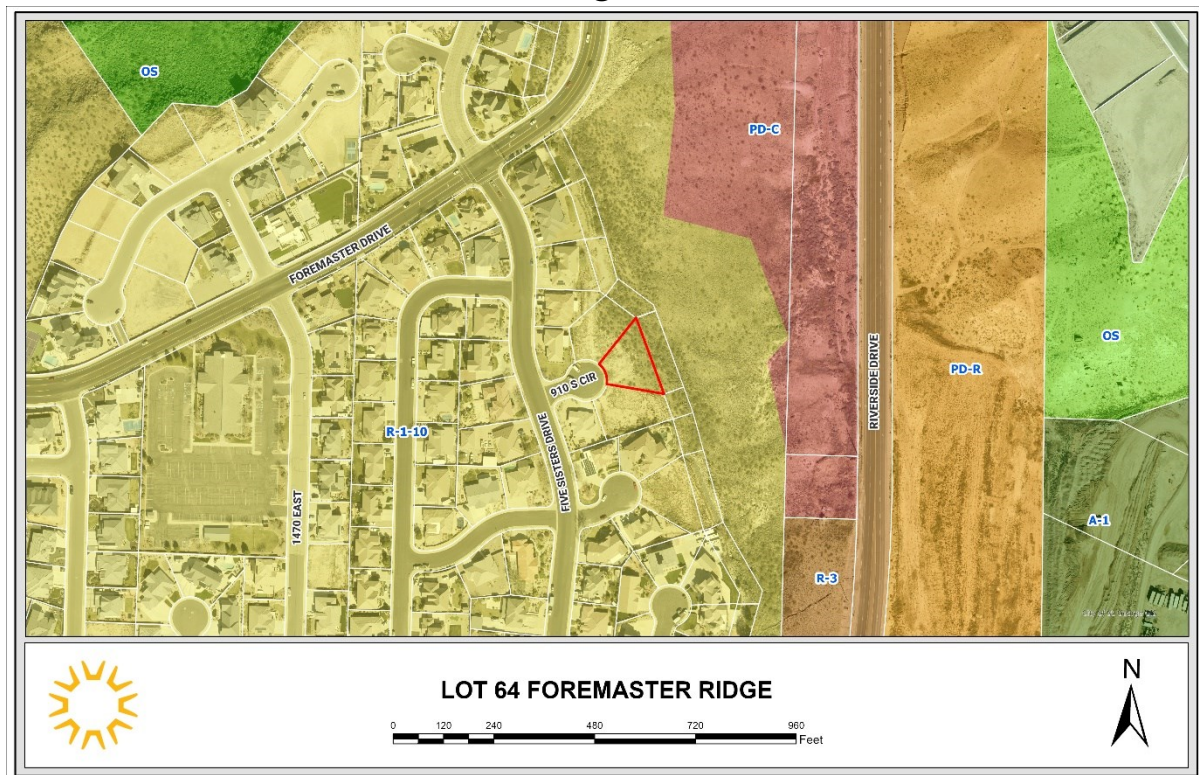
The applicant is requesting that the ridgeline and the ridgeline setback be determined for Lot 64 of the Foremaster Ridge plat. The Hillside Review Board has met on site with staff and the applicant and has issued a recommendation for the location of the ridgeline which is depicted in “Exhibit E” and with the following recommendations:

1. That retaining walls, fill slopes are aesthetically matching the existing lots. That if they do exposed any walls that they be basalt rock to blend with the existing hillside.
2. Any exposed fill slopes have landscaped mulch with basalt rock that would also match the hillside.

General Plan – LDR (Low Density Residential)



Zoning - R-1-10



[illegible]

EXHIBIT B
AERIAL IMAGE OF LOT 64



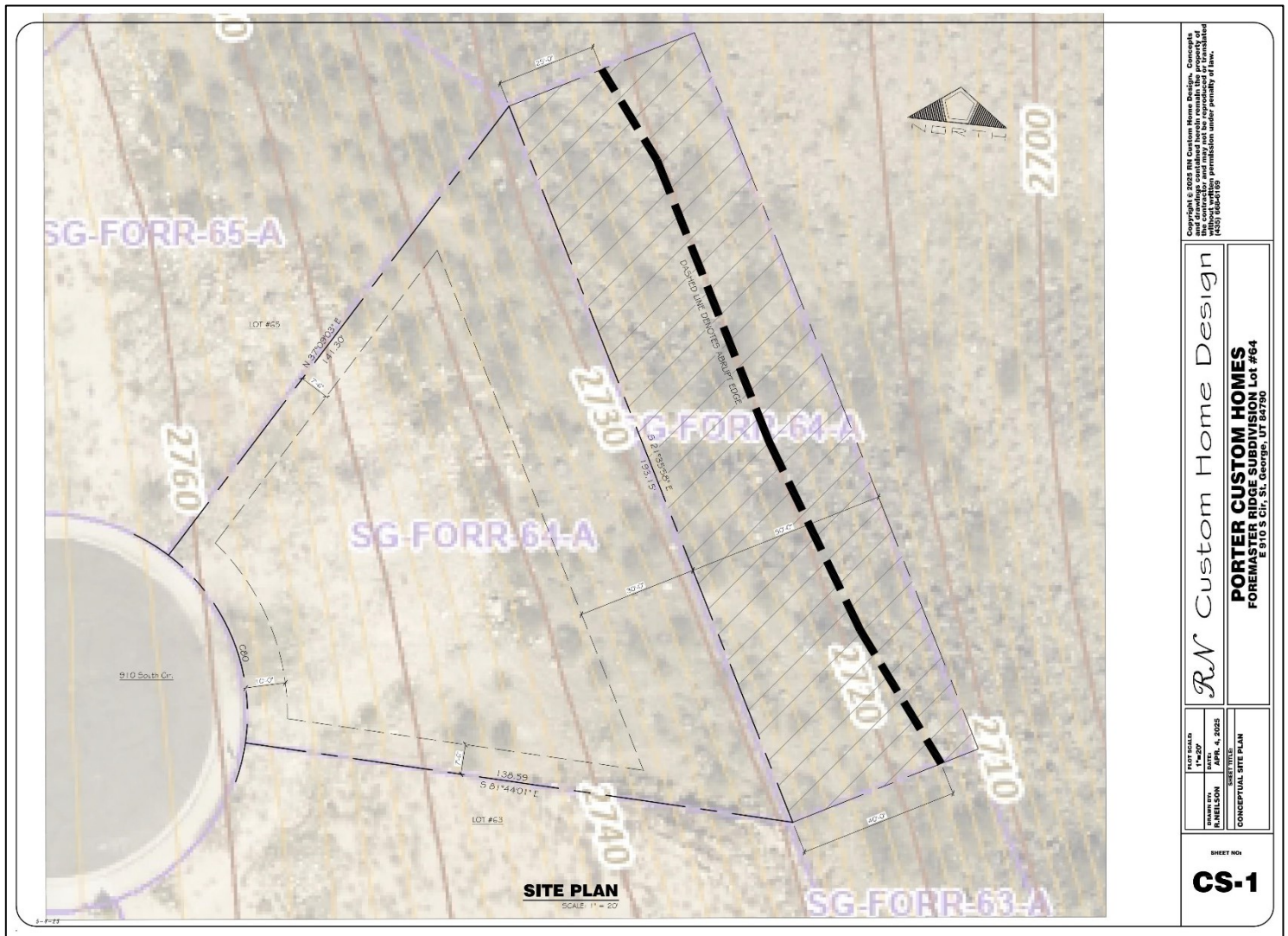
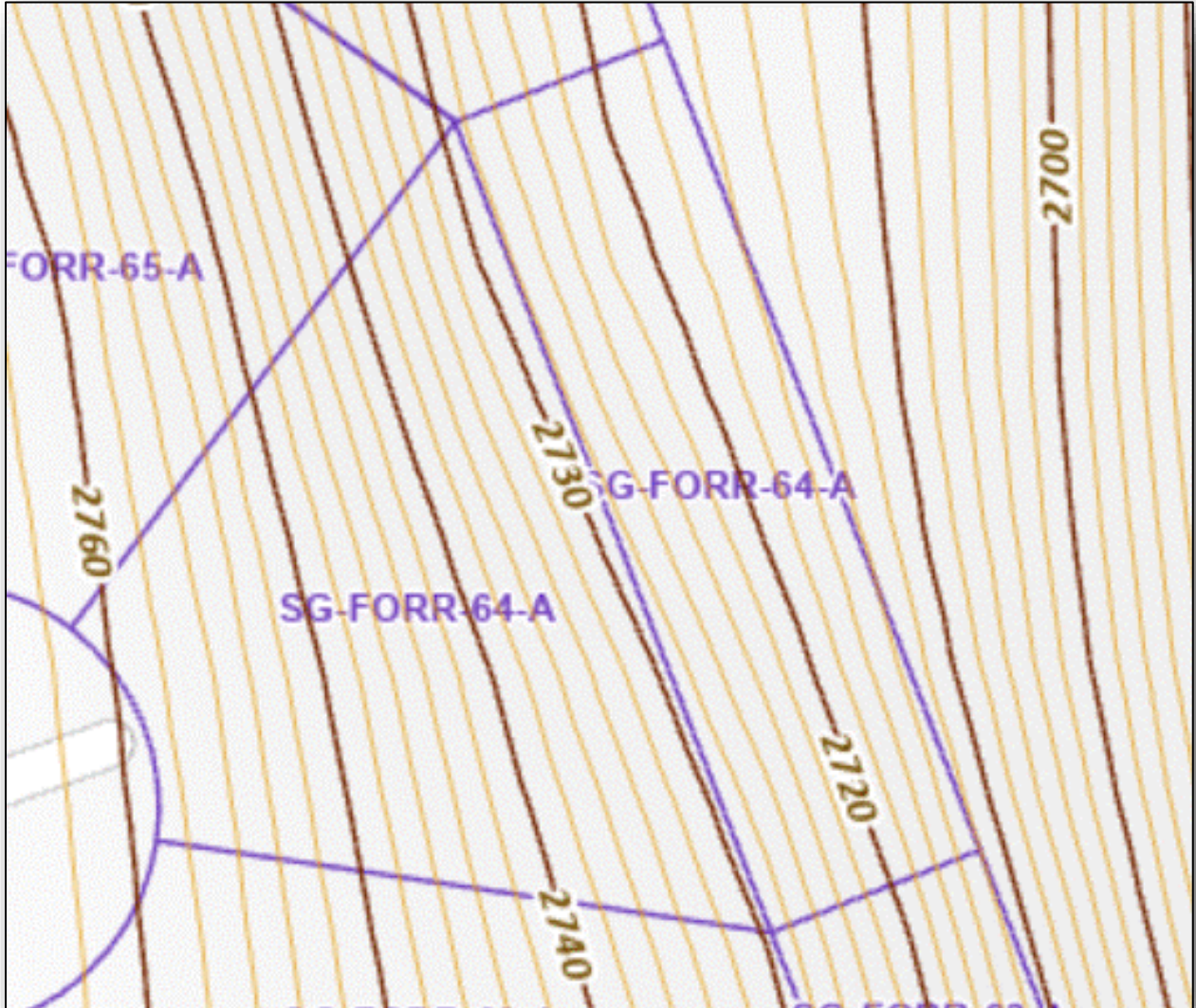


