

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.**

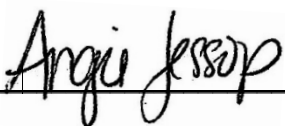
The agenda for the meeting is as follows:

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 ft<sup>2</sup> 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 Hermandson. 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 Hermandson. 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.

PLANNING COMMISSION AGENDA REPORT: 08/26/2025

<b>Red Rock Office Building</b> Planned Development Amendment (Case No. 2025-PDA-020)		
<b>Request:</b>	To amend the Desert Color PD-C (Planned Development Commercial) zone for construction of an office building.	
<b>Applicant:</b>	Bush & Gudgell, Inc.	
<b>Representative:</b>	Bob Hermandson	
<b>Location:</b>	Located on the south side of Black Mountain Drive at approximately 1150 West	
<b>General Plan:</b>	PD (Planned Development)	
<b>Existing Zoning:</b>	PD-C (Planned Development Commercial)	
<b>Surrounding Zoning:</b>	North	PD-C (Planned Development Commercial)
	South	PD-C (Planned Development Commercial)
	East	PD-C (Planned Development Commercial)
	West	PD-C (Planned Development Commercial)
<b>Land Area:</b>	Approximately 1.91 acres (1.56 acres if private drive aisle is excluded)	



**BACKGROUND:**

This is a request to approve the conceptual site plan, landscape plan, elevations, renderings, for the Red Rock Office Building in the Desert Color commercial area. There have been several approvals for commercial development within Desert Color such as Big Shots Golf Center, pads A, K, M & N, Mountain America, America First Credit Union, Panda Express, and most recently, The Break restaurant.

The proposed project consists of an approximately 25,000 ft<sup>2</sup>, three-story office building. The site plan includes a single access point on a private drive aisle (formerly Black Mountain Drive, recently vacated). The building would have a roof height of approximately 42 feet and would reach a maximum height of 49' to the top of the highest architectural feature. The Desert Color PD zone plan permits structures up to 55 feet in height by right therefore, the height regulation is met. The building will primarily be constructed of EIFS, ACM Panels, Anodized Fascia and metal soffit. Elevation drawings have been submitted and are included in this packet. There is also a materials board available.

Please see the table below for a summary of the zoning requirements.

Zoning Requirements			
Regulation	Section Number	Proposal	Staff Comments
<b>Setbacks</b>	10-8D-6	Proposed setbacks: Front (east): 15' Side (north): 18' Side (south): 120' Rear (west): 142'	The proposed front (east) setback is shown at 15' and needs to be 20'. There is room on the site to shift the building to the west to make the setback meet code.
<b>Pedestrian Circulation Plan</b>	10-8-6	Pedestrian circulation is shown on the plans and is provided around the building	The plans appear to meet the required pedestrian circulation.
<b>Uses</b>	PD-C use list	Office	Permitted
<b>Height and Elevation</b>	10-8D-6	42' to top of roof (49' to highest point of architectural feature)	The maximum allowed height is 55' in Desert Color PD-C.
<b>Phasing Plan</b>	10-8D-2	No phasing proposed.	No comment.
<b>Landscape Plan</b>	10-8D-2	Conceptual landscape plan provided (approximately 27% of site).	The landscaping seems to be sufficient. During site plan review, staff will ensure the code compliance.
<b>Utilities</b>	10-8D-2	Conceptual utility plan provided with plat	Utilities will be evaluated in detail during the site plan

			review.
<b>Signs</b>	10-8D-2	No signage was identified	Signs will be approved through the sign permit process.
<b>Lighting</b>	10-8D-2, 10-14-1	A photometric plan has been included	Site lighting appears to meet the requirements found in Title 10-14 but will need further review and information during formal site plan review.
<b>Lot Coverage</b>	10-8D-6	Conceptual plan shown (14.7%)	The site plan meets lot coverage regulations <50%
<b>Solid Waste</b>	10-8D-6	Solid waste receptacle location is shown on the site plan.	Located on side of the building and will include a solid wall to screen from right of ways.
<b>Landscaping</b>	10-8D-6	Minimum 15' landscape buffer along access street.	Conceptual landscaping exceeds code requirements.
<b>Parking</b>	10-19-5	100 parking stalls	For an office building of 25,000 ft <sup>2</sup> , a 1:250 ratio (1 stall per 250 ft <sup>2</sup> ) requires 100 stalls (25,000 ÷ 250 = 100), which matches the proposal.
<b>EVCS And Bike Parking</b>	10-19-6	Location of bike parking and conduit for electric parking stations not shown on plans.	During site plan review, staff will ensure the plans meet the EVCS and bike parking requirements to comply with Title 10-19-6.

#### **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 or Desert Color zone plan as applicable.
2. A site plan must be applied for and approved prior to construction of the site.
3. That the setback adjacent to the future right-of-way on the east side of the site, is adjusted to meet the 20' required by the Desert Color zone plan.
4. That compliance with Title 10-19-6 as it relates to bike parking and EV conduit issues previously noted is shown on plans at the time of site plan review.

#### **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 with the exception of the one setback which will be addressed at the site plan stage.
2. There will be adequate parking on site to facilitate development.

**POSSIBLE MOTION:**

"I move that we forward a positive recommendation to the City Council for the PD Amendment for Red Rock Office, Case No. 2025-PDA-020, based on the findings and subject to the conditions listed in the staff report."

**Exhibit A**  
**Applicants Narrative**



**Bush and Gudgell, Inc.**  
**Engineers • Planners • Surveyors**  
www.bushandgudgell.com

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August 4, 2025

St George City  
Planning and Zoning Department  
175 North 200 East  
St George, UT

Re: Red Rock Office Building PD-Zone Amendment, Desert Color

To whom it may concern:

We are submitting this application to provide the details for a proposed office building in Desert Color. This is planned to be the new office for Red Rock Real Estate. The footprint of the building will be 24,882 square feet and it will sit on a 1.91-acre parcel of land. The location will be on the south side of Black Mountain Drive, in the Desert Color Commercial area. Please see the renderings and site plan accompanying this application for further details. We greatly appreciate your consideration.

Sincerely,  
Bush and Gudgell, Inc.

