

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

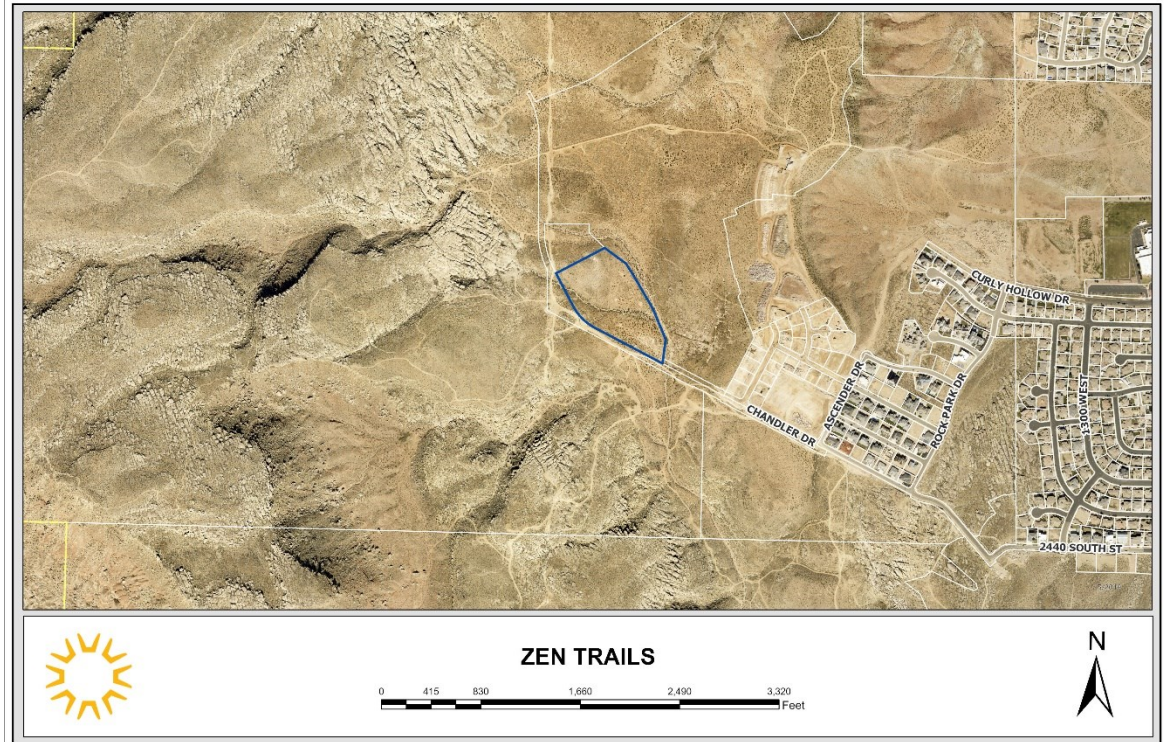
September 19, 2025

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.

PLANNING COMMISSION AGENDA REPORT: 09/23/2025

Zen Trails Townhomes Zone Change (Case No. 2025-ZC-015)	
Request:	Consider changing the zone from PD-C (Planned Development Commercial) to PD-R (Planned Development Residential) on approximately 10.26 acres, for the purpose of constructing 90 townhomes. The project will be known as Zen Trail Townhomes.
Applicant:	Logan Blake, DSG Engineering
Location:	The property is generally located at the terminus of Chandler Drive at approximately 2000 West.
General Plan:	MDR (Medium Density Residential)
Existing Zoning:	PD-C (Planned Development Commercial)
Surrounding Zoning:	North M&G (Mining & Grazing)
	South M&G (Mining & Grazing)
	East M&G (Mining & Grazing)
	West PD-C (Planned Development Commercial)
Land Area:	Approximately 10.26 acres



BACKGROUND:

The subject property, consisting of approximately 10.26 acres, is located just beyond the endpoint of Chandler Drive approximately 600 feet. In February 2022, the City Council approved a General Plan amendment for the “Tonaquint Ridge Commercial” property, approximately 13.38 acres, changing the land use designation from MDR (Medium Density Residential) to COM (Commercial). In August 2023, the City Council approved a zone change from M&G (Mining and Grazing) to PD-C (Planned Development Commercial) to allow for the development of 23 hobby garages and 99 short-term RV resort sites. Per City code, an approved zone change ordinance does not become effective until approval of a final plat, approval of a final site plan or construction drawings, or issuance of a building permit. A final plat was recorded in February 2024 which created three parcels. The property owner has since decided not to proceed with the RV resort but still intends to develop the hobby garages (north-west end of the site). Earlier in 2025, the applicant approached the Planning Commission and City Council about changing the property to a MDR (Medium Density Residential) which was approved.

This application, if approved, would change the zoning on the property from PD-C to PD-R. The purpose of the change is so that the applicant can construct 90 townhomes. That many townhomes over 10.26 acres will produce a density of 8.77 units per acre which is compliant with the underlying general plan designation of MDR (up to nine units per acre). The site plan depicts a looping public road system that will reach out from an extension of Chandler Drive. It should also be noted that there is 2.6 acres to the north-west of this property that will have been approved for hobby garages under the current PD-C designation. That will be built in the future.

From the applicant’s narrative:

We propose ninety (90) attached townhome units consisting of 2-story Duplexes and 4-plexes on 10.263 acres. The units will have a 2-car garage and front onto a public street. The proposed building footprint is 1,300 sq. ft. per unit with a 117,000 sq. ft. (2.686 acres) aggregate. The aggregate is 26% of the total site area. Thirty-Two (32) units on the west will double front on to the proposed Chandler Dr, where the required 10 ft of landscape, 6ft privacy wall, and 20 ft setbacks will be in place. Twenty-six (26) units on the east will overlook the Bloomington Wash open space area. The remaining thirty-two (32) units will surround an interior recreation area that utilizes an interior sidewalk circulation path. This path will provide pedestrian access to the recreation area within the project. The interior recreation area including the circulation path is 20,000 sq.ft. in size and will include amenities such as a 3,145 sq. ft. of turf, pickle ball court, cornhole, and picnic area.

Please see the zoning requirements below for site details:

Zoning Requirements			
Regulation	Section Number	Proposal	Staff Comments
Setbacks	10-7F-5	Front – 20’ driveways Rear – 20’ adjacent to Chandler Dr. otherwise, variable	The required setbacks are: Front/ Street Side: 15’ Side/ Rear: 10’ and 20’
Uses	10-7F-1	Townhomes	With approval of the zone change request to PD-R, the use and proposed density is permitted.
Height and Elevation	10-7F-5	Proposed building height is 26’5”	The code allows up to 40’ in height, therefore, the proposed townhomes are in compliance.
Signs	10-7F-2	Signage has not been proposed at this point.	Any signs will need to meet the sign regulations found in Title 9-13.
Landscape Plan	10-7F-6	161,172 ft ² of landscape & open space (36% of site); includes pickleball court, cornhole, and a picnic area. A minimum of 18,000 ft ² of recreation area is provided with outdoor amenities.	The code requires 30% of the lot area to be landscaped and at least 50% of the front setback area to be landscaped. A minimum of 2 amenity areas are required with a minimum of 200 ft ² per unit of usable recreation or playground areas.
Utilities	10-7F-2	Conceptual Utility Plan has been included.	All utilities will be determined and designed during the JUC process. Staff will ensure this is completed during the site plan approval process. Preliminary utility discussion has already occurred at a pre-application meeting.
Lighting	10-7F-2	A photometric plan has not been provided.	Staff will ensure a photometric plan that meets the current city code is submitted.
Lot Coverage	10-7F-5	The proposed building cover approx. 26% of the lot.	The PD-R zone allows building coverage up to 50%.

Solid Waste	10-7F-2	The plans show the solid waste locations.	The solid waste locations are proposed to be screened with walls and gates.
Parking	10-19-5	210 spaces required 284 spaces provided	Required: 2/unit (180) and 1 per every 3 units for guests (30) totaling 210 spaces.
Amenities	10-7F-6	18,000 ft ² is required 18,344 ft ² provided Two amenities required Three amenities provided	Meets requirements of the code

RECOMMENDATION:

Staff recommends approval of the application for Zen Trails Townhomes zone change from PD-C to PD-R with the following conditions:

1. That the number of units associated with the project is limited to 90.
2. That a preliminary plat is submitted for review and approval by the Planning Commission.
3. That a plan for the rolling garbage cans is provided specifically how they will be contained and possibly screened.
4. That a site plan that meets the requirements of city code and development standards is applied for and approved prior to construction.
5. That all setbacks and height requirements of the city code are met.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend approval with additional conditions.
3. Recommend denial of the request.
4. Continue the proposed PD amendment to a later date.

POSSIBLE MOTION:

“I move that we forward a positive recommendation to the City Council for the Zen Trails Townhomes zone change as presented, Case No. 2025-ZC-015, based on the findings and subject to the conditions listed in the staff report (and as modified by the following...)”

FINDINGS FOR APPROVAL:

1. The proposed multi-family use is a permitted use found in the PD-R zone.
2. The proposed project meets the PD-R general requirements found in Section 10-7F-2.
3. The height of the proposed townhomes is in harmony with other structures in the general vicinity.
4. The property will be served by approved sources and facilities: culinary and secondary irrigation water, power, sewer, and access to a dedicated public street.

Exhibit A
Applicant's Narrative

**PLANNED DEVELOPMENT RESIDENTIAL ZONE CHANGE
ZEN TRAILS
(PARCEL B OF THE TONAQUINT COMMERCIAL LARGE PARCEL SUBDIVISION)**
Narrative Description
(Written text required by City Code Section 10-8D-2)
JULY 2025

Prepared by:
DSG Engineering, Inc.
Attention: Logan Blake
113 East 200 North, Suite 2
St. George, UT 84770
(435) 628-2121

Property Location and Purpose of Planned Development (PD) Zone Amendment

The subject property is all of Parcel B of the Tonaquint Commercial Large Parcel Subdivision as recorded and on file with the Washington County Recorder's Office (DOC# 20240004852). The property borders an overhead power line and the proposed Zone 6 habitat area of the Red Cliffs Desert Reserve on the south and west, and borders the Bloomington Wash on the East. The existing, and still Proposed, Tonaquint Hobby Garages project is north of the site on Parcel A and is zoned PD-C. The property is currently zoned PD-C (Planned Development) of which it was planned to develop the property into a recreational vehicle resort, this plan is being abandoned and the new proposal is for an attached townhome project with 90 units that will be individually platted.

2. Use of Land

We propose ninety (90) attached townhome units consisting of 2-story Duplexes and 4-plexes on 10.263 acres. The units will have a 2-car garage and front onto a public street. The proposed building footprint is 1,300 sq. ft. per unit with a 117,000 sq. ft. (2.686 acres) aggregate. The aggregate is 26% of the total site area. Thirty-Two (32) units on the west will double front on to the proposed Chandler Dr, where the required 10 ft of landscape, 6ft privacy wall, and 20 ft setbacks will be in place. Twenty-six (26) units on the east will overlook the Bloomington Wash open space area. The remaining thirty-two (32) units will surround an interior recreation area that utilizes an interior sidewalk circulation path. This path will provide pedestrian access to the recreation area within the project. The interior recreation area including the circulation path is 20,000 sq.ft. in size and will include amenities such as a 3,145 sq. ft. of turf, pickle ball court, cornhole, and picnic area.

B. Height and Elevations

Two types of units are proposed for the project. A "Craftsman" style unit with a proposed building height of 27' ½", and a "Farmhouse" style unit with a proposed building height of 26' 5".

C. Density

We propose ninety (90) attached townhome units on 10.263 acres for a density of 8.76 dwelling units per acre.

D. Schools, Churches and Open Spaces

The project is 3.0 miles from Bloomington Elementary School, 1-1/3 miles from Tonaquint Ridge Intermediate School, 4.5 miles from Dixie Middle school and 4.5 miles from Dixie High School. Several Churches also exist within the same distances as the previously mentioned schools. Open spaces surround the project with many opportunities for outdoor recreation. In addition to the required landscaping, a portion of the site will be preserved as open wash area.

E. Phasing Plan

The plan is to construct the project in one phase.

F. Topography

The site slopes from northwest to southeast. Slopes within the project are less than 20% grade. Stormwater runoff will drain toward the Bloomington Wash.

G. Landscape Plan

Landscaping will comply with St. George city standards and will generally consist of desert-friendly plants and ground cover. A detailed landscape plan will be provided with the project's construction plan set.

H. Area Reserved for Landscaping

The area designated for programmatic landscape improvements is 161,172 sq. ft. (3.70 acres), which is 36 % of the total site area.

I. Utilities

All utilities are available for connection at the westerly terminus of Chandler Dr recently constructed as part of the Tonaquint Ridge Phase 4 Residential subdivision. Chandler dr and the necessary utilities will be extended to the project as part of the construction. This project will need a wastewater lift station to pump wastewater to the previously mentioned subdivision.

J. Refuse Storage Areas

Rolling garbage receptacles will be given to each unit and stored on site.

K. Lighting Plan

There is proposed city standard street lighting along the public streets within the project.

L. Turning Space

An internal loop of public streets is proposed with one city standard cul-de-sac. 28 ft of pavement is proposed for the public street.

M. Signs

There will be a project monument sign located at the entrance on Chandler Dr.

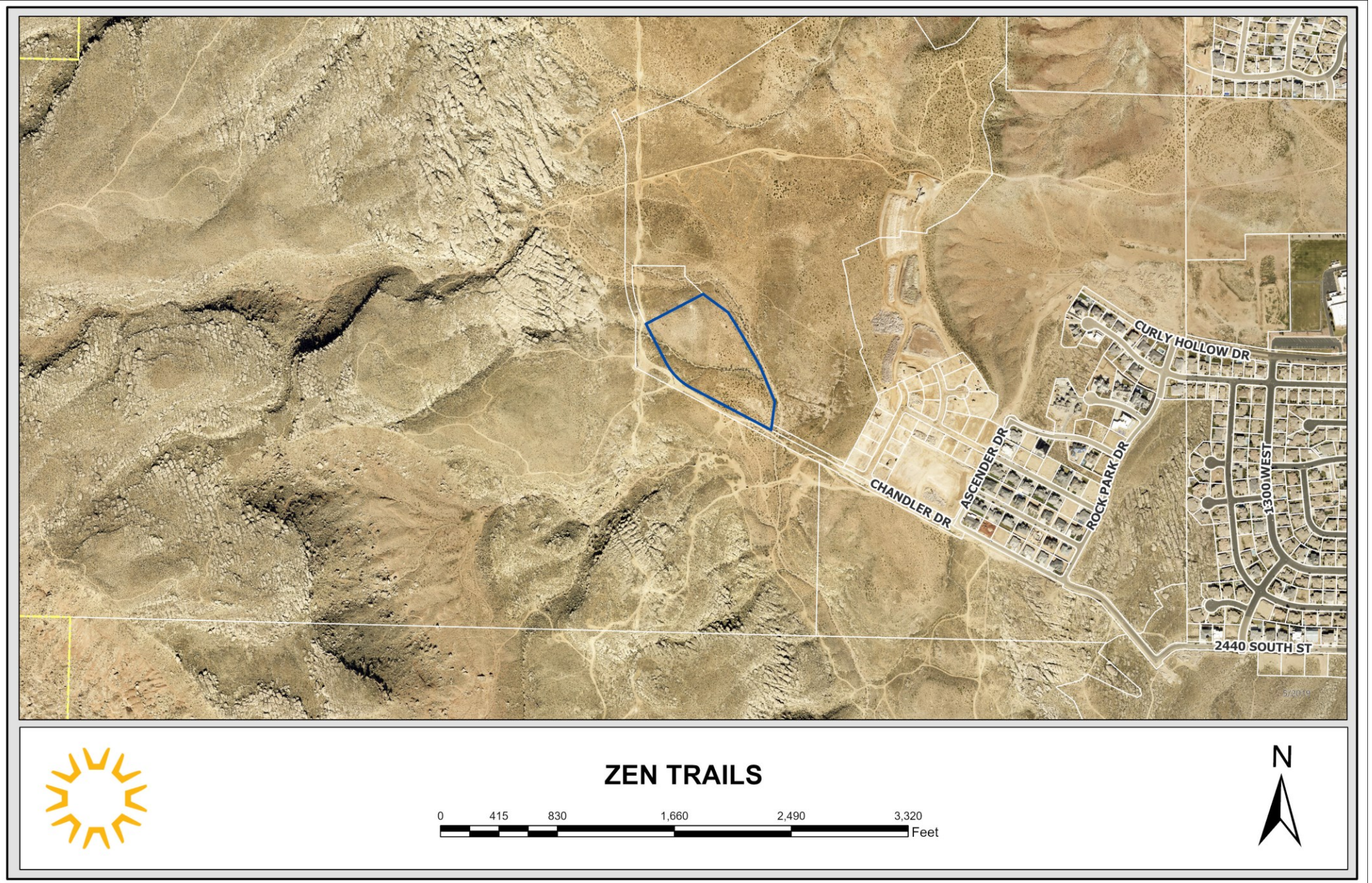
Exhibit B
PowerPoint Presentation



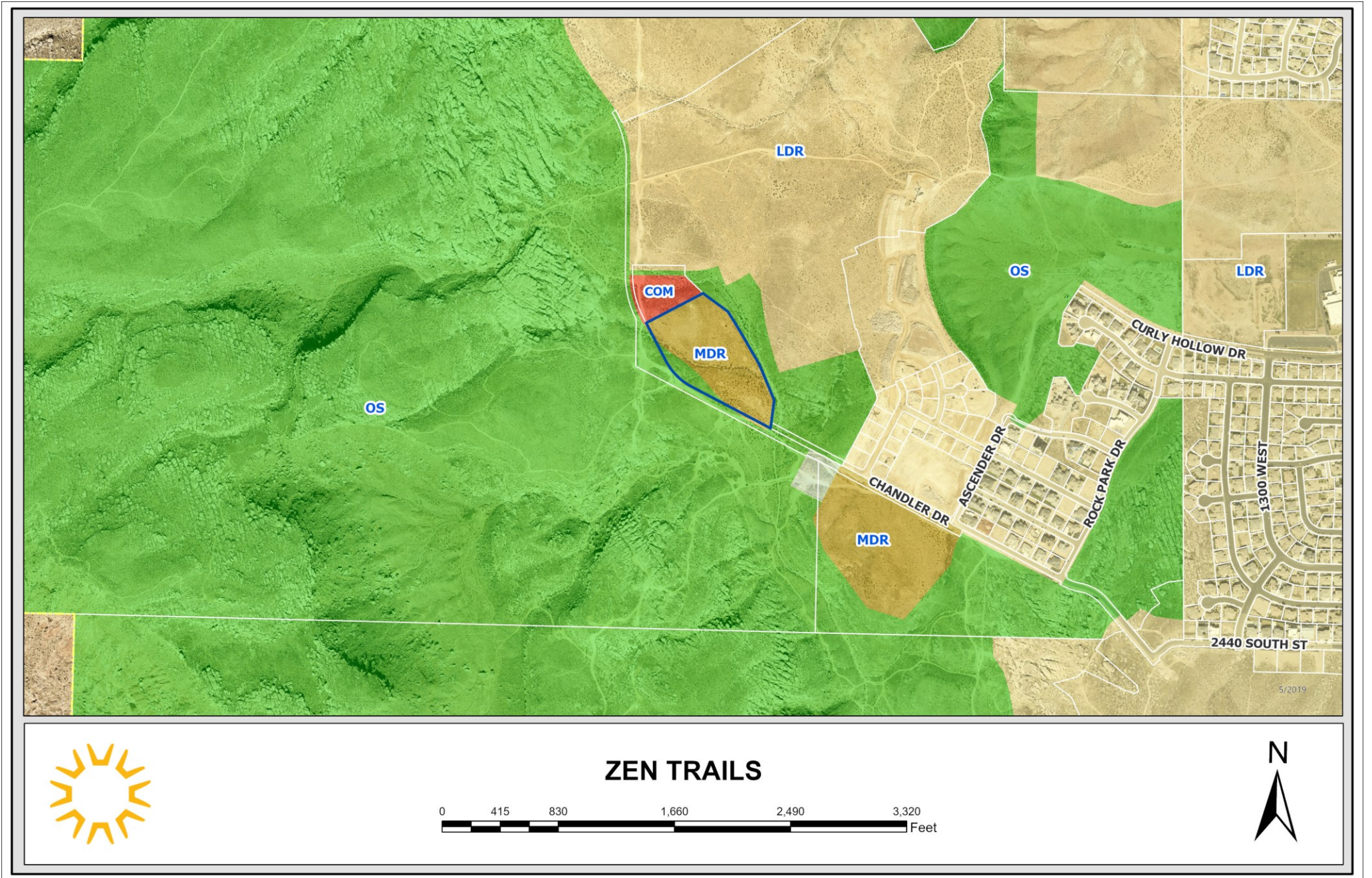
Zen Trails Townhomes
Zone Change

2025-ZC-015

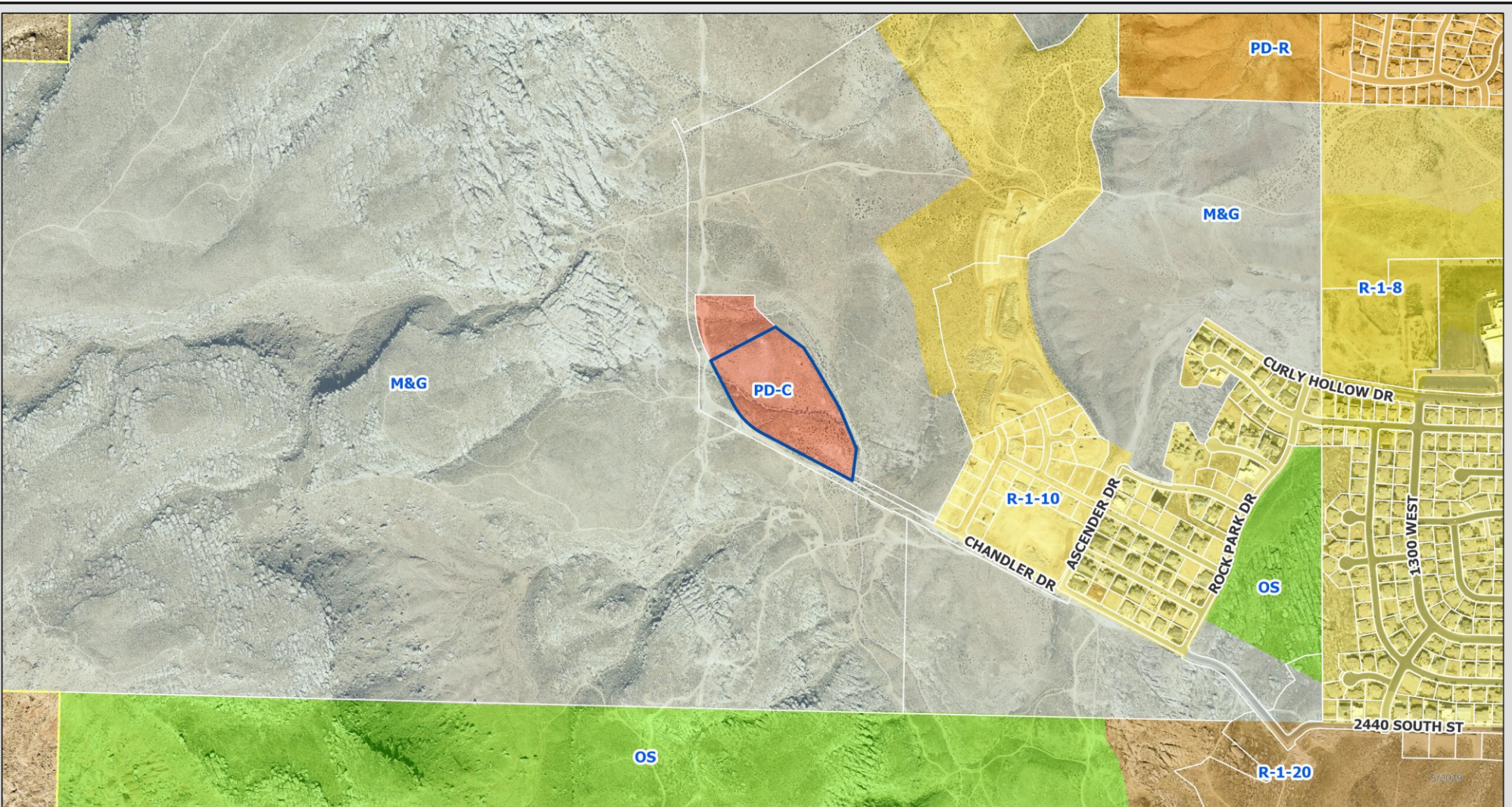
Aerial Map



Land Use Map



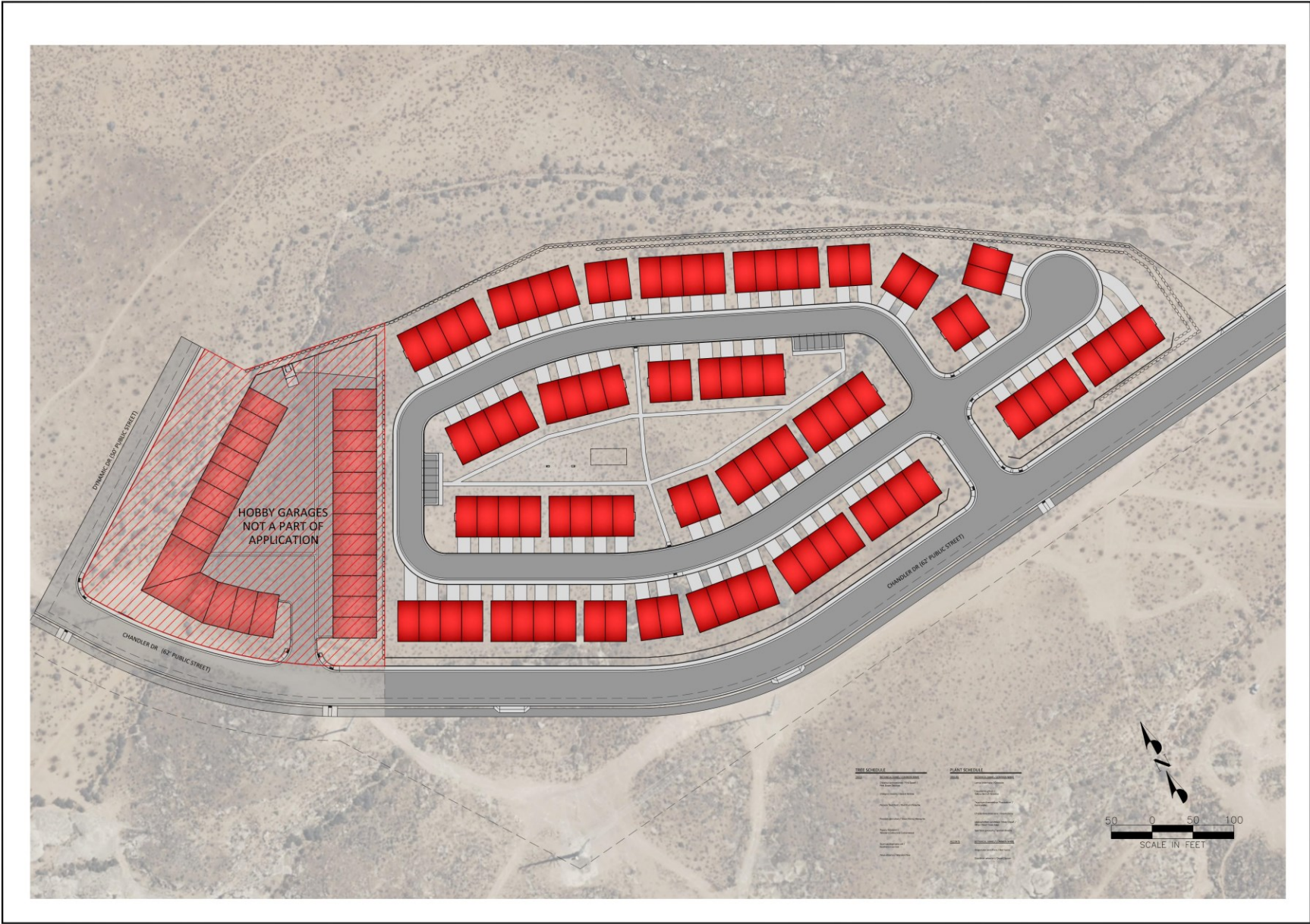
Zoning Map



ZEN TRAILS

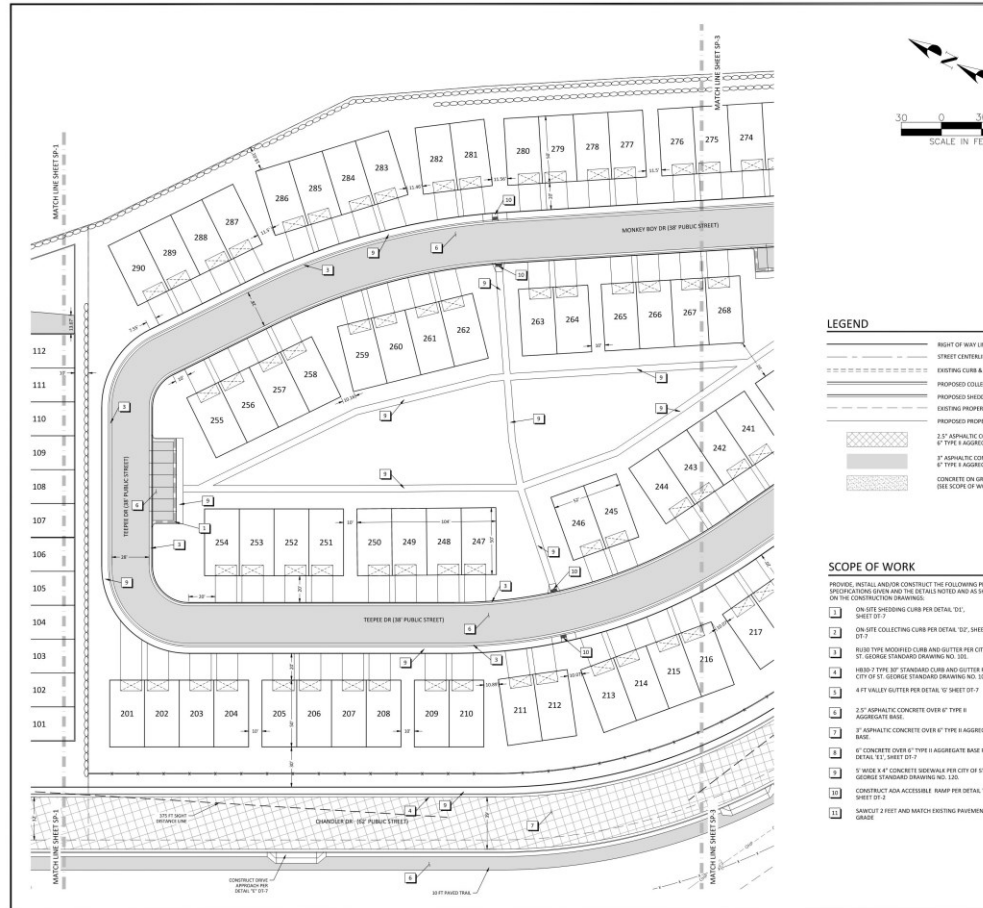


Proposed Site Plan



DATE		APPROVED
DESCRIPTION		
NO.		
PROJECT NAME:		ZEN TRAILS
PROJECT ADDRESS:		CHANDLER DR, ST. GEORGE, UT 84770
SHEET NAME:		LANDSCAPE PLAN
DSG ENGINEERING, INC. LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS 113 East 200 North, Suite 2 St. George, UT 84770 OFFICE (435) 638-2121		DATE: JULY 2015 PM: LB DRAWN BY: LB DESIGNED BY: LB CHECKED BY: PROJECT NO.: 25-026 SCALE: 1" = 50' SHEET NUMBER: LP-1 1 OF 1 TOTAL

Engineered Site Plan



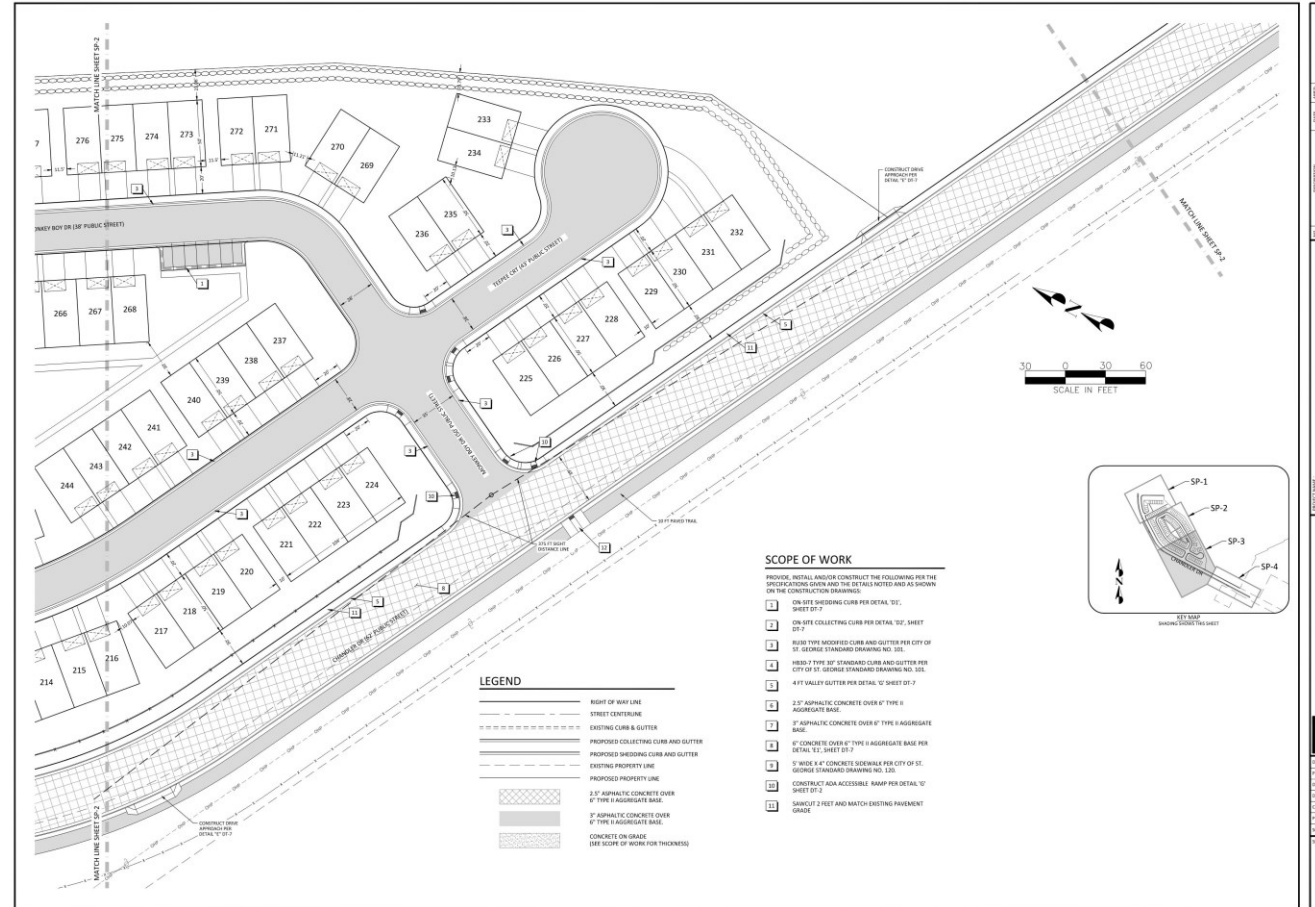
LEGEND

	RIGHT OF WAY LINE
	STREET CENTERLINE
	EXISTING CURB & GUTTER
	PROPOSED COLLECT
	PROPOSED SIDEWALK
	EXISTING PROPERTY
	PROPOSED PROPERTY
	2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE
	6" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE
	CONCRETE ON GRADE (SEE SCOPE OF WORK FOR THICKNESS)

- SCOPE OF WORK**
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 ON SITE SHERDING CURB PER DETAIL 'D', SHEET D7.1
 - 2 ON SITE COLLECTING CURB PER DETAIL 'C', SHEET D7.2
 - 3 RUBI TYPE MODIFIED CURB AND GUTTER PER CITY OF ST. GEORGE STANDARD DRAWING NO. 331.
 - 4 RUBI TYPE SF STANDARD CURB AND GUTTER PER CITY OF ST. GEORGE STANDARD DRAWING NO. 331.
 - 5 4 FT VALLEY GUTTER PER DETAIL 'V' SHEET D7.7
 - 6 2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE
 - 7 6" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE
 - 8 5" WIDE 4" CONCRETE SIDEWALK PER CITY OF ST. GEORGE STANDARD DRAWING NO. 331.
 - 9 5" WIDE 4" CONCRETE SIDEWALK PER CITY OF ST. GEORGE STANDARD DRAWING NO. 331.
 - 10 CONSTRUCT ADA ACCESSIBLE RAMP PER DETAIL 'R' SHEET D7.3
 - 11 SAWCUT 2 FEET AND MATCH EXISTING PAVEMENT GRADE

ZEN TRAILS PROJECT DATA:

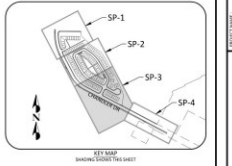
SOIL DATA:	
ZONING:	RD-A
EST. AREA:	441,200 SQ. FT. (10.05 ACRES)
HARDSCAPE AREA (PRIVATE):	42,795 SQ. FT.
HARDSCAPE AREA (PUBLIC):	127,569 SQ. FT.
LANDSCAPE PERVIOUS:	361,772 SQ. FT. (82%)
PERVIOUS IMPVIOUS (PRIVATE):	28%
PERVIOUS IMPVIOUS (PUBLIC):	28%
PERVIOUS TOTAL:	38%
BUILDING DATA:	
BUILDING AREA:	117,000 SQ. FT.
BUILDING FLOOR COVERAGE PERCENTAGE:	26%
RECREATION SPACE REQ'D:	18,000 SQ. FT.
RECREATION SPACE PROVIDED:	20,000 SQ. FT.



LEGEND

	RIGHT OF WAY LINE
	STREET CENTERLINE
	EXISTING CURB & GUTTER
	PROPOSED COLLECTING CURB AND GUTTER
	PROPOSED SIDEWALK
	EXISTING PROPERTY
	PROPOSED PROPERTY
	2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE
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	CONCRETE ON GRADE (SEE SCOPE OF WORK FOR THICKNESS)

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 - 10 CONSTRUCT ADA ACCESSIBLE RAMP PER DETAIL 'R' SHEET D7.3
 - 11 SAWCUT 2 FEET AND MATCH EXISTING PAVEMENT GRADE



DATE:		
REVISIONS:		
ZEN TRAILS & TONAQUINT HOBBY GARAGES CHANDLER DR. ST. GEORGE, UT 84770		
DSG ENGINEERING, INC. LAND/PARKING/LAND SURVEYING/CIVIL ENGINEERS <small>1151 EAST 200 SOUTH SUITE 400 CHANDLER DR. ST. GEORGE, UT 84770</small>		
DATE:	APRIL 2022	
BY:	[Signature]	
CHECKED BY:	[Signature]	
APPROVED BY:	[Signature]	
PROJECT NO.:	20-036	
SHEET NUMBER:	SP-3	
10 OF 50 TOTAL		

DSG ENGINEERING, INC.
 LAND/PARKING/LAND SURVEYING/CIVIL ENGINEERS
 1151 EAST 200 SOUTH SUITE 400
 CHANDLER DR. ST. GEORGE, UT 84770

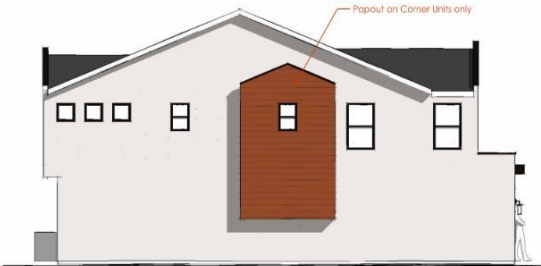
SP-2

9 OF 50 TOTAL

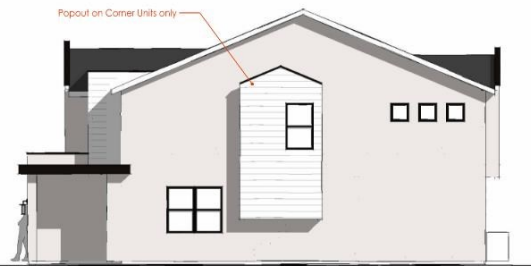
Building Elevations



△ Base - Rear Elevation
18-010



△ Base - Left Elevation
18-011



△ Base - Right Elevation
18-012



△ Base - Front Elevation
18-013



△ Front Left Perspective



△ Rear Perspective



△ Front Right Perspective

Area Schedule	
Code	Description
01	Foundation
02	Exterior Walls
03	Roofing
04	Interior Walls
05	Floors
06	Stairs
07	Windows
08	Doors
09	Handrails
10	Other

Zen Trails Townhomes Farmhouse Elevation

Materials

Stucco Color
SW: Snowbound



Roof Tile: Eagle:
Dark Gray



Accent siding: Optional



Hardie Board: Optional
SW: White



Garage & Front Door
SW: Black



Accent Siding



Exotic walnut



Espresso



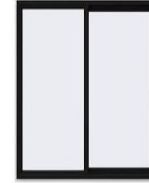
Sequoia



Cedarwood

OPTIONAL ACCENT COLORS

Window Frame:
Black



Accent Ship-lap Colors



Iron Ore
Sherwin Williams

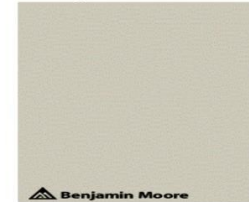


SW-0155
Light Pewter

Window Frames: White



Exterior Color
Light Pewter



Light Fixture



PLANNING COMMISSION AGENDA REPORT: 07/23/2024

St George Day Spa Planned Development Amendment (Case No. 2025-PDA-024)	
Request:	An ordinance amending an approved PD-C (Planned Development Commercial) on approximately .89 acres, located at 1664 S. Dixie Drive for the purpose of building a day spa for a project to be known as St. George Day Spa. Case No. 2025-PDA-024.
Applicant:	Rosenburg Associates, Jared Bates - representative
Location:	Approximately at 1664 S Dixie Dr.
General Plan:	Commercial
Existing Zoning:	PD-C (Planned Development Commercial)
Surrounding Zoning:	North PD-C (Planned Development Commercial)
	South PD-R (Planned Development Residential)
	East PD-C (Planned Development Commercial)
	West PD-C (Planned Development Commercial)
Land Area:	Approximately .89 acres



BACKGROUND:

On January 8, 1998, the City Council approved the Tonaquint Center PD-C (Planned Development Commercial). The zone change was from R-1-10 to PD-C. Over the years the Tonaquint Center has developed with a variety of commercial uses and many subsections with Dixie Commons being one of them.

This request is to amend this PD-C for the purpose of developing Lot 6. The proposal is to add a 8,952 square foot building that will be split into two units. The day spa will take up one of the units leaving the remaining portion for a future tenant.

The Tonaquint Center allows Beauty Shops and Health Clubs as permitted uses. A day spa does align with those permitted uses. The applicant has worked with the Dixie Commons management to construct a building design that works with the existing buildings in the Dixie Commons development.

Please see the zoning requirement details below:

Zoning Requirements			
Regulation	Section Number	Proposal	Staff Comments
Setbacks	10-8D-6	Front: 20' Side: 5' & 12' (internal)	The required setbacks are 20' for the front and 0' for the internal setbacks on sides and rear. The plan meets the PD-C requirements.
Uses	10-8D-2	A day spa	The approved uses of Beauty Shop and Health Club from the Tonaquint Center PD-C use list will work for the proposed day spa.
Height and Elevation	10-8D-2	The height will be 23' to the top of the parapet wall. The elevations are included in the packet.	The maximum height allowed in a PD-C is 50'. The building complies. The elevations are shown. The elevation shown along Gap Canyon Parkway is the rear of the building and is not as decorative as the front of the building that faces the interior of the parking lot.
Landscape Plan	10-8D-2	A conceptual landscape plan has been included.	The plan shows landscaping along Gap Canyon Parkway and some planters on the west side of the building. The plan appears to meet the 15' landscape strip along the right-of-way requirement. The landscape plan does not show the entire area of lot 6. The applicant

			will be required to landscape the entire lot.
Utilities	10-8D-2	None shown	All utilities will be determined and designed during the JUC process. We will ensure this is completed during the site plan approval process.
Signs	10-8D-2	No signage has been submitted.	Any signs will need to meet the sign regulations found in Title 9-13.
Lighting	10-8D-2	The applicant has not submitted a photometric plan.	The lighting/photometric plan will need to comply with the 1.0-foot candles at the property line during the site plan review process.
Lot Coverage	10-8D-6	The proposed building on Lot 6 will cover 8,952 sq ft. The lot is 38,874.4 sq ft.	The PD-C zone allows building coverage up to 50%. This complies with the ordinance.
Solid Waste	10-8D-6	This development does not show where the solid waste location will be.	The waste location will need to be screened with a 6' wall and gate.
Buffer Protection of Residential Property	10-8D-6	There is a required 10' landscape buffer on the south side adjacent to the residential property.	The buffer will need to have at least one tree every 20' and 5 shrubs every 100' lineal feet.
Parking	10-19-5	There are 23 parking spaces on Lot 6.	The required parking spaces will be 36. According to the Master Parking Plan for Dixie Commons, there are a total of 464 parking spaces and the required spaces according to the uses are 456. This makes them over parked by 8 spaces.
EVCS And Bike Parking	10-19-6	No EVCS conduit or Bike Parking is shown	The project will be required to have conduit for a future EVCS for at least one parking space and provide bike parking.

RECOMMENDATION:

Staff recommends the approval of this Planned Development Amendment with the following conditions.

1. That the applicant adds some architectural features to the rear of the building which faces Gap Canyon Parkway, this includes adding parapets to the rear elevations.
2. That conduit for a future EVCS for at least one parking space and provide bike parking is provided.
3. That the entire Lot 6 is landscaped at the time of development.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Table the proposed zone change amendment to a specific date.

POSSIBLE MOTION:

The Planning Commission recommends approval to the City Council of the Planned Development amendment for the St. George Day Spa with the conditions recommended by staff.

FINDINGS FOR APPROVAL:

1. The proposed uses are permitted use found in this PD-C zone and Tonaquint Center.
2. The proposed planned development amendment meets the requirements found in Section 10-8D-2B.

Exhibit A Applicant's Narrative



Date: August 25, 2025

Subject: **St. George Day Spa**
PD Amendment – Dixie Commons
Project Number: 14775

This document has been prepared for 630 North LLC, in support of the proposed PD Amendment for the Dixie Commons commercial subdivision to address the development of Lot 6. The PD amendment is required in this scenario to establish the final site plan and approve the building elevations and other design elements for the project. The proposed project includes construction of a 8,952 sq ft commercial building; comprised of the St. George Day Spa and future tenant space. Site improvements are anticipated to be minimal as access, utility, drainage, and parking improvements were constructed with the original subdivision development in 2009.

Exhibit B

PowerPoint Presentation

St. George Day Spa

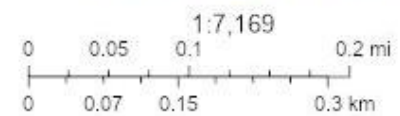
2025-PDA-024

A still life composition for a spa advertisement. In the foreground, two wooden bowls hold neatly rolled white towels. Behind them, three lit white candles in wooden holders provide a warm, ambient glow. A branch of vibrant red cherry blossoms is draped across the scene, adding a touch of natural beauty and color. The background is dark, making the lit candles and flowers stand out.

St. George Day Spa Location



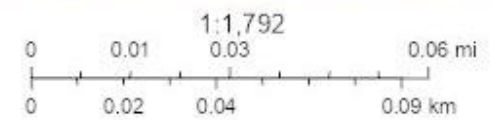
September 19, 2025



St. George Day Spa Location

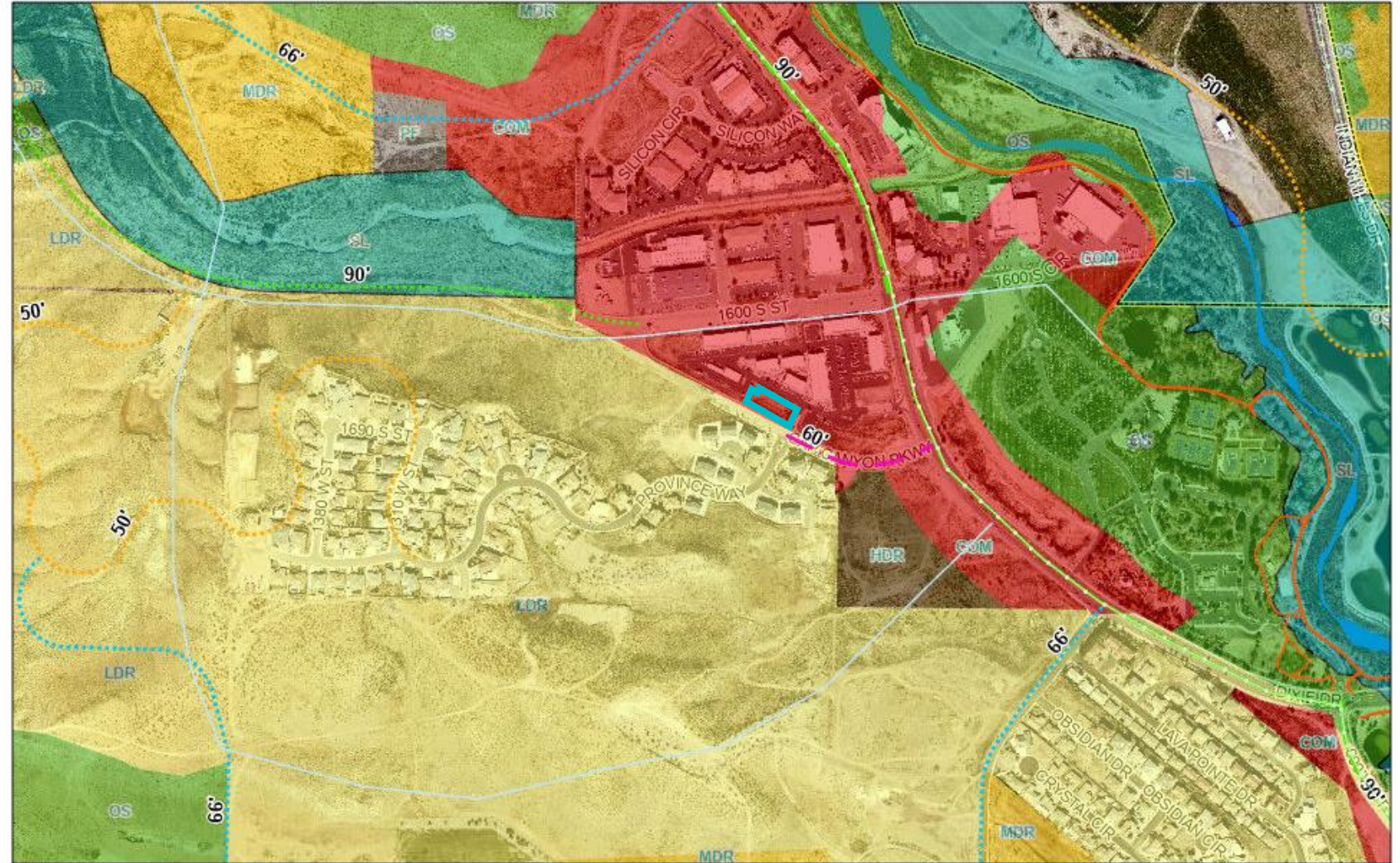


September 19, 2025

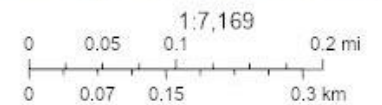


Land Use

St. George Day Spa Land Use Map



September 19, 2025



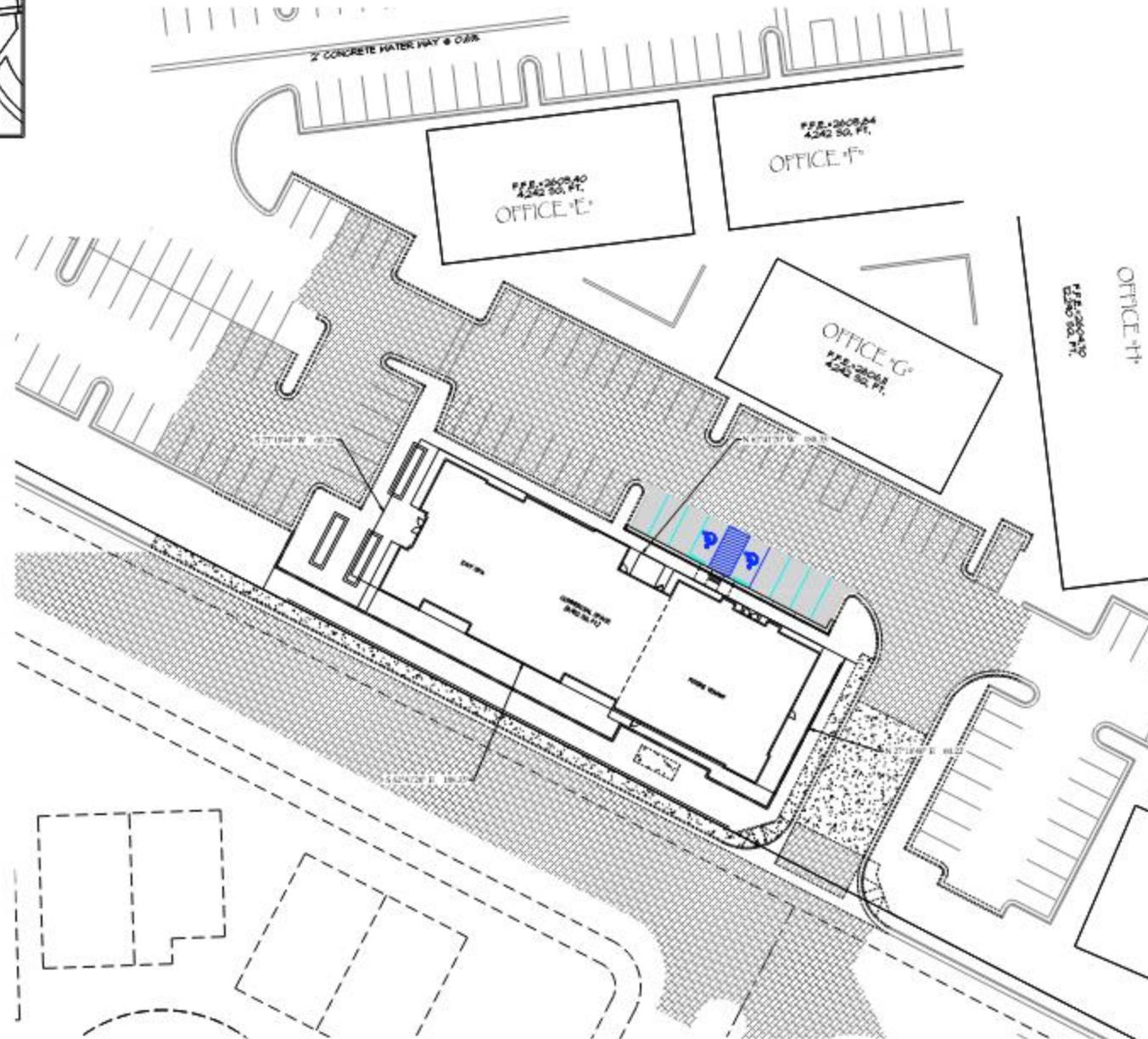
ST. GEORGE DAY SPA



VICINITY MAP



Know what's below.
Call before you dig.



OWNER/DEVELOPER/CONTACT

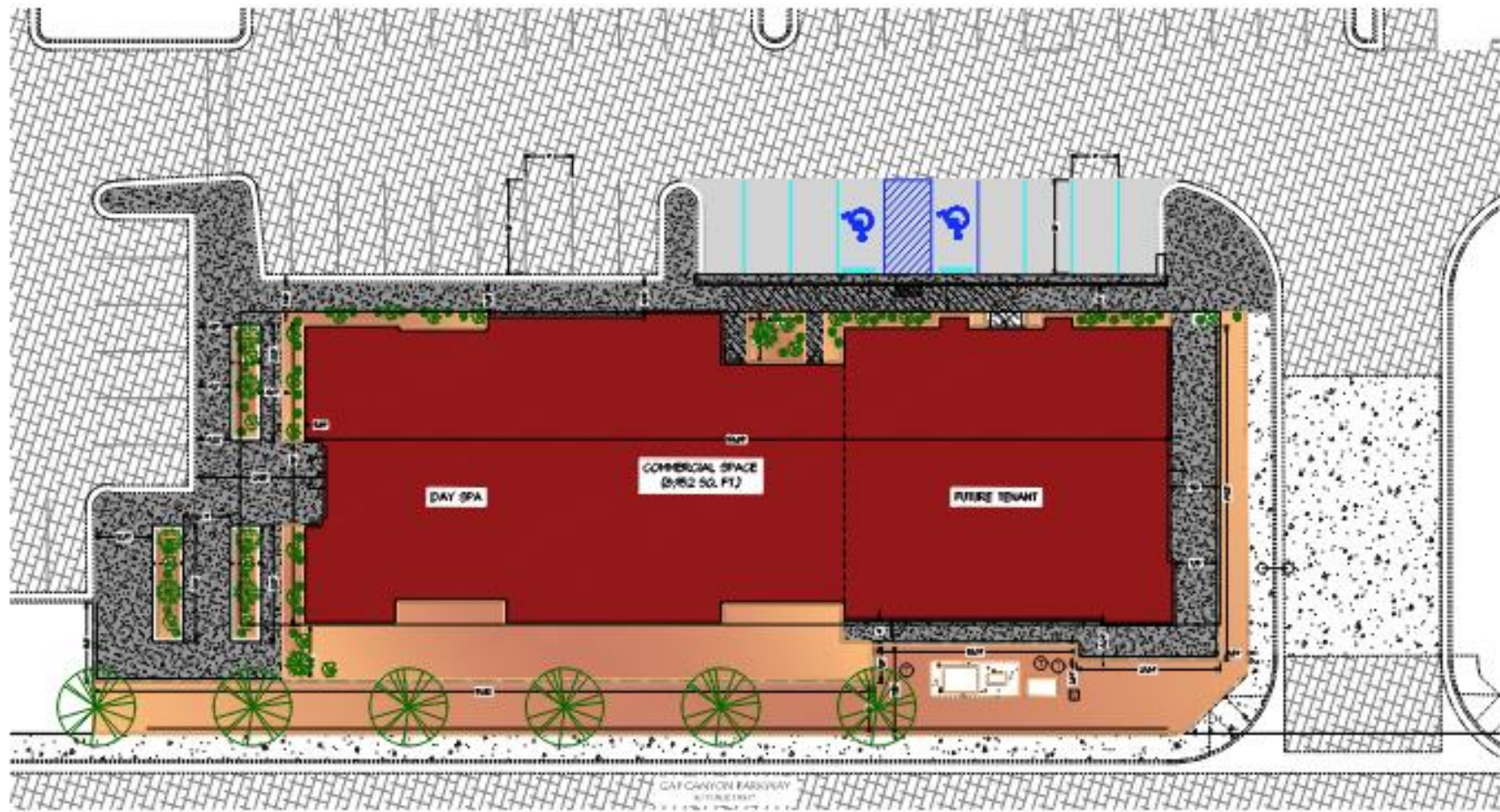
THE DEVELOPER FOR THIS PROJECT IS
PPR ARCHITECTS
 CONTACT: SCOTT GILBERT
 120 SOUTH RIVER ROAD, SUITE 2000B
 ST. GEORGE, IA 54703

PROJECT ENGINEER

THE ENGINEER FOR THIS PROJECT IS
ROBINSON ASSOCIATES
 CONTACT: JAMES BATES, P.E.
 892 EAST RIVERSIDE DRIVE, SUITE A2
 ST. GEORGE, IOWA 54703 (405) 678-2526

GEOTECHNICAL ENGINEER

THE GEOTECHNICAL ENGINEER FOR THIS PROJECT IS
APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.
 CONTACT: WAYNE ROBERTS, P.E.
 400 SOUTH 2ND EAST
 ST. GEORGE, IOWA 54703
 (405) 678-6990



- GENERAL NOTES**
1. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND RECORD THEM AS SHOWN ON THE RECORD DRAWINGS.
 2. THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCUMBRANCE FROM THE CITY AND STATE BEFORE ANY CONSTRUCTION BEGINS.
 3. ALL UTILITIES/CONDUITS SHALL BE APPROVED BY THE DESIGN ENGINEER AND CITY PRIOR TO CONSTRUCTION.
 4. ALL UTILITIES SHALL BE COVERED BY THE DESIGN ENGINEER. NO EXPOSURE OR CONSTRUCTION SHALL BE PERMITTED UNLESS APPROVED BY THE DESIGN ENGINEER.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY AND STATE REQUIREMENTS FOR CONSTRUCTION.
 6. ALL UTILITIES SHALL BE COVERED BY THE DESIGN ENGINEER AND CITY PRIOR TO CONSTRUCTION.
 7. ALL UTILITIES SHALL BE COVERED BY THE DESIGN ENGINEER AND CITY PRIOR TO CONSTRUCTION.
 8. ALL UTILITIES SHALL BE COVERED BY THE DESIGN ENGINEER AND CITY PRIOR TO CONSTRUCTION.
 9. ALL UTILITIES SHALL BE COVERED BY THE DESIGN ENGINEER AND CITY PRIOR TO CONSTRUCTION.
 10. ALL UTILITIES SHALL BE COVERED BY THE DESIGN ENGINEER AND CITY PRIOR TO CONSTRUCTION.

SITE DATA

PARCEL NUMBER: 04-000-0-0

SITE ADDRESS: 100

ZONING: R-10

GENERAL PLAN: 0.24

PARCEL AREA: 1.00 AC

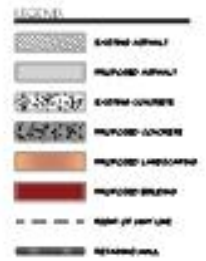
TOTAL - 2,412 SQ. FT.

USE: COMMERCIAL

LOT COVERAGE: 100%

SETBACKS: 20' ALL SIDES

SPACING: 1' SPACE FOR EACH 250 SQ. FT. OR LESS; 2' SPACING THEREAFTER



OWNERS/PLANNING CONTACT

THE DEVELOPER FOR THIS PROJECT IS: [Name]

PROJECT ENGINEER

THE ENGINEER FOR THIS PROJECT IS: [Name]

REGISTERED PROFESSIONAL ENGINEER

APPLIED MECHANICAL ENGINEERS - CONSULTANTS, P.C.

100 SOUTH 2ND EAST ST. SUITE 200

DESIGNATED

PARKING CALCULATIONS - WHOLE SITE - REQUIRED

BLDG #	NAME	AREA	PARKING - TYPE	PARKING - RATIO	REQUIRED PARKING SPACES
PLANNED/EXISTING					
9	LOT 9 RETAIL	1,842 SF	RETAIL	250	7
9	LOT 9 DINING	1,576 SF	DINING	100	16
10	LOT 10 OFFICE 1ST FLOOR	7,206 SF	OFFICE	250	29
10	LOT 10 OFFICE 2ND FLOOR	8,788 SF	OFFICE	250	35
10	LOT 10 OFFICE WAREHOUSE	2,511 SF	WAREHOUSE	1000	3
A	FUTURE OFFICE "A"	9,000 SF	OFFICE	250	36
C	OFFICE "C"	9,000 SF	OFFICE	250	36
D	OFFICE "D"	7,000 SF	OFFICE	250	28
E	OFFICE "E"	4,000 SF	OFFICE	250	16
F	OFFICE "F"	4,000 SF	OFFICE	250	16
G	OFFICE "G"	4,000 SF	OFFICE	250	16
H	OFFICE "H"	12,000 SF	OFFICE	250	48
J	RETAIL "J"	6,117 SF	RETAIL	250	24
J	RETAIL "J" DINING	910 SF	DINING	100	9
K	RETAIL "K"	3,518 SF	RETAIL	250	14
K	RETAIL "K" DINING	3,518 SF	DINING	100	35
L	RETAIL "L"	3,518 SF	RETAIL	250	14
L	RETAIL "L" DINING	3,518 SF	DINING	100	35
		92,022 SF			418

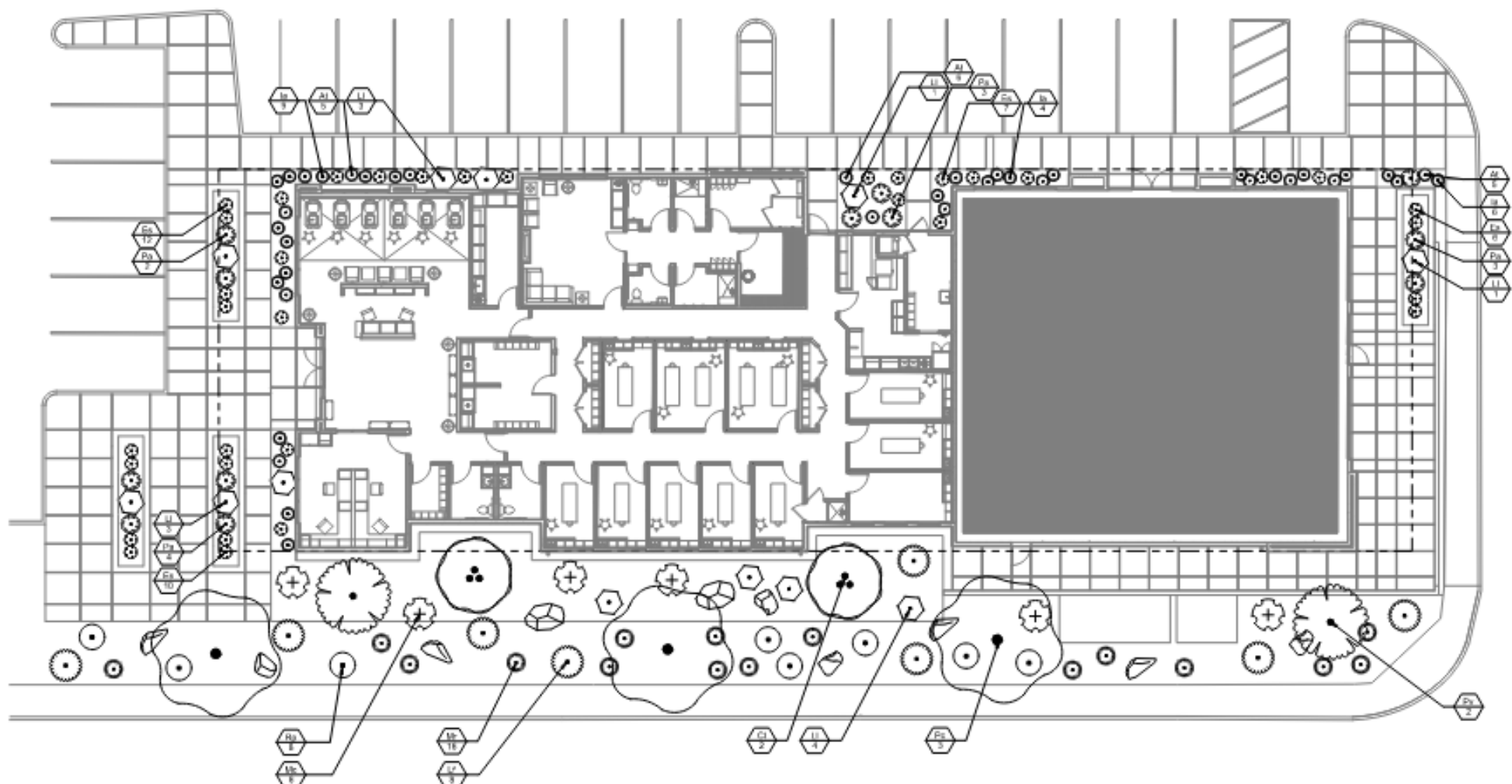
PROPOSED LOT 1

B	PROPOSED BUILDING "B"	7,844 SF	GYM/HEALTH	250	31
B	PROPOSED BLDG "B" ROOF DECK	1,800 SF	GYM/HEALTH	250	7
		9,644 SF			39
TOTAL		101,666 SF			456

