

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 24, 2025**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order

Flag Salute

Call for Disclosures

1. ZONE CHANGE- Downtown Curio – PUBLIC HEARING

Consider a request to change the zoning from Central Business District (C-4) to Planned Development Mixed Use (PD-MU) on approximately 3.24 acres to allow for a new mixed-use project. The applicant is Civil Science and the representative is Brandee Walker. The project will be known as Downtown Curio. Case No. 2025-ZC-013 (Staff – Brenda Hatch)

****THIS ITEM WILL NOT BE HEARD AT THIS MEETING & RE-NOTICED FOR A FUTURE DATE****

2. PRELIMINARY PLAT- Downtown Curio

Consider a request for a preliminary plat for a three-lot (3) subdivision totaling approximately 3.24 acres, on a Planned Development Commercial Property. The applicant is Civil Science and the representative is Brandee Walker. The project will be known as Downtown Curio. Case No. 2025-PP-023 (Staff – Brenda Hatch)

****THIS ITEM WILL NOT BE HEARD AT THIS MEETING****

3. PRELIMINARY PLAT - Territory Studios Backlot Xing

Consider a request for a preliminary plat for a four-lot (4) mixed-use commercial subdivision totaling approximately 44.9 acres. The applicant is DSG Engineering, Inc and the representative is Ken Miller. The project will be known as Territory Studios Backlot Xing. Case No. 2025-PP-022 (Staff – Brian Dean)

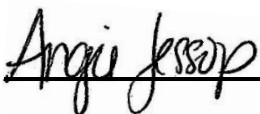
4. MINUTES

Consider a request to approve the meeting minutes from the June 10, 2025, meeting.

5. CITY COUNCIL ACTIONS

Report on items heard at the June 19, 2025, City Council meeting.

1. 2025-GPA-009 Annexation Policy
2. 2025-GPA-008 General Plan Update
3. 2025-CUP-001 Law Office of Kristin K Woods PLLC
4. 2025-ZRA-005 Liquor License – ZRA-The Break
5. 2025-HS-006 Lot 64 Foremaster Ridge
6. 2025-PDA-014 Sun River Commons Home 2 Suites



Angie Jessop – Community Development Office Supervisor

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: 6/24/2025

Territory Studios Backlot Xing Preliminary Plat (Case No. 2025-PP-022)		
Request:	Consider a request for a preliminary plat for a three lot and one parcel mixed-use commercial subdivision totaling approximately 44.9 acres.	
Applicant:	Ken Miller, DSG Engineering, Inc.	
Location:	Generally located southeast of Airport PKWY east of Southern PKWY.	
General Plan:	COM (Commercial)	
Existing Zoning:	CRM (Mixed-use Commercial)	
Surrounding Zoning:	North	CRM (Mixed-use Commercial)
	South	PD-R (Planned Development - Residential)
	East	PD-R (Planned Development - Residential)
	West	PD-R (Planned Development - Residential)
Land Area:	Approximately 44.9 acres	



BACKGROUND:

The site currently consists of approximately 44.9 acres with a barn. The subject property is currently zoned CRM (Mixed Use Commercial) and designated as Commercial on the General Plan. Lot 103 of the subdivision is the largest at approximately 19.85 acres and lot 101 and 102 are the smallest at approximately 2.78 acres. Parcel "A" is approximately 19.49 acres and will not be developed at this time.

RECOMMENDATION:

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

1. That a final plat must be reviewed, approved, and recorded prior to final site plan approval.
2. That the applicant shall add the street name of "Silver Screen Place" on the northwesterly side of lot 104 to the final plat.
3. That the applicant shall add the 10-foot trail from the southeast side of Airport Parkway continuing along the south side of Skyview Parkway, as well as the 10-foot trail from the west side of Backlot Xing, crossing Fort Pierce Wash, and connecting to the trail on Desert Canyons Parkway to the final plat.

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 Territory Studio Backlot Xing Preliminary Plat request, application number 2025-PP-022, based on the findings and conditions noted in the staff report."

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 10-10-3.
3. Approval of the preliminary plat is in the best interest of the health, safety, and welfare of the community.

PC 2025-PP-022
Riverside Cove Commercial
Preliminary Plat

Exhibit A
PowerPoint Presentation

Territory Studios Backlot Xing

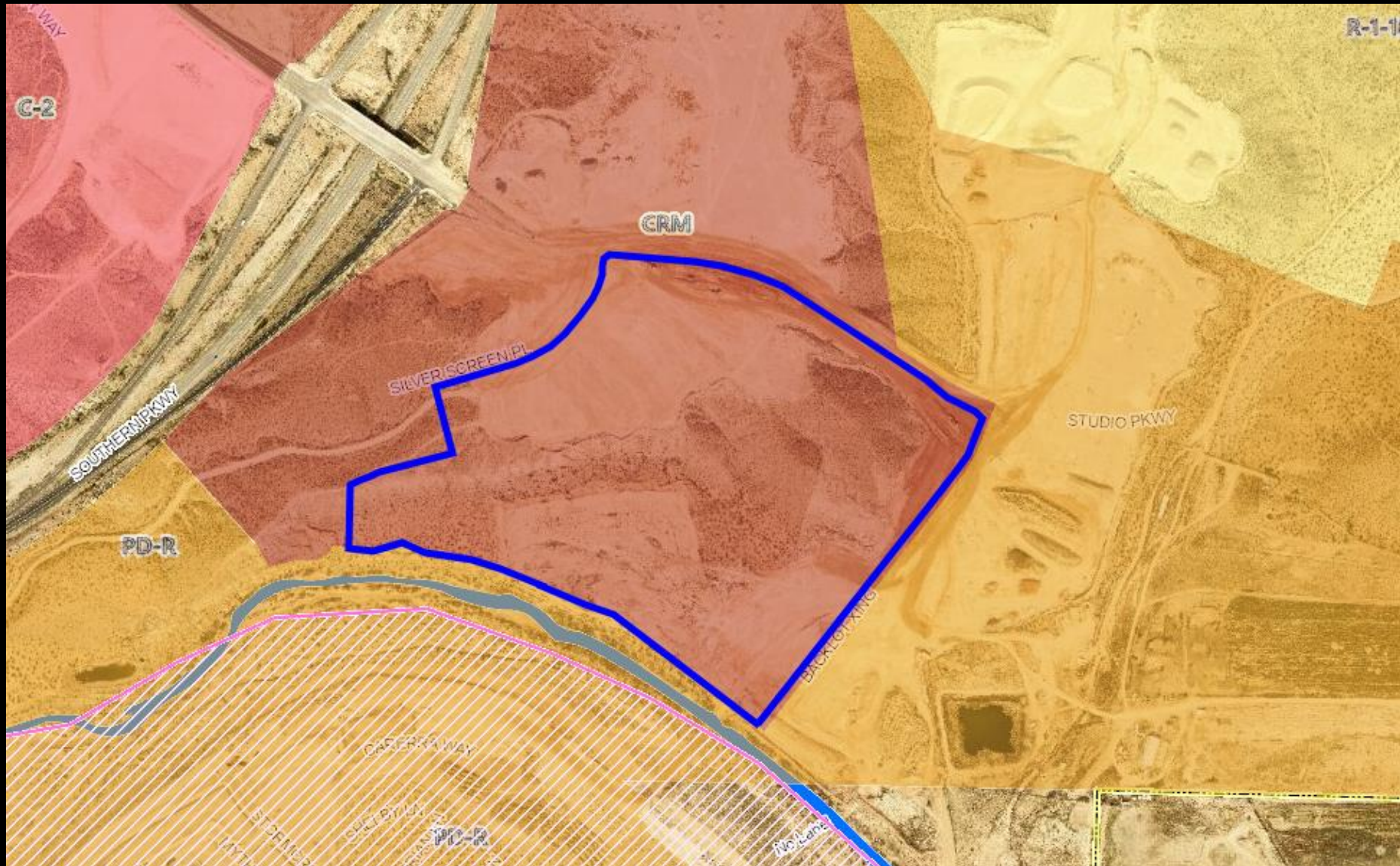
2025-PP-022



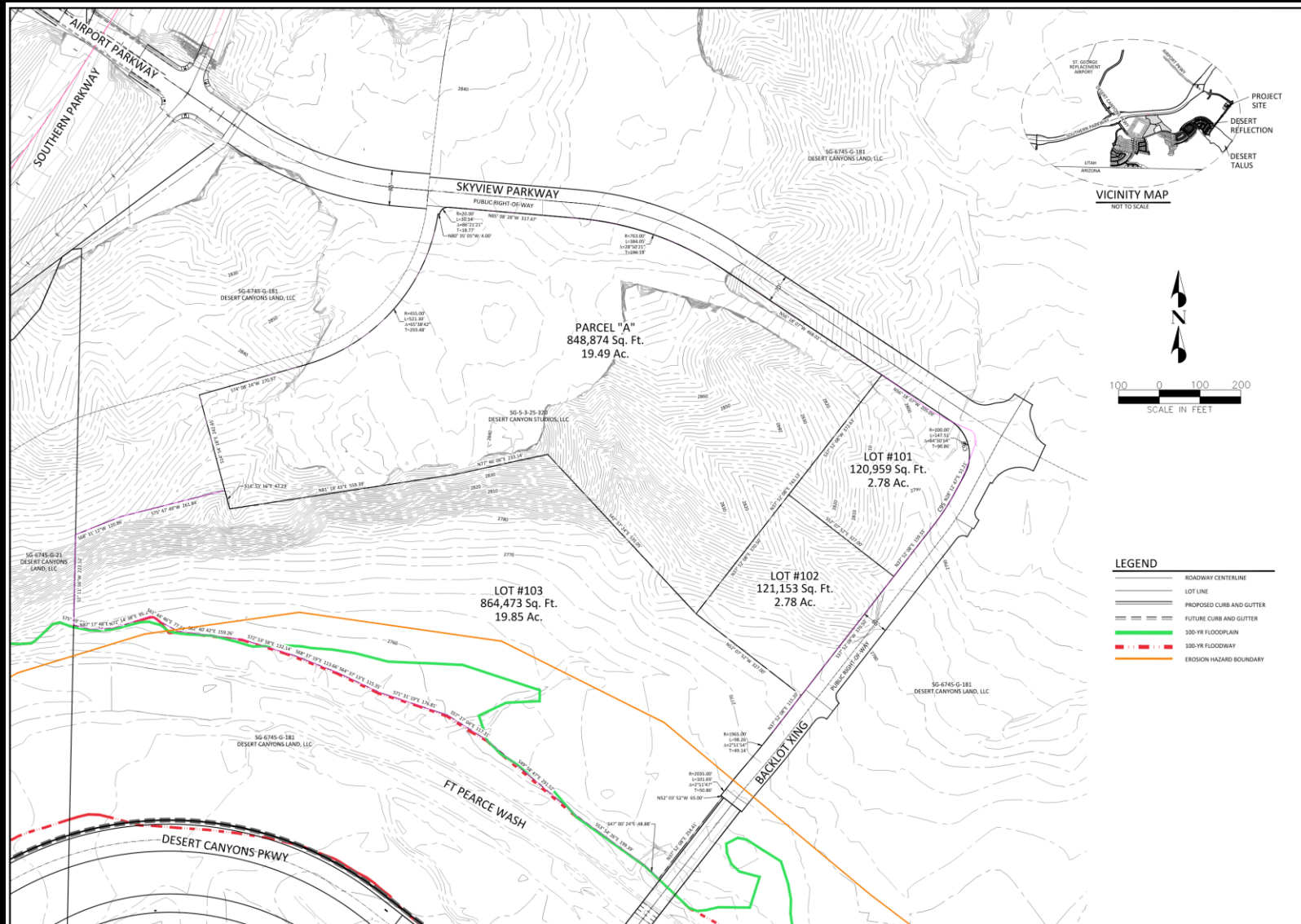
Aerial Map



Zoning Map



Preliminary Site Layout



ST. GEORGE PLANNING COMMISSION MINUTES
June 10, 2025, 5:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

Planning Commission Vice Chair Lori Chapman
Planning Commission Member Ben Rogers
Planning Commission Member Terri Draper
Planning Commission Member Nathan Fisher
Planning Commission Member Kelly Casey

EXCUSED:

Planning Commission Chair Austin Anderson
Planning Commission Member Brandon Anderson

STAFF MEMBERS PRESENT:

City Deputy Attorney Jami Bracken
Assistant City Attorney Alicia Carlton
Community Development Director Carol Winner
Assistant Public Works Director Wes Jenkins
Planner Dan Boles
Planner Brian Dean
Development Office Supervisor Angie Jessop

OTHERS PRESENT:

Applicant Bob Hermandson
Applicant Bill Cox
Applicant Tad Porter

CALL TO ORDER:

Planning Commission Vice Chair Chapman 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: [00:00:10](#)

Link to call for disclosures [00:00:53](#)

ITEM 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)

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Link to Presentation by Dan Boles [00:14:29](#)

Link to question by Commission Member Rogers [00:18:25](#)

Link to comments by Applicant Bob Hermandson and discussion with Commission Members. [00:19:15](#)

Link to question by Commission Member Casey and discussion with Mr. Hermandson and Commission Members [00:22:05](#)

Link to Public Hearing [00:26:10](#)

No Comments, Public Hearing Closed

Link to discussion by Commission Members and Mr. Hermandson [00:26:45](#)

Link to motion [00:30:09](#)

MOTION:

A motion was made by Planning Commission Member Rogers to forward a positive recommendation on item number 1, for the zone change for District at Old Farm, with staff recommendations, as well as a consideration to remove the Hotel/Motel from the approved use list.