Bob Hermandson  
President

**Exhibit B**  
**PowerPoint Presentation**

# Red Rock Office Building

2025-PDA-020





# Aerial Map



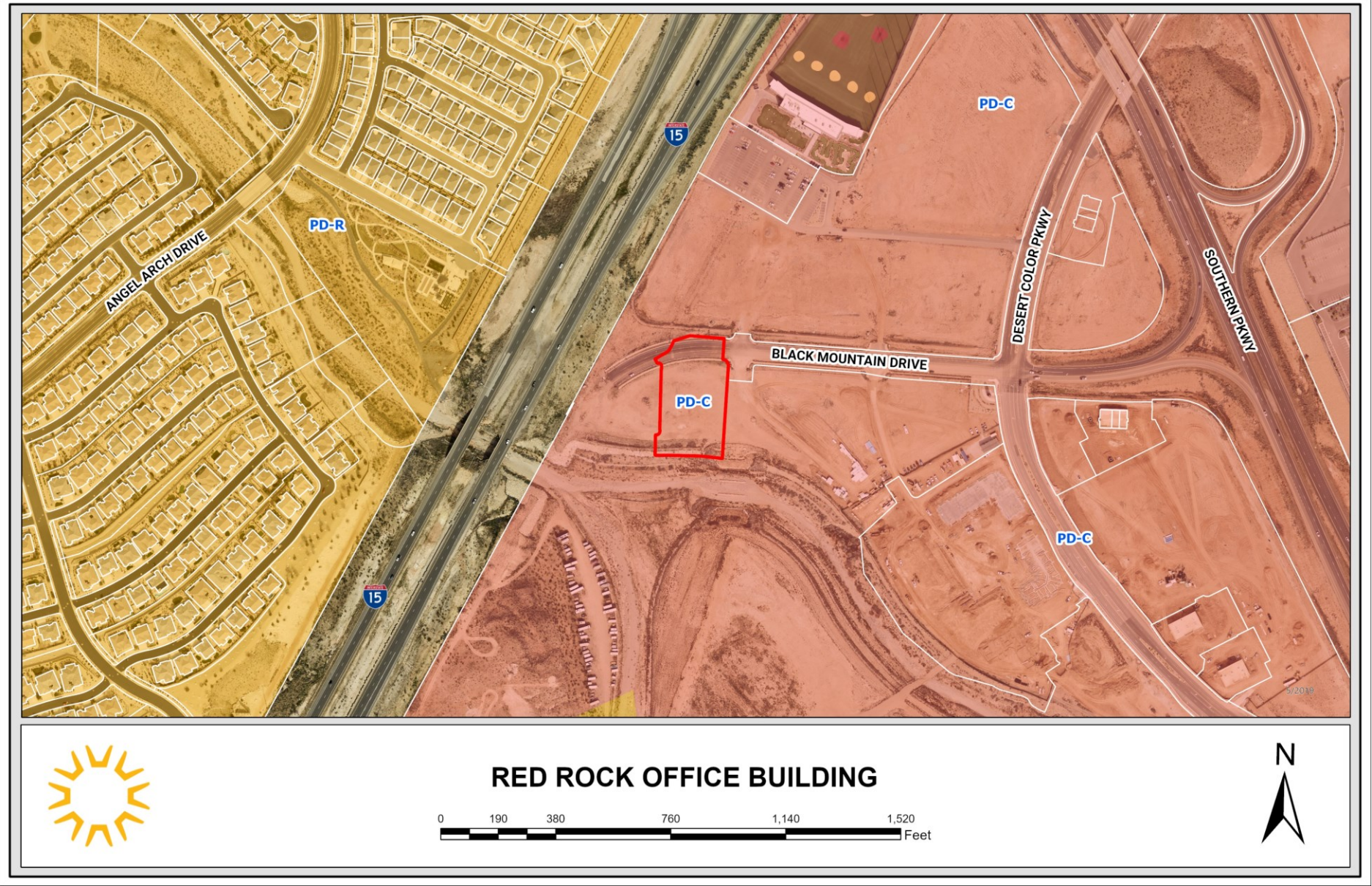


# Land Use Map



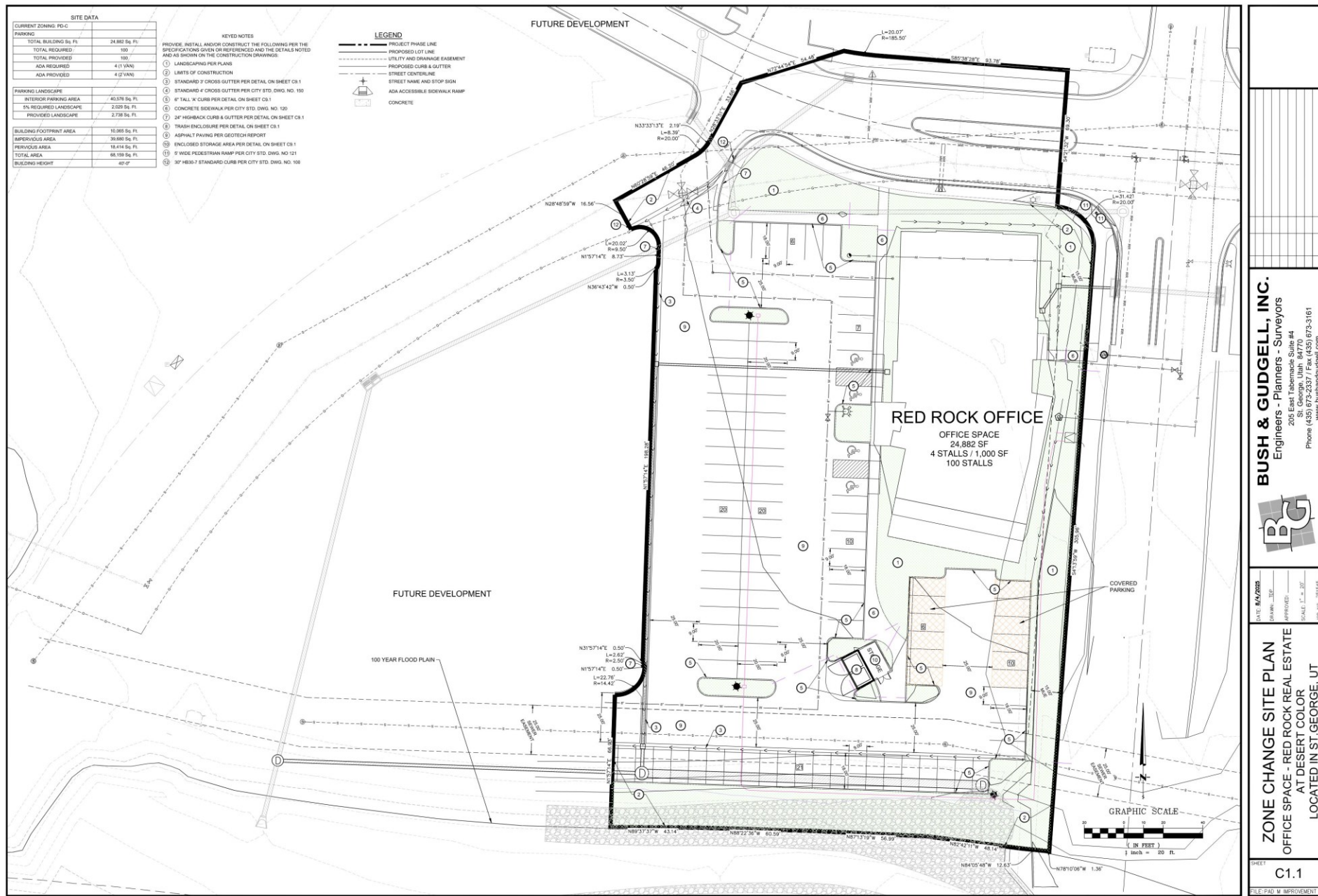