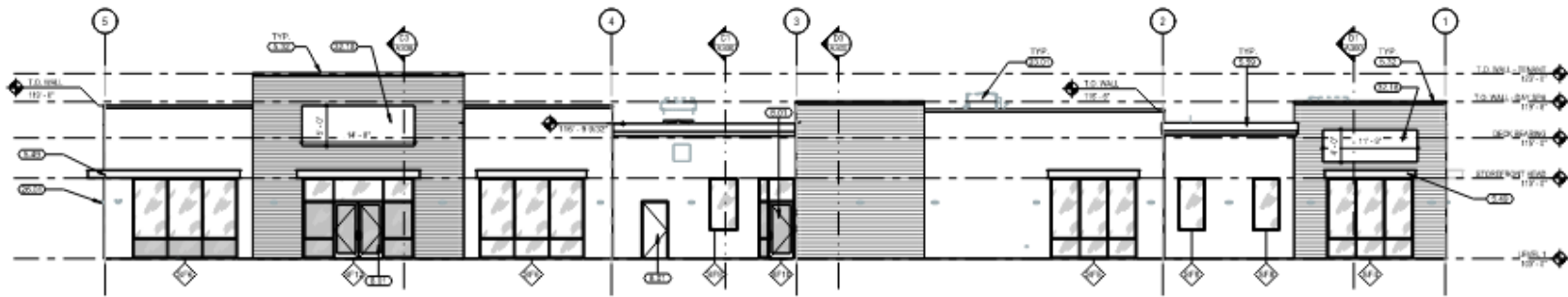
**TOTAL REQUIRED PARKING AT FULL BUILD-OUT
IF/AS DEPICTED ON THIS PLAN**

**TOTAL PROVIDED PARKING AT FULL BUILD-OUT
IF/AS DEPICTED ON THIS PLAN: 464**

(THUS INDICATES 8 EXTRA SPACES)

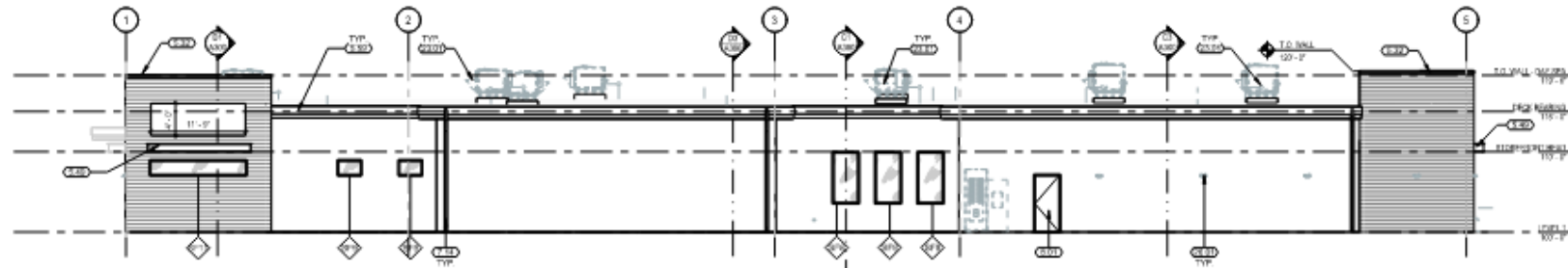






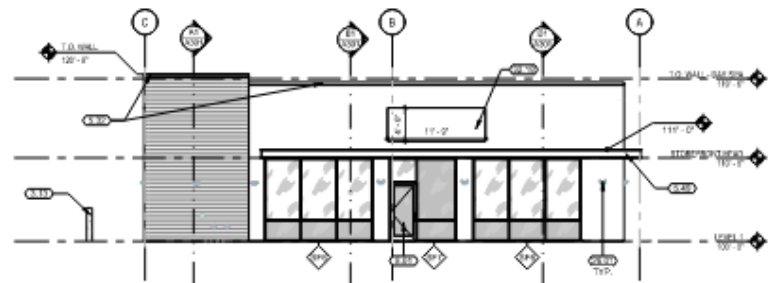
C1 NORTH
SCALE: 1/8" = 1'-0"

Facing Parking Lot



B1 SOUTH
SCALE: 1/8" = 1'-0"

Facing Gap Canyon Parkway



A1 EAST
SCALE: 1/8" = 1'-0"



A3 WEST
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND	
WOOD LOCK KNOXWOOD SIDING COLOR RED OAK BY KNOXWOOD	
WOOD LOCK KNOXWOOD SIDING COLOR SLATE GRAY BY KNOXWOOD	
3WOOD SYSTEM COLOR BY ARCHITECT	



Parking Lot



Gap Canyon Parkway

ST GEORGE DAY SPA



SIDING AT DAY SPA



SIDING AT TENANT



STOREFRONT



FASCIA
TRIM



STUCCO TYP



STUCCO ACCENT

FFKR
ARCHITECTS

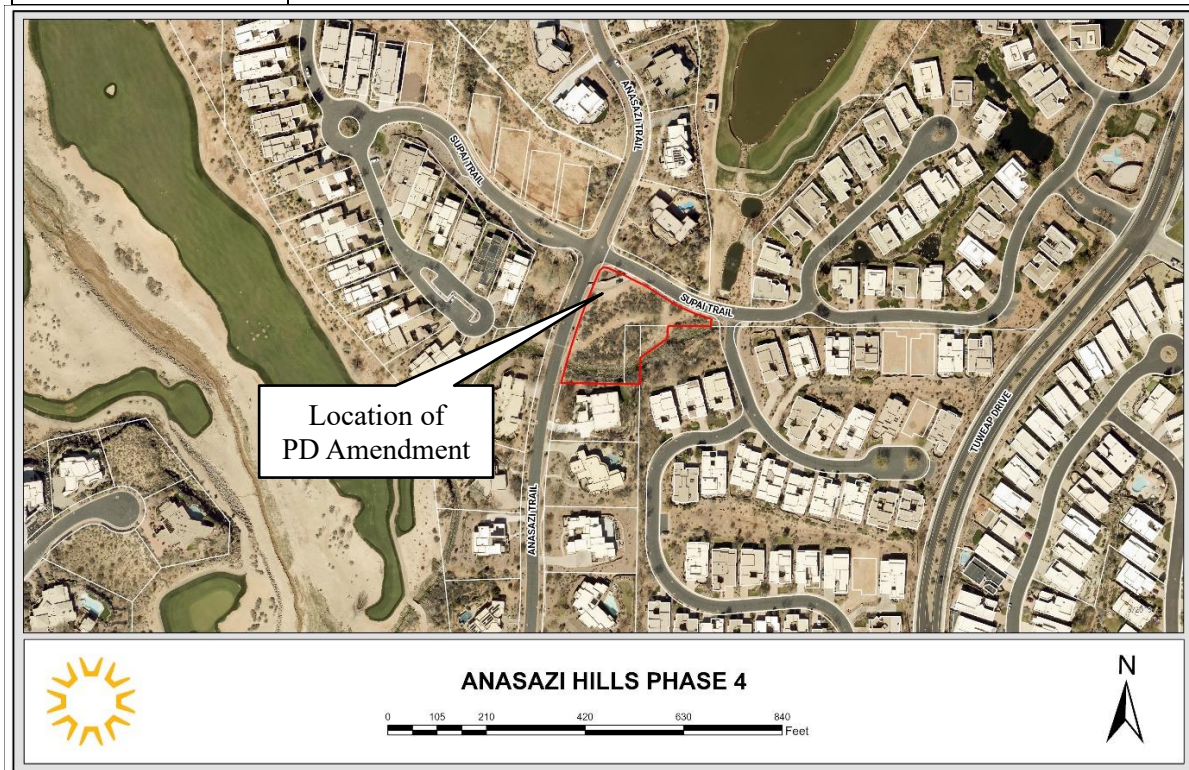
STAFF RECOMMENDATION

Staff recommends the approval of this Planned Development Amendment with the following conditions.

1. That the applicant adds some architectural features to the rear of the building which faces Gap Canyon Parkway, this includes adding parapets to the rear elevations.
2. That conduit for a future EVCS for at least one parking space and provide bike parking is provided.
3. That the entire Lot 6 is landscaped at the time of development.

PLANNING COMMISSION AGENDA REPORT: 09/23/2025

Anasazi Hills Phase 4 Zone Change (Case No. 2025-PDA-025)	
Request:	The applicant is seeking approval of a PD (Planned Development) amendment to the Entrada Zone Plan PD-R zone. The proposal is to add one residential unit.
Applicant:	Jared Bates
Location:	2200 N Anasazi Trail
General Plan:	LDR (Low Density Residential)
Existing Zoning:	PD-R (Planned Development Residential)
Surrounding Zoning:	North PD-R (Planned development Residential)
	South PD-R (Planned development Residential)
	East PD-R (Planned development Residential)
	West PD-R (Planned development Residential)
Land Area:	Approximately 0.92 acres



BACKGROUND:

The Entrada Zone Plan initially encompassed approximately 710 acres and was approved for 710 residential units. As development progressed, these units were clustered, preserving open space and natural areas, resulting in an average of one residential unit per acre.

In 2002, an amendment to the Zone Plan added an additional 81.22 acres and 114 units. This increased the total entitled development to 824 units, averaging 1.04 dwelling units per acre (DUA).

This current application proposes to add one more residential unit to the existing zone plan.

Please see the zoning requirement details below:

Regulation	Proposal	Staff Comments
Setbacks	Front: 25' Side: 20' Rear: 20'	Setbacks are defined by