SECOND:

The motion was seconded by Planning Commission Member Casey.

VOTE:

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

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

The vote was unanimous. Motion carries.

ITEM 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 Hermandson. The project will be known as Meadows at Old Farm. Case No. 2025-ZC-012 (Staff – Dan Boles)

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Link to Presentation by Dan Boles [00:31:25](#)

Link to Public Hearing [00:34:39](#)

Public Hearing Closed

Link to question by Commission Member Casey [00:35:09](#)

Link to comments by Applicant Bill Cox [00:35:30](#)

Link to discussion with Vice Chair Chapman and Mr. Cox [00:37:55](#)

Link to discussion with Commission Members and Mr. Cox [00:39:00](#)

Link to motion [00:42:38](#)

MOTION:

A motion was made by Planning Commission Member Fisher to recommend approval to City Council of item number 2, R-1-8 Zone Change, with staff recommendations.

SECOND:

The motion was seconded by Planning Commission Member Casey.

VOTE:

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

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

The vote was unanimous. Motion carries.

ITEM 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 Hermandson. The project will be known as Old Farm R-1-10. Case No. 2025-ZC-011 (Staff – Dan Boles)

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Link to Presentation by Dan Boles [00:43:20](#)

Link to question by Vice Chair Chapman [00:44:57](#)

Link to Public Hearing [00:45:36](#)

Public Hearing Closed

Link to question by Commission Chair Chapman [00:46:14](#)

Link to motion [00:46:30](#)

MOTION:

A motion was made by Planning Commission Member Casey to forward a positive recommendation to City Council for item number 3, including any staff conditions.

SECOND:

The motion was seconded by Planning Commission Member Draper

VOTE:

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

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

The vote was unanimous. Motion carries.

ITEM 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)

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Link to Presentation by Dan Boles [00:07:16](#)

Link to question by Commission Member Rogers [00:11:20](#)

Link to comments by Applicant Tad Porter and discussion with Commission Members [00:12:43](#)

Link to motion [00:13:57](#)

MOTION:

A motion was made by Planning Commission Member Rogers to forward positive approval City Council for item number 4, Hillside Development Permit, with staff recommendations.

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

The vote was unanimous. Motion carries.

ITEM 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)

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Link to Presentation by Dan Boles [00:01:10](#)

Link to question by Commission Member Fisher [00:04:17](#)

Link to question by Commission Chair Chapman [00:04:35](#)

Link to comment by Commission Member Fisher [00:05:52](#)

Link to motion [00:06:00](#)

MOTION:

SECOND:

The motion was seconded by Planning Commission Member Rogers.

VOTE:

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

Planning Commission Chair Anderson – absent
Planning Commission Member Anderson –absent
Planning Commission Member Fisher – aye
Planning Commission Member Casey – aye
Planning Commission Member Chapman – aye
Planning Commission Member Rogers –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 May 27, 2025 meeting.

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Link to motion [00:47:04](#)

MOTION:

A motion was made by Planning Commission Member Rogers to approve the minutes of May 27, 2025, meeting.

SECOND:

The motion was seconded by Planning Commission Member Draper.

VOTE:

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

Planning Commission Chair Anderson – absent
Planning Commission Member Anderson –absent
Planning Commission Member Fisher – aye
Planning Commission Member Casey – aye
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 June 5, 2025, City Council Meeting.

1. 2025-PDA-016 Chase Bank Sun River

ADJOURN:

Link to motion: [00:47:45](#)

MOTION:

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

SECOND:

The motion was seconded by Planning Commission Member Draper.

VOTE:

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

Planning Commission Chair Anderson – absent
Planning Commission Member Anderson –absent

Planning Commission Member Fisher – aye
Planning Commission Member Casey –aye
Planning Commission Member Chapman –aye
Planning Commission Member Rogers –aye
Planning Commission Member Draper – aye

The vote was unanimous, and the motion carries.

Angie Jessop, Development Services

DRAFT