# Zoning Map

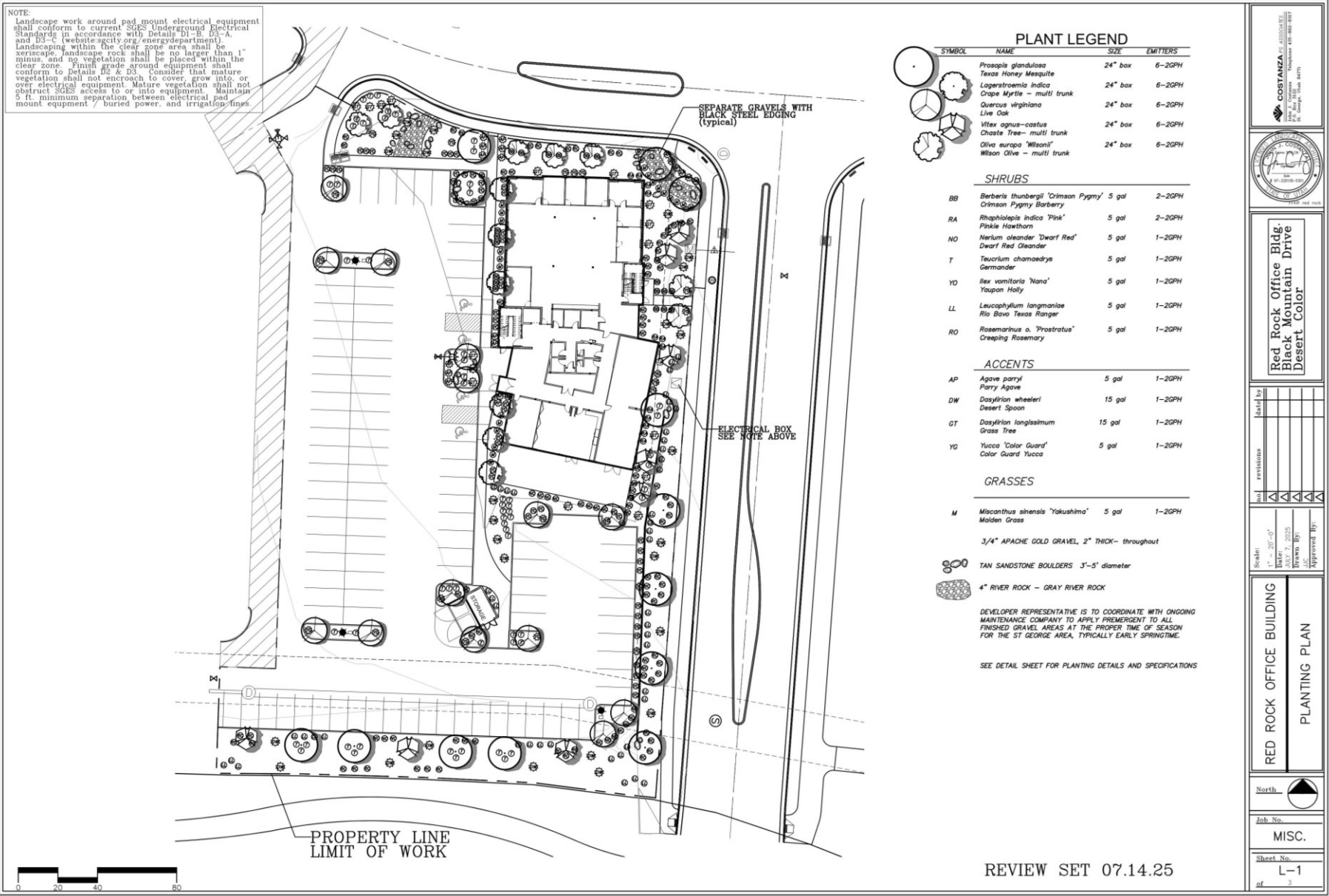




# Site Plan



# Landscape Plan





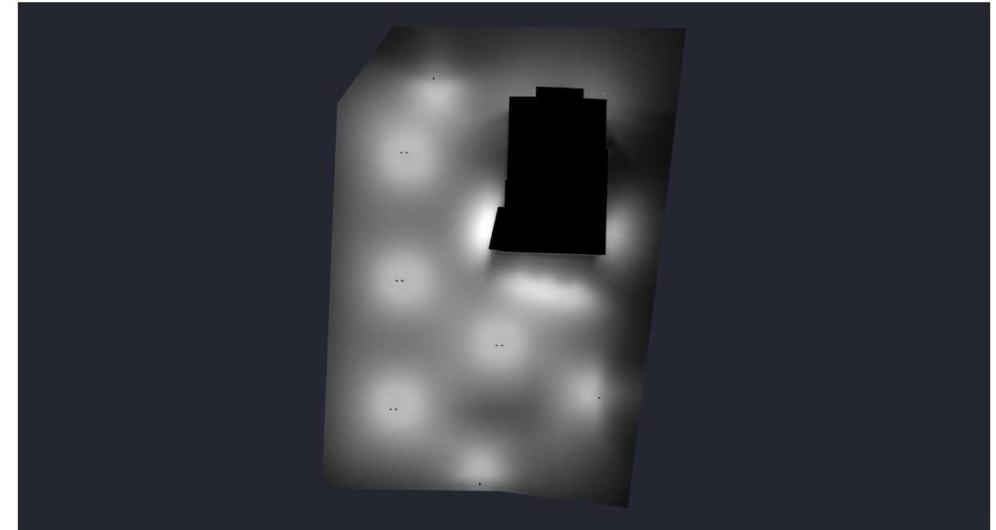
**FFKR ARCHITECT**  
730 Pacific Avenue - Salt Lake City, Utah 84104  
O 801.521.6156 • [ffkr.com](http://ffkr.com)

