

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, September 23, 2025**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order

Flag Salute

Call for Disclosures

1. **ZONE CHANGE- Zen Trails Townhomes – PUBLIC HEARING**

Consider a request to change the zone from PD-C (Planned Development Commercial) to PD-R (Planned Development Residential) on approximately 10.27 acres located at approximately 2000 West Chandler Drive. The applicant is DSG Engineering, Inc. and the representative is Logan Blake. Case No. 2025-ZC-015 (Staff – Dan Boles)

2. **PLANNED DEVELOPMENT AMENDMENT Dixie Commons Lot 6 (St George Day Spa) – PUBLIC HEARING –**

Consider a request to amend the Tonaquint Center PD-C (Planned Development Commercial) zone. The applicant is proposing a day spa on the .89-acre lot. This property is located at 1664 West Dixie Drive (Dixie Commons, Lot 6). The applicant is Rosenberg Associates, and the representative is Jared Bates. Case No. 2025-PDA-024 (Staff – Carol Winner)

3. **PLANNED DEVELOPMENT AMENDMENT Anasazi Hills Phase 4 – PUBLIC HEARING –**

Consider a request to amend the Entrada Master Plan PD (Planned Development). The application is a request to add a residential unit to the Entrada Master Plan. The applicant is Rosenberg Associates, and the representative is Jared Bates. Case No. 2025-PDA-025 (Staff – Brenda Hatch)

4. **PRELIMINARY PLAT Anasazi Hills Phase 4 –**

Consider a request for a one-lot preliminary plat located at 2200 North Anasazi Trail on approximately .93 acres. The applicant is Rosenberg Associates and the representative is Jared Bates. Case No. 2025-PP-031 (Staff – Brenda Hatch)

5. **PLANNED DEVELOPMENT AMENDMENT Maverik St George White Dome – PUBLIC HEARING –**

Consider a request to amend the White Dome PD-C (Planned Development Commercial) zone for construction of a 5,637 ft² convenience store and gas station. The property is located on the north-east corner of River Road and White Dome Drive. The applicant is Anderson Wahlen & Associates, and the representative is Jenny Cooper. Case No. 2025-PDA-026 (Staff – Dan Boles)

6. **PLANNED DEVELOPMENT AMENDMENT The Paseo Megaplex – PUBLIC HEARING –**

Consider a request to amend the Paseo PD-C (Planned Development Commercial) to amend elevations on one of the buildings previously approved in the development. This building is located in the south-east corner of the Paseo development. The Paseo is generally located east of 3000 East Street and south of Merrill Road. The applicant is SMS Architects, and the representative is Brandon Dedmon. Case No. 2025-PDA-027 (Staff – Dan Boles)

7. **PRELIMINARY PLAT Hillside Professional Offices** – Consider a request for a preliminary plat for a two-lot, two parcel subdivision located at 1841 East Riverside Drive totaling approximately 7.98 acres. The applicant is JBCC Properties LLC, and the representative is Brandee Walker. Case No. 2025-PP-029 (Staff – Dan Boles)

8. MINUTES

Consider a request to approve the meeting minutes from the September 9, 2025, meeting.

9. CITY COUNCIL ACTIONS

There was not a City Council Meeting held on September 18, 2025.



Angie Jessop – Community Development Office Supervisor

September 19, 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.