EXHIBIT D CONTOUR MAP



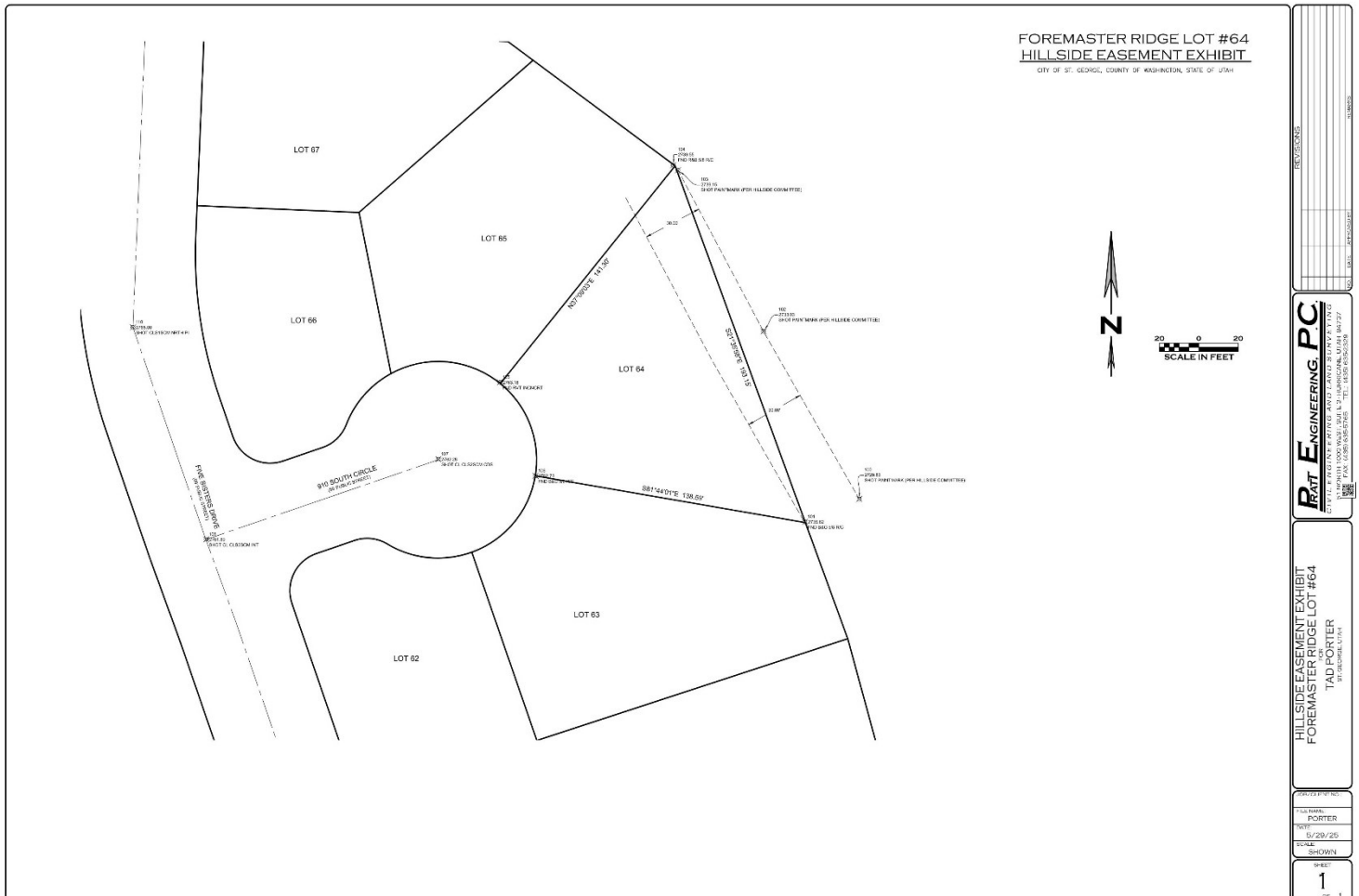


EXHIBIT F
POWER POINT PRESENTATION

An aerial photograph of a suburban neighborhood. The image shows a network of winding asphalt roads, many of which are lined with houses. The houses have light-colored roofs and some have swimming pools. The surrounding landscape is arid, with dry grass and some small trees. The overall scene is a typical suburban development in a dry climate.