264 6410

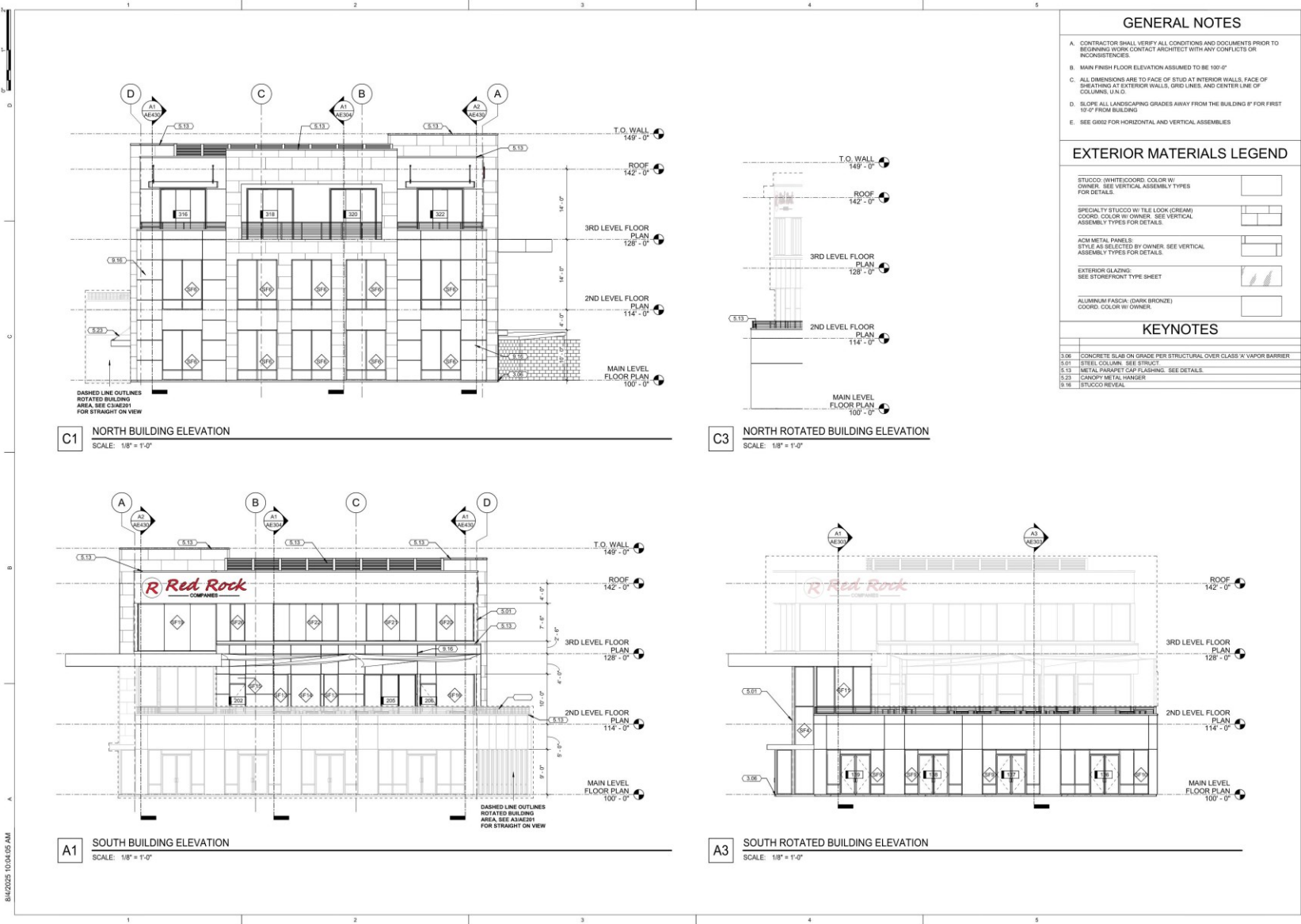
2010年12月11日 星期六

SITE PLAN

AE002



# Elevations



The figure contains four architectural drawings for the Red Rock Office Building, located at 1000 S. 1000 E., Salt Lake City, UT 84143. The drawings are:
 

- C1 WEST ROTATED BUILDING ELEVATION**: A side elevation showing the building's profile with a scale of 1/8" = 1'-0". It includes a north arrow and a title block.
- A1 WEST BUILDING ELEVATION**: A front elevation showing the building's facade with a scale of 1/8" = 1'-0". It includes a north arrow and a title block.
- C1 EAST ROTATED BUILDING ELEVATION**: A side elevation showing the building's profile with a scale of 1/8" = 1'-0". It includes a north arrow and a title block.
- A1 EAST BUILDING ELEVATION**: A front elevation showing the building's facade with a scale of 1/8" = 1'-0". It includes a north arrow and a title block.

 Each elevation drawing includes a detailed material legend and a keynotes section. The material legend lists various materials and their corresponding colors and textures. The keynotes section provides additional information about the building's construction and materials.



RED ROCK OFFICE BUILDING  
720 S RIVER ROAD BLDG D SUITE 2100B  
ST. GEORGE, UTAH 84790  
NOT FOR CONSTRUCTION - 2025-08-04

DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_

PROJECT NUMBER: 25-010

**RED ROCK  
OFFICE  
MATERIAL  
BOARD**

\_\_\_\_\_

AE902



# Renderings



C1 NW EXT. PERSPECTIVE  
SCALE:



C4 NE EXT. PERSPECTIVE  
SCALE:



A1 SW EXT. PERSPECTIVE  
SCALE:



A4 SE EXT. PERSPECTIVE  
SCALE:

FFKR ARCHITECTS  
720 Pacific Avenue, Salt Lake City, Utah 84104  
O 801.521.6180 - FFKR.COM

RED ROCK OFFICE BUILDING  
720 S RIVER ROAD BLDG D SUITE 2100B  
ST. GEORGE, UTAH 84790  
NOT FOR CONSTRUCTION - 2025-08-04

DATE REVISION

PROJECT NUMBER 25-010

PERSPECTIVES  
VIEWS

AE901

# Renderings





**PLANNING COMMISSION AGENDA REPORT: 08/26/2025**

<b>Red Rock Office Building</b> Preliminary Plat (Case No. 2025-PP-028)		
<b>Request:</b>	This is a request for Preliminary Plat for a single lot, commercial subdivision in the Desert Color Development.	
<b>Applicant:</b>	Bush & Gudgell, Inc.	
<b>Representative:</b>	Bob Hermandson	
<b>Location:</b>	Located on the south side of Black Mountain Drive at approximately 1150 West	
<b>General Plan:</b>	PD (Planned Development)	
<b>Existing Zoning:</b>	PD-C (Planned Development Commercial)	
<b>Surrounding Zoning:</b>	North	PD-C – Planned Development Commercial
	South	PD-C – Planned Development Commercial
	East	PD-C – Planned Development Commercial
	West	PD-C – Planned Development Commercial
<b>Land Area:</b>	Approximately 1.91 acres	



**RED ROCK OFFICE BUILDING**

0 190 380 760 1,140 1,520 Feet



**BACKGROUND:**

The subject property is currently zoned PD-C (Planned Development Commercial). This plat request is accompanied by a request to amend the existing Planned Development (PD) on the property. The PD-C designation allows a variety of commercial uses. This specific use will be an office which is a permitted use in the Desert Color PD-C zone plan. In order to build on the property, a lot has to be legally created to be eligible for a building permit. The plat depicts a single, 1.91 acre (83,037 ft<sup>2</sup>) lot upon which to construct an office building.

The lot is accessed by a drive aisle which is private and part of the Desert Color PD-C (Planned Development Commercial) Development but was once part of the Black Mountain Drive Right of Way. This portion of the right-of-way was vacated at the end of 2024. The access/drive aisle will be improved throughout the development as development occurs. Panda Express has been approved on the north side of the same drive aisle. Lagoon Parkway will extend to the south on the east side of the subject property in the future and loop around and connect into the existing stub adjacent to the resort area.

**RECOMMENDATION:**

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

1. That approval of the preliminary plat is subject to approval of the PD amendment for the property.
2. That a final plat is applied for and recorded prior to a building permit being issued on the site.

**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 Red Rock Office Building Preliminary Plat request, application number 2025-PP-028, based on the findings and subject to the 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 10-8B-2.
3. Approval of the preliminary plat is in the best interest of the health, safety, and welfare of the community.

PC 2025-PP-028  
Red Rock Office Building  
Preliminary Plat

## **EXHIBIT A**

### **PowerPoint Presentation**

An architectural rendering of a modern, multi-story office building. The building features a mix of light-colored stone or concrete panels and large glass windows. A prominent glass-enclosed stairwell is visible on the left side. The building has a flat roof and a modern, industrial aesthetic. In the foreground, there is a parking lot with several vehicles: a red car on the left, a white sedan, a yellow delivery van with "CERTIFIED" and "FARMER'S MARKET" text, and a dark SUV on the right. A person is standing near the entrance of the building. The sky is a soft, hazy orange, suggesting a sunset or sunrise. The overall scene is a professional architectural visualization.

# Red Rock Office

## Preliminary Plat

2025-PP-028



# Aerial Map



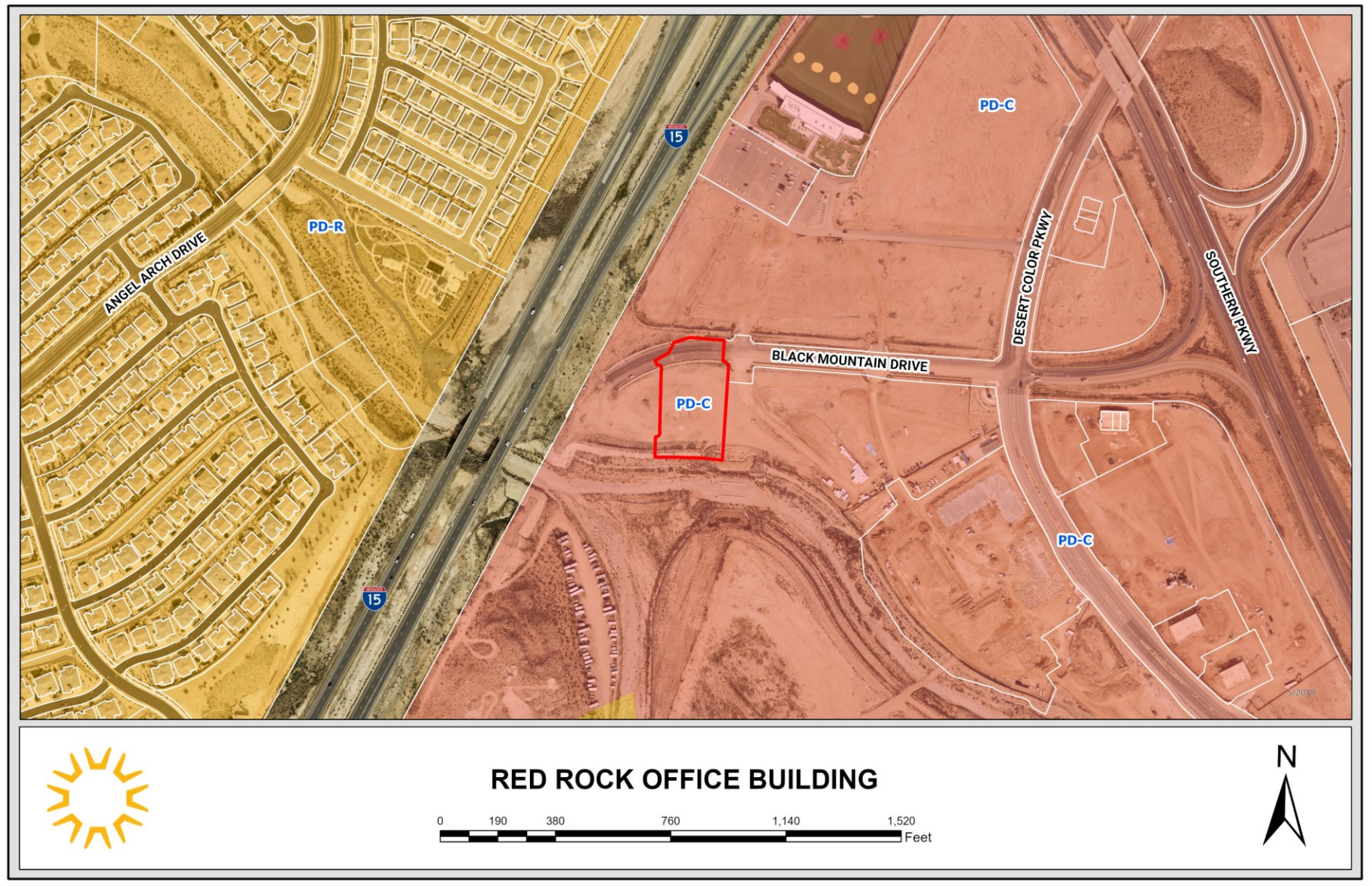


# Land Use





# Zoning Map

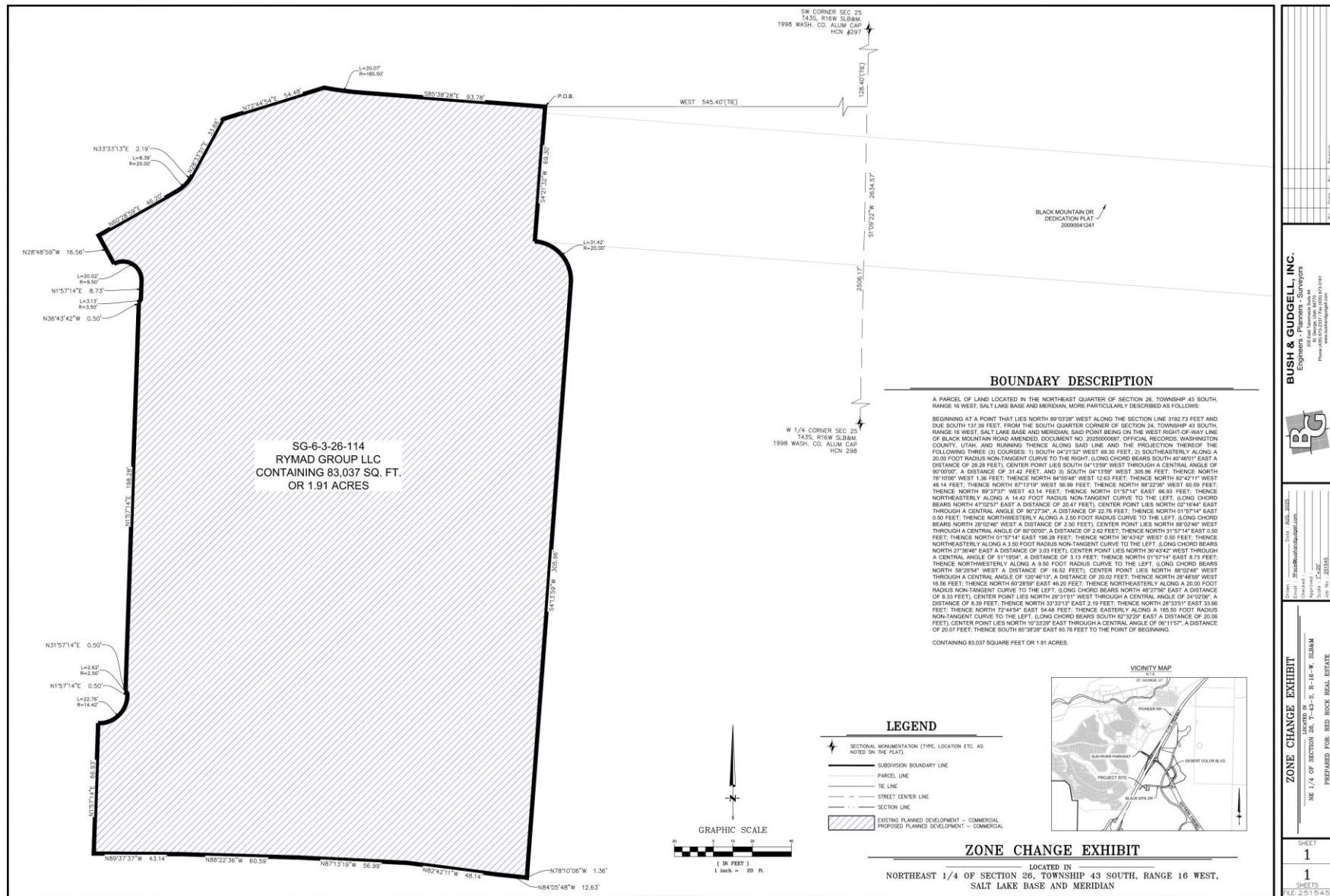




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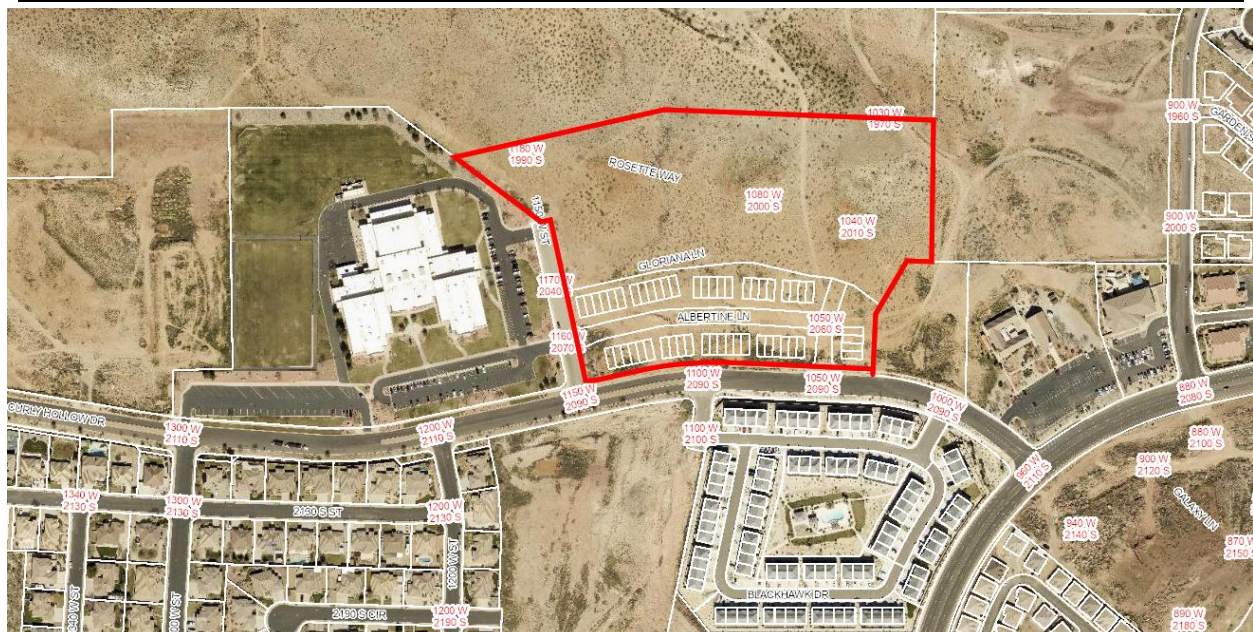
# Plat Survey





PLANNING COMMISSION AGENDA REPORT: **8/26/2025**

<b>Rockland Townhomes</b> Planned Development Amendment (Case No. 2025-PDA-021)		
<b>Request:</b>	To amend the Rockland Townhomes (formerly Rosewood Townhomes) Master Plan PD-R (Planned Development Residential) zone by revising townhome heights, materials, colors, and finishes.	
<b>Applicant:</b>	FFKR Architects	
<b>Representative:</b>	Ben Rogers	
<b>Location:</b>	Located north of Curley Hollow DR and east of Tonaquint Intermediate School.	
<b>General Plan:</b>	MDR (Medium Density Residential)	
<b>Existing Zoning:</b>	PD-R (Planned Development Residential)	
<b>Surrounding Zoning:</b>	North	R-1-8 (Single Family Residential 8,000 minimum lot size)
	South	R-1-10 (Single Family Residential 10,000 minimum lot size) & R-3 (Multi-Family).
	East	R-1-10 (Single Family Residential 10,000 minimum lot size)
	West	R-1-8 (Single Family Residential 8,000 minimum lot size)
<b>Land Area:</b>	Approximately 14.99 acres	



**BACKGROUND:**

In May of 2023, City Council approved a zone change from R-1-8 (Single Family Residential 8,000 minimum lot size) and R-1-10 (Single Family Residential 10,000 minimum lot size) to PD-R (Planned Development Residential) for the Rosewood Townhomes development located at approximately 1100 West Curly Hollow Dr.

The Rosewood Townhomes PD-R was approved for 27 buildings with 134 total units and an overall density of 8.93 units per acre. The buildings were to have a maximum height of 27.5 feet measured to the highest point. City code allows for PD-R zones to have a building height of 40 feet measured to the mid-point of the roof. Approved building materials, according to elevations provided in 2023 include stucco, neat paneling, and manufactured stone with an earth tone color palate.

The proposed Planned Development Amendment would revise the maximum height from 27.5 feet to 30 feet measured to the highest point. The amendment would also change the materials, colors, and finishes to black soffit and fascia, sail cloth colored stucco, and black vertical shiplap Hardie siding.

**Proposed Amendment:**

The proposed heights, materials, colors, and finishes are found in the presentation attached as Exhibit 'A'.

**RECOMMENDATION:**

Staff recommends approval of this Planned Development Amendment for the Rockland Townhomes heights, materials, colors, and finishes.

**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 10-7F.

**POSSIBLE MOTION:**

"I move that we forward a positive recommendation to the City Council for the PD Amendment for Rockland Townhomes, Case No. 2025-PDA-021, based on the findings listed in the staff report."

**Exhibit A**  
**PowerPoint Presentation**



# Rockland Townhomes 2025-PDA-021



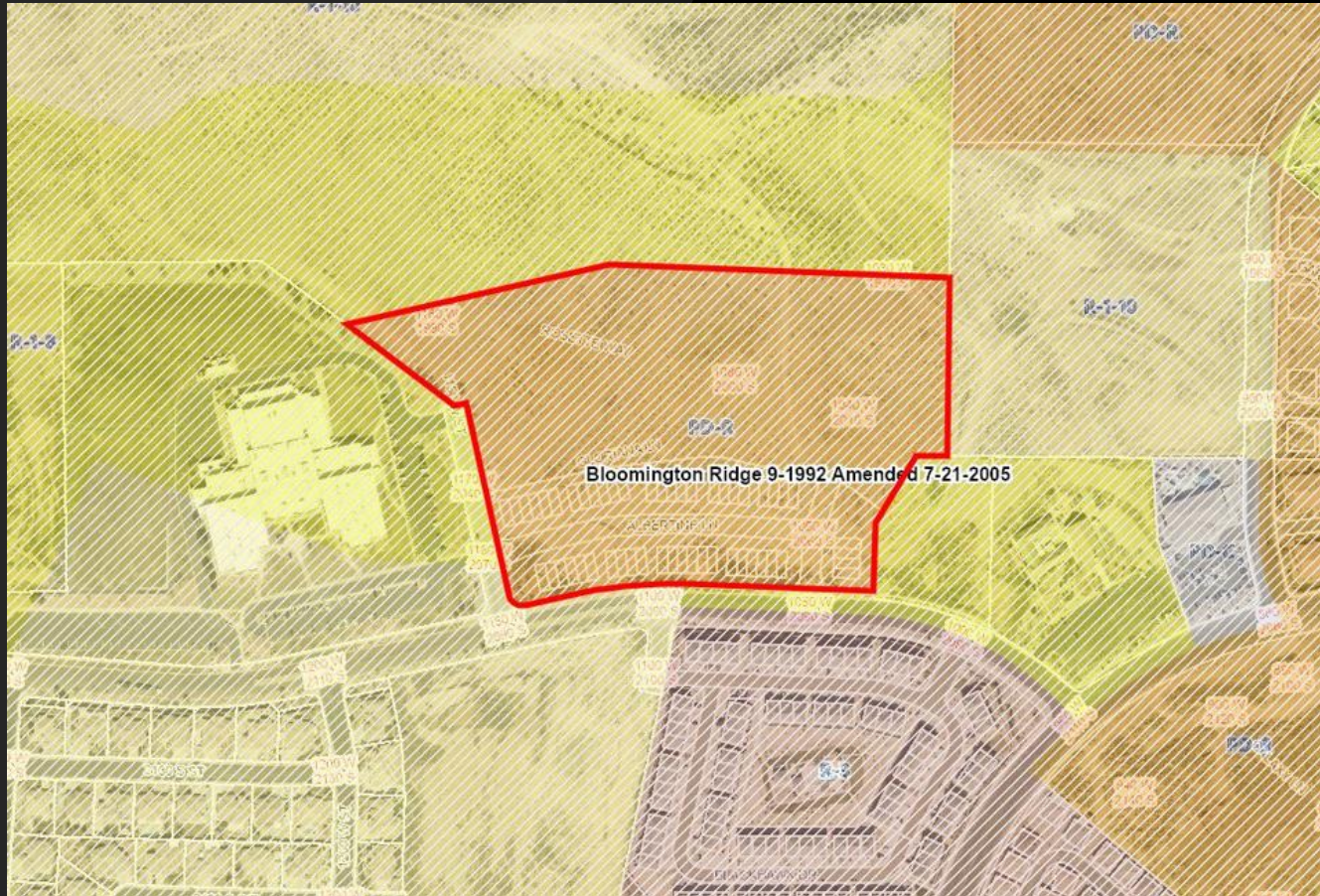
# Aerial Map





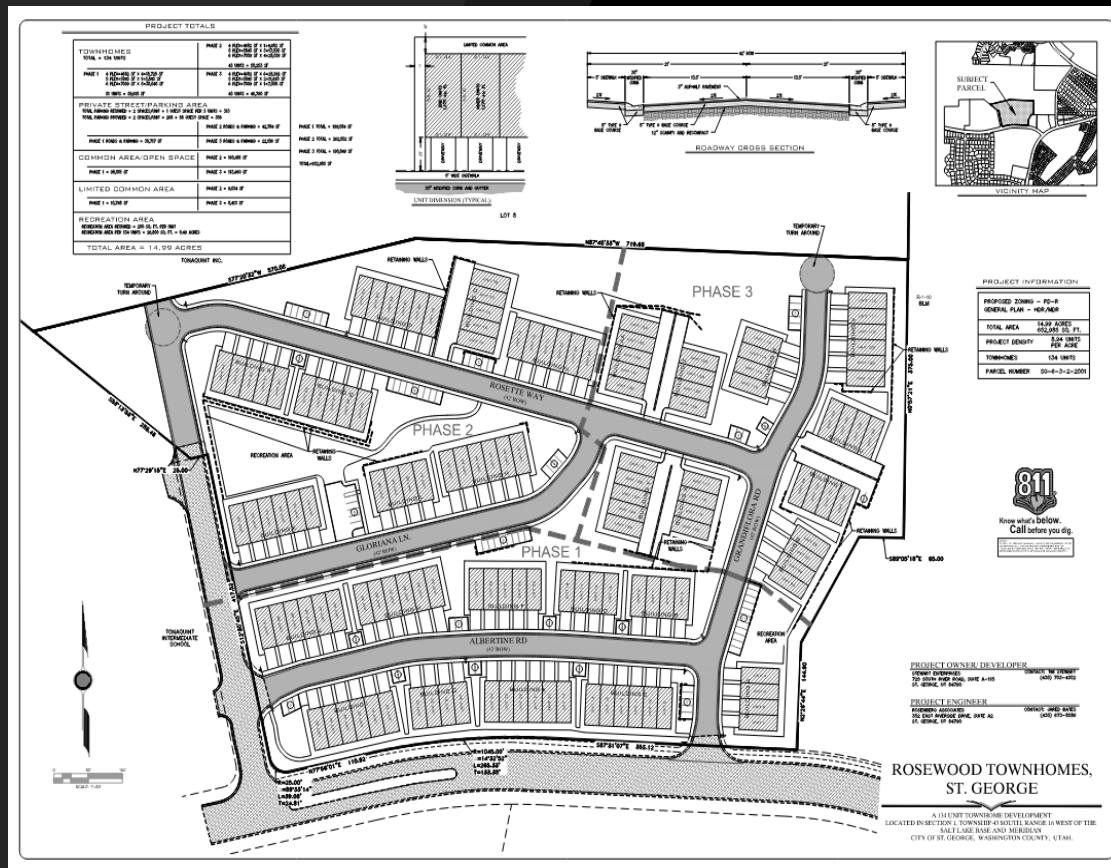


# Zoning Map





27 Buildings  
134 Units



# Proposed Changes

## -Materials

## -Height

\*Approved 27.5'

\*Proposed 30'

\*Code PD-R 40'



# Original



# Proposed





# Proposed



1 6-PLEX FRONT COLORED ELEVATION



1 4-PLEX FRONT COLORED ELEVATION



2 6-PLEX REAR COLORED ELEVATION

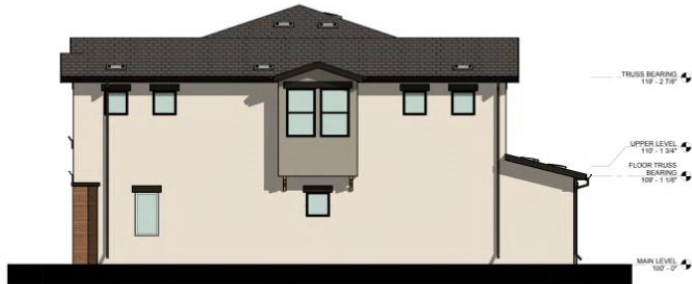
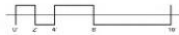


2 4-PLEX REAR COLORED ELEVATION

# Original



ROSEWOOD PASEO TOWNHOMES  
LEFT CONCEPTUAL ELEVATION



ROSEWOOD PASEO TOWNHOMES  
RIGHT CONCEPTUAL ELEVATION

# Proposed



LEFT COLORED ELEVATION - UNIT-TO-UNIT FACING (OPT. A @ ENTRY)  
314' x 12'



RIGHT COLORED ELEVATION - ROAD FACING (OPT. B & C @ ENTRY)  
342' x 12'

ROCKLAND TOWNHOMES COLORED ELEVATIONS

# Original



# Proposed





# Original



# Proposed



# Original



# Proposed



# Proposed





# Completed Building



**ST. GEORGE PLANNING COMMISSION MINUTES**  
**August 12, 2025, 5:00 P.M.**  
**CITY COUNCIL CHAMBERS**

**PRESENT:**

**Planning Commission Chair Austin Anderson**  
**Planning Commission Member Brandon Anderson**  
**Planning Commission Member Ben Rogers**  
**Planning Commission Member Terri Draper**  
**Planning Commission Member Lori Chapman**  
**Planning Commission Member Nathan Fisher**

**EXCUSED:**

**Planning Commission Member Kelly Casey**  
**City Deputy Attorney Jami Bracken**

**STAFF MEMBERS PRESENT:**

**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**

**OTHERS PRESENT:**

**CALL TO ORDER:**

Planning Commission Chair Anderson called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Commission Member Chapman.

Link to call to order and flag salute: [00:00:00](#)

Link to call for disclosures [00:00:42](#)

**ITEM 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)**

Agenda Packet [\[Page 3\]](#)

Link to Presentation by Brian Dean [00:00:54](#)

Link to public hearing [00:03:37](#)

No Comments, Public Hearing Closed

Link to motion [00:04:00](#)

**MOTION:**

A motion was made by Planning Commission Member Rogers to forward a positive recommendation to City Council for Item 1.

**SECOND:**

The motion was seconded by Planning Commission Member Anderson.

**VOTE:**

Commission Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson – aye  
Planning Commission Member Anderson –aye  
Planning Commission Member Fisher – aye  
Planning Commission Member Casey – absent  
Planning Commission Member Chapman – aye  
Planning Commission Member Rogers –aye  
Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

**ITEM 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)**

Agenda Packet [\[Page 12\]](#)

Link to Presentation by Dan Boles [00:04:29](#)

Link to public hearing [00:09:35](#)

No Comments, Public Hearing Closed

Link to motion [00:10:03](#)

**MOTION:**

A motion was made by Planning Commission Member Rogers to forward a positive recommendation to approve Item 2 Desert Color Hidden Valley Stake.

**SECOND:**

The motion was seconded by Planning Commission Member Fisher.



**VOTE:**

Commission Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson – aye  
Planning Commission Member Anderson –aye  
Planning Commission Member Fisher – aye  
Planning Commission Member Casey – absent  
Planning Commission Member Chapman – aye  
Planning Commission Member Rogers –aye  
Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

**ITEM 3****PLANNED DEVELOPMENT AMENDMENT The Break Pad C at Desert Color – PUBLIC HEARING**

**Consider a request to amend the Desert Color 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 and the representative is Bob Hermandson. The project will be known as The Break Pad C at Desert Color. Case No. 2025-PDA-018 (Staff – Dan Boles)**

Agenda Packet [\[Page 27\]](#)

Link to Presentation by Dan Boles [00:10:53](#)

Link to question by Commission Chapman and discussion [00:15:02](#)

Link to public hearing [00:15:48](#)

No Comments, Public Hearing Closed

Link to motion [00:16:18](#)

**MOTION:**

A motion was made by Planning Commission Member Anderson to forward a positive recommendation to City Council for the PD Amendment for Desert Color with staff findings.

**SECOND:**

The motion was seconded by Planning Commission Member Chapman.

**VOTE:**

Commission Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson – aye  
Planning Commission Member Anderson –aye  
Planning Commission Member Fisher – aye  
Planning Commission Member Casey – absent  
Planning Commission Member Chapman – aye  
Planning Commission Member Rogers –aye

Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

#### ITEM 4

##### **PRELIMINARY PLAT The Break at Desert Color Pad C**

**Consider a request for a x-lot preliminary plat located at xx for the purpose of xx. The applicant is Bush and Gudgell and the representative is Bob Hermanson. The project will be known as The Break at Desert Color Pad C. Case No. 2025-PP-027 (Staff – Dan Boles)**

Agenda Packet [\[Page 43\]](#)

Link to Presentation by Dan Boles [00:16:50](#)

Link to question by Commission Member Chapman and discussion [00:17:33](#)

Link to motion [00:18:24](#)

##### **MOTION:**

A motion was made by Planning Commission Member Fisher to approve the Preliminary Plat for The Break at Desert Color.

##### **SECOND:**

The motion was seconded by Planning Commission Member Rogers.

##### **VOTE:**

Commission Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson – aye  
Planning Commission Member Anderson –aye  
Planning Commission Member Fisher – aye  
Planning Commission Member Casey – absent  
Planning Commission Member Chapman – aye  
Planning Commission Member Rogers –aye  
Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

#### ITEM 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 previously constructed by Toll Brothers. The applicant is Bush and Gudgell and the representative is Bob Hermanson. The project will be known as Regency Development Agreement Amendment. Case No. 2025-DAA-003 (Staff – Dan Boles)**

Agenda Packet [\[Page 53\]](#)

1 Link to Presentation by Dan Boles [00:18:45](#)

2  
3 Link to public hearing [00:20:48](#)

4  
5 No Comments, Public Hearing Closed

6  
7 Link to motion [00:21:15](#)

8  
9 **MOTION:**

10 A motion was made by Planning Commission Member Draper to forward a  
11 positive recommendation for Item 5.

12  
13 **SECOND:**

14 The motion was seconded by Planning Commission Member Fisher.

15  
16 **VOTE:**

17 Commission Chair Anderson called for a vote, as follows:

18  
19 Planning Commission Chair Anderson – aye  
20 Planning Commission Member Anderson –aye  
21 Planning Commission Member Fisher – aye  
22 Planning Commission Member Casey – absent  
23 Planning Commission Member Chapman – aye  
24 Planning Commission Member Rogers –aye  
25 Planning Commission Member Draper –aye

26  
27 The vote was unanimous. Motion carries.

28  
29  
30 **APPROVAL OF MINUTES:**

31 Consider a request to approve the meeting minutes from the July 22, 2025, meeting.

32  
33 Agenda Packet [\[Page 71\]](#)

34  
35 Link to motion [00:21:40](#)

36  
37 **MOTION:**

38 A motion was made by Planning Commission Member Draper to approve minutes of  
39 July 22, 2025 meeting.

40  
41  
42 **SECOND:**

43 The motion was seconded by Planning Commission Member Chapman.

44  
45 **VOTE:**

46 Commission Chair Anderson called for a vote, as follows:

47  
48 Planning Commission Chair Anderson – aye  
49 Planning Commission Member Anderson -aye  
50 Planning Commission Member Fisher – aye  
51 Planning Commission Member Casey – absent  
52 Planning Commission Vice Chair Chapman –aye  
53 Planning Commission Member Rogers – aye



Planning Commission Member Draper- aye

The vote was unanimous and the motion carried.

**CITY COUNCIL ITEMS:**

*Carol Winner, the Community Development Director, will 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*

**ADJOURN:**

Link to motion: [00:24:15](#)

**MOTION:**

A motion was made by Planning Commission Member Fisher to adjourn.

**SECOND:**

The motion was seconded by Planning Commission Member Draper.

**VOTE:**

Commission Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson – aye  
Planning Commission Member Anderson –aye  
Planning Commission Member Fisher – aye  
Planning Commission Member Casey –absent  
Planning Commission Member Chapman –aye  
Planning Commission Member Rogers –aye  
Planning Commission Member Draper – aye

The vote was unanimous, and the motion carries.

/s/

Angie Jessop, Development Services

August 12, 2025

Date