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 <u>Planning Commission</u> meeting in the City Council Chambers, 175 East 200 North, St George, Utah, on <u>Tuesday</u>, <u>July 8</u>, <u>2025</u>, commencing at <u>5:00 p.m.</u>

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. <u>HILLSIDE DEVELOPMENT PERMIT – Black Hill Eyebrow Scar Mitigation</u>

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.



Zone Change

PLANNING COMMISSION AGENDA REPORT: 06/24/2025

Downtown Curio Zone Change (Case No. 2025-ZC-013)				
Request:	Consider a request to change the zone 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.			
Applicant:	Civil Science			
Representative:	Brandee Walker			
Location:	Northwest corner of St. George Blvd and Temple Street			
General Plan:	Downtown Lively (DTLV), Downtown Connected Corridor (DTCC)			
Existing Zoning:	Central Business District (C-4)			
	North	Central Business District (C-4)		
Surrounding	South	Central Business District (C-4)		
Zoning:	East	Central Business District (C-4)		
	West	Central Business District (C-4)		
Land Area:	Approximate	ely 3.24 acres		



BACKGROUND:

The applicant is requesting to change the zone from Central Business District (C-4) to Planned Development Mixed Use (PD-MU) on 3.24 at the northwest corner of St. George Boulevard and Temple Street. The proposed development aims to revitalize this corner by introducing new commercial and residential opportunities. It will feature engaging commercial spaces designed to foster additional gathering places, and the residential units will provide convenient access to restaurants, bus routes, and the downtown area.

This project aligns with the intent of the Downtown Area Plan's Lively Area, specifically by engaging pedestrians with street-level commercial spaces and activating a section of St. George Boulevard that has been underutilized for a long time. The purpose of this request is to redevelop the property with a combination of commercial spaces and apartments, and the project is planned to be developed in three phases.

The initial phase of the project will feature a 165-room boutique hotel with commercial and restaurant spaces at street level. The building will step back and rise, which aligns with the Downtown Area Plan's vision of softening the impact on the street. Additionally, the parking garage will be discreetly located behind the building, as outlined in the Downtown Area Plan.

The elevations for this phase are subject to approval with the zone change. This first phase fully complies with all zoning requirements specified in the City Municipal Code. Parking calculations for the hotel were based on one space per room plus two employee spaces, and the commercial space was calculated at one space per 500 sq. ft. using the Central Business District regulations.

Phases two and three will be submitted as Planned Development Amendments. The second phase is planned to include an apartment building with ground-floor commercial space facing the street. The third and final phase is slated to feature another hotel. However, the narrative also mentions that this third phase could be flexible to meet future downtown needs, potentially shifting to apartments or office space if required at the time of development.

MIXED USE REQUIREMENTS:

I. Allowed Uses (10-8D-1): The applicant has requested to allow all uses found in the C-4 District for the commercial portion of this building. See Exhibit B.

II. **General Requirements** (10-8D-2): See the Zoning Requirements box below:

Zoning Requirements					
Regulation	Proposal	Staff Comments			
Description of Use	Mixed-use project completed in three phases.	The use fits the requested zoning district			
Height and Elevations	87' to the top of parapet 92'10-1/2" to the top of architectural feature	This district allows buildings up to 55' tall. The city council, after recommendation from the planning commission, may approve increased building height upon making a finding			
Density	17 du/ac	This meets regulations.			
Schools, Churches, Open Space	There are no proposed schools, churches, or open space with this project.	No comments.			
Phasing Plan	3 Phases	The project will move forward with three phases. The first phase that will be approved fully in this application will consist of the boutique hotel with commercial uses on the ground floor and the parking garage. An apartment building with commercial space will be built in the second phase. The third phase will consist of a hotel or other possible uses depending on the nature of Downtown when it is developed.			
Landscape Plan	A conceptual landscape plan is provided with 25% of the area landscaped.	The project is required to have 20% of the area landscaped. This meets requirements.			
Utilities	None shown.	These will be reviewed during the site plan review process.			
Solid Waste Screening The site plan shows the locations for solid waste.		The site plan shows enclosed dumpster locations that appear to meet code.			
Lighting	A photometric plan has been provided.	The parking lot lighting will be required to be 1.0-foot candle or less at the			

		property line. Staff will ensure it meets the regulations during the site plan process. The plan provided meets code.
Turning Space	Access aisle widths 25' wide, and the one-way access aisles from the Boulevard are 16' wide for the entry and 15' wide for the exit.	The access aisles meet regulations. The entry and exit approaches will need to be at least 28' wide.
Signs	None provided	The applicants will be required to pull a sign permit when they are ready to put in their signs. All signs must meet the provisions of the sign code.
Parking	The building will have underground parking as well as surface parking.	Phase one: 191 stalls required 224 stalls provided The overall project exceeds code. 417 stalls required 430 stalls will be provided
EVCS And Bike Parking	They have not shown Electric conduit or Bike parking on the site.	They will be required to provide conduit for future electrical charging station for at least 1 parking stall and bicycle parking.

- III. **Mixed Use Standards** (10-8D-8: The applicant will be required to meet the following standards (The wording in the yellow boxes are the responses from the applicant):
 - A. Minimum Zone Requirements: Each Planned Development Commercial/ residential mixed use application shall include a minimum of one-half (1/2) acre.

 This project covers 3.24 acres.
 - B. Height Regulations: No structure shall be erected to a height less than ten feet (10') and no structure shall be greater than fifty-five feet (55'). The city council, after recommendation from the planning commission, may approve increased building height up to seventy feet (70') upon making a finding, as part of a zone change approval, that the increase in height will fit harmoniously into the neighborhood, minimizing any negative impacts, after considering the following:

This project is proposing a seven-story building with a height of 87' to the top of the parapet and 92'10-1/2" to the top of the architectural features. The building is a boutique hotel with 165 guest rooms, 7,360 sq ft of commercial leasing space and 4,626 sq ft of public restaurant space.

1. Proposed setbacks provide an appropriate buffer to neighboring properties;

The proposed mixed-use development is situated in the heart of downtown with the neighboring properties being commercial and professional office use. Hotel #1 is located at the intersection of Temple Street and St. George Boulevard offering distance from adjacent properties on the same block. The newly renovated Washington County building is located south across the Boulevard and ERA Real Estate and Boulevard Office Park to the east. The Boulevard Office Park building is a 3-story building along Temple Street. The proposed building height is harmonious with the downtown vision and location along St. George Boulevard.

2. Increased landscaping enhances the project and reduces any negative impacts;

This site will have 28,308 sq ft of ground level landscaping and 7,360 sq ft of roof top landscaping. The total amount of landscaping is 35,668 sq ft for a total of 25% landscape coverage. The required amount of landscaping for PD-MU is 20%. The amenities for Hotel #1 are located on the 2nd level of the building, providing a rooftop pool with an outdoor lounge area and landscape. This horizontal step back in the building offers architectural variety, and the plant life will soften the height along the Boulevard. Stepbacks are noted in the Downtown Area Plan to mitigate increased building heights by softening the effect of the building height along the Boulevard.

3. Site layout and design enhance the project and reduce any negative impacts;

Hotel #1 provides a stepback at the first floor facing St. George Boulevard softening the impact of the height increase at the street level. The proposed adjacent Hotel #2 building and parking garage will soften the height of Hotel #1 as they terrace back with Hotel #2 being a height of 53' and the parking garage, tucked behind to limit visibility from the adjacent streets, having a height of approximately 20' as the third level is open parking.

4. The massing and building scale is appropriate for the location;

Downtown areas are uniquely suited to accommodate tall buildings, and their presence provides significant benefits to the entire city. Concentrating high-density development downtown maximizes the efficient use of existing infrastructure – transportation, utilities, and public services – reducing sprawl and its associated costs. We anticipate that the increased size of the building will significantly boost foot traffic downtown, which will, in turn, enhance the economic vitality of the area. Tall buildings create vibrant, walkable environments, foster collaboration and innovation by bringing diverse businesses and residents together and enhancing the city's identity.

5. The proposed height increase is appropriate area; and

The Downtown Curio development location will be an asset to creating a thriving downtown core. It will activate an area of St. George Boulevard that is ready for redevelopment, drawing pedestrian traffic from this location to the west. This project falls within the Lively district boundaries. The Lively district is meant to include the tallest buildings in St. George.

6. The increase in height is consistent with any applicable master plan. Surrounding properties with similar or taller buildings:

The Downtown Area Plan is designed to make efficient use of our unique downtown properties by incorporating a variety of building heights and designs. This site is envisioned to activate the Boulevard by featuring commercial space at street level, which will step back to the hotel above. This design aims to encourage pedestrian traffic between Main Street and Temple Street. Additionally, the inclusion of seating areas at both the street level and in the lounge area on the stepped-back commercial level rooftop will further enhance street activity in this area.

Heights of surrounding buildings: County Bldg 77'8", Advenire/City View Apartments 62', Joule 74', IMC 58'9", Main St. Plaza 71', State Bank 64', Tabernacle 115', Court House 75'6"-94'8", Vintage 54-64' Tabernacle Towers 57'.

C. Area, Coverage, Density, Yard, Common Area and Landscaping Requirements: The minimum lot area, maximum lot coverage, yard and common open space/ landscaping requirements are as follows:

Lot Area Minimum/ Maximum Density Maximum coverage		Minimum Area Common Open Space/ Land- scaped Area	Minimum Yard Setbacks		
			Front and Street Side	Side	Rear
Required					
½ acre/ 40 DUA	70%	20%	Adjacent to single-family zone: 30' Otherwise: 0 – 10' max	Adjacent to single-fam- ily zone 30' Otherwise: 0 – 10' 0' internal setback be- tween PD-C zoned buildings	Adjacent to single-family zone 30' Otherwise: 0' commercial 0' manufacturing
Proposal					
3.24 acres/ 17 DUA	62.5%	25%	2'-20'	10.5'-16.5'	25.35'-27.82'

- D. Mixed commercial and residential use is permitted in the PD-MU zone only as set forth herein:
 - 1. All development projects seeking a PD-MU zone shall be new construction and shall submit a detailed site plan pursuant to section 10-8D-2 showing the entire development project and showing the added specificity requirements of this section. In granting such approval, the land use authority may impose and enforce such specific conditions as to the site plan, orientation of the buildings to the public street, phasing, building construction, and maintenance as it deems necessary to protect the health, safety and welfare of the residents of the city. All development projects shall comply with the site plan as approved and adopted by the land use authority.

This project will be new construction, and a site plan will be submitted.

- 2. The entire ground floor of any building in the project shall only have commercial uses, except as provided in this section. See #4
- 3. Residential use shall be located above the ground floor commercial use. Allowed residential density shall be determined by the detailed site plan and subject to all approvals in subsection D6 of this section.

The density of residential in phase two will be 17 du/a. Please see number 4 regarding locations.

- 4. The requirement that the ground floor be limited to only commercial use may be altered to allow residential use or a parking structure, if all of the following conditions are met:
 - a. The view of the ground floor is obstructed from the public street by the building's location in the interior of the project, or its obstruction from street view by other buildings in the project;

All of phase one is commercial. The residential portion of the ground floor in phase two does not front the right-of-way.

b. A minimum of fifty percent (50%) of the ground floor area within the project shall be for commercial uses; and

More than 50% of the project is dedicated to commercial use. All of phase one is commercial. Phase two will have residential and commercial. Phase three is slated to be commercial as well, it could possibly have residential included, but we will calculate and make sure that the 50% ground rule is met.

c. For buildings that are perpendicular to the street so that the majority of the building is not adjacent to the street, the end of the building adjacent to the street must have commercial uses on the ground floor, but may have residential use or a parking structure on the remainder of the ground floor that

is not oriented toward the public street, if the project complies with the other conditions provided in this section.

The side of the residential building in phase two is adjacent to Temple St. but is set behind phase one, the hotel and the parking garage. The residential portion of the ground floor does not front the right-of-way. The end of the building that abuts Temple Street houses the commercial space.

If the project is built in phases, each phase shall be all commercial or may include a mix of commercial and residential use. No phase shall be solely residential, unless fifty percent (50%) of the required commercial area has been built in previous phases.

This project will be built in three phases. None of the phases are solely residential.

- 6. All projects must meet the design standards set forth below:
 - a. Minimum height of ground level commercial use shall be twelve feet (12') floor to ceiling; Need to verify

The ground level is proposed to have 12' ceilings.

- b. The front building façade and main entrance to all buildings shall be oriented toward and parallel to the public street. The setbacks for buildings adjacent to a public street shall be a minimum of zero feet (0') to a maximum of twenty feet (20') from the property line except:
 - The setbacks may be increased as necessary to allow room for outdoor seating areas, landscaping, or other similar pedestrian and customer amenities,

There is one portion of the building that is setback 20' from the street to accommodate an approximately 200 sq ft active seating area along St. George Boulevard.

2) Interior buildings may be allowed without frontage on a public street if it is not possible to fit a building parallel to the street, all other requirements have been met, and the depth and size of the property and best use of the property would prevent all buildings from having frontage on a public street;

The project fronts St. George Boulevard. To use the property efficiently the residential building is perpendicular to Temple Street with a commercial space in the portion of the building that abuts Temple Street.

c. All buildings adjacent to a public street shall have primary frontage oriented toward the public street, and shall have a design typical of a

commercial building front with integrated style features compatible with other street-facing buildings in the project, including a significant entryway;

This building fronts St. George Boulevard and has several ground floor commercial entrances.

- d. Building façades shall have architectural variations such as:
 - Contrasting building materials and textures,
 This building has contrasting building materials and textures as seen on the materials board.
 - Variations in rooflines, colors, reveals and belt courses,
 There are variations in the rooflines with contrasting colors.
 - Recessed windows and doors, strongly expressed window mullions, and awnings,

The windows and doors will be recessed with architectural framing around the entrances.

4) Varying building setbacks from property lines, alcoves, outdoor sitting areas, and small public plazas,

This building does have varying setbacks and an alcove designed for an outdoor sitting area. There will also be outdoor seating on the roof portion of the first level near the street.

5) Corner towers, cupolas, corner clock towers, corner spires, balconies and colonnades;

This building does have a prominent corner architectural feature.

e. Buildings located on corners shall have the front façade wrap around the corner to the full depth of the building;

The ground-floor commercial façade wraps around the corner.

f. Awnings will be allowed; provided, that the building is designed to allow awnings, and/or awnings are part of the initial design. Awnings shall have a minimum eight-foot (8') head clearance and shall not project away from the building more than one-half (1/2) the distance from the building to the street, or no more than six feet (6'), whichever distance is less. Awnings shall be constructed of metal and/or high quality fire-resistant architectural fabrics. Vinyl awnings are prohibited;

This building has awnings on the commercial ground floor facing St. George Boulevard.

g. Parking lots shall be located in the interior of a project and not adjacent to a public street, except that access driveways with parking spaces on one (1) or both sides, with a maximum width of seventy feet (70'), are permitted. For buildings fronting a public street, all parking shall be located to the rear or side of buildings, or may be located below-grade (underneath building). Buildings located in the interior of the project may have the parking area on any side of the building, as per the approved site plan. Underground parking is permitted only if such parking is accessible from the side or rear of the development and not from the primary street. All projects must comply with the parking requirements for commercial and residential uses specified in chapter 19 of this title;

The parking area is located in the interior of this lot. There is an underground component to the parking garage, the parking garage is accessed from the interior of the lot and Temple Street.

h. Parking structures are permitted only if the parking structures do not front the public street and are not taller than the proposed buildings;

The parking structure is three levels; one level is below grade. The parking structure is not taller than the proposed buildings.

i. Minimum Ground Floor Glass: The ground floor of the building elevation fronting the street on all mixed-use buildings shall contain not less than forty percent (40%) nonreflective glass surface (i.e., windows);

The ground floor has 40% nonreflective glass.

j. Landscaped Open Space: Mixed-use developments shall provide a minimum of twenty percent (20%) of the total site area in landscaping, which may include recreation facilities such as playgrounds, outdoor pools, tennis courts, and basketball courts. No more than one-half (½) of the total required landscape area may consist of recreation facilities. Other than the minimum landscape area requirements, which are set above, the landscape standards in chapter 23 of this title shall apply;

The site provides 25% landscape. Phase 1 will provide a roof top lounge area and pool. In Phase 2 the amenities provided are two pickleball courts, a dog park and a pavilion.

k. Solid Waste Storage Facilities: All solid waste storage facilities shall be located at the rear of the main building or else behind a sight-obscuring fence or wall that will prevent the facility from being seen from a public street. Chain link fencing with sight-obscuring slats is not permitted;

The solid waste is located appropriately behind sight-obscuring walls.

1. Protection of Residential Property: A minimum six-foot (6') high solid masonry wall and a minimum ten-foot (10') wide planting strip along the adjoining property line is required for development that adjoins any lot or parcel of ground in any residential zone. (Ord. 2019-10-002, 10-10-2019; amd. Ord. 2020-06-002, 6-4-2020)

This item is not applicable as there is no residential property abutting this property.

RECOMMENDATION:

This mixed-use project located on the northwest corner of St. George Boulevard and Temple Street. It will refresh this corner, giving it new commercial and residential opportunities. The proposal will add engaging commercial spaces to create additional gathering places, and the residential units will offer convenient access to restaurants, bus routes, and downtown. This project is in the Lively Area of the Downtown Area Plan. It meets the intent of the plan by engaging pedestrians with the street level commercial spaces, activating an area of St. George Boulevard that has been dormant for an extended period. Staff recommends approval.

ALTERNATIVES:

- 1. Recommend approval as presented
- 2. Recommend approval with conditions
- 3. Recommend denial.
- 4. Table the proposed zone change amendment to a specific date.

POSSIBLE MOTION:

"I move that we forward a positive recommendation to City Council to change the zone from C-4 to PD-MU on approximately 3.4 for the Downtown Curio, case No. 2025-ZC-013, based on the findings listed in the staff report."

FINDINGS FOR APPROVAL:

- 1. The proposed project meets the requirements of the planned development mixed use zone as found in the zoning regulations.
- 2. This project aligns with the visions found in the General Plan and Downtown Area Plan.
- 3. There will be adequate parking on site to facilitate the development.
- 4. The increase in height will fit harmoniously into the neighborhood, minimizing any negative impacts by considering the proposed setbacks provide an appropriate buffer to neighboring properties.

Exhibit A Applicant's Narrative

Downtown Curio PD-Mixed Use Zone Change

Project Overview: We propose a transformative development in downtown St. George, featuring a highend Curio Hilton boutique hotel, a parking garage, and an apartment complex with mixed-use spaces on the first level. This project aims to elevate the downtown experience, making it a more vibrant and walkable area. The proposed project is located at the intersection of Temple Street & St. George Boulevard.

Project Information

Total Area = 3.24 ACRES

Current Zone = C-4

Proposed Zone = PD-MU

Parcels = SG-418-B-CB, SG-418-A-CB, SG-419-CB, SG-420-CB, SG-427-B-1-CB, SG-427-A-CB, & SG-434-A-CB

Building Heights

Hotel #1: 92' - 10 1/2 " Hotel #2: 53' - 0" Apartments: 54' - 0"

Project Phasing

Phase 1 = Hotel #1 Building & Parking Garage

Phase 2 = Apartment Building

Phase 3 = Hotel #2

Project will be platted into a 3-lot commercial subdivision plat providing municipal utility easements and right of way.

Landscape & Amenities

Site Landscape Area = 27,445 SF (20%)
Roof Top Landscape Area (Pool Deck) = 7,360 SF (5%)
*Total Landscape = 34,805 SF (25%)

Common Amenities: Outdoor pickleball, bbg & pavilion area, dog park, fitness room

Parking

Total Required = 417 Stalls *assumed uses Total Provided = 417 Stalls (9 ADA)

Key Features:

1. Hotel #1:

- Rooftop Restaurant and Event Space: Offering stunning views of the city, this space will be ideal for dining and hosting events.
- Full-Service Spa: Providing a luxurious experience for guests seeking relaxation and rejuvenation.
- High-End Rooms: Designed with comfort and elegance in mind, attracting both business and leisure travelers.
- Elevated Second-Level Pool: Overlooking the city, perfect for relaxation and social gatherings.
- Board Room and Meeting Spaces: Equipped with modern amenities to cater to business travelers and local businesses.
- o **Banquet Space:** Perfect for weddings, conferences, and other large gatherings.
- o **Fitness Center:** Providing guests with state-of-the-art fitness facilities.
- Retail Spaces and Restaurants on Ground Level: Enhancing the downtown experience with shopping and dining options.
- Great Views: Rooms and common areas designed to maximize the beautiful cityscape.
- Local Event Hosting: Capable of hosting local events, weddings, banquets, and more.

2. Parking Garage:

- Convenient Parking: Ample parking for hotel guests, residents, and visitors to downtown.
- Tucked Behind Buildings: Designed to blend seamlessly with the urban landscape, providing additional parking without disrupting the aesthetic.

3. Apartment Building:

- Mixed-Use First Level: Retail and dining options to enhance the downtown experience.
- Modern Living Spaces: High-quality apartments with amenities that cater to urban living.

 Pickleball Courts, BBQ, and Hangout Areas: Providing residents with recreational and social spaces, promoting a vibrant downtown living lifestyle.

4. Hotel #2:

This site will be the final phase of the project and the exact use has not been fully determined. A hotel is the preferred use but based upon the needs of the downtown it could become additional housing/apartments, office space or commercial retail.

Economic Benefits:

- Boost to Local Economy: Increased foot traffic and spending in downtown businesses.
- Job Creation: Employment opportunities during construction and ongoing operations.
- **Tax Revenue:** Significant tax revenue generation for the city.
- **Enhanced Walkability:** Encouraging a pedestrian-friendly environment, reducing traffic congestion, and promoting a healthier lifestyle.
- **Event Attraction:** Bringing more events downtown, supporting local businesses and creating a lively atmosphere.

Conclusion: This development will significantly contribute to the revitalization of downtown St. George, making it a more attractive destination for residents and visitors alike. By integrating high-end hospitality, residential living, and mixed-use spaces, we aim to create a dynamic and thriving urban center. The design will complement the unique St. George scenery and style, ensuring that the development enhances the city's charm and appeal.

Exhibit B

Downtown Curio

PD-MU Use List

Alcohol establishments,	including	the following:

Bar establishment

Off-premises beer retailer

Microbrewery or micro-winery (with restaurant or bar establishment)

Nightclub, dance hall (with alcohol)

Amusement centers (indoor with no water activity)

<u>Animal boarding/care (for small animals only and boarded for less than 30 days a year; provided, conducted completely within enclosed building)</u>

Financial, medical and professional services

Catering establishment

Restaurant

Hotel

Timeshare units

Apartments, condos

Office

Religious facility

Retail shops, including the following:

Antique store

Athletic and sporting goods store

Department store

Office supply, office machines sales and service

Pawnshop

Thrift shop/secondhand store/consignment store (no outside storage and no drop-off of items during the hours the business is closed)

Vegetable stand

Service businesses, limited to the following uses:

Body piercing, ancillary to a permitted use

Carpet and rug cleaning

Child care center

Educational institutions, schools, college, learning centers, trade schools (no residential or 24-hour facilities)

Gunsmith

Janitor service and supply

Locksmith

Permanent cosmetics, a secondary use to an establishment employing cosmetologist(s)/barber(s), aesthetician(s), electrologist(s), or nail technician(s) licensed by the state under 58-11a-101 et seq., Utah Code Annotated, 1953, as amended, excluding tattoo establishments and home occupations

Personal care service

Personal instruction service

Pet grooming

Printing, lithographing, publishing or reproduction sales and service

Psychic, tarot card reader, fortune teller, occult art practitioners, hypnotist

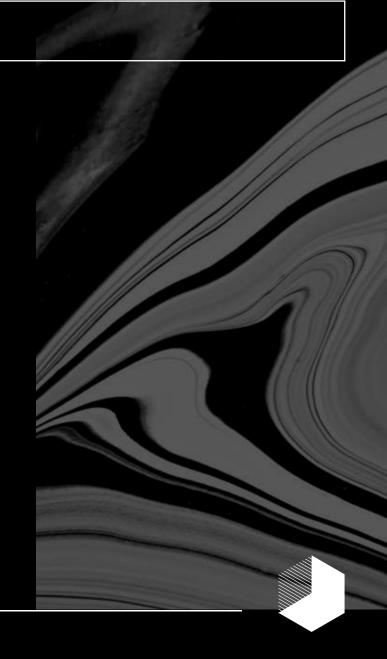
Tattoo establishment

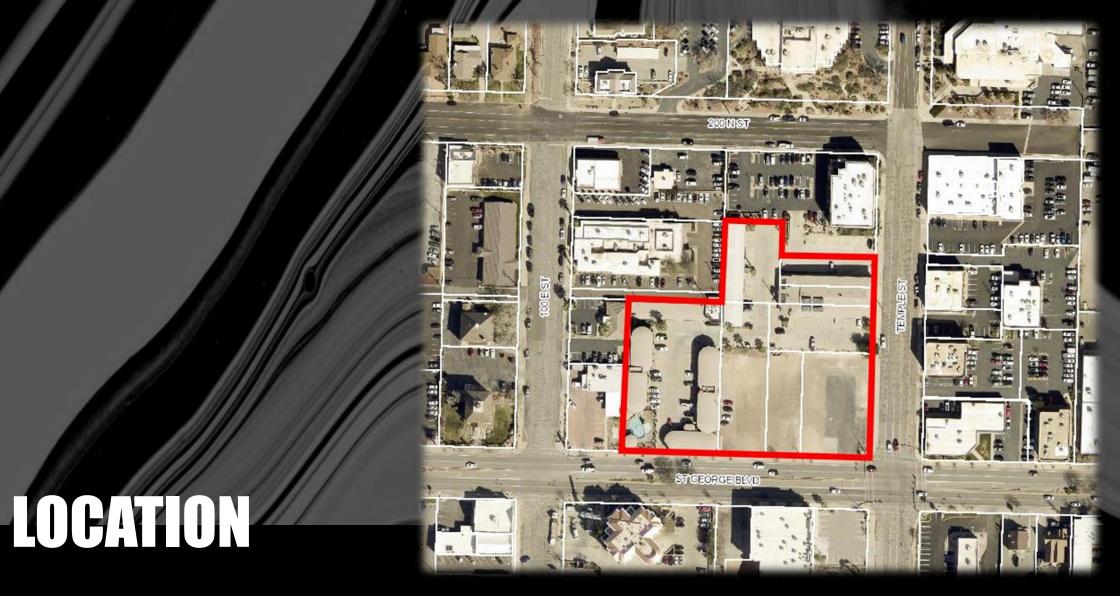
Exhibit C PowerPoint Presentation

DOWNTOWN CURIO

2025-ZC-013



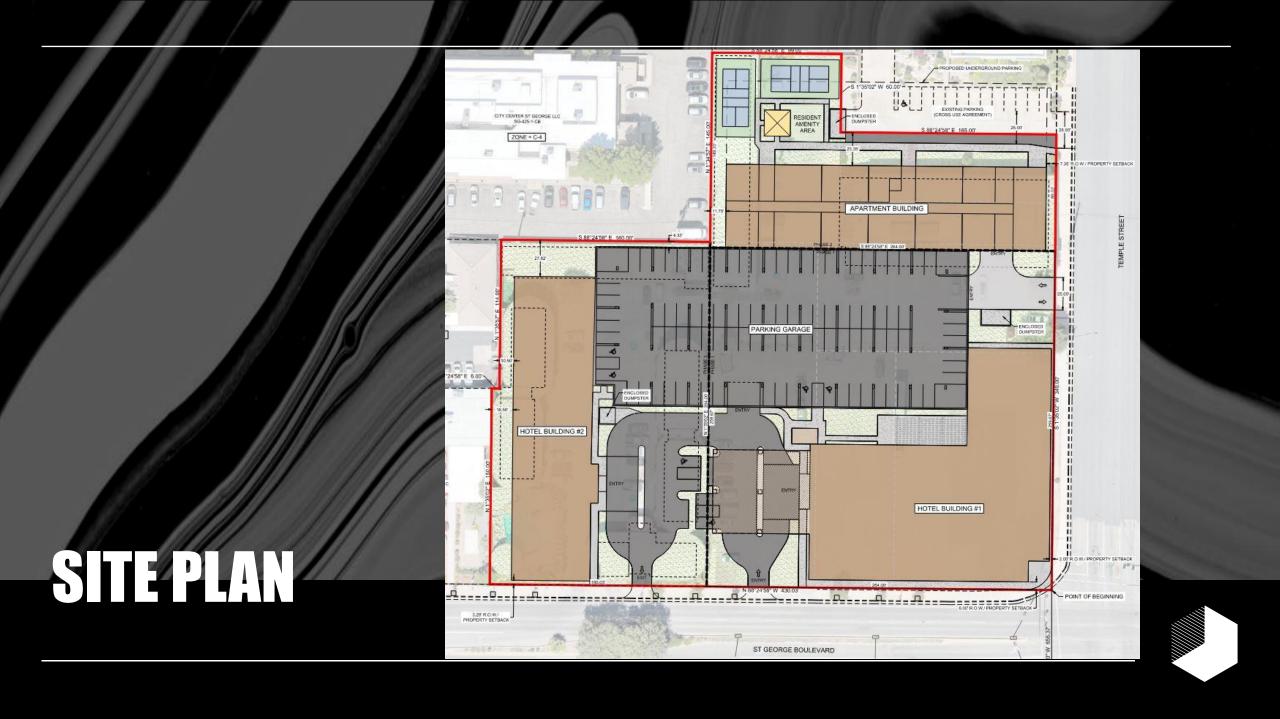














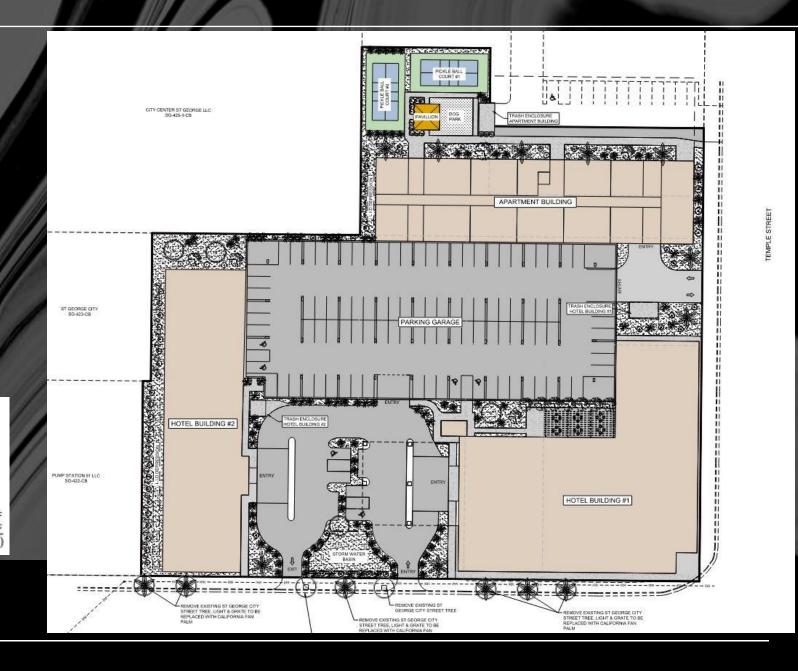


LANDSCAPE CALCULATIONS

TOTAL SITE AREA: 3.24 ACRES

TREE COVERAGE (1/4,000 SQ. FT) REQUIRED: 5 PROVIDED: 12

| SITE LANDSCAPE AREA (GROUND LEVEL) | 28,308 SF | ROOF TOP LANDSCAPE AREA (POOL/POOL DECK) | 7,360 SF | TOTAL PROVIDED | 35,668 SF (25%)





92 ft 10 in 87 ft

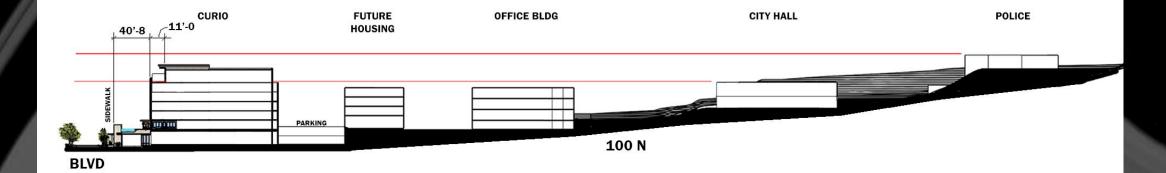
30 ft

19 ft

FFKR ARCHITECTS

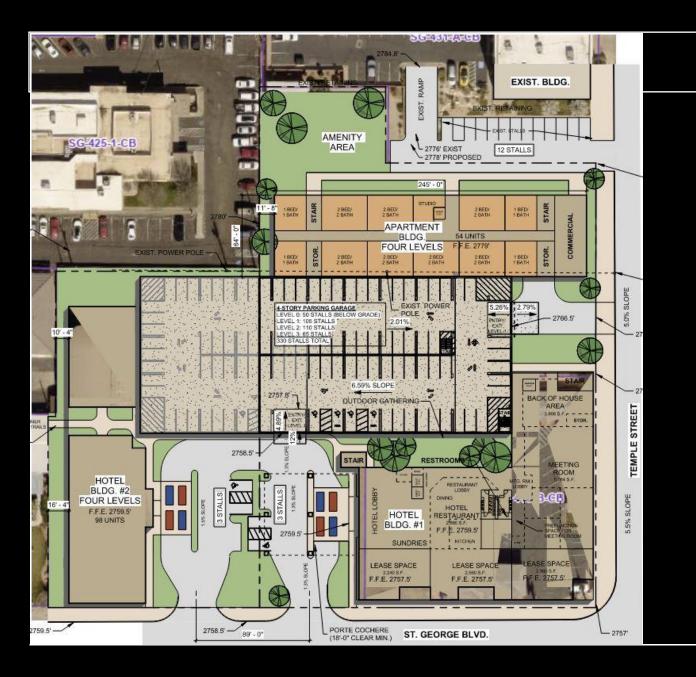












PARKING CALCULATIONS BY PHASE

PHASE 1

SURFACE STALLS: 0 STALLS

INDEPENDENT PARKING GARAGE STALLS: 192 STALLS (THERE ARE 32

ADDITIONAL STALLS AND 32 ARE BEING USED

FOR PHASE 2)

TOTAL PROVIDED

192 STALLS (224 STALLS

ACTUALLY PROVIDED, BUT 32

WILL BE APPLIED TO PHASE 2)

PHASE 2

SURFACE STALLS:

INDEPENDENT PARKING GARAGE STALLS:

12 STALLS

APT. PARKING GARAGE STALLS: 82 STALLS

32 STALLS (32 OF THE EXTRA

STALLS PROVIDED

IN PHASE 1 ARE BEING

USED HERE)

TOTAL PROVIDED 126 STALLS

PHASE 3

SURFACE STALLS:

6 STALLS INDEPENDENT PARKING GARAGE STALLS:

106 STALLS 112 STALLS TOTAL PROVIDED

SURFACE STALLS

18 STALLS

PARKING GARAGE STALLS 412 STALLS

TOTAL PROVIDED 430 STALLS (9 ADA PROV.)

PROJECT WIDE PARKING CALCS

HOTEL #1 (PHASE 1)

165 HOTEL ROOMS + 2 EMP. STALLS 167 STALLS 7,360 S.F. LEASE SPACE / 500 14.72 STALLS

4,626 S.F. PUBLIC RESTAURANT / 500 9.25 STALLS

> TOTAL REQ. 191 STALLS

APARTMENT (PHASE 2)

54 APTS, X 2 STALLS PER UNIT 108 STALLS 1 GUEST STALL PER 3 UNITS 18 STALLS

> TOTAL REQ. 126 STALLS

HOTEL #2 (PHASE 3)

98 HOTEL ROOMS + 2 EMP. STALLS 100 STALLS

TOTAL REQ.

100 STALLS

GRAND TOTAL REQ. 417 STALLS (9 ADA REQ.)

PROVIDED STALLS

SURFACE STALLS 18 STALLS 412 STALLS PARKING GARAGE STALLS

TOTAL PROV. 430 STALLS (9 ADA PROV.)



PARKING GARAGE PHASE 1

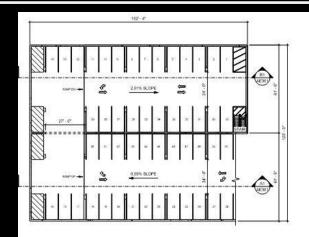




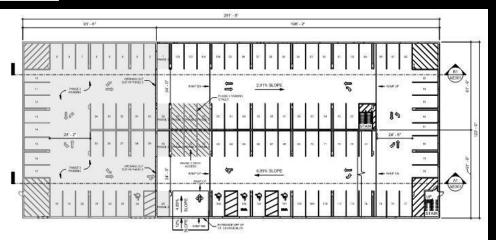
C4 EAST PERSPECTIVE WITH SITE



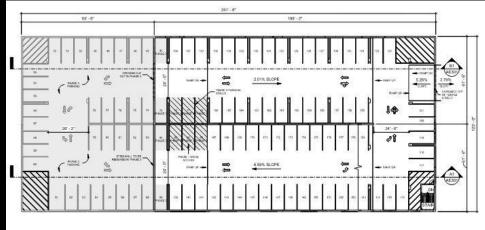
PARKING GARAGE LAYOUT



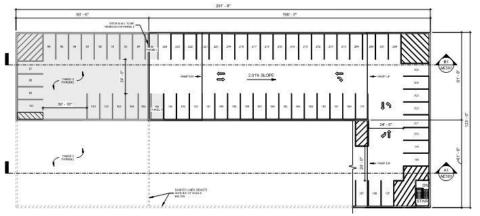
©1) SUB-LEVEL PARKING GARAGE PLAN



C4 MAIN LEVEL PARKING GARAGE PLAN



(A1) 2ND LEVEL PARKING GARAGE PLAN



(A4) 3RD LEVEL PARKING GARAGE PLAN

MATERIAL PLACEMENT





MATERIALS BOARD



POSSIBLE MOTION

"I move that we forward a positive recommendation to City Council to change the zone from C-4 to PD-MU on approximately 3.4 for the Downtown Curio, case No. 2025-ZC-013, based on the findings listed in the staff report."





Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 07/08/2025

Downtown Curio Preliminary Plat (Case No. 2025-PP-023)					
Request:	Consider a request for a Preliminary Plat for a three-lot (3) subdivision totaling approximately 3.24 acres, on a Planned Development Commercial property.				
Applicant:	Brandee Walker, Civil Science				
Location:	Southwest corner of St. George Blvd and Temple Street				
General Plan:	DTLV (Downtown Lively)				
Existing Zoning:	C-4 (Central Business District)				
Surrounding Zoning:	North	C-4 (Central Business District)			
	South	C-4 (Central Business District)			
	East	C-4 (Central Business District)			
	West	C-4 (Central Business District)			
Land Area:	Approximately 3.24 acres				



PC 2025-PP-023 Downtown Curio Preliminary Plat

BACKGROUND:

The subject property is currently zoned C-4 (Central Business District). This plat request is accompanied by a request to change the zone to PD-MU (Planned Development Mixed-Use), to develop a three-phase project that includes two hotels, commercial space and a residential apartment building.

RECOMMENDATION:

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

1. Dedication of road right-of-way at the corner of St. George Blvd and Temple Street will need to be provided.

ALTERNATIVES:

- 1. Approve as presented.
- 2. Approve with no conditions.
- 3. Deny the application.
- 4. Continue the proposed preliminary plat to a later date.

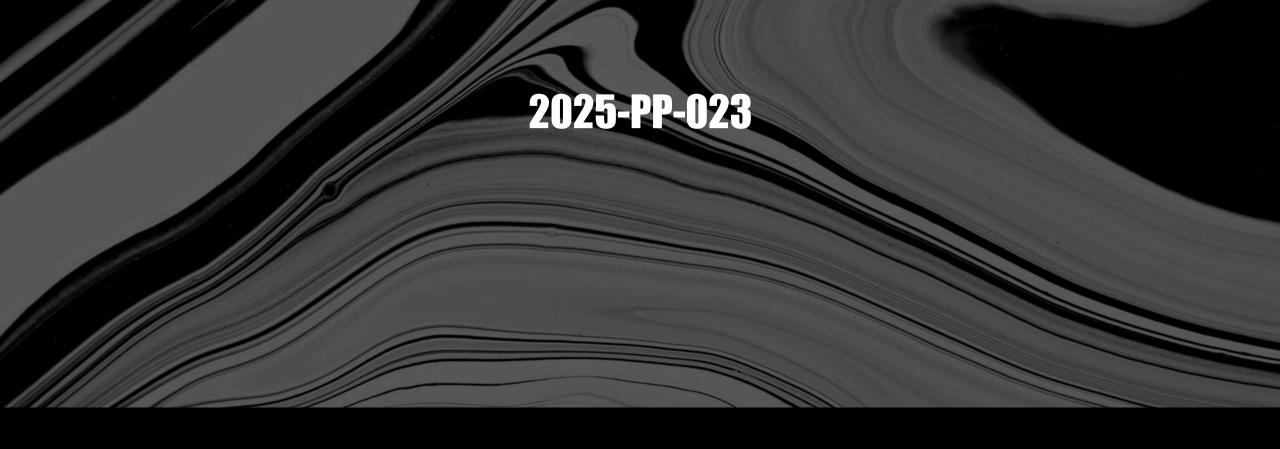
POSSIBLE MOTION:

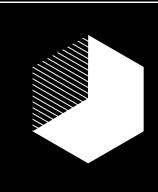
"I move that we approve the Downtown Curio Preliminary Plat request, Case No. 2025-PP-023, based on the findings and with the condition that the dedication of road right-of-way at the corner of St. George Blvd. and Temple Street will need to be provided."

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 10-8D-8.
- 3. Approval of the preliminary plat is in the best interest of the health, safety, and welfare of the community.

Exhibit A PowerPoint Presentation

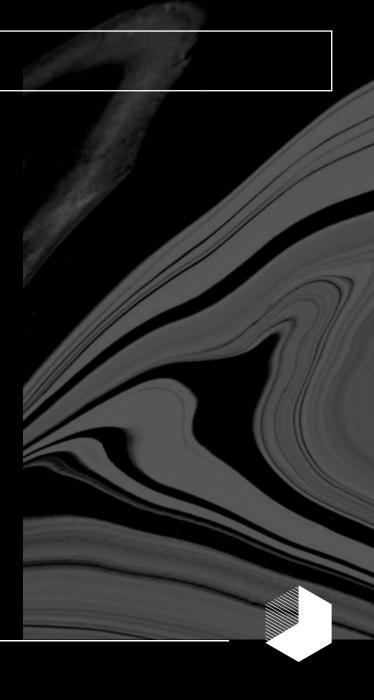




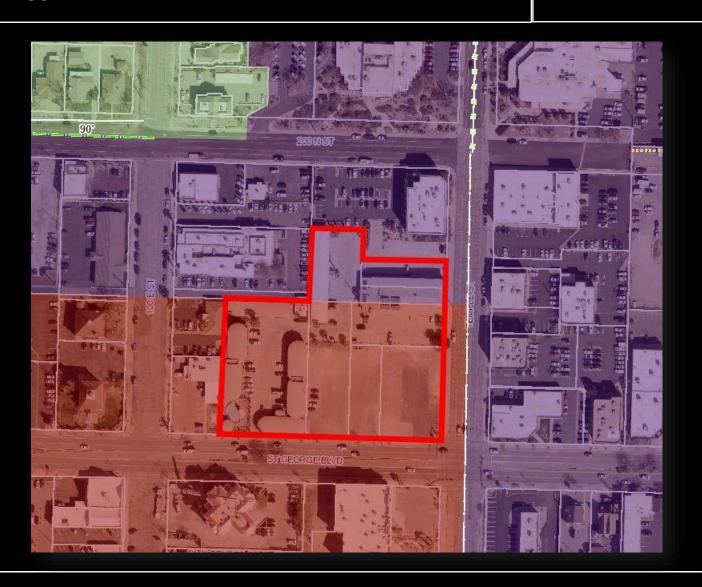
DOWNTOWN CURIO PRELIMINARY PLAT

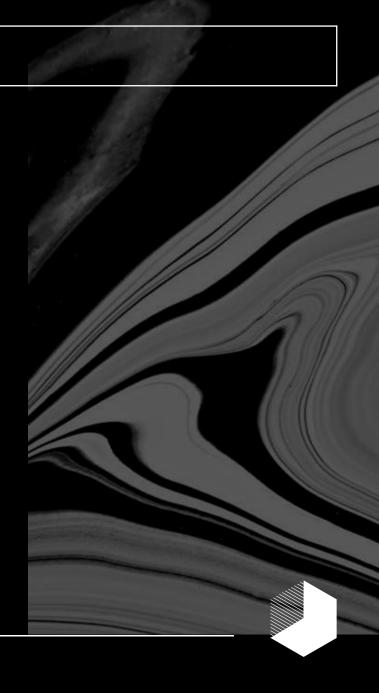
LOCATION





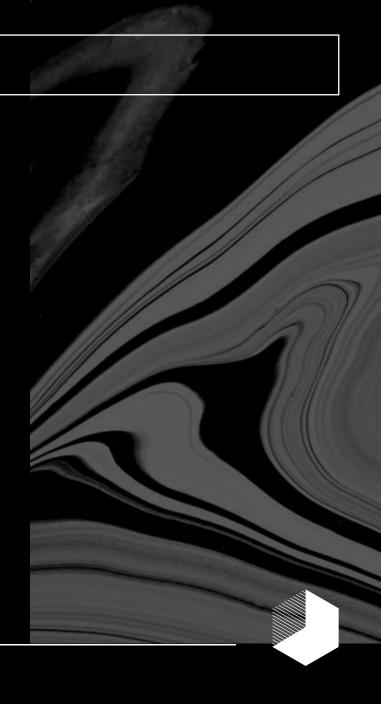
LAND USE





ZONING







1453 S. DIXIE DRIVE, SUITE 15 ST. GEORGE, UT 84770 435,986.0100

Scrw1Science

DOWNTOWN CURIO PRELIMINARY PLAT LOCATED IN ST. GEORGE, UTAH

-OF-

VICINITY MAP

LEGAL DESCRIPTION

CONTAINS 141,222 SQ FT OR 3.24 ACRES MORE OR LESS

LEGEND

PROPOSED LOT LINES ---- PROJECT PHASING

PROPOSED CURB & GUTTER ---- EXISTING CURB & GUTTER TO REMAI ---- EXISTING GROUND CONTOUR

FINISH GRADE CONTOUR FRIBIT ABREE CONTOUR

DESTINAN FREE VIPWARY

MESTINAN WATER CART WAVE

FOR CONTOUR LITERATURE

FOR CONTOUR LITERATURE

FOR CONTOUR LITERATURE

FOR CONTOUR LITERATURE

FOR CONTOUR SERVER WAVEOUR

FOR COMMANDER LOUND SERVER LINE

FOR COMMANDER LOUND SERVER LINE

FOR COMMANDER LOUND SERVER LINE

PROJECT INFORMATION

PARCELS 93-418-8-08 90-418-08 90-419-08 90-420-08 90-427-8-1-08 90-427-8-08 90-434-8-08

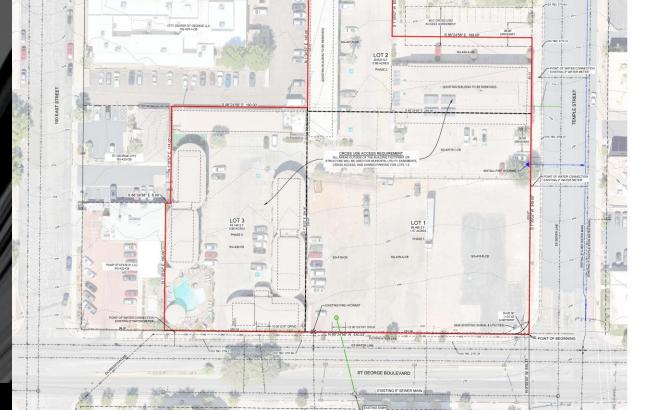
PROJECT PHASING

PHASE 1 = HOTEL #1 BUILDING & PA PHASE 2 = APARTMENT BUILDING PHASE 3 = HOTEL #2



APPLICANT / OWNER
AIM LLC
SHAYNE WITTWER
125 E SAINT GEORGE BLVD
ST GEORGE, UT 84770

DOWNTOWN CURIO PRELIMINARY PLAT



TABERNACLE STREET

STREET 1196.15'
(BASIS OF BEARING) S 88"24"58" E 6180.73'

7375.88 FND RING & LID.
TABERNACLE STR & 1000
EAST (HCN 251)

200 NORTH STREET

5000000

1



PROJ. # 20049

ORAMN BY: BLW

DATED 09/13/0025

CHECKED BY: ZN6

SCALE OF SHEET

HOR SCALE: 1" = 30'

POSSIBLE MOTION:

"I move that we approve the Downtown Curio Preliminary Plat request, Case No. 2025-PP-023, based on the findings and with the condition that the dedication of road right-of-way at the corner of St. George Blvd. and Temple Street will need to be provided."





