

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, August 12, 2025**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order

Flag Salute


Call for Disclosures

1. **PLANNED DEVELOPMENT AMENDMENT Bloomington Courtyard Peppers Cantina – PUBLIC HEARING** – Consider a request to amend the Bloomington Courtyard PD-C (Planned Development Commercial) located at the northwest corner of Pioneer Road and Brigham Road for the purpose of adding “Bar Establishment” to the permitted use list. The applicant is Peppers Cantina and the representative is Richy Rivera. The project will be known as Bloomington Courtyard Peppers Cantina. Case No. 2025-PDA-019 (Staff – Brian Dean)
2. **PLANNED DEVELOPMENT AMENDMENT Desert Color & Hidden Valley Stake – PUBLIC HEARING** Consider a request to amend the Desert Color PD (Planned Development) located south of Painted Ridge Parkway & Desert Sage Parkway and west of Rock Rose Drive for the purpose of constructing a religious building. The applicant is Evans & Associates Architecture, and the representative is Chad Spencer. The project will be known as Desert Color & Hidden Valley Stake. Case No. 2025-PDA-017 (Staff – Dan Boles)
3. **PLANNED DEVELOPMENT AMENDMENT The Break at Desert Color – PUBLIC HEARING** – Consider a request to amend the Desert Color PD-R (Planned Development Residential) zone plan located just south and east of Big Shots Golf, west of Desert Color Parkway for the purpose of constructing a new restaurant with a bar establishment associated with the restaurant. The applicant is Bush and Gudgell Inc. and the representative is Bob Hermandson. The project will be known as The Break at Desert Color. Case No. 2025-PDA-018 (Staff – Dan Boles)
4. **PRELIMINARY PLAT The Break at Desert Color** – Consider a request for a preliminary plat for a single lot, commercial subdivision located in the Desert Color Development. The applicant is Bush and Gudgell Inc. and the representative is Bob Hermandson. The project will be known as The Break at Desert Color. Case No. 2025-PP-027 (Staff – Dan Boles)
5. **DEVELOPMENT AGREEMENT Regency Development Agreement Amendment –PUBLIC HEARING** – Consider a request for an amendment to the Regency Development Agreement to allow Desert Color to assume responsibility for and use of the constructed model home/office and associated parking previously constructed by Toll Brothers. The applicant is Bush and Gudgell Inc. and the representative is Bob Hermandson. The project will be known as Regency Development Agreement Amendment. Case No. 2025-DAA-003 (Staff – Dan Boles)
6. **MINUTES**
Consider a request to approve the meeting minutes from the July 22, 2025, meeting.

7. CITY COUNCIL ACTIONS

Report on items heard at the August 7, 2025, City Council meeting.

1. *Downtown Curio*
2. *Villa Highlands at Hidden Valley Ph 6 & 7*
3. *Black Hill Eyebrow Scar Mitigation*
4. *Downtown Parking Requirements*
5. *ADU Development Standards*



August 7, 2025

Angie Jessop – Community Development Office Supervisor

Date

Reasonable Accommodation: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs.