

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, July 8, 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)

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)

3. PLANNED DEVELOPMENT AMENDMENT – Villa Highlands Ph 6 & 7 -PUBLIC HEARING

Consider a request to amend the Hidden Valley Master Plan PD-R (Planned Development Residential) zone for the construction of a new fifty-one unit (51) townhome development on 7.38 acres. The applicant is Ivory Southern, LLC and the representative is Rick Meyer. The project will be known as Villa Highlands Phases 6 & 7. Case No. 2025-PDA-009 (Staff – Brett Hamilton)

4. PRELIMINARY PLAT – VILLA HIGHLANDS PH 6 & 7

Consider a request for a fifty-one lot (51) residential preliminary plat located along London Lane, east of Rio Road. The applicant is Ivory Southern, LLC and the representative is Rick Meyer. The project will be known as Villa Highlands Phases 6 & 7. Case No. 2025-PP-007 (Staff – Brett Hamilton)

5. GENERAL PLAN AMENDMENT – Sullivan Commercial General Plan Amendment – PUBLIC HEARING

****This item will not be heard at this meeting and re-noticed for a later date.****

Consider a request to amend the General Plan Land Use Map from LDR (Low Density Residential) to COM (Commercial) located on approximately 11.72 acres on the north-west corner of 3210 East and 2450 South. The applicant is JIMCO, LLC, and the representative is Bob Hermandson. The project will be known as Sullivan Commercial General Plan Amendment. Case No. 2025-GPA-010 (Staff – Dan Boles)

6. HILLSIDE DEVELOPMENT PERMIT – Black Hill Eyebrow Scar Mitigation

Consider a request for a Hillside Development Permit to mitigate the scar on the Black Hill, located at approximately 265 S Donlee Drive. The applicant is Alliance Consulting, and the representative is Mike Bradshaw. The project will be known as Black Hill Eyebrow Scar Mitigation. Case No. 2025-HS-007 (Staff – Brenda Hatch)

7. 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)

8. PRELIMINARY PLAT – Built Trailers Lot Split

Consider a request for a two-lot (2) preliminary plat for a manufacturing subdivision generally located north of Commerce Drive and east of 850 East on approximately 10.01 acres. The applicant is Rosenberg Associates, and the representative is Del Wetenkamp. The project will be known as Built Trailers Lot Split. Case No. 2025-PP-025 (Staff – Brian Dean)

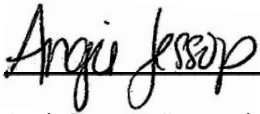
MINUTES

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

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.