Planned Development Amendment

PLANNING COMMISSION AGENDA REPORT: 7/8/2025

Villa Highlands Phases 6 & 7 Planned Development Amendment (Case No. 2025-PDA-009)					
Request:	To amend the Hidden Valley Master Plan PD-R (Planned Development Residential) zone for construction of a new 51-unit townhome development on 7.38 acres.				
Applicant:	Ivory Southern, LLC				
Representative:	Rick Meyer – Bush & Gudgell				
Location:	Located along London Lane and east of Rio Road				
General Plan:	MDR (Medium Density Residential)				
Existing Zoning:	PD-R (Planned Development Residential)				
	North	PD-R (Planned Development Residential)			
Surrounding Zoning:	South	PD-R (Planned Development Residential)			
	East	PD-R (Planned Development Residential)			
	West	PD-R (Planned Development Residential)			
Land Area:	Approximately 7.38 acres				



PC 2025-PDA-009 Villa Highlands Phases 6 & 7 Page **2** of **4**

BACKGROUND:

The property is located within the Hidden Valley Planned Development, originally approved in 1999 as part of the Hidden Valley & Fossil Hills Planned Development Zone Change application. The plan provides for a variety of residential densities in designated areas and is intended to be a family-oriented, affordable community with a focus on easy access to schools, parks, and the adjacent open space. The master plan for Hidden Valley encompasses approximately 659 acres and allows for the development of 1,699 total residential units. This Planned Development Amendment is in area 3.4 of the Hidden Valley area, which covers approximately 22.4 acres and allows a density of 8 dwelling units per acre. The project is a continuation of townhome development in previous phases to the east, with the most recent phase (5) approved in 2022. The proposed density is approximately 6.9 dwelling units per acre.

REQUEST:

Consistent with the Development Agreement and approved planned development for Hidden Valley, the applicant is seeking approval of 51 townhomes. The development agreement provides for vesting of development rights and guides the development of the project in accordance with St. George City Ordinances, rules and regulations and legislative approval conditions, impact fee studies, and construction standards existing as of December 12, 2006.

The site plan includes access via London Lane (private street), which bisects each phase. Access would be from Rio Road at the west side and Athens Drive to the east of the project. The proposed site plan depicts 17 buildings in total, with each building having three units. The buildings would complement the townhomes constructed in phase 5 to the east, and would have a building height of approximately 30 feet. Elevation drawings have been submitted and are included in this packet.

<u>Parking:</u> Under section 10-19-4(A)(4) of the St. George zoning code, each unit is required to provide two parking stalls, one of which must be covered, plus one stall for every three units for guest parking. With 51 units, this yields a total requirement of 102 stalls plus 17 stalls for guest parking. Each unit will have a two-car garage which will satisfy the requirements for each unit. The site has been designed with 18 guest parking stalls.

<u>Elevations:</u> As previously discussed, the site depicts 17 three-unit buildings. They will all be two stories. The materials to be used are stucco veneer, with flat tile roofing. The applicant is proposing earth tone colors. The proposed units are consistent and in character with the adjacent townhome development.

<u>Trail Dedication Area:</u> There is a 60' wash and tdrail corridor to the north of Villa Highlands Phases 6 & 7 that will be dedicated to St George City. Within the corridor there will be a 10' trail.

PC 2025-PDA-009 Villa Highlands Phases 6 & 7 Page **3** of **4**

RECOMMENDATION:

Staff recommends approval of this PD Amendment with the following conditions:

- 1. The project shall meet all requirements found in Title 10 of the Zoning Regulations.
- 2. A site plan must be applied for and approved prior to construction of the site.

ALTERNATIVES:

- 1. Recommend approval as presented.
- 2. Recommend approval with modified conditions.
- 3. Recommend denial of the request.
- 4. Continue the proposed PD amendment to a later date.

FINDINGS FOR APPROVAL:

- 1. The proposed amendment meets the requirements of Title 10-8D.
- 2. There will be adequate parking on site to facilitate the development.

POSSIBLE MOTION:

"I move that we forward a positive recommendation to the City Council for the PD Amendment for Villa Highlands Phases 6 & 7, Case No. 2025-PDA-009, based on the findings and subject to the conditions listed in the staff report."

Exhibit A Applicants Narrative



BUSH & GUDGELL, INC.

Engineers • Planners • Surveyors 205 East Tabernacle St. George, Utah 84770 (435) 673-2337 (ph.) (435) 673-3161 (fax)

February 6, 2025

RE: PD Secondary Zone Change Application – Villa Highlands, Phase 6 & 7

Dear Council / Commission members,

With this Planned Development Secondary Zone Change request, the applicant desires to provide the detailed information regarding the development of 7.38 acres of land (Parcel # SG-VILL-5-A). Currently, the land is owned by Ivory Southern, LLC. The land will be developed as an addition to the Villa Highlands development which lies adjacent to the property. As the site plan shows, Phases 6 & 7 will include a total of 51 townhome units in seven (17) buildings. This will result in a density of 6.91 dwelling units per acre at this location. This is in conformance to the development agreement that provides for 8.0 units per acre in area 3.4 where this site is located. We feel that this development will be in great harmony with the adjacent property and the Hidden Valley neighborhood in general. Please see the attached exhibits for reference. The photos on the following pages are of the existing Villa Highlands townhomes, similar to what is planned for these additional phases. Your consideration of this request is greatly appreciated.

Sincerely,

Bush and Gudgell

Exhibit B PowerPoint Presentation



AERIAL MAP



LAND USE MAP

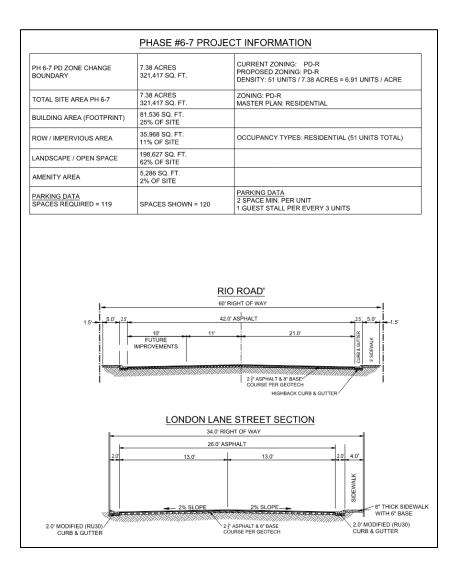


ZONING MAP



PROPOSED SITE PLAN





PROPOSED LANDSCAPE PLAN



PROPOSED ELEVATIONS



FRONT PERSPECTIVE



FRONT PERSPECTIVE



EDSDECTIVE



SIDE PERSPECTIVE



REAR PERSPECTIVE

Vitoria - Santiago - Vitoria

Villa Highlands

PROPOSED ELEVATIONS







FRONT PERSPECTIVE



SIDE PERSPECTIVE



REAR PERSPECTIVE

Valencia - Santiago - Valencia



MATERIALS







ADJACENT TOWNHOMES















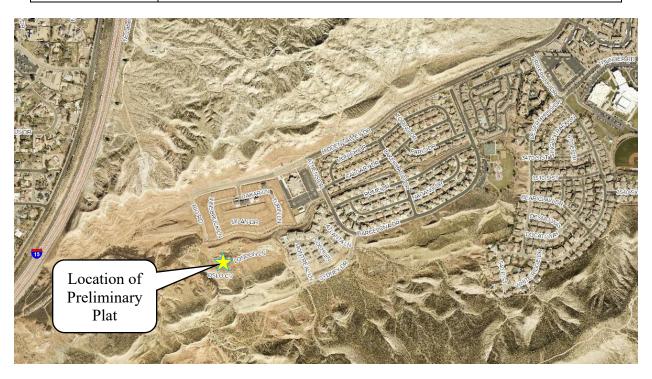






PLANNING COMMISSION AGENDA REPORT: 7/8/2025

Villa Highlands Phase 6 & 7 Preliminary Plat (Case No. 2025-PP-007)					
Request:	Consider a request for a 51 lot residential preliminary plat to be called Villa Highlands Phase 6 & 7.				
Applicant:	Ivory Southern, LLC				
Representative:	Rick Meyer – Bush & Gudgell				
Location:	Along London Lane, east of Rio Road				
General Plan:	MDR (Medium Density Residential)				
Existing Zoning:	PD-R (Planned Development Residential)				
Surrounding Zoning:	North	PD-R (Planned Development Residential)			
	South	PD-R (Planned Development Residential)			
	East	PD-R (Planned Development Residential)			
	West	PD-R (Planned Development Residential)			
Land Area:	Approximately 7.38 acres				



BACKGROUND & REQUEST:

The property is located within the Hidden Valley Master Plan development, originally approved in 1999. The master plan encompasses over 659 acres and allows for the development of 1,699 total residential units. This preliminary plat is located in area 3.4 of the Hidden Valley development, and proposed 51 townhome lots. The project is a continuation of townhome development, directly next to Villa Highlands Phase 5 to the east.

RECOMMENDATION:

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

Units 722, 723 & 724 - Rio Road frontage

- 1. That the retaining wall must be constructed at least 10 feet behind the right-of-way. The 10-foot setback is measured from the ROW line to the front face of the wall, and no part of the rockery wall should encroach into this area.
- 2. That the proposed separation distance between the face of the upper retaining wall and the building is less than the required minimum of 10 feet. To address this, a design analysis and a letter from the geotechnical engineer will need to be provided. This letter should specify any necessary structural details that would allow for the proposed reduction in the distance separation.
- 3. That pedestrian sidewalk access to unit 620 shall be shown prior to final plat approval.
- 4. That the applicant shall coordinate with the Joint Utilities Committee to finalize all sewer design details prior to final plat approval.

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 Villa Highlands Phase 6 & 7 preliminary plat as recommended by staff 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 10-7A-3.
- 3. Approval of the preliminary plat is in the best interest of the health, safety, and welfare of the community.

PC 2025-PP-007 Villa Highlands Phase 6 & 7 Page **3** of **3**

EXHIBIT A

PowerPoint Presentation



AERIAL MAP



LAND USE MAP



ZONING MAP



PRELIMINARY PLAT

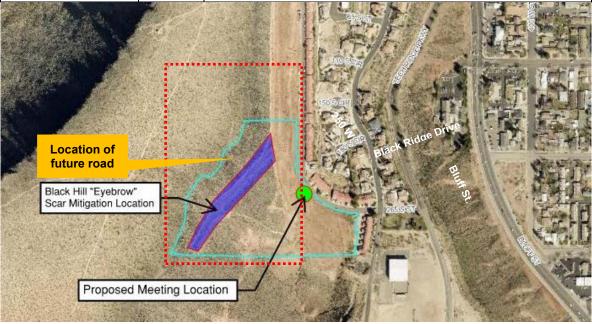




Hillside Development Permit

HILLSIDE REVIEW BOARD AGENDA REPORT: 06/25/2025
PLANNING COMMISSION AGENDA REPORT: 07/08/2025

Black Hill "Eyebrow" Scar Mitigation Hillside Development Permit (Case No. 2025-HS-007)					
Request:	Consider a Hillside Development Permit to mitigate the scar on the Black Hill.				
Applicant:	Alliance Consulting				
Representative:	Mike Bradshaw				
Location:	Approximately 265 S Donlee Drive				
General Plan:	OS (Open Space)				
Existing Zoning:	R-3 (Multiple-Family Residential)				
	North	R-1-10 (Single-Family Residential) and PD-R (Planned Development Residential			
Surrounding Zoning:	South	R-3 (Multiple-Family Residential)			
	East	R-1-8 (Single-Family Residential)			
	West	R-1-10 (Single-Family Residential)			



HS 2025-HS-007 Black Hill "Eyebrow" Scar Mitigation Page 2

BACKGROUND

This is a request to obtain a hillside development permit to mitigate the Black Hill "Eyebrow" scar. The scar is approximately 25 ft wide and approximately 15 ft high at the cut face. It appears a portion of the material was removed, and the remainder of the material was pushed over the existing downhill slope. Applied Geotechnical Engineering Consultants, Inc. provided recommendations for the mitigations planned for the scar.

EXHIBITS PROVIDED

- 1. Exhibit A Maps
 - "Exhibit A" in the packet shows the general plan land use map and the zoning map.
- 2. Exhibit B Geotechnical Report recommendations

"Exhibit B" in the packet shows the Geotech report recommendations for this proposal.

3. Exhibit C – Black Hill "Eyebrow" Scar Mitigation Plan "Exhibit C" in the packet shows the mitigation plan for the scar.

RECOMMENDATION

The Hillside Review Board conducted a site visit on June 25, 2025. A motion was made to recommend approval of the hillside permit for the project, passing with a unanimous 3-0 vote with the condition that they seed the area with natural vegetation for regrowth.

Exhibit A MAPS





Zoning - R-1-10



Exhibit BGEOTECHNICAL REPORT RECOMMENDATIONS



June 13, 2025

Tech Ridge, LLC

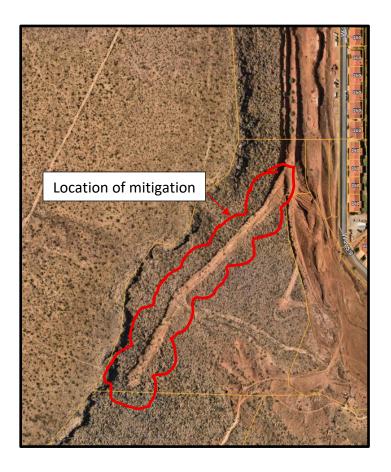
Attention: Isaac Barlow

Subject: Black Ridge Scar Mitigation ("eye brow" area)

St. George, Utah

AGEC Project No. 2250908

Applied Geotechnical Engineering Consultants, Inc. (AGEC) was requested to provide recommendations for the mitigation planned for the "scar" on the black ridge south of the "D", see location below:



AGEC has observed the conditions and consulted with Tech Ridge and Alliance Consulting to determine the most appropriate method of mitigation. The following conditions exist:

- There was a cut that is approximately 25 feet wide and approximately 15 feet high at the cut face.
- It appears that a portion of the material was removed and the remainder was pushed over the existing downhill slope.
- The cut slope is primarily shale, siltstone and fine grained sandstone bedrock with a small amount of talus (small rock and eroded soil) over the surface.
- The down slope fill appears to be pushed and has not been placed with compaction.
- The cut path extends in a southwest to northeast direction.
- The soil and rock exposes is primarily red while the majority of the slope is littered with basalt cobbles and boulders (black).
- The "scar" has been a topic of discussion with regards to the need to aesthetically improve or mitigate.

Several photos are attached.

Based on our review and discussions, we have provided a schematic or cross section detail of the proposed mitigation as shown on Figure 1.

- 1. The fill zone may be filled with soil (clay) and moderately compacted. It should be moisture condition and compacted to at least 90 percent (ASTM D-698).
- 2. The fill zone should not extend over the existing "pushed out" material due to the potential for instability. A small bench will be left along this zone.
- 3. The surface of the fill should be covered with basalt rock varying in sizes up to 2 to 3 feet. The existing rocks on the site may also be used. Care should be used to place the rocks to avoid potential for falling or rolling. A small ditch may need to be placed to secure the base rocks.
- 4. We understand the rocks will be stained or painted to a black color to match the existing slope.
- 5. The access to the site will be difficult. There is an existing cut slope or currently used trail that extends up from the level area to the east or below. This path could be used for construction equipment.
- 6. We would recommend that an excavation plan be developed for the process that includes:

AGEC Applied GeoTech

- a. Type of equipment used
- b. Sources and types of materials
- c. Traffic plan (in and out of scar area)
- d. Sequence of placement of various materials due to limited access.
- e. Closing of Temple Quarry Trail during placement of rock.

AGEC should provide periodic observations and testing as the fill and rock is placed.

If you have any questions or would like to discuss, please contact us.

Sincerely,

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

G. Wayne Rogers, P.E.

 $P:\ \ 2025\ Project\ Files:\ \ 2250900\ \ \ 250908\ -\ GT\ -\ Hillside\ Restoration\ (eyebrow\ next\ to\ D)\ \ AGEC\ Recommendations\ -\ Black\ Ridge\ Scar\ Mitigation.docx$





Photo No. 1, view of scar area looking SW.

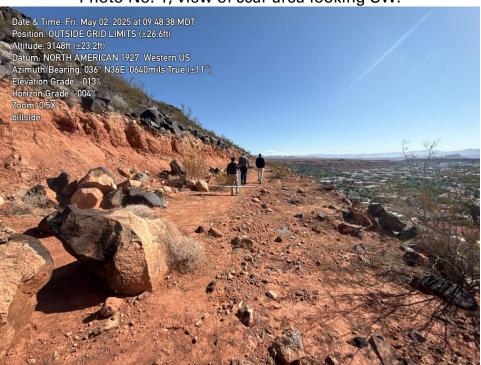


Photo No. 2, View of scar area looking NE.



Photo No. 3, View of scar entrance on NE end.

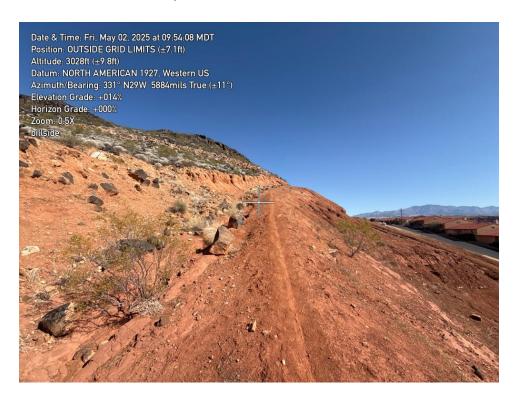


Photo No. 4, view of access trail or road up to scar area.



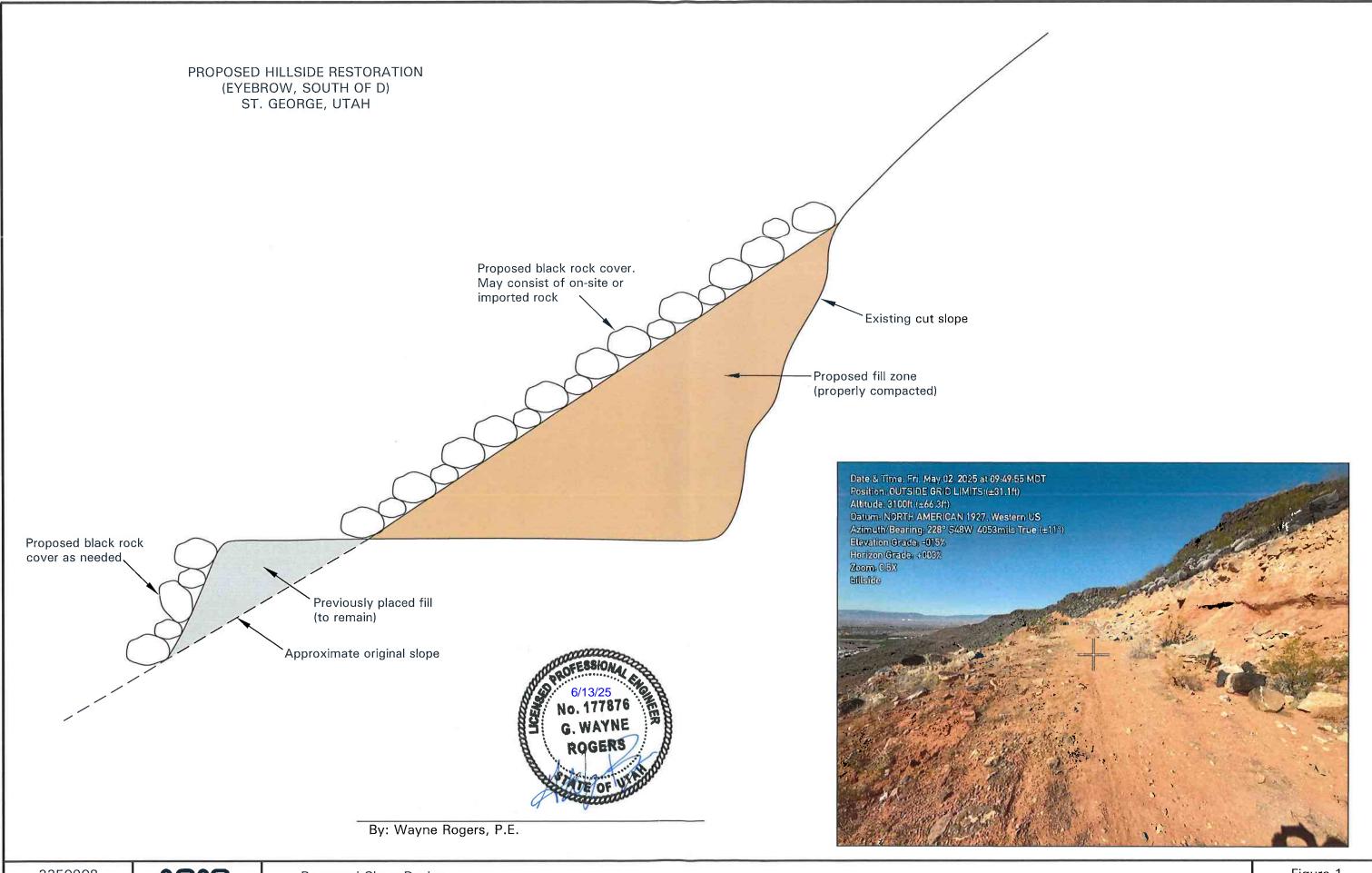
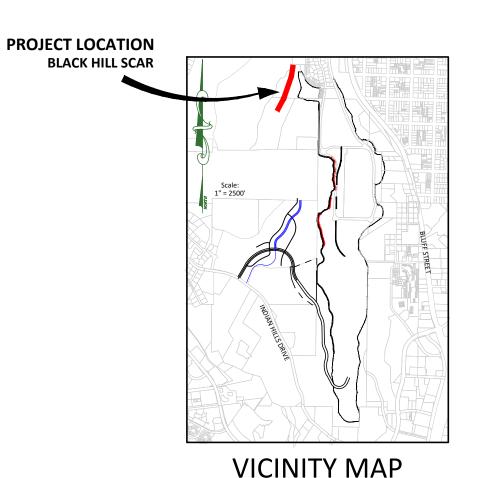


Exhibit CBLACK HILL "EYEBROW" SCAR MITIGATION



BLACK HILL EYEBROW SCAR MITIGATION FOR

TECH RIDGE DEVELOPMENT, LLC

LOCATED IN CITY OF ST. GEORGE, WASHINGTON COUNTY, UT

SHEET INDEX		
SHEET NO.		DESCRIPTION
1	C1.0	COVER SHEET
2	C1.1	STAGING AND MATERIAL
3	C1.2	CUT AND FILL
4	C2.0	GRADING OVERALL
5-7	C2.1-C2.3	GRADING SECTIONS
8	C3.0	DETAIL

DEVELOPER-

TECH RIDGE DEVELOPMENT, LLC ATT: MR. ISAAC BARLOW 475 S. DONLEE DRIVE ST. GEORGE, UT 84770 PHONE: (435) 691-3520 EMAIL: ISAAC@TECHRIDGE.COM

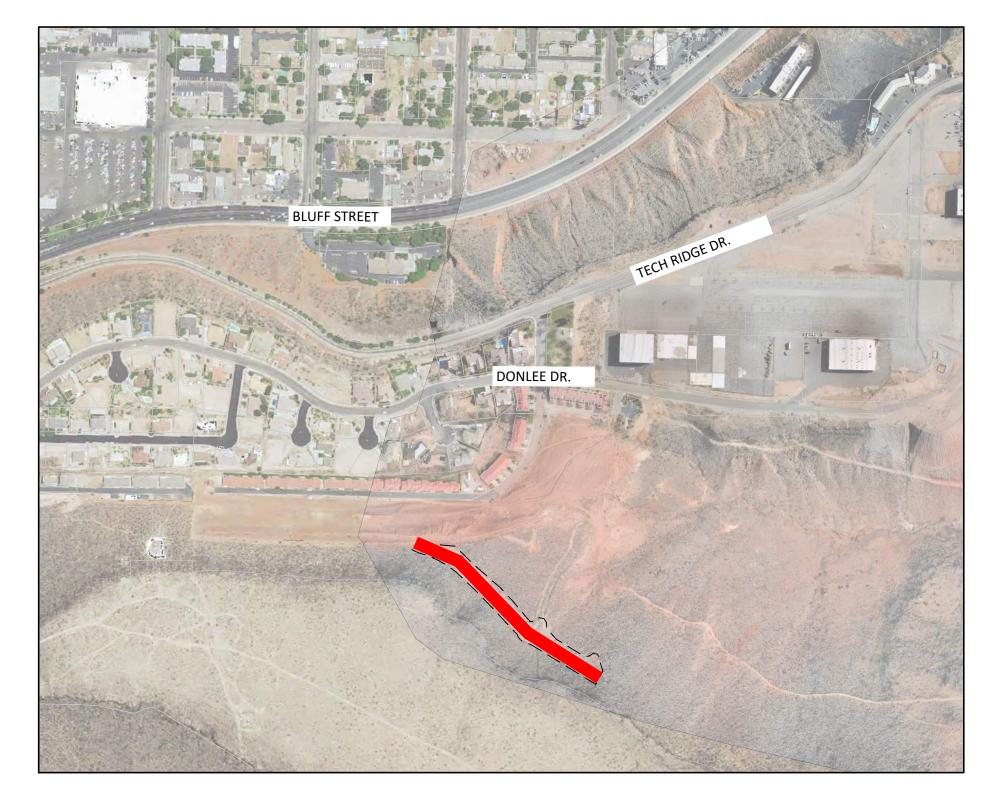
ENGINEER-

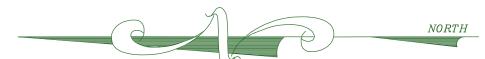
ALLIANCE CONSULTING 2303 N. CORAL CANYON BLVD. SUITE 201 WASHINGTON, UT 84780-0577 PHONE: (435) 673-8060 FAX: (435) 673-8065 ENGINEER: MR. DELOSS HAMMON P.E. CONTACT: MR. CRAIG COATS EMAIL: ccoats@allianceconsulting.us

GEOTECHNICAL REPORTS:

The contractor is responsible to read and fully understand the Geotech report and to coordinate with the geotechnical engineer throughout the grading process to ensure that the report's recommendations are implemented from the beginning to the end of the projects construction. The owner will contract with the geotechnical engineer for his representatives to be on site throughout the grading process to ensure full compliance with the geotechnical report's recommendations. Refer to







DUST CONTROL NOTES

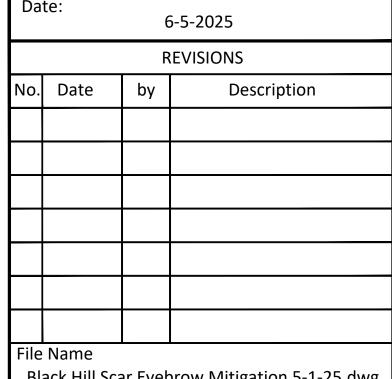
- THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES:
- 1. Apply water by means of trucks, hoses and/or sprinklers at sufficient frequency and quantity, prior to conducting, during and after earthmoving
- 2. Pre-apply water to the depth of the proposed cuts, or equipment
- 3. Apply water as necessary and prior to expected wind events.
- 4. Operate haul vehicles appropriately in order to minimize fugitive dust and apply water as necessary during loading operations.
- DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:
- 1. When active construction operations have ceased, apply water at sufficient frequency and quantity to develop a surface crust and prior to expected wind
- 2. Install fence barrier and /or "no trespassing" signs to prevent access to disturbed suffice areas.

GENERAL NOTES:

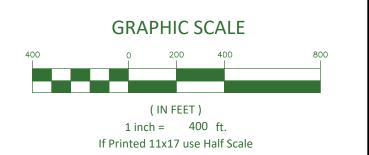
- 1. Unless shown otherwise on these plans, all construction shall conform to the codes and ordinances of St. George City, the State of Utah Administrative Codes, "The International Plumbing Code", and the "International Building Code" latest editions as administered by St. George City.
- 2. The Contractor shall be responsible for the location of and protection of all existing underground utilities and overhead power line during construction.
- 3. The Benchmark for this Project is the South 1/4 of Section 36, Township 42 South, Range 16 West Salt Lake Base and Meridian - St. George HCN #181 Elevation: 2667.70
- 3. Existing contour and finish contour interval is 1 feet.
- 4. Any necessary design modifications shall be approved by the design engineer.
- 5. All grading to be within ±0.1' of proposed elevation.
- 6. Project shall install an information sign on site before construction begins. This sign shall have a minimum size, placement location and content information with the company name, phone & permit number.
- 7. A mandatory pre-construction meeting shall be required on all projects prior to any grubbing, grading, or construction activities. The permit holder shall be required to notify all Development Services inspectors.
- 8. Projects shall submit a dust control plan with details on equipment scheduling and reporting of dust control activities.
- 9. Follow Appendix J standards found in the IBC.
- 10. All work materials shall meet City of St. George standards.
- 11. The Developer will Maintain the Temporary Detention Basin until

CONSTRUCTION NOTES:

- 1. All excavations and grading shall be in accordance with the requirements of the City of St. George [phone:435-627-4000], of the "International Building Code", 2018 edition, and the specifications and requirements included in the Tech Ridge Grading Recommendations...
- All excavation, grading, and fill operations within the building area should be observed by the Field Engineer to verify subsoil conditions and determine adequacy of site preparation, suitability of fill materials and compliance with compaction requirements.
- 2. The Contractor shall provide suitable equipment to control dust and air pollution caused by construction operations. The Contractor shall also provide suitable mud and dirt containment to maintain clean conditions on the work site, access roadways, and adjacent properties.
- 3. Project shall submit a Dust Control Plan with details on equipment, scheduling and reporting of dust control activities.
- 4. Contractor is responsible and required to obtain their own UPDES/NOI
- 5. It is the contractors responsibility to identify all and any SWPPP requirements.
- 6. Prior to and during compaction operations, all backfill material shall have the required moisture content uniform throughout each layer.
- 7. All Rip-Rap rock shall be approved by owner.
- 8. Contractor must coordinate with other Contractors working in areas.
- 9. Contractor must protect existing facilities.
- 10. All rock walls are to match in color and composition with the native basalt lava



Black Hill Scar Eyebrow Mitigation 5-1-25.dwg





2303 N CORAL CANYON BLVD SUIT 201, WASHINGTON, UT 84780 435-673-8060

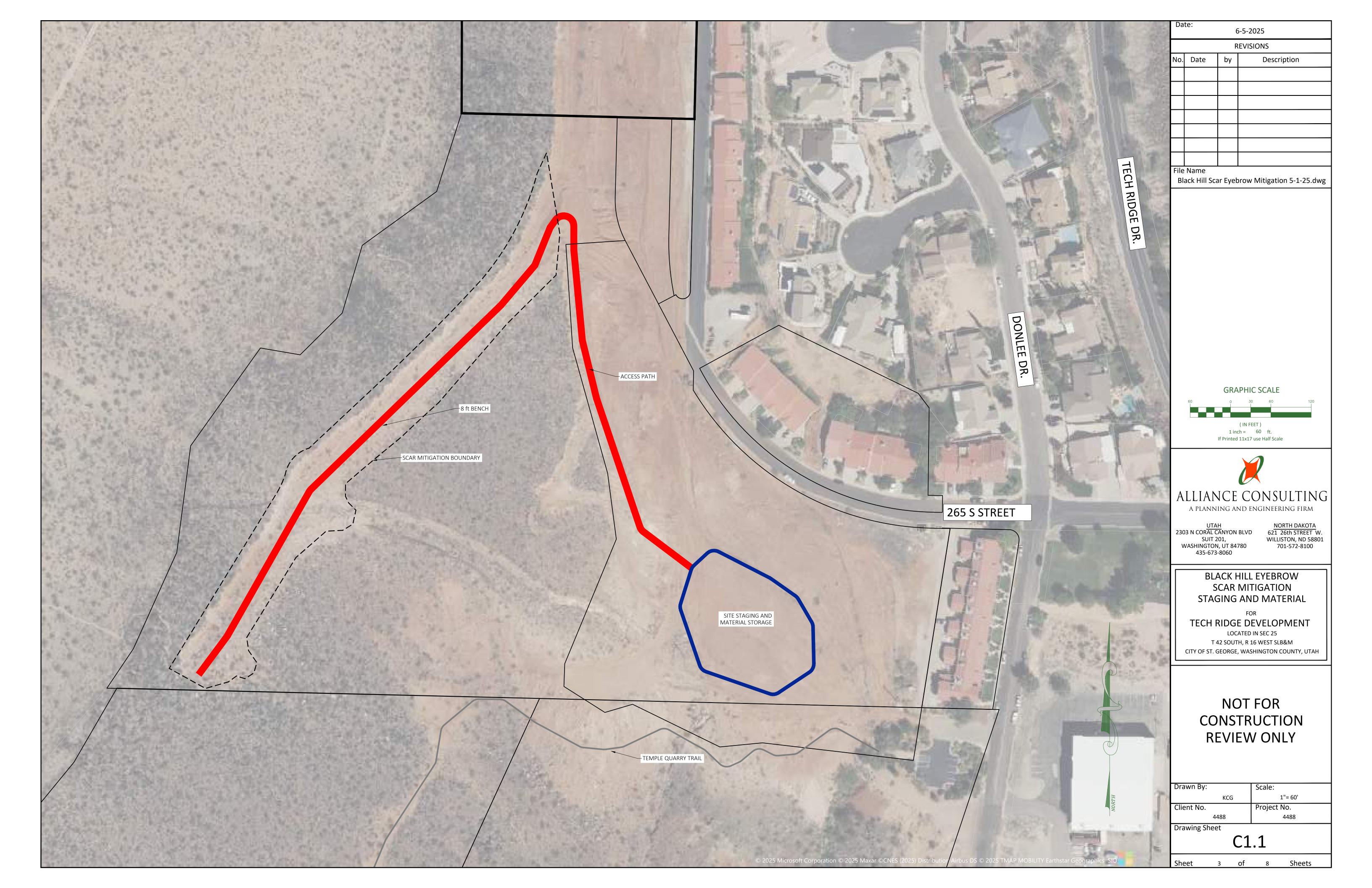
NORTH DAKOTA 621 26th STREET W. WILLISTON, ND 58801 701-572-8100

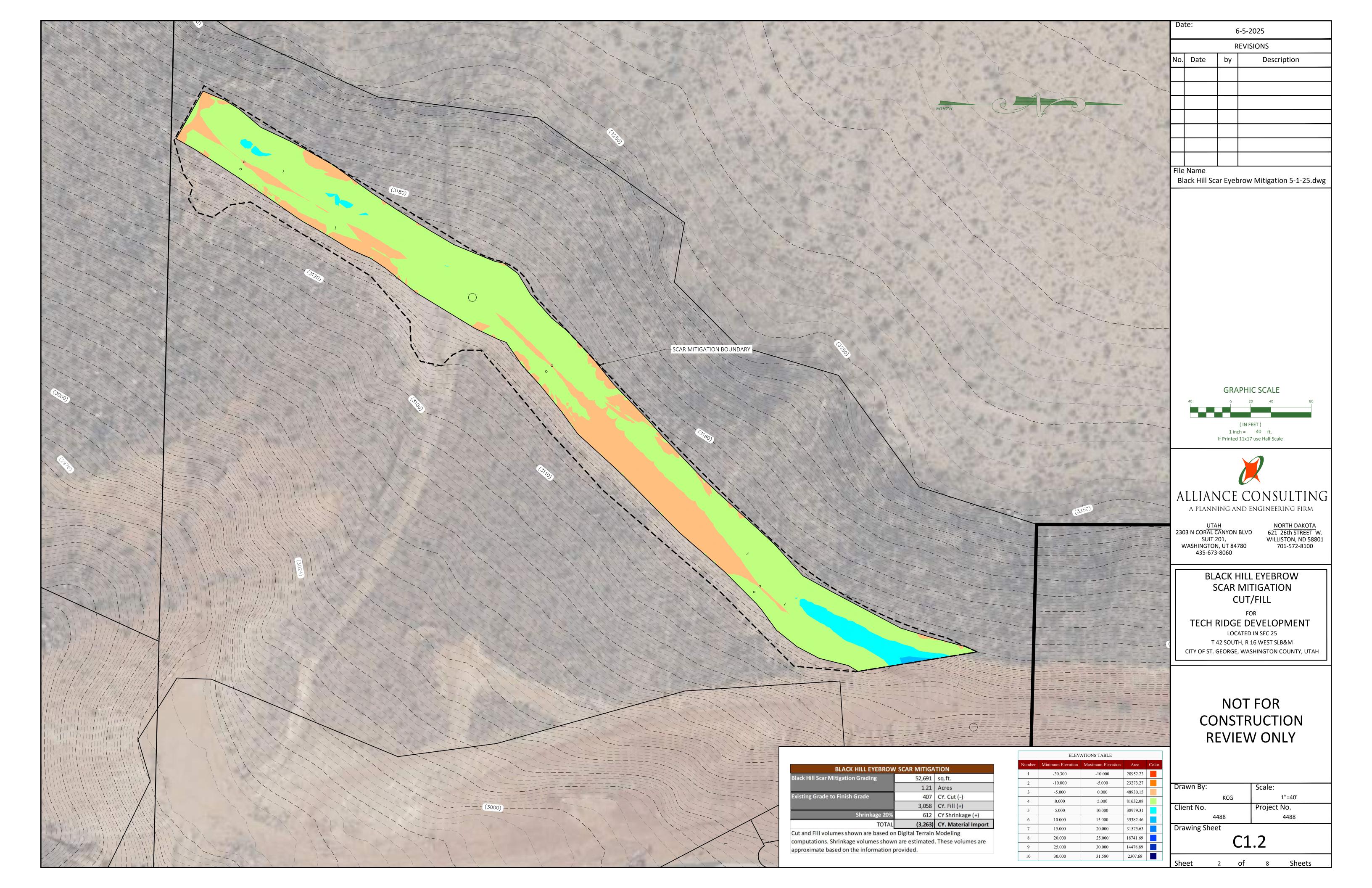
BLACK HILL EYEBROW SCAR MITIGATION COVER PAGE

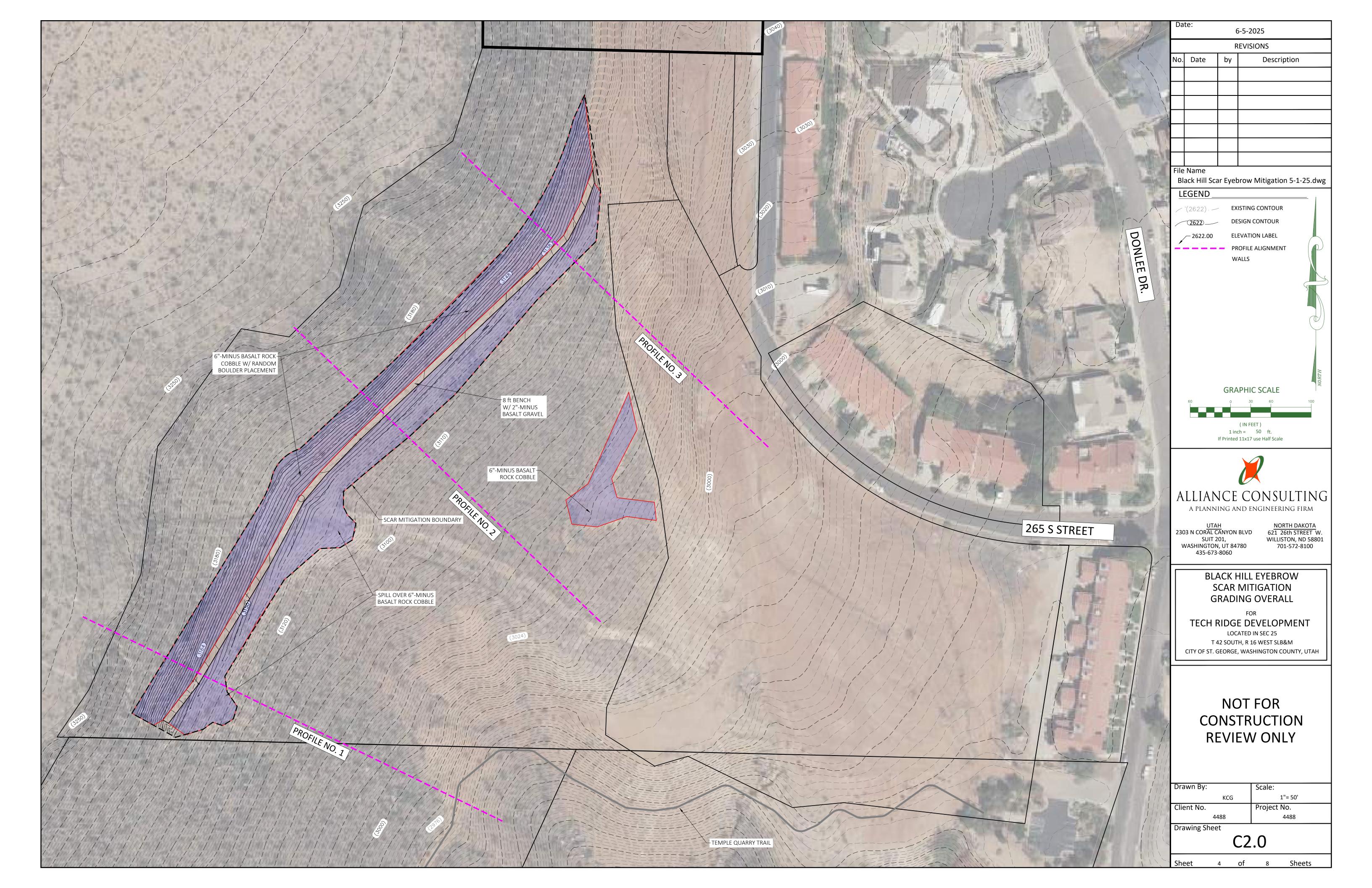
TECH RIDGE DEVELOPMENT LOCATED IN SEC 25 T4 42 SOUTH, R 16 WEST SLB&M CITY OF ST. GEORGE, WAHINGTON COUNTY, UTAH

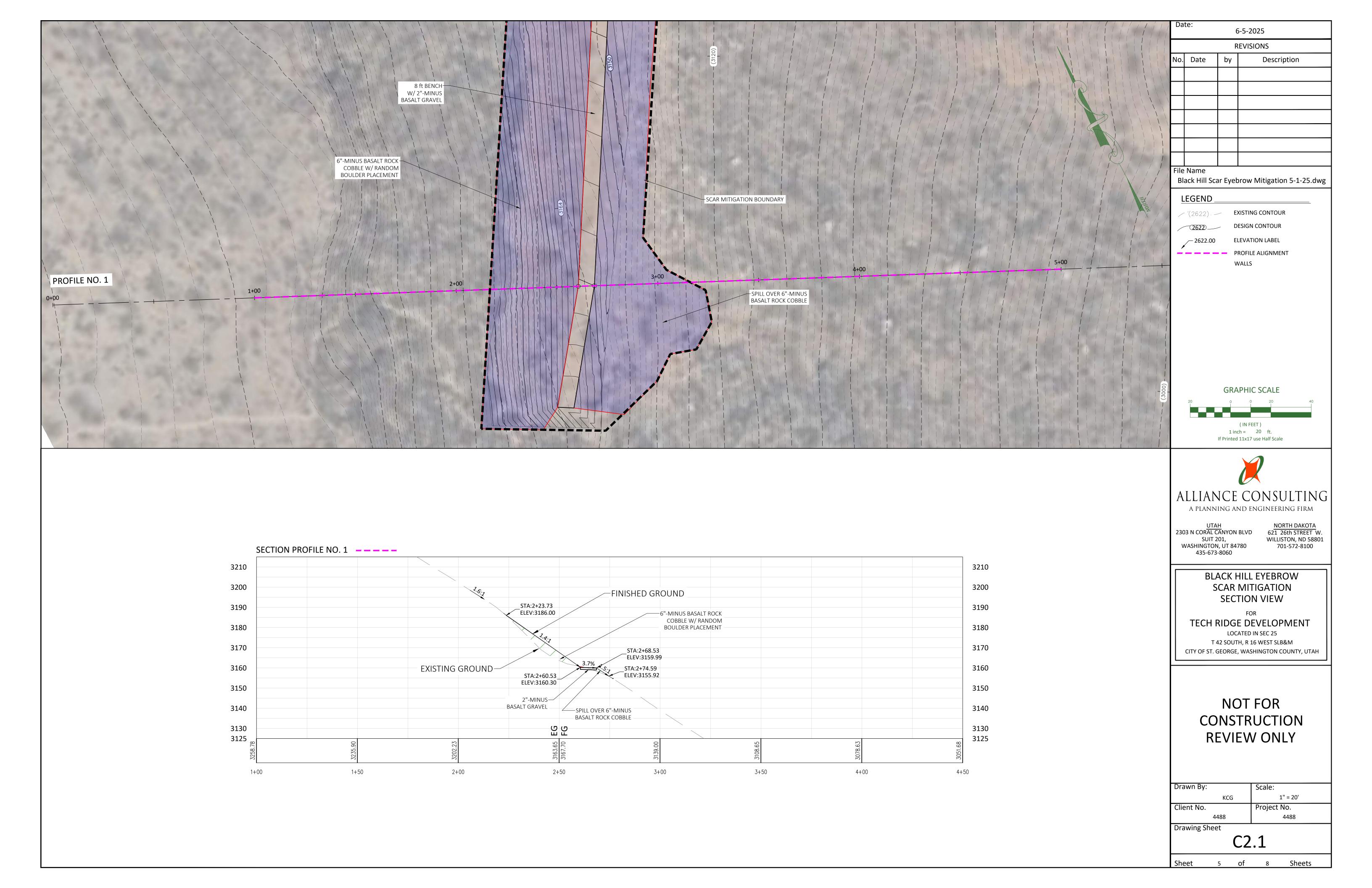
NOT FOR **CONSTRUCTION REVIEW ONLY**

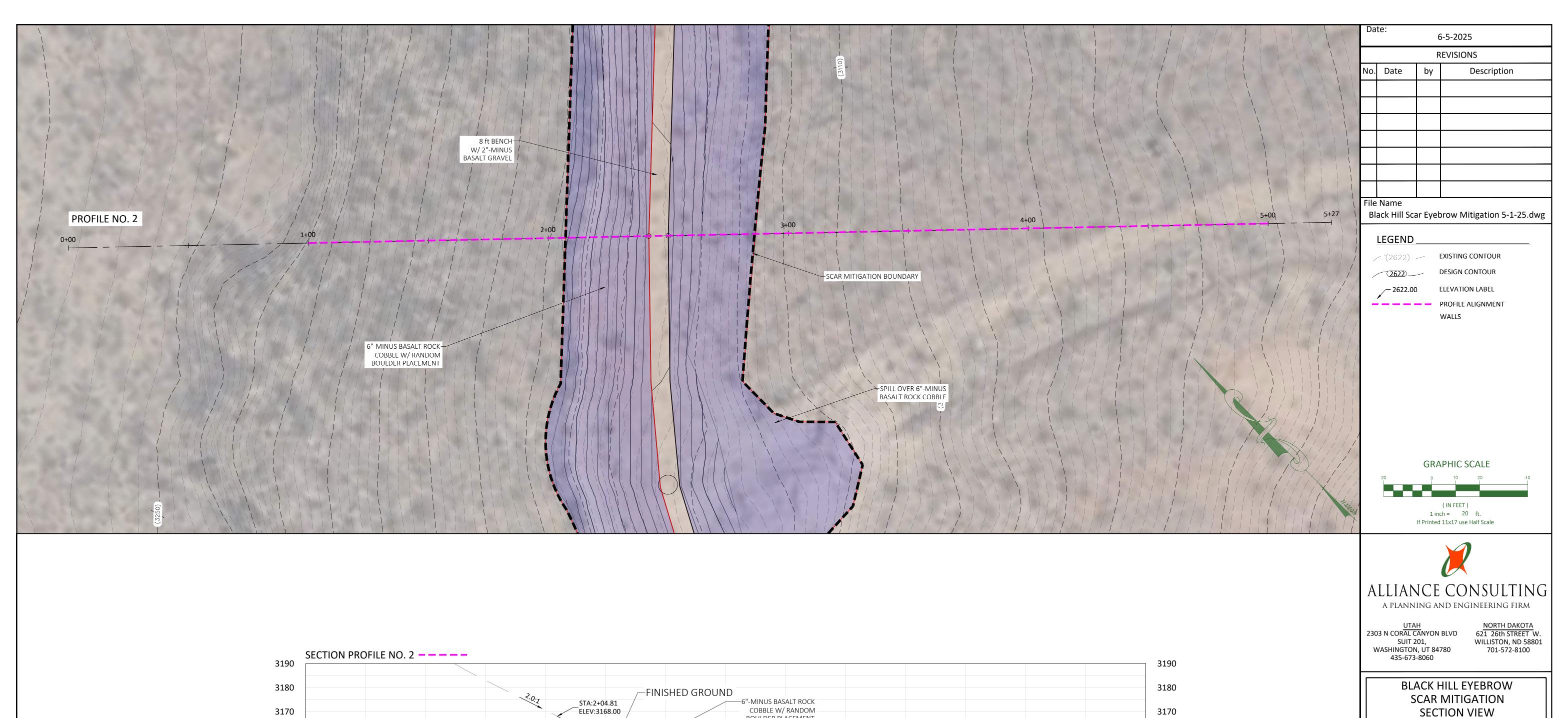
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KCG	1"=400'
Client No.	Project No.
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Drawing Sheet	
C1	.0

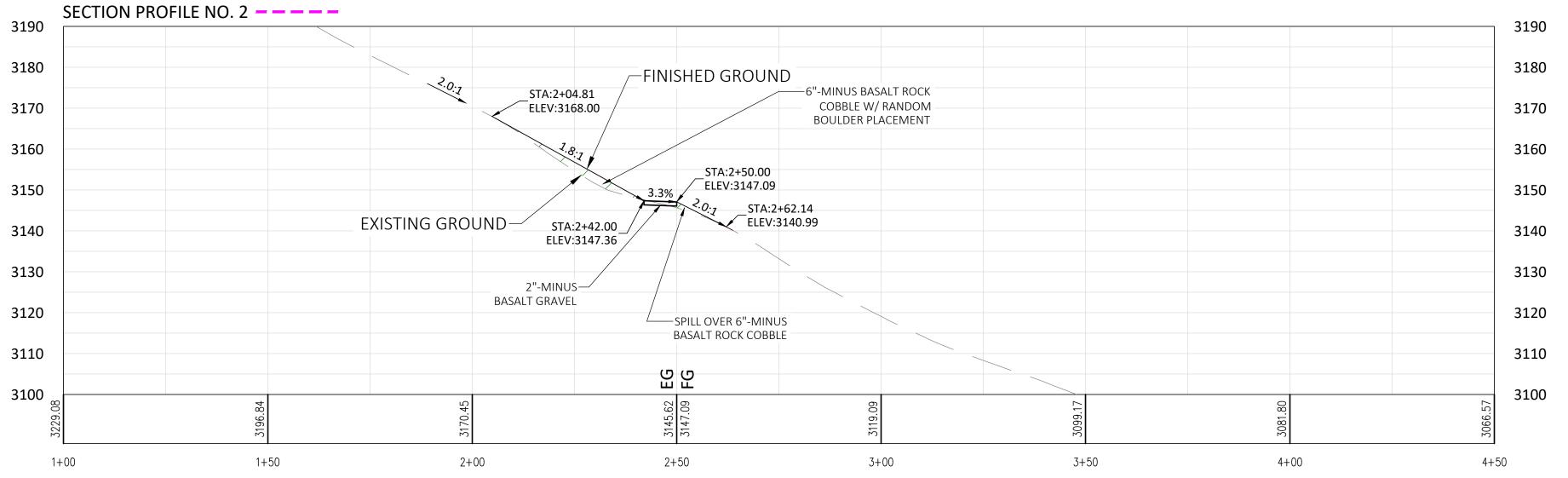












TECH RIDGE DEVELOPMENT LOCATED IN SEC 25

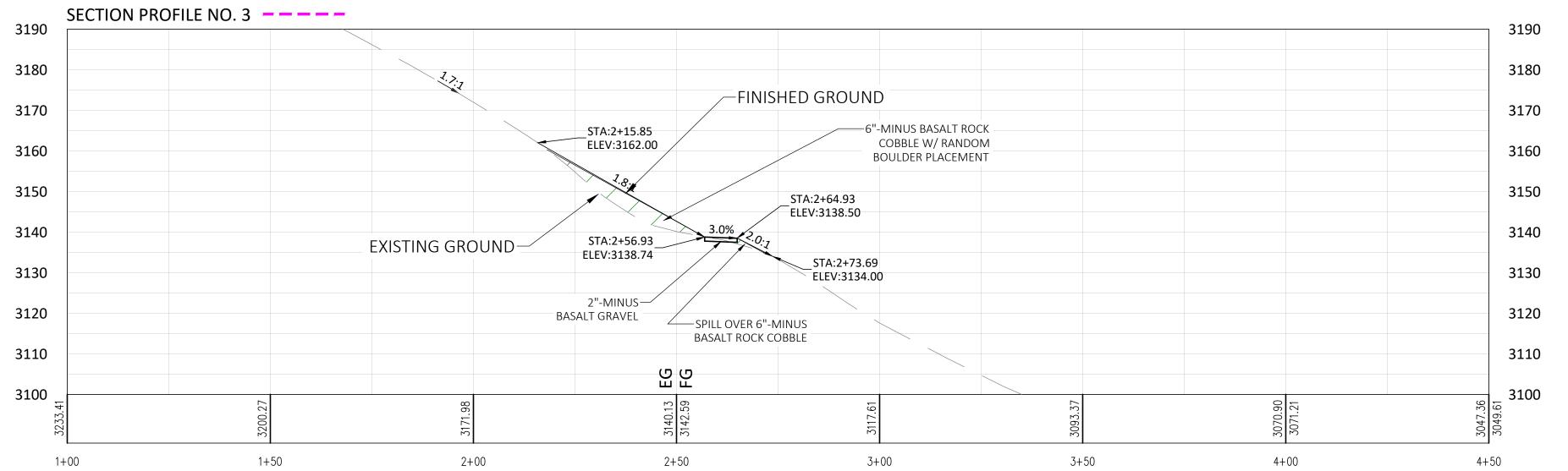
T 42 SOUTH, R 16 WEST SLB&M CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH

NOT FOR CONSTRUCTION **REVIEW ONLY**

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Sheet 6 of 8 Sheets





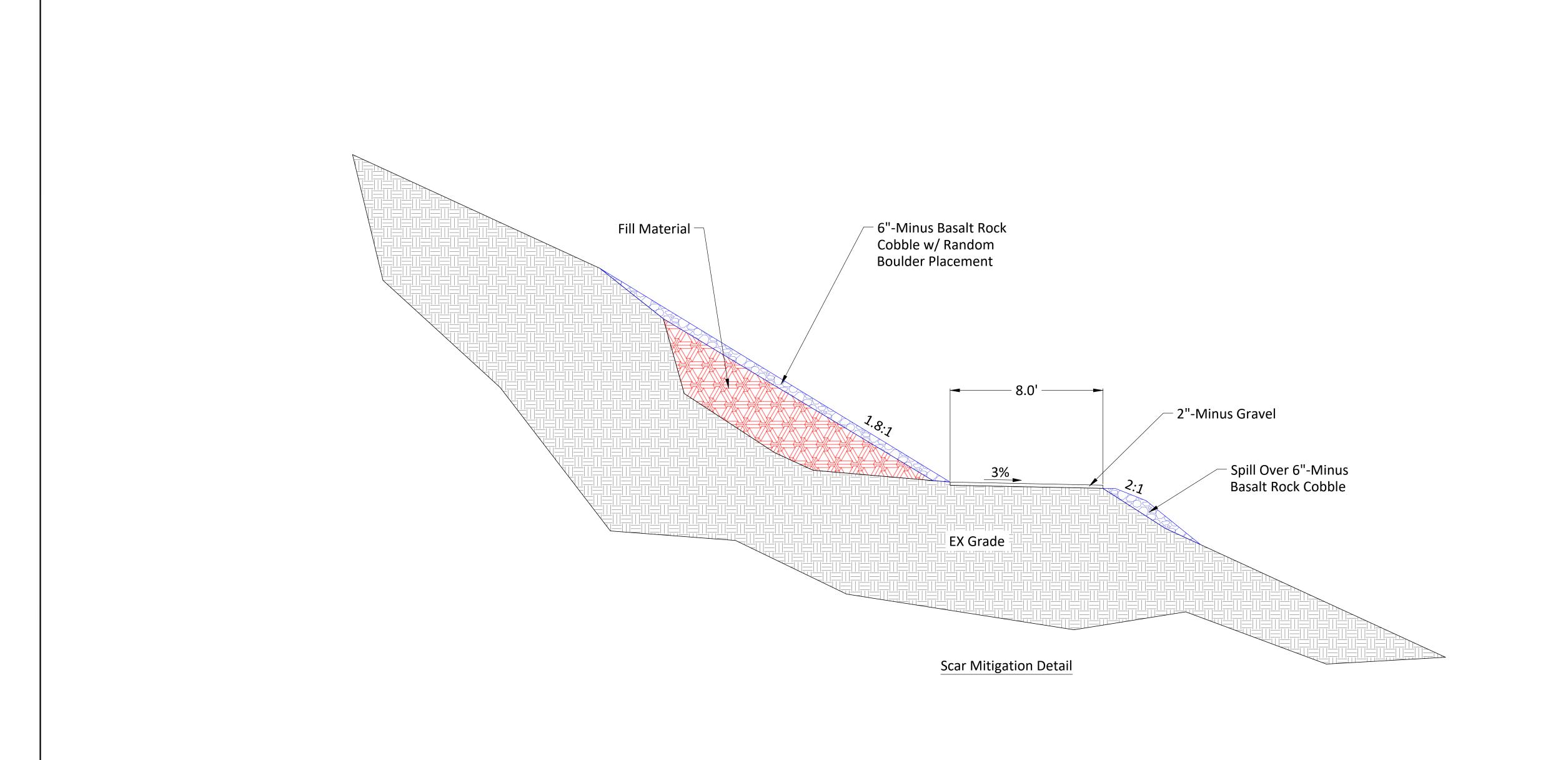
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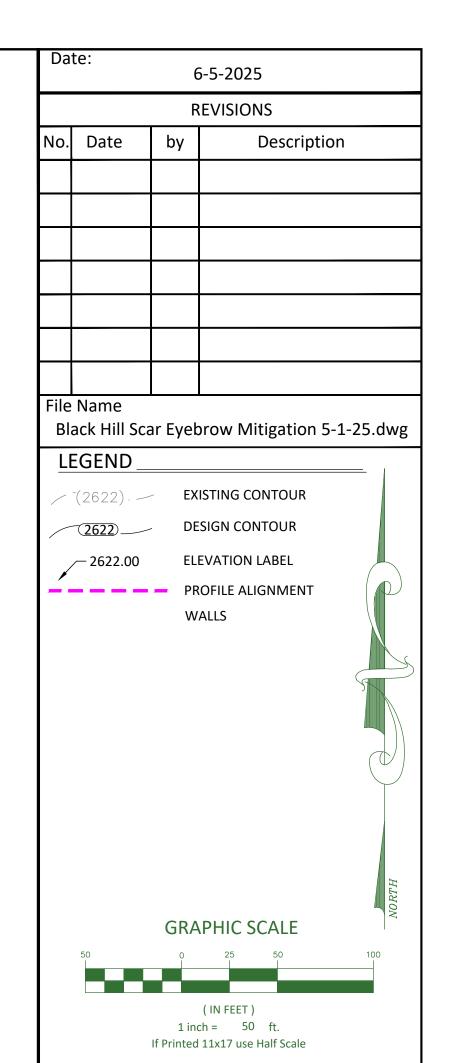
TECH RIDGE DEVELOPMENT LOCATED IN SEC 25

T 42 SOUTH, R 16 WEST SLB&M CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH

NOT FOR CONSTRUCTION REVIEW ONLY

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Sheet	7 of	8	Sheets







UTAH
2303 N CORAL CANYON BLVD
SUIT 201,
WASHINGTON, UT 84780

MORTH DAKOTA
621 26th STREET W.
WILLISTON, ND 58801
701-572-8100 SUIT 201, WASHINGTON, UT 84780 435-673-8060

BLACK HILL EYEBROW SCAR MITIGATION DETAIL

TECH RIDGE DEVELOPMENT LOCATED IN SEC 25

T 42 SOUTH, R 16 WEST SLB&M CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH

NOT FOR CONSTRUCTION **REVIEW ONLY**

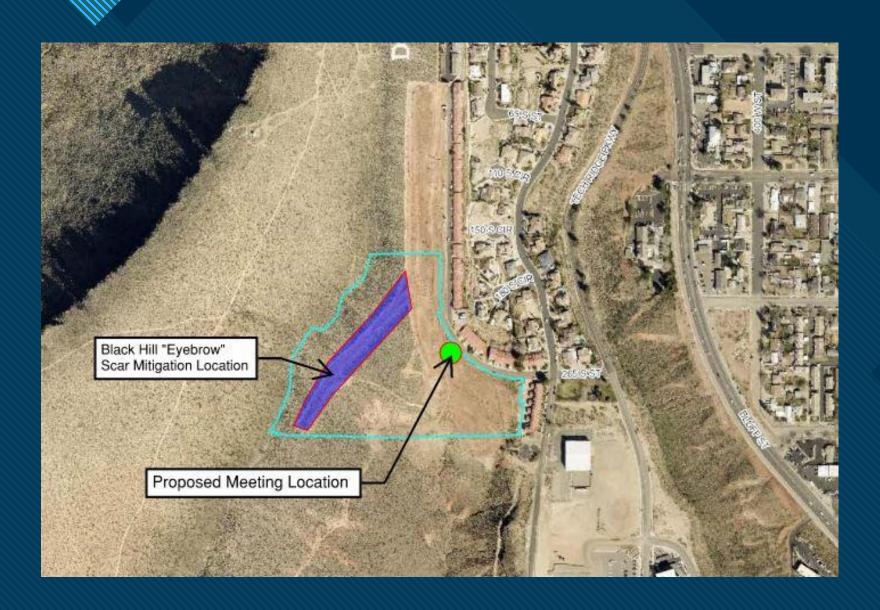
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	KCG	NTS	
Client No.		Project No.	
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	C3	.0	

Sheet 8 of 8 Sheets

Black Hill "Eyebrow" Scar Mitigation

2025-HS-007

Location



General Plan

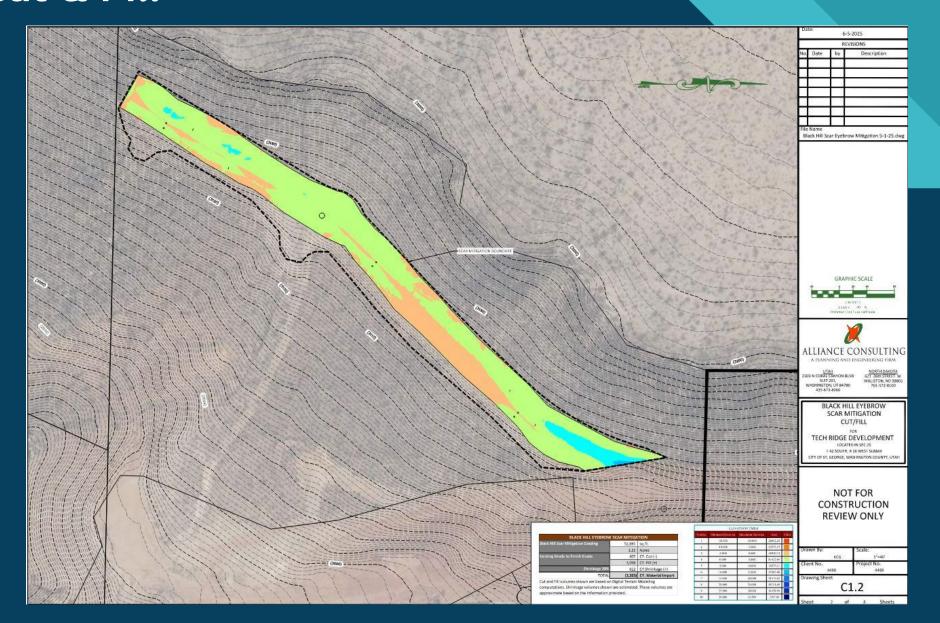


Zoning



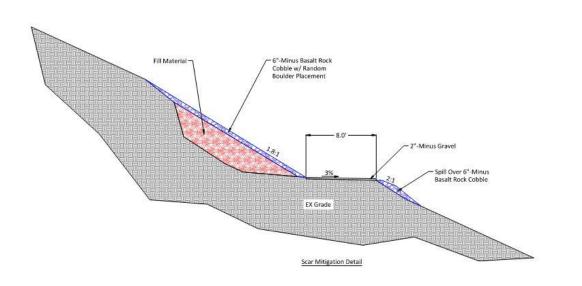


Cut & Fill



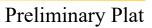


Scar Mitigation Detail





"I move that we forward a positive recommendation to the City Council with the condition that they seed the area with natural vegetation for regrowth."





PLANNING COMMISSION AGENDA REPORT: 7/8/2025

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)		
	North	CRM (Mixed-use Commercial)	
Surrounding Zoning:	South	PD-R (Planned Development - Residential)	
Zoning.	East	PD-R (Planned Development - Residential)	
	West	PD-R (Planned Development - Residential)	
Land Area:	Approximately 44.9 acres		



PC 2025-PP-022 Territory Studios Backlot Xing Preliminary Plat

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 Territory Studios Backlot Xing Preliminary Plat

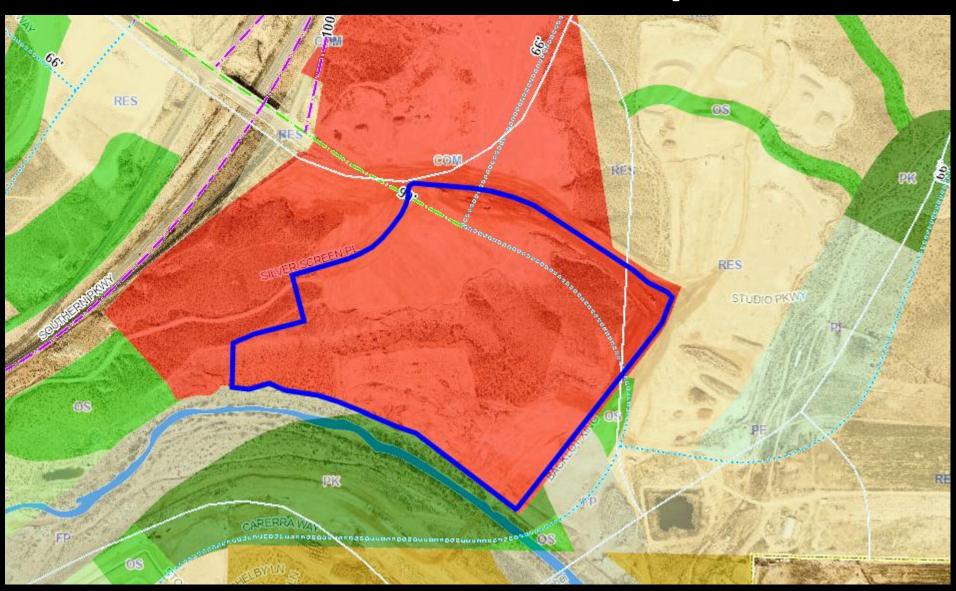
Exhibit A PowerPoint Presentation



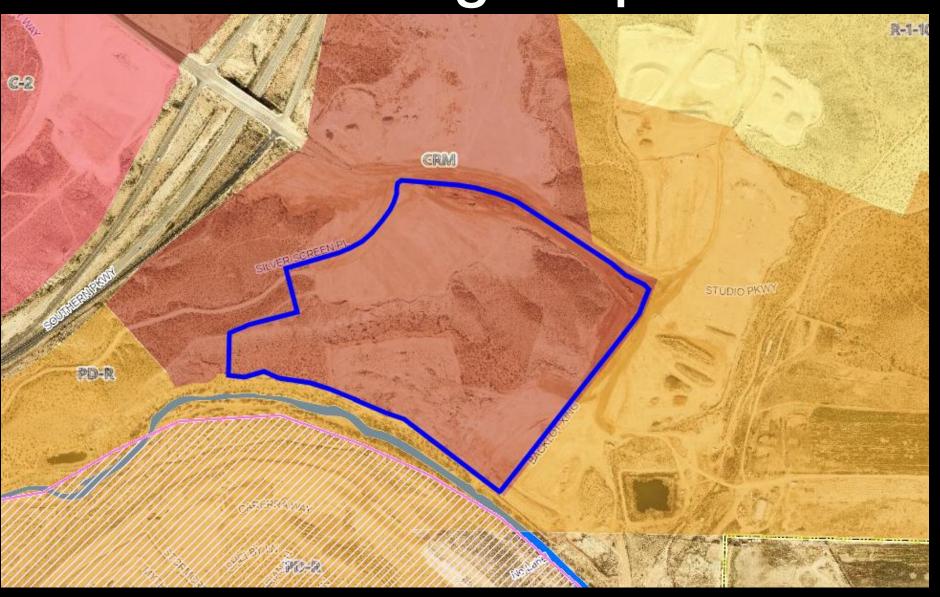
Aerial Map



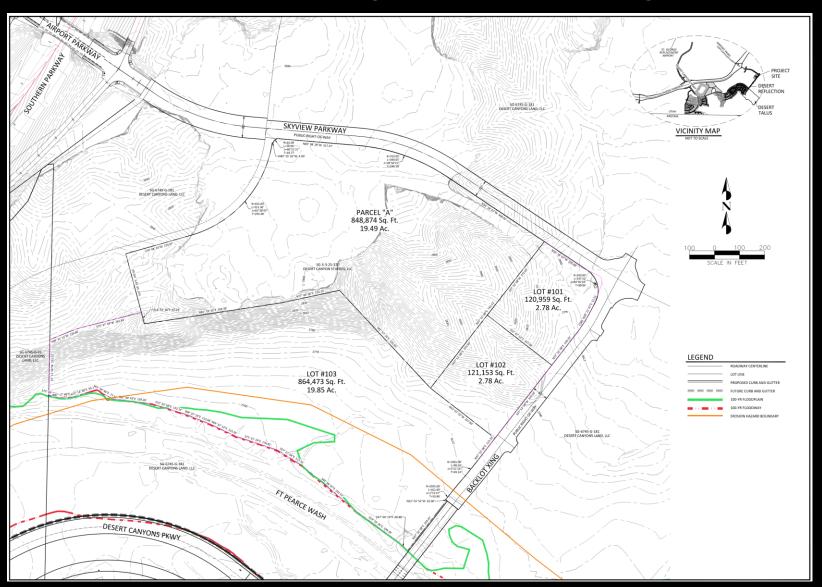
Land Use Map

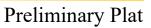


Zoning Map



Preliminary Site Layout







PLANNING COMMISSION AGENDA REPORT: 7/08/2025

Built Trailers Lot Split Preliminary Plat (Case No. 2025-PP-025)			
Request:	Consider a request for a preliminary plat for a two lot manufacturing subdivision totaling approximately 10.01 acres.		
Applicant:	Del Wetenkamp, Rosenberg Associates		
Location:	Generally located north of Commerce DR and east of 850 E.		
General Plan:	IND (Industrial)		
Existing Zoning:	ng Zoning: M-1 (Manufacturing)		
	North	OS (Open Space)	
Surrounding Zoning:	South	M-1 (Manufacturing)	
Zoning.	East	M-1 (Manufacturing)	
	West	R-1-10 (Single-Family Residential)	
Land Area:	Pea: Approximately 10.01 acres		



PC 2025-PP-025 Built Trailers Lot Split Preliminary Plat

BACKGROUND:

The site currently consists of approximately 10.01 acres with an existing building where Built Trailers is currently located. The existing building was completed in 2023. The applicant would like to split the parcel into two lots. Lot 2 of the subdivision is the largest at approximately 5.37 acres and lot 1 will be approximately 4.72 acres. A portion of lot 2 is in the hillside overlay.

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. Owner/Developer will need to provide the required cross access agreement and drainage easement between Lots 1 & 2 prior to or with 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 Built Trailers Lot Split Preliminary Plat request, application number 2025-PP-025, 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 10-8C-2.
- 3. Approval of the preliminary plat is in the best interest of the health, safety, and welfare of the community.

PC 2025-PP-025 Built Trailers Lot Split Preliminary Plat

Exhibit A PowerPoint Presentation

Built Trailers 871 E Commerce

2025-PP-025

Aerial Map



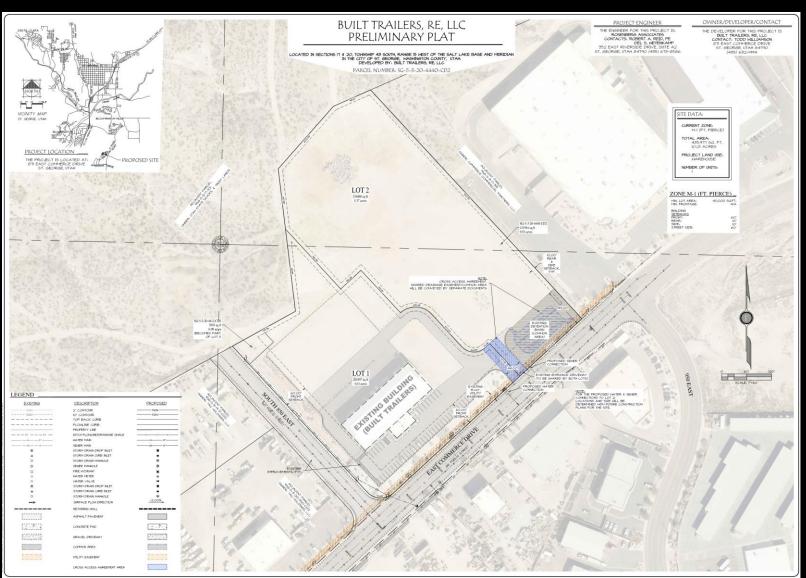
Land Use Map



Zoning Map



Preliminary Site Layout



1 2 3	ST. GEORGE PLANNING COMMISSION MINUTES June 10, 2025, 5:00 P.M. CITY COUNCIL CHAMBERS
4 5	PRESENT:
6 7 8 9	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
11	
12 13	EXCUSED:
13 14 15	Planning Commission Chair Austin Anderson Planning Commission Member Brandon Anderson
16 17 18 19 20 21 22 23	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
24 25	OTHERS PRESENT:
26 27 28 29	Applicant Bob Hermandson Applicant Bill Cox Applicant Tad Porter
30 31 32 33	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.
34 35 36	Link to call to order and flag salute: 00:00:10
37 38 39	Link to call for disclosures <u>00:00:53</u>
40	ITEM 1
41 42 43 44 45 46	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) or 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)
47 48 49	Agenda Packet [Page 2]
50 51	Link to Presentation by Dan Boles <u>00:14:29</u>
52	Link to question by Commission Member Rogers 00:18:25

St. George Planning Commission Minutes June 10, 2025

Link to comments by Applicant Bob Hermandson and discussion with Commission Members. $\underline{00:19:15}$

Link to question by Commission Member Casey and discussion with Mr. Hermandson and Commission Members $\underline{00:22:05}$

Link to Public Hearing 00:26:10

No Comments, Public Hearing Closed

Link to discussion by Commission Members and Mr. Hermandson <u>00:26:45</u>

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)

Agenda Packet [Page 16]

Link to Presentation by Dan Boles 00:31:25

Link to Public Hearing 00:34:39

Public Hearing Closed

52

53

St. George Planning Commission Minutes June 10, 2025

1 2 3 4 Link to question by Commission Member Casey 00:35:09 Link to comments by Applicant Bill Cox 00:35:30 5 6 Link to discussion with Vice Chair Chapman and Mr. Cox 00:37:55 7 8 Link to discussion with Commission Members and Mr. Cox 00:39:00 10 Link to motion 00:42:38 11 12 **MOTION:** 13 A motion was made by Planning Commission Member Fisher to recommend 14 approval to City Council of item number 2, R-1-8 Zone Change, with staff 15 recommendations. 16 17 SECOND: 18 The motion was seconded by Planning Commission Member Casey. 19 20 VOTE: 21 Commission Vice Chair Chapman called for a vote, as follows: 22 23 Planning Commission Chair Anderson – absent 24 Planning Commission Member Anderson -absent 25 Planning Commission Member Fisher – ave 26 Planning Commission Member Casey - ave 27 Planning Commission Member Chapman - aye 28 Planning Commission Member Rogers -aye 29 Planning Commission Member Draper -aye 30 31 The vote was unanimous. Motion carries. 32 33 34 ITEM 3 35 ZONE CHANGE- Old Farm R-1-10 (Village at Old Farm) - PUBLIC HEARING 36 Consider a request to change the zoning from A-20 (Agriculture, 20-acre 37 minimum lot size) to R-1-10 (Single-Family Residential, 10,000 ft² minimum 38 lot size) on approximately 70.4 acres. The applicant is Bill Cox and the 39 representative is Bob Hermandson. The project will be known as Old Farm R-40 1-10. Case No. 2025-ZC-011 (Staff - Dan Boles) 41 42 Agenda Packet [Page 26] 43 44 Link to Presentation by Dan Boles 00:43:20 45 46 Link to question by Vice Chair Chapman 00:44:57 47 48 Link to Public Hearing 00:45:36 49 50 Public Hearing Closed 51

Link to question by Commission Chair Chapman 00:46:14

49

50

51 52

53

SECOND:

VOTE:

St. George Planning Commission Minutes June 10, 2025

1 Link to motion 00:46:30 2 3 4 **MOTION:** A motion was made by Planning Commission Member Casey to forward a 5 6 positive recommendation to City Council for item number 3, including any staff conditions. 7 8 SECOND: The motion was seconded by Planning Commission Member Draper 10 11 VOTE: 12 Commission Vice Chair Chapman called for a vote, as follows: 13 14 Planning Commission Chair Anderson – absent 15 Planning Commission Member Anderson -absent 16 Planning Commission Member Fisher - ave 17 Planning Commission Member Casey – aye 18 Planning Commission Member Chapman – aye 19 Planning Commission Member Rogers -aye 20 Planning Commission Member Draper -aye 21 22 The vote was unanimous. Motion carries. 23 24 ITEM 4 HILLSIDE DEVELOPMENT PERMIT - Foremaster Ridge Lot 64 25 26 Consider a request for a hillside development permit to determine the 27 location of the ridgeline and ridgeline setback on Lot 64 of the Foremaster Ridge subdivision, in anticipation of the construction of a residential home. 28 29 The applicant is Porter Custom Homes and the representative is Tad Porter. 30 The project will be known as Foremaster Ridge Lot 64. Case No. 2025-HS-006 31 (Staff - Dan Boles) 32 33 Agenda Packet [Page 37] 34 35 Link to Presentation by Dan Boles 00:07:16 36 37 Link to question by Commission Member Rogers 00:11:20 38 39 Link to comments by Applicant Tad Porter and discussion with Commission Members 40 00:12:43 41 42 Link to motion <u>00:13:57</u> 43 44 **MOTION:** 45 A motion was made by Planning Commission Member Rogers to forward 46 positive approval City Council for item number 4, Hillside Development 47 Permit, with staff recommendations. 48

The motion was seconded by Planning Commission Member Fisher.

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

5 | Page St. George Planning Commission Minutes June 10, 2025

1 2 3 4 5 6 7 8 9	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
10	The vote was unanimous. Motion carries.
11 12 13	
14	ITEM 5
15 16 17 18 19 20	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)
21	Agenda Packet [Page 55]
22 23 24	Link to Presentation by Dan Boles <u>00:01:10</u>
25	Link to question by Commission Member Fisher 00:04:17
26 27 28	Link to question by Commission Chair Chapman 00:04:35
29	Link to comment by Commission Member Fisher 00:05:52
30 31 32	Link to motion 00:06:00
33	MOTION:
34 35 36 37	SECOND: The motion was seconded by Planning Commission Member Rogers.
38 39	VOTE: Commission Vice Chair Chapman called for a vote, as follows:
40 41 42 43 44 45 46 47 48	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
49 50 51 52	The vote was unanimous. Motion carries.
53	APPROVAL OF MINUTES:

APPROVAL OF MINUTES:

6 | Page St. George Planning Commission Minutes June 10, 2025

1 2	Consider a request to approve the meeting minutes from the May 27, 2025 meeting.
3 4	Agenda Packet [Page 63]
5	Link to motion 00:47:04
7 8 9	MOTION: A motion was made by Planning Commission Member Rogers to approve the minutes of May 27, 2025, meeting.
11 12 13	SECOND: The motion was seconded by Planning Commission Member Draper.
14 15 16 17	VOTE: Commission Vice Chair Chapman called for a vote, as follows:
18 19 20 21 22 23 24 25	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
26 27 28 29 30 31	The vote was unanimous and the motion carried. CITY COUNCIL ITEMS:
32 33	Carol Winner, the Community Development Director, will report on items heard at the June 5, 2025, City Council Meeting.
34	1. 2025-PDA-016 Chase Bank Sun River
35 36	ADJOURN:
37 38	Link to motion: <u>00:47:45</u>
39 40 41	MOTION: A motion was made by Planning Commission Member Fisher to adjourn.
42 43 44	SECOND: The motion was seconded by Planning Commission Member Draper.
45 46 47	VOTE: Commission Vice Chair Chapman called for a vote, as follows:
48 49 50	Planning Commission Chair Anderson – absent Planning Commission Member Anderson –absent Planning Commission Member Fisher – aye

7 | Page

St. George Planning Commission Minutes June 10, 2025

Planning Commission Member Casey –aye Planning Commission Member Chapman –aye Planning Commission Member Rogers –aye Planning Commission Member Draper – aye 1 2 3 4 5 6 7 8 9 10 The vote was unanimous, and the motion carries. 11

Angie Jessop, Development Services

