

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 22, 2025, commencing at 5:00 p.m.

The agenda for the meeting is as follows:

Call to Order

Flag Salute

Call for disclosures

1. **GENERAL PLAN AMENDMENT Tuweap Parcel – PUBLIC HEARING** – Consider a request to amend the general plan land use map from COM (Commercial) to MDR (Medium Density Residential) on approximately 1.69 acres generally located at the northeast corner of Tuweap Drive and 2000 North. The applicant is Rosenburg Associates, and the representative is Jared Bates. The project will be known as Tuweap Parcel. Case No. 2025-GPA-011 (Staff – Brett Hamilton)
2. **ZONE CHANGE- Teakwood 11 Rezone – PUBLIC HEARING** Consider a request to change the zoning from A-1 (Agriculture, 1-acre minimum lot size) to R-1-10 (Residential, 10,000 ft² minimum lot size) on approximately 15.11 acres. The applicant is DSG Engineering, and the representative is Mike Terry. The project will be known as Teakwood 11 Rezone. Case No. 2025-ZC-014 (Staff – Dan Boles)
3. **PLANNED DEVELOPMENT AMENDMENT Tech Ridge Area 1.2 – PUBLIC HEARING** – Consider a request to amend the Tech Ridge Zone Plan for a 5-story, 199-unit apartment complex located at approximately 400 South Tech Ridge Parkway on approximately 4.9 acres. This project also includes an adjacent parking garage. The applicant is Dwell Design Studio, and the representative is Jason Shimp. The project will be known as Tech Ridge Area 1.2. Case No. 2025-PDA-016 (Staff – Brenda Hatch)
4. **PRELIMINARY PLAT Tech Ridge Area 1.2 Subdivision** – Consider a request for a two-lot (2) preliminary plat located at 400 South Tech Ridge Parkway on approximately 4.9 acres on a Planned Development Mixed-Use property. The applicant is Alliance Consulting, and the representative is Mike Bradshaw. The project will be known as Tech Ridge Area 1.2. Case No. 2025-PP-024 (Staff – Brenda Hatch)
5. **PRELIMINARY PLAT Meadows at Old Farm** – Consider a request for a fifty-four lot (54) preliminary plat located on approximately 14.69 acres on the North side of 2450 South and approximately 2800 East. The applicant is Bill Cox, and the representative is Bob Hermandson- Bush and Gudgell. The project will be known as Meadows at Old Farm. Case No. 2025-PP-026 (Staff – Dan Boles)
6. **PRELIMINARY PLAT Village at Old Farm** – Consider a request for a sixty-one lot (61) preliminary plat located on the North side of 2450 South and approximately 2700 East on approximately 21.02 acres. The applicant is Bill Cox, and the representative is Bob Hermandson – Bush and Gudgell. The project will be known as Village at Old Farm. Case No. 2025-PP-019 (Staff – Dan Boles)
7. **ZONE REGULATION AMENDMENT Setback Regulations SB181 – PUBLIC HEARING** – Consider a request to amend to the St. George City Zoning Ordinance, Title 10. The proposed amendment would revise setback standards in certain zones including Gravel and Grazing and Residential Zones to comply with Utah Senate Bill 181. The proposed amendment also includes changes and clarifications to Title 10 such as updating accessory structure sizes, and lot size averaging percentages. The applicant is the City of St. George, represented by Brett Hamilton. Case No. 2025-ZRA-006 (Staff – Brett Hamilton)

8. **ZONE REGULATION AMENDMENT Apryl Cox RV Storage (Ag Accessory Structures) – PUBLIC HEARING** – Consider a request to amend the St. George City Zoning Ordinance affecting Agricultural Zones (Section 10-5). The proposed amendment would revise setback requirements and update standards for accessory structures. The applicant is Apryl Cox. Case No. 2025-ZRA-009 (Staff – Brian Dean)

9. **ZONE REGULATION AMENDMENT ADU Use is M-H, R-2, R-3 & R-4 – PUBLIC HEARING** – Consider a request to amend portions of the St. George City Zoning Ordinance, Title 10 as it relates to accessory dwelling units in the multiple-family residential and mobile home zones. The applicant is the City of St. George, represented by Brian Dean. Case No. 2025-ZRA-008 (Staff – Brian Dean)

10. **ZONE REGULATION AMENDMENT ADU Development Standards – PUBLIC HEARING** – Consider a request to amend a portion of the St. George City Zoning Ordinance, Title 10-17A-3 (Accessory Dwelling Unit – Specific Standards), to modify the accessory dwelling unit standards. Applicant is City of St George, represented by Brett Hamilton. Case No. 2025-ZRA-010 (Staff – Brett Hamilton)

11. **ZONE REGULATION AMENDMENT Downtown Parking Requirements – PUBLIC HEARING** – Consider a request to amend the St. George City Zoning Ordinance, Title 10. The proposed amendment would primarily amend 10-2 (Definitions) and 10-19 (Off-Street Parking Requirements) as it relates to parking standards in the PD-MU (Planned Development Mixed Use) zone. There are also minor amendments proposed to bring 10-19 into compliance with Utah Senate Bill 181. The applicant is the City of St. George, represented by Dan Boles. Case No. 2025-ZRA-003 (Staff – Dan Boles)

12. MINUTES

Consider a request to approve the meeting minutes of the July 8, 2025, meeting.

13. CITY COUNCIL ACTIONS

Report on items heard at the July 17, 2025, City Council meeting.

1. *District at Old Farm Zone Change*
2. *Meadows at Old Farm Zone Change*
3. *Village at Old Farm R-1-10 Zone Change*
4. *Curb Gutter Sidewalk Blasting Zone Regulation Amendment*
5. *Canyon View Apartments Zone Change*
6. *Canyon View Apartments Hillside*
7. *Business License Micro Schools Zone Regulation Amendment*

Angie Jessop

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.