

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 26, 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 Red Rock Office Building – PUBLIC HEARING** – Consider a request to amend the Desert Color zone plan to allow the construction of a new three story, 25,000 ft² office building on 1.91 acres. The site is located on the south side of Black Mountain Drive at approximately 1150 West. The applicant is Bush & Gudgell, Inc, and the representative is Bob Hermanson. The project will be known as Red Rock Office Building. Case No. 2025-PDA-020 (Staff – Dan Boles)
2. **PRELIMINARY PLAT Red Rock Office Building** – Consider a request for Preliminary Plat for a single lot, commercial subdivision in the Desert Color Development, located on the south side of Black Mountain Drive at approximately 1150 West. The applicant is Bush & Gudgell, Inc, and the representative is Bob Hermanson. The project will be known as Red Rock Office Building. Case No. 2025-PP-028 (Staff – Dan Boles)
3. **PLANNED DEVELOPMENT AMENDMENT Rockland Townhomes– PUBLIC HEARING** – Consider a request to amend the Rockland Townhomes (formerly Rosewood Townhomes) PD-R (Planned Development Residential) zone. The applicant is seeking approval to revise townhome heights, materials, colors, and finishes. No changes to the site are proposed. The site is generally located north of Curley Hollow Dr. and east of Tonaquint Intermediate School. The applicant is FFKR Architects, and the representative is Ben Rogers. The project will be known as Rockland Townhomes. Case No. 2025-PDA-021 (Staff – Brian Dean)
4. **MINUTES**
Consider a request to approve the meeting minutes from the August 12, 2025, meeting.

5. CITY COUNCIL ACTIONS

Report on items heard at the August 21, 2025, City Council meeting.

1. *Tuweap Parcel*
2. *Tech Ridge Area 1.2*
3. *Teakwood 11 Rezone*
4. *Apryl Cox RV Storage (Ag Accessory Structures)*
5. *ADU Use in M-H, R-2, R-3 & R-4*
6. *Setback Regulations SB181*



Angie Jessop – Community Development Office Supervisor

August 22, 2025

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.