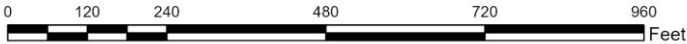
Foremaster Lot 64

2025-HS-006

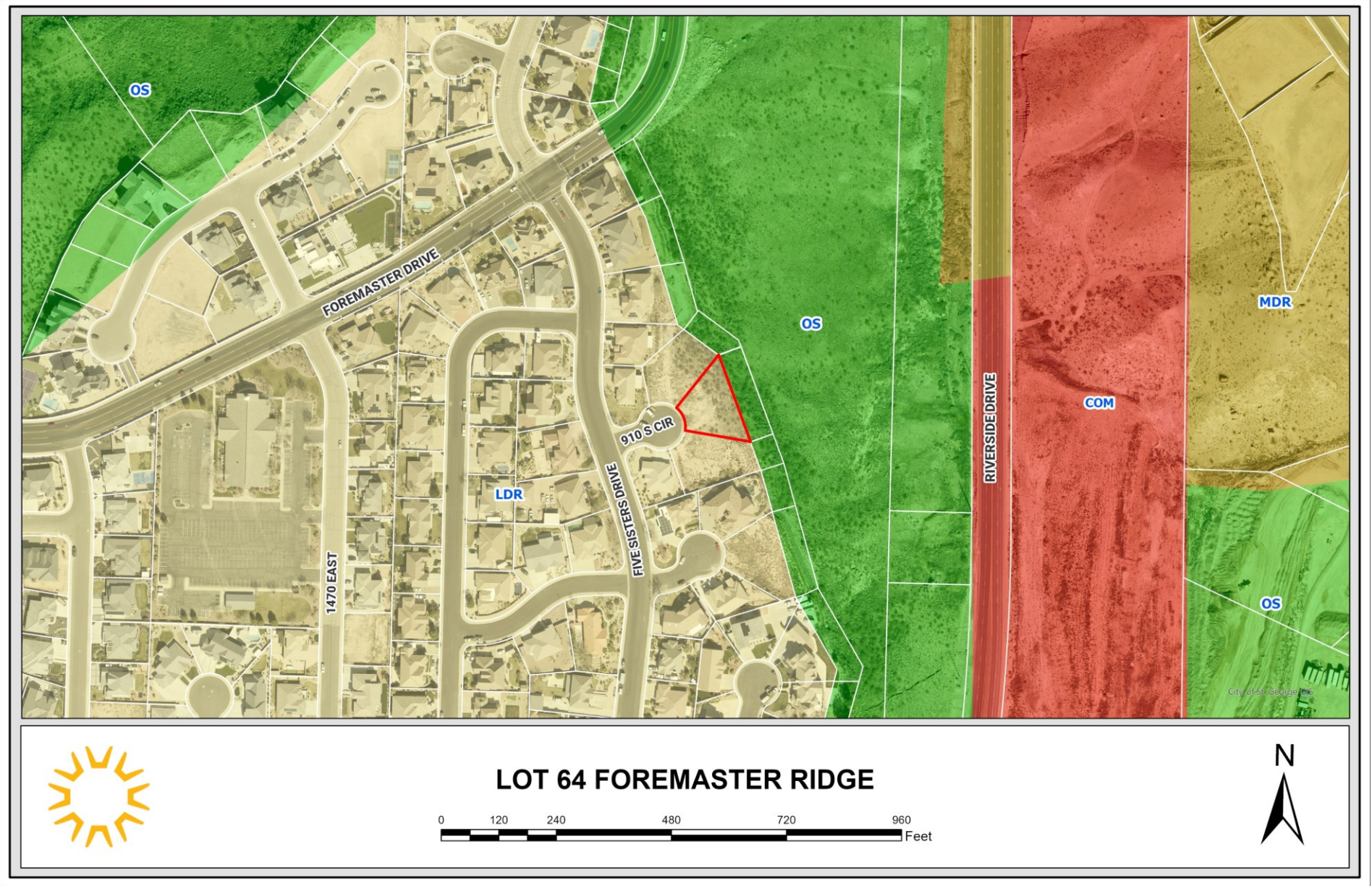
Aerial Map



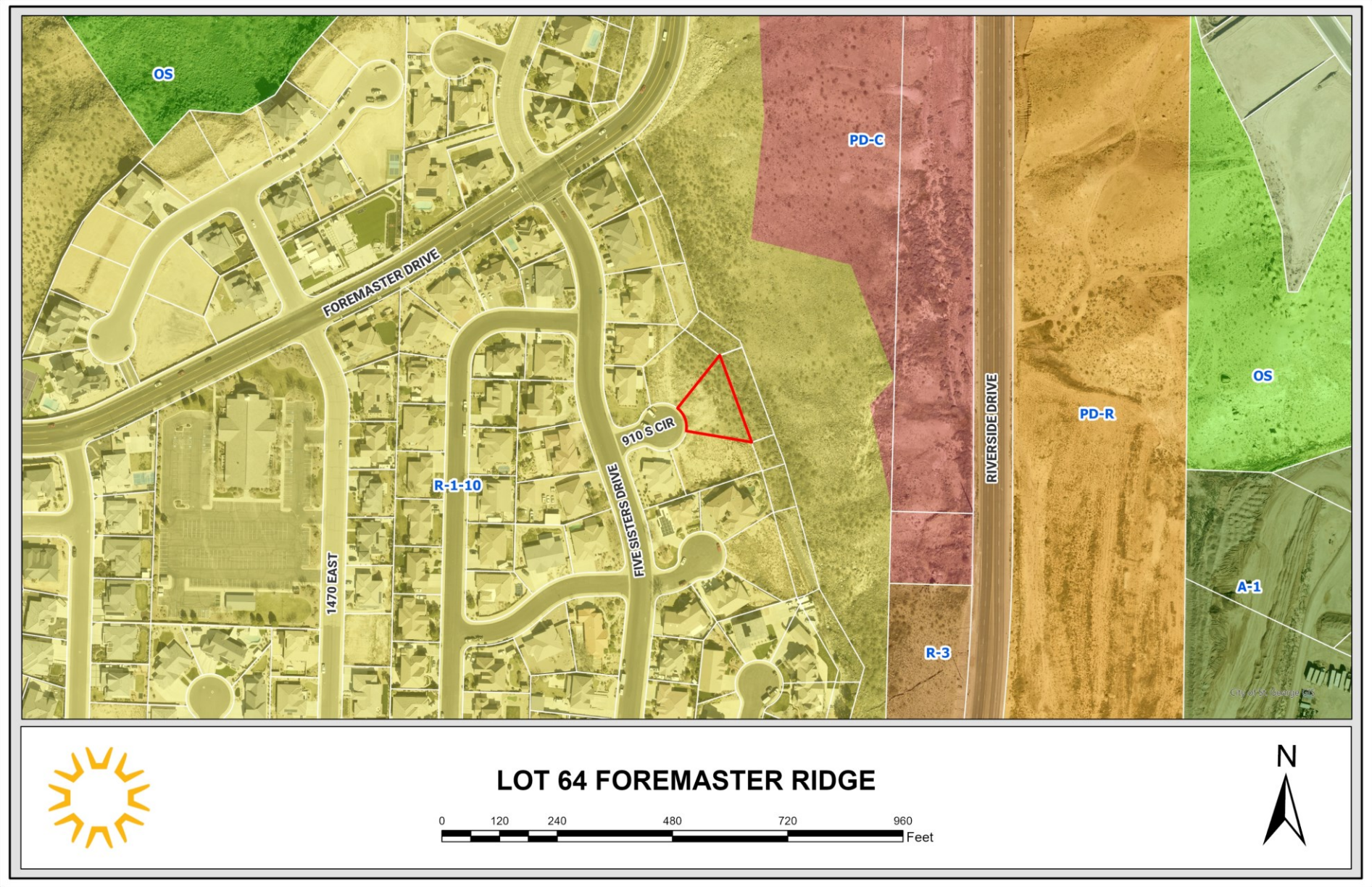
LOT 64 FOREMASTER RIDGE



Land Use Map

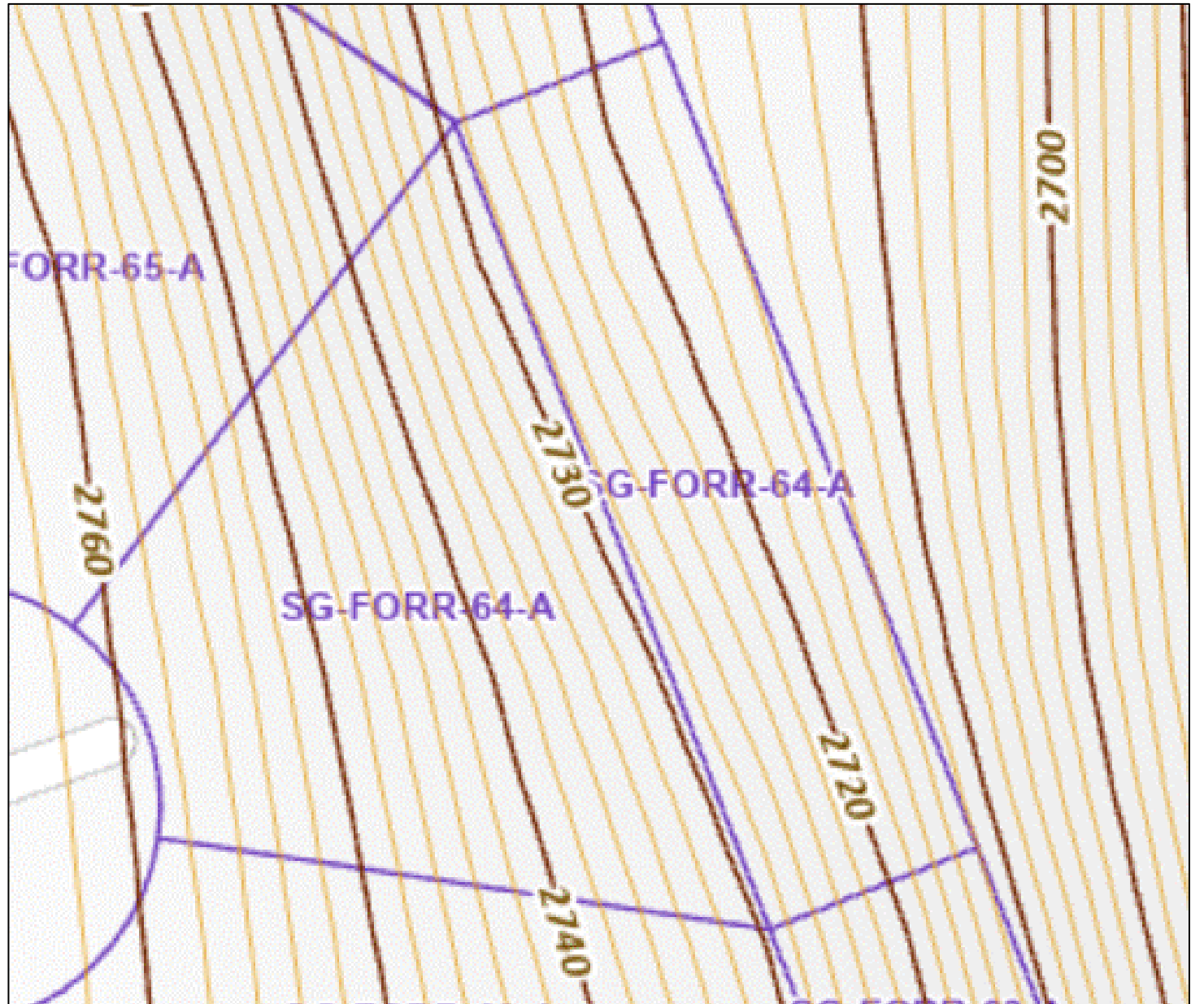


Zoning Map



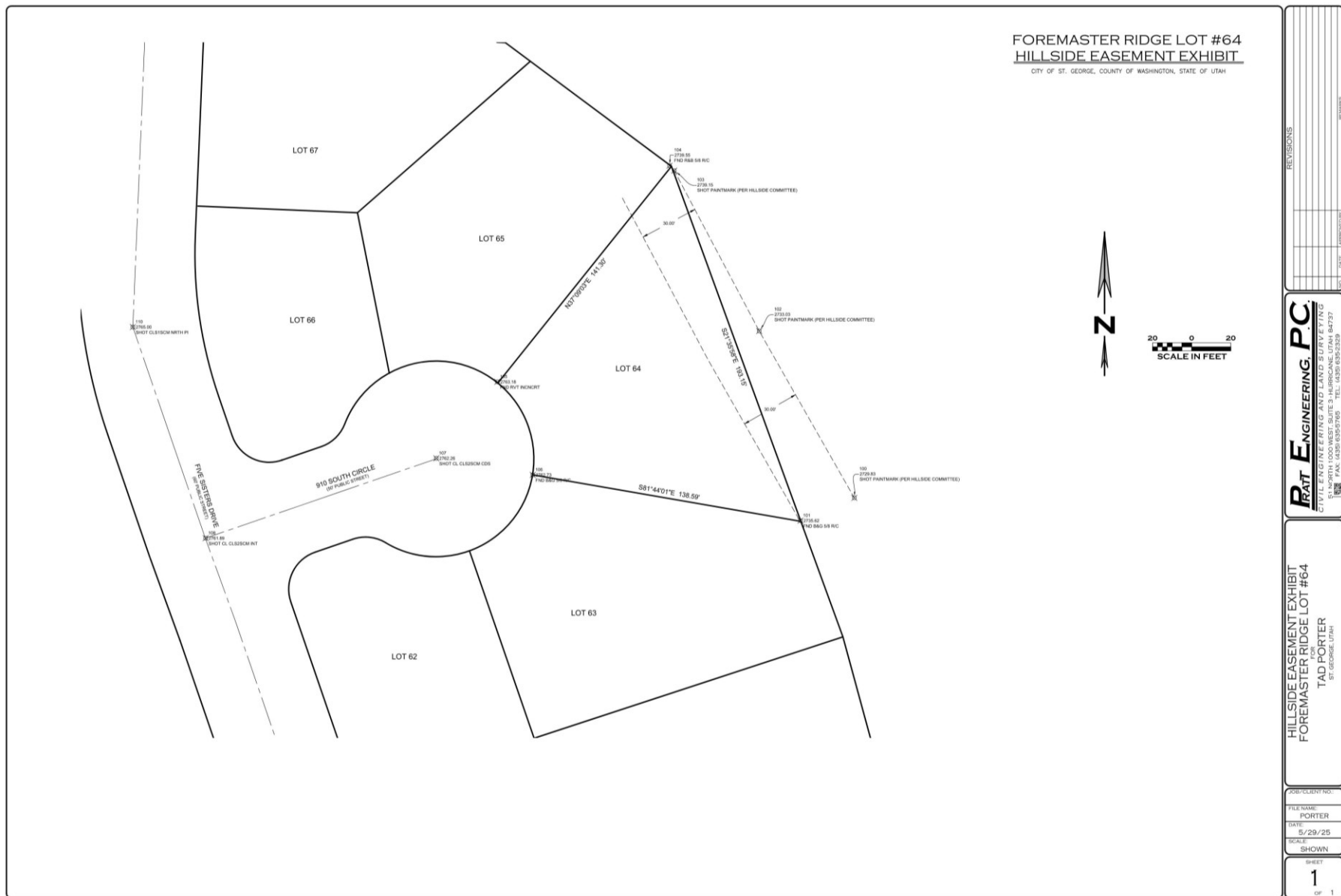
[illegible]

Topographic Map



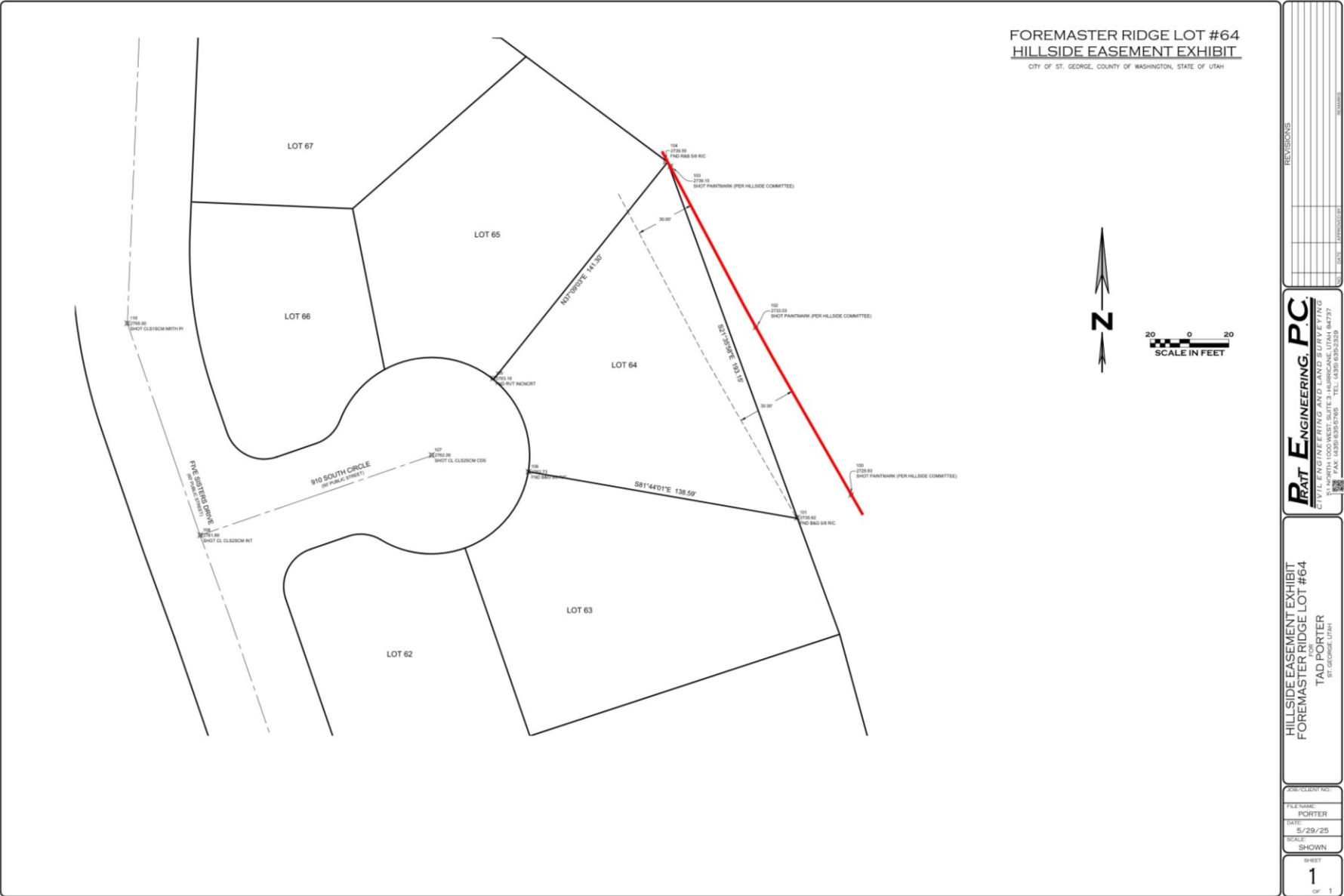
Proposed Ridgeline

(Hillside Review Board)



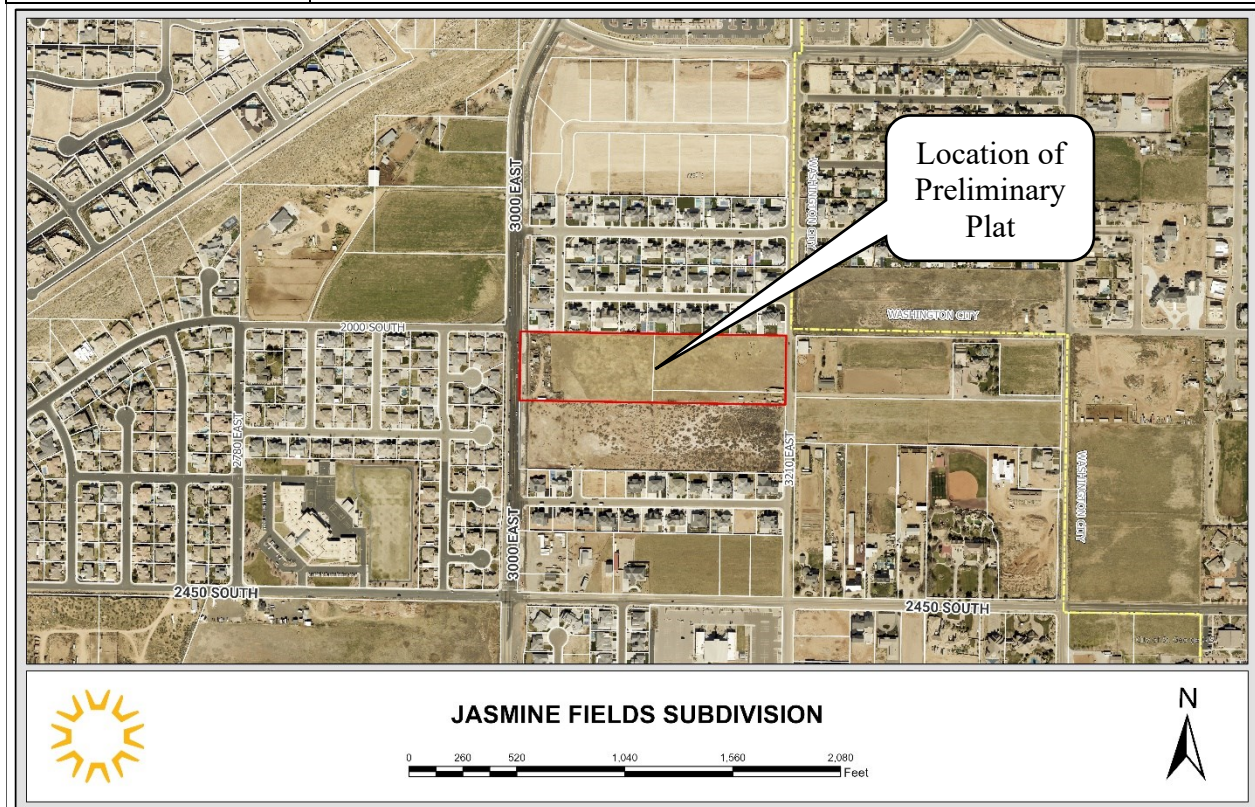
Proposed Ridgeline

(Hillside Review Board)



PLANNING COMMISSION AGENDA REPORT: 06/10/2025

Jasmine Fields Subdivision Preliminary Plat (Case No. 2025-PP-021)		
Request:	Consider a request for a 13 lot, one parcel residential preliminary plat to be called Jasmine Fields Subdivision.	
Applicant:	David Nasal	
Representative:	David Nasal	
Location:	Approximately 1800 South 3000 East	
General Plan:	LDR (Low Density Residential)	
Existing Zoning:	RE-12.5 (Residential Estates, 12,500 ft ² minimum lot size)	
Surrounding Zoning:	North	RE-20 (Residential Estates, 20,000 – ft ² minimum lot size)
	South	RE-12.5 (Residential Estates, 12,500 – ft ² minimum lot size)
	East	A-1 (Agricultural, 40,000 ft ² minimum lot size)
	West	R-1-10 (Residential, 10,000 sf ² minimum lot size)
Land Area:	Approximately 9.49 acres	



BACKGROUND & REQUEST:

The property being subdivided was rezoned from A-1 (Agricultural, 40,000 sf² minimum lot size) to RE-12.5 (Residential Estates, 12,500 sf² minimum lot size) on February 6, 2025, in anticipation of subdividing the property and recording a subdivision. The parcel on the east side of the plat is included in the subdivision only because a subdivision may not create remnant parcels. The intent of parcel 'A' is to leave it in its current state. Once it is desired to be developed, a plat amendment will be required.

Parcel 'A' is approximately 147,116 ft² or 3.37 acres in size. The lots range in size from 19,345 ft² (Lot 4) on the high end, down to 12,519 ft² (Lot 2) on the low end. All lots meet the requirements for zoning pertaining to lot size and frontage/width. There is proposed two points of access, none of which feed directly into the external road systems of 3210 or 3000 East. The two points will feed into Crimson Meadows Phase 2 stubbed road to the north and the other will stub into the recently approved Turnberry Estates to the south. As mentioned with that application, minor adjustments may need to be made to ensure alignment of Perlite Drive. The two applicants have been working together and as of the writing of this report, believe they have solved any issues. The City Council at the rezone meeting, stated they didn't want to see access from this property directly onto 3000 East which the applicant has complied with.

RECOMMENDATION:

Staff recommends approval of this preliminary plat with the following condition:

1. That parcel 'A' is included in the boundary of the subdivision.
2. That the applicant continue to work with the property owner to the south on connection points for Perlite Drive.

ALTERNATIVES:

1. Approve as presented.
2. Approve with conditions.
3. Deny the application.
4. Continue the proposed preliminary plat to a later date.

POSSIBLE MOTION:

I move that we approve the Jasmine Fields Subdivision preliminary plat as recommended by staff based on the finding(s) listed in the staff report (and subject to the following conditions...).

FINDINGS FOR APPROVAL:

1. The proposed Preliminary Plat meets the requirements found in Section 10-25C-3 of the Subdivision Regulations.
2. The proposed project meets the lot size and frontage requirements found in Section 10-7A-3.
3. The property was previously rezoned in February of 2025 in anticipation of subdividing the property.
4. Approval of the preliminary plat is in the best interest of the health, safety, and welfare of the community.

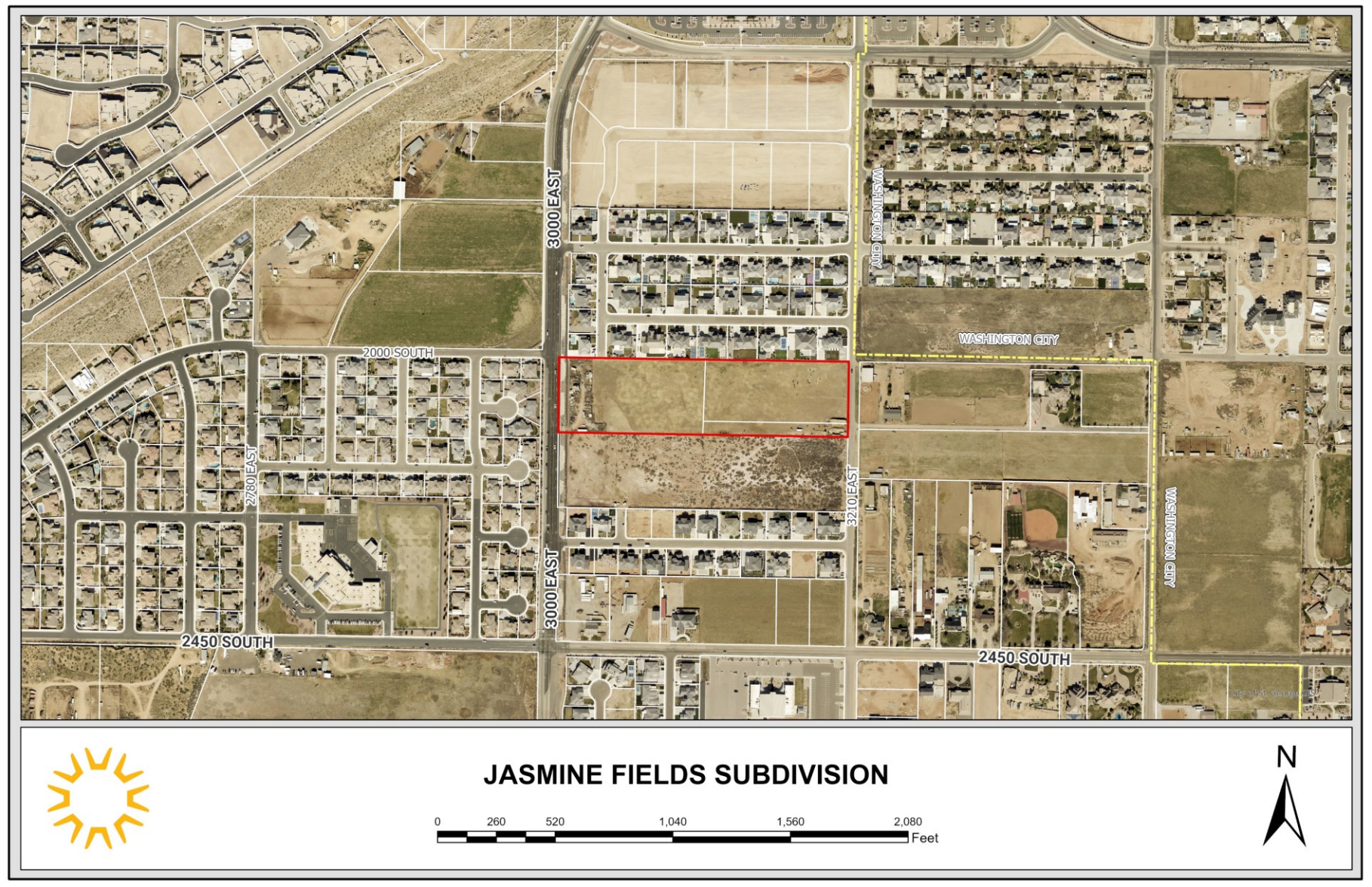
EXHIBIT A
POWERPOINT PRESENTATION

Jasmine Fields Preliminary Plat

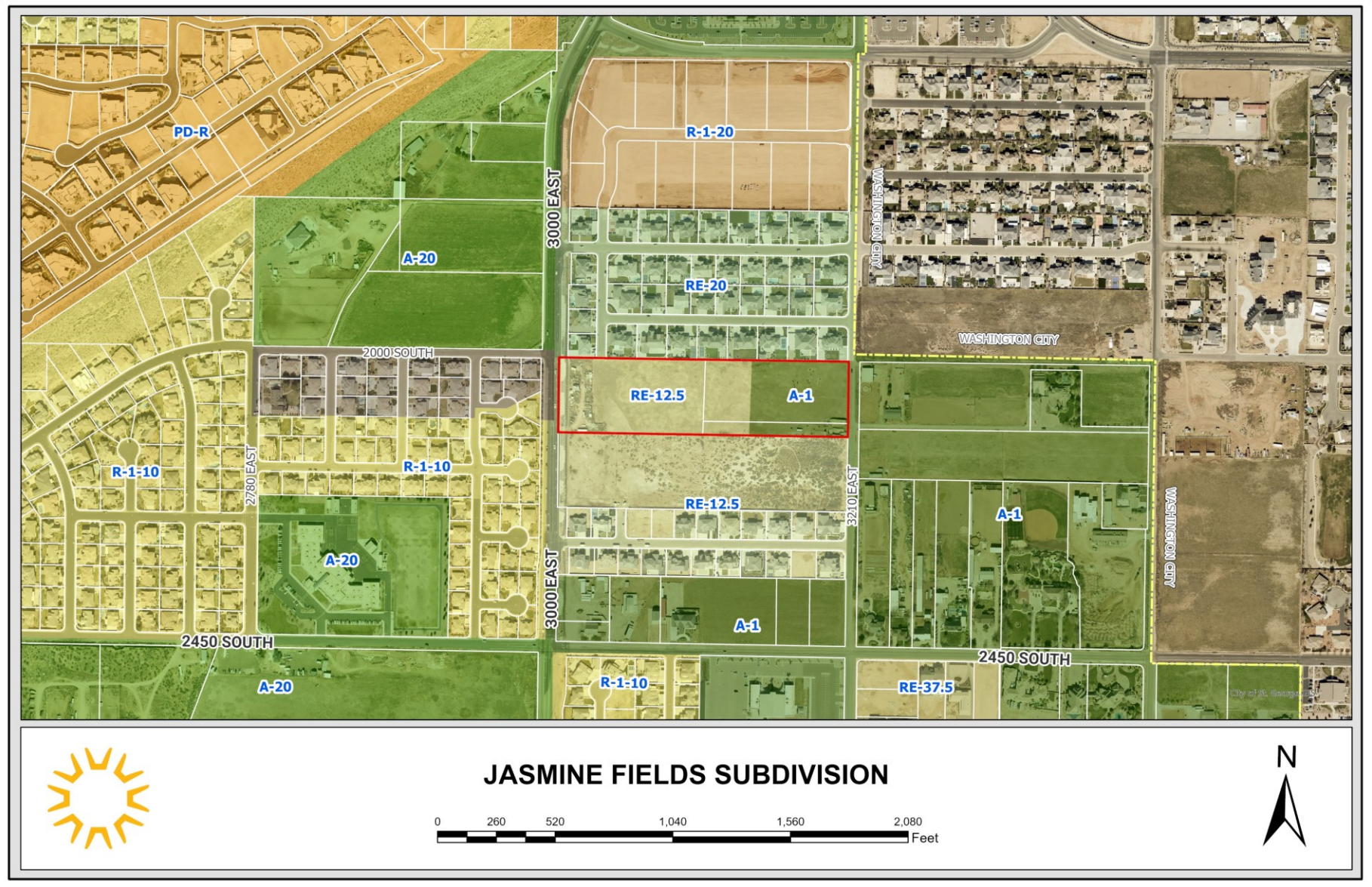
2025-PP-021



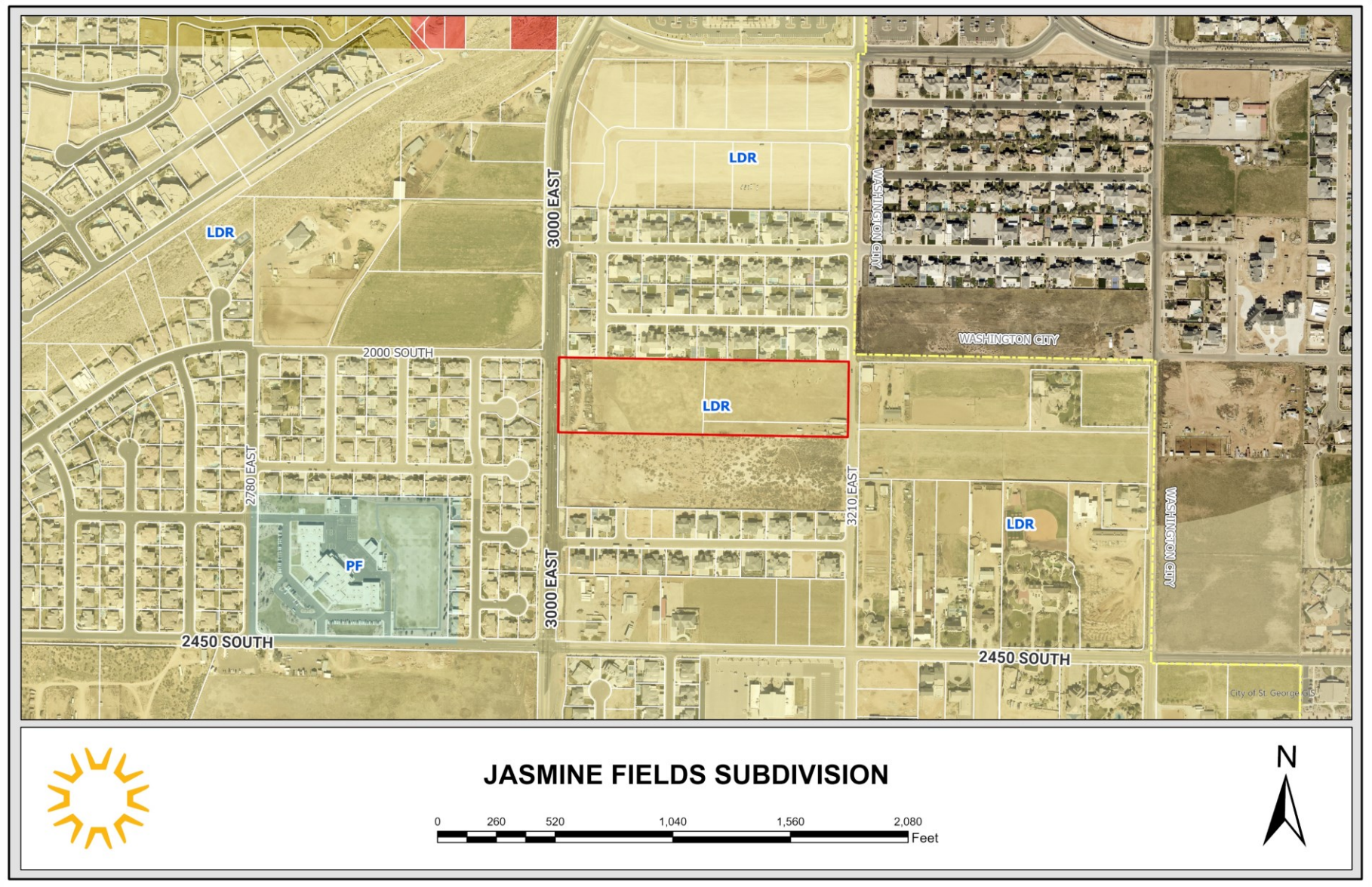
Aerial Map



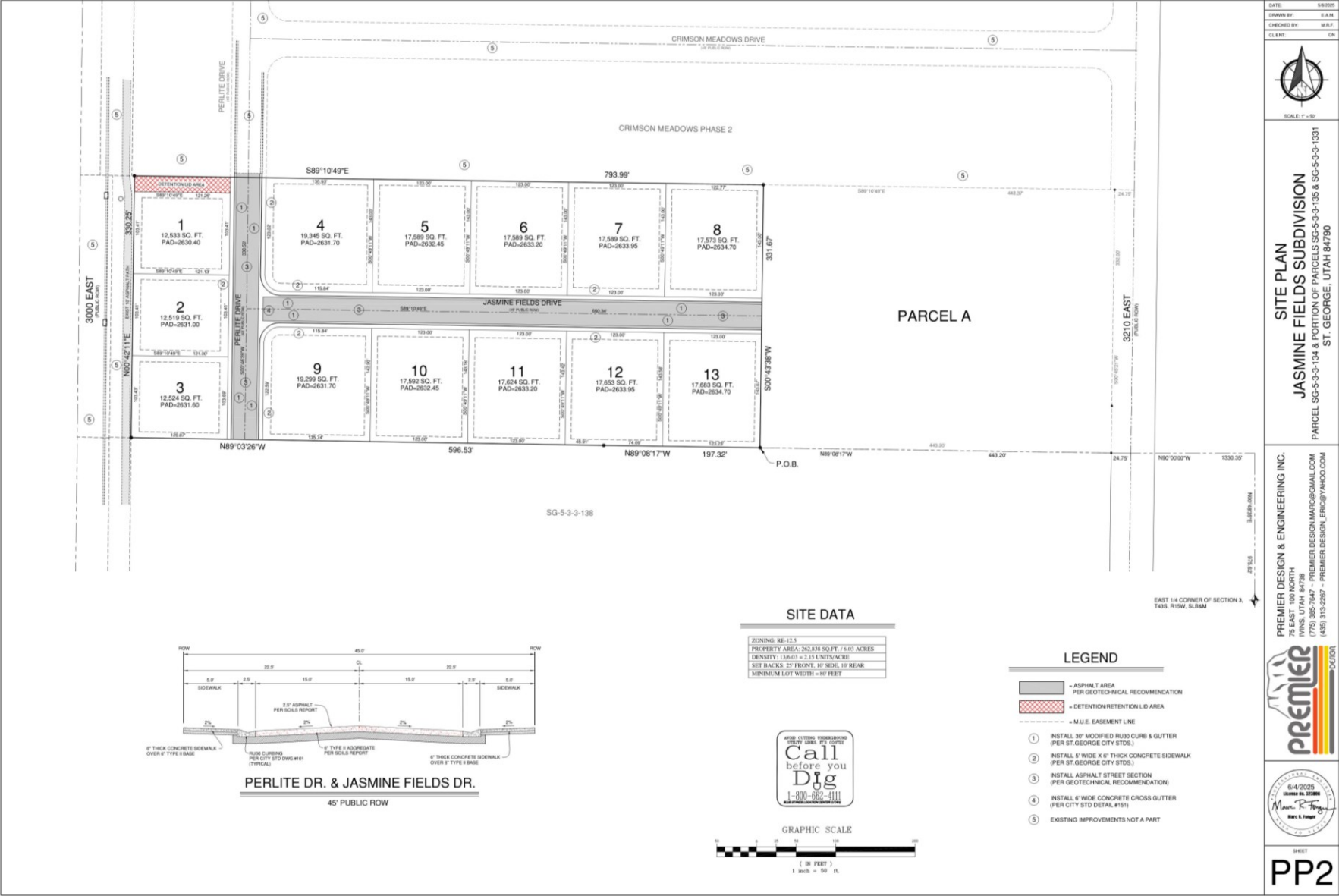
Zoning Map



General Plan Map



Proposed Plat



1 **ST. GEORGE PLANNING COMMISSION MINUTES**
2 **MAY 27, 2025, 5:00 P.M.**
3 **CITY COUNCIL CHAMBERS**
4

5 **PRESENT:**

6 **Planning Commission Chair Austin Anderson**
7 **Planning Commission Member Brandon Anderson**
8 **Planning Commission Member Ben Rogers**
9 **Planning Commission Member Terri Draper**
10 **Planning Commission Member Lori Chapman**
11 **Planning Commission Member Nathan Fisher**
12

13
14 **EXCUSED:**

15 **Planning Commission Member Kelly Casey**
16
17

18 **STAFF MEMBERS PRESENT:**

19 **City Attorney Ryan Dooley**
20 **Community Development Director Carol Winner**
21 **Assistant Public Works Director Wes Jenkins**
22 **Planner Brett Hamilton**
23 **Planner Dan Boles**
24 **Fire Marshall Brett Remund**
25 **Development Office Supervisor Angie Jessop**
26

27 **OTHERS PRESENT:**

28 **Applicant Eric McFadden**
29 **Applicant Shane Wittwer**
30 **Applicant Bob Hermandson**
31

32 **CALL TO ORDER:**

33 Planning Commission Chair Anderson called the meeting to order and welcomed all in
34 attendance. The Pledge of Allegiance to the Flag was led by Commission Member
35 Anderson.
36

37 Link to call to order and flag salute: [00:00:25](#)
38

39 Link to call for disclosures [00:01:05](#)
40
41

42 **ITEM 1**

43 **GENERAL PLAN AMENDMENT – ANNEXATION POLICY / PUBLIC HEARING:**

44 **Consider a request to adopt an annexation policy plan. The applicant is St.**
45 **George City and the representative is Carol Winner. Case No. 2025-GPA-009**
46 **(Staff- Carol Winner)**
47

48 [Agenda Packet \[Page 3\]](#)
49

50 Link to Presentation by Community Development Director Carol Winner [00:01:27](#)
51

52 Link to discussion by Commission Members, City Attorney Dooley, and Ms. Winner
53 [00:06:34](#)

Link to public hearing [00:24:18](#)

Link to comment by John Carr [00:25:10](#) **Exhibit A provided by Mr. Carr attached**

Link to comment by Ron Dickerson [00:29:02](#)

Link to comment by Scott Williams [00:32:54](#)

Link to comment by John Mayer [00:34:32](#)

Link to comment by Curley Carey [00:35:34](#)

Link to comment by Pamela Ratz [00:36:57](#)

Link to comment by Paige Ellis [00:37:55](#)

Link to comment by Scott Bates [00:38:42](#)

Public Hearing Closed

Link to discussion by Commission Members [00:41:10](#)

Link to motion [00:49:33](#)

MOTION:

A motion was made by Planning Commission Member Fisher to recommend approval to City Council of the proposed annexation plan.

SECOND:

The motion was seconded by Planning Commission Member Rogers.

VOTE:

Commission Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson – aye
Planning Commission Member Anderson – aye
Planning Commission Member Fisher – aye
Planning Commission Member Casey – absent
Planning Commission Member Chapman – aye
Planning Commission Member Rogers – aye
Planning Commission Member Draper – aye

The vote was unanimous. Motion carries.

ITEM 2

PLANNED DEVELOPMENT AMENDMENT – HOME 2 SUITES /PUBLIC HEARING:

Consider a request for a Planned Development Amendment to the Atkinville Interchange Area Zone Plan, PD-C (Planned Development Commercial) zone. The applicant is seeking approval of the design and site plan for a four-story, 104 room hotel on approximately 2.25 acres. The applicant is Premier Design and Engineering Inc., and the representative is Eric McFadden. The project

will be known as Home 2 Suites. Case No. 2025-PDA-014. (Staff – Brett Hamilton)

[Agenda Packet \[Page 44\]](#)

Link to presentation by Planner Brett Hamilton [00:51:30](#)

Link to discussion between Commission Members and Mr. Hamilton [00:56:17](#)

Link to public hearing [01:03:00](#)

Link to comment by Jane Gebhardt [01:03:15](#)

Link to comment by Richard Bender [01:05:00](#) **Exhibit B provided by Mr. Bender attached*

Link to comment by Curley Carey [01:14:48](#)

Link to comment by John Carr [01:19:02](#)

Link to comment by Judy Dancer [01:20:24](#)

Link to comment by LeAnn Christensen [01:23:12](#)

Link to comment by Jeffie Dickerson [01:24:06](#)

Public Hearing Closed

Link to comment by applicant Shane Wittwer and discussion with Commission Members [01:25:35](#)

Link to comment by applicant Eric McFadden and discussion with Commission Members [01:29:40](#)

Link to questions by Commission Members to applicant Wittwer [01:32:50](#)

Link to comment by Commission Member Rogers and discussion with Commission Members [01:37:14](#)

Link to comment by Mr. Hamilton and discussion by Commission Members [01:39:30](#)

Link to discussion by Ms. Winner and Commission Members [01:42:43](#)

Link to comment by Mr. Hamilton and Commission Members [01:47:30](#)

Link to discussion by Commission Members [01:48:08](#)

Link to motion [01:48:55](#)

MOTION:

A motion was made by Planning Commission Member Rogers to forward positive recommendation to City Council for approval of a development amendment for Home 2 Suites, item number 2 with staff recommendations.

SECOND:

The motion was seconded by Planning Commission Member Anderson

VOTE:

Commission Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson – aye
Planning Commission Member Anderson – aye
Planning Commission Member Fisher – aye
Planning Commission Member Casey – absent
Planning Commission Member Chapman – aye
Planning Commission Member Rogers – aye
Planning Commission Member Draper – aye

The vote was unanimous. Motion carries.

Item 3**PRELIMINARY PLAT – SUN RIVER COMMONS PHASE 5 PARTIAL AMENDMENT A, HOME 2 SUITES**

Consider a request for a preliminary plat for a commercial subdivision of one lot and one parcel. Lot 2 would total 2.25 acres, and the remaining parcel would total 11.85 acres. The applicant is Premier Design and Engineering Inc., and the representative is Eric McFadden. The project will be known as Sun River Commons Phase 5 Partial Amendment A, Home 2 Suites. Case No. 2025-PP-014 (Staff – Brett Hamilton)

[Agenda Packet \[Page 63\]](#)

Link to presentation by Planner Brett Hamilton [00:51:30](#)

Link to discussion with Commission Members and Mr. Hamilton [01:49:50](#)

Link to discussion with Commission Members and applicant Eric McFadden [01:51:29](#)

Link to motion [01:52:25](#)

MOTION:

A motion was made by Planning Commission Member Rogers to approve item number 3, preliminary plat for Sunriver Commons Phase 5.

SECOND:

The motion was seconded by Planning Commission Member Fisher

VOTE:

Commission Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson – aye
Planning Commission Member Anderson – aye
Planning Commission Member Fisher – aye
Planning Commission Member Casey – absent
Planning Commission Vice Chair Chapman – aye
Planning Commission Member Rogers – aye

Planning Commission Member Draper – aye

The vote was unanimous. Motion carries.

Item 4

ZONE CHANGE – CANYON VIEW APARTMENTS / PUBLIC HEARING

Consider a request to change the zoning from R-3 (Multiple-Family Residential) to PD-R (Planned Development Residential) on approximately 7.51 acres for the development of an apartment complex and townhomes, built in two phases, with a maximum of 165 total units. The applicant is Bush & Gudgell, Inc. and the representative is Rick Meyer. The project will be known as Canyon View Apartments. Case No. 2025-ZC-010 (Staff -Brett Hamilton)

[Agenda Packet \[Page 71\]](#)

Link to presentation by Planner Brett Hamilton [01:53:05](#)

Link to discussion with Commission Members and Mr. Hamilton [02:05:35](#)

Link to comments by Community Development Director Carol Winner [02:08:07](#)

Link to comments by Commission Member Chapman [02:09:00](#)

Link to public hearing [02:10:28](#)

Link to comment by George Krawciw [02:10:45](#)

Public Hearing Closed

Link to comment by Mr. Hamilton and discussion with Commission Members [02:12:45](#)

Link to comment by applicant Bob Hermandsen and discussion with Commission Members [02:15:05](#)

Link to discussion between Commission Members [02:24:35](#)

Link to motion [02:30:06](#)

MOTION:

A motion was made by Planning Commission Member Rogers recommend forwarding a positive recommendation to City Council for item number 4, zone change for Canyon View Apartments with staff recommendations.

SECOND:

The motion was seconded by Planning Commission Member Fisher

VOTE:

Commission Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson – aye

Planning Commission Member Anderson –aye
Planning Commission Member Fisher – aye
Planning Commission Member Casey – absent
Planning Commission Vice Chair Chapman – nay
Planning Commission Member Rogers –aye
Planning Commission Member Draper –aye

The vote was 5-1. Motion carries.

Item 5

HILLSIDE DEVELOPMENT PERMIT – CANYON VIEW APARTMENTS

Consider a request for a Hillside Development Permit to allow disturbance of areas with greater than 20% slopes. This application is required to develop the property. The applicant is Bush & Gudgell, Inc. and the representative is Rick Meyer. The project will be known as Canyon View Apartments. Case No. 2024-HS-004 (Staff -Brett Hamilton)

[Agenda Packet \[Page 89\]](#)

Link to presentation by Planner Brett Hamilton [01:53:05](#)

Link to comments by Assistant Public Works Director Wes Jenkins and discussion with Commission Members [02:31:18](#)

Link to motion [02:33:40](#)

MOTION:

A motion was made by Planning Commission Member Anderson for a positive recommendation for item number 5, Hillside Development Permit with staff's conditions.

SECOND:

The motion was seconded by Planning Commission Member Draper

VOTE:

Commission Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson – aye
Planning Commission Member Anderson -aye
Planning Commission Member Fisher – aye
Planning Commission Member Casey – absent
Planning Commission Member Chapman – nay
Planning Commission Member Rogers – aye
Planning Commission Member Draper – aye

The vote 5-1. Motion carries.

Item 6

PRELIMINARY PLAT –CANYON VIEW APARTMENTS

Consider a request for a preliminary plat for a 2-lot subdivision totaling 7.51 acres generally located at the intersection of Canyon View Drive and Ostler Way. The applicant is Bush & Gudgell, Inc. and the representative is Rick Meyer. The project will be known as Canyon View Apartments. Case No. 2025-PP-017 (Staff -Brett Hamilton)

[Agenda Packet \[Page 201\]](#)

Link to presentation by Planner Brett Hamilton [01:53:05](#)

Link to motion [02:34:40](#)

MOTION:

A motion was made by Planning Commission Member Rogers to approve item number 6, preliminary plat for Canyon View Apartments, with staff's recommendations and with the additional condition read by staff regarding an easement on the lot ("*that a final plat or a recorded easement delineate the pre-existing buttress on the west side of the property and mark it as a "do not disturb" area*").

SECOND:

The motion was seconded by Planning Commission Member Fisher

VOTE:

Commission Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson – aye
Planning Commission Member Anderson –aye
Planning Commission Member Fisher – aye
Planning Commission Member Casey – absent
Planning Commission Member Chapman – nay
Planning Commission Member Rogers – aye
Planning Commission Member Draper – aye

The vote was 5-1. Motion carries.

Item 7

ZONE REGULATION AMENDMENT – CURB, GUTTER & SIDEWALK/BLASTING STANDARDS / PUBLIC HEARING

Consider a request to amend a portion of the City of St. George Code, Title 10-5-7 (Curb, Gutter, Sidewalk, and Driveway), Title 10-6-6 (Curb, Gutter, Sidewalk – When Required), Title 10-7-2 (Curb, Gutter, Sidewalk – When Required), Title 10-25D-3-C1 (Improvements Required), standard specifications section 3.2.3.1 (Curb, Gutter, and sidewalk) and standard specifications section 2.9 (Use of Explosives) to address curb, gutter, and sidewalk for an alternate roadway cross section in areas of Bloomington, Bloomington Hills, Middleton, and Little Valley and to revise the blasting standards to current standards. The applicant is St. George City and the representative is Wes Jenkins. Case No. 2025-ZRA-007 (Staff – Wes Jenkins)

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Link to presentation by Assistant Public Works Director Wes Jenkins [02:41:05](#)

Link to comments by Fire Marshall Brett Remund and discussion with Commission Members and Mr. Jenkins [02:55:15](#)

Link to public hearing [03:00:35](#)

No Comments

Public Hearing Closed

Link to comment by Commission Member Anderson and discussion with Mr. Jenkins [03:02:35](#)

Link to motion [03:02:02](#)

MOTION:

A motion was made by Planning Commission Member Draper to forward a recommendation for approving item 7 with excepting properties lower south of 3670 South and including that the blasting distance increases from 300 feet to 500 feet.

SECOND:

The motion was seconded by Planning Commission Member Anderson

VOTE:

Commission Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson – aye
Planning Commission Member Anderson – aye
Planning Commission Member Fisher – aye
Planning Commission Member Casey – absent
Planning Commission Member Chapman – aye
Planning Commission Member Rogers – aye
Planning Commission Member Draper – aye

The vote was unanimous. Motion carries.

Item 8

PRELIMINARY PLAT – TURNBERRY ESTATES

Consider a request for a preliminary plat for a 22-lot residential subdivision on approximately 9.305 acres. The applicant is Strata Homes and the representative is Ryan Lay with Bush & Gudgell. The project will be known as Turnberry Estates. Case No. 2025-PP-018 (Staff – Dan Boles)

[Agenda Packet \[Page 250\]](#)

Link to presentation by Planner Dan Boles [02:36:00](#)

Link to motion [02:39:30](#)

MOTION:

A motion was made by Planning Commission Member Fisher to approve the preliminary plat application number 8 with the condition that the applicant of this application work with the applicant of the property to the North that they align the street that connects the two neighborhoods.

SECOND:

The motion was seconded by Planning Commission Member Chapman

VOTE:

Commission Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson – aye
Planning Commission Member Anderson – aye
Planning Commission Member Fisher – aye
Planning Commission Member Casey – absent
Planning Commission Member Chapman – aye
Planning Commission Member Rogers – aye
Planning Commission Member Draper – aye

The vote was unanimous. Motion carries.

Commission Chair Anderson excuses himself for the remainder of the meeting.

APPROVAL OF MINUTES:

Consider a request to approve the meeting minutes from the May 13, 2025 meeting.

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Link to motion [03:08:50](#)

MOTION:

A motion was made by Planning Commission Member Rogers to approve minutes of May 13, 2025 meeting.

SECOND:

The motion was seconded by Planning Commission Member Fisher

VOTE:

Commission Vice Chair Chapman called for a vote, as follows:

Planning Commission Chair Anderson – absent
Planning Commission Member Anderson – aye
Planning Commission Member Fisher – aye
Planning Commission Member Casey – absent
Planning Commission Vice Chair Chapman – aye
Planning Commission Member Rogers – 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 May 22, 2025, City Council Meeting.

1. 2025-DA-002 Kachina Cliffs 24
2. 2025-PDA-012 White Dome Church

ADJOURN:

Link to motion: [03:09:53](#)

MOTION:

A motion was made by Planning Commission Member Fisher to adjourn.

SECOND:

The motion was seconded by Planning Commission Member Rogers

VOTE:

Commission Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson – absent
Planning Commission Member Anderson –aye
Planning Commission Member Fisher – aye
Planning Commission Member Casey –absent
Planning Commission Member Chapman –aye
Planning Commission Member Rogers –aye
Planning Commission Member Draper – aye

The vote was unanimous, and the motion carries.

/s/
Angie Jessop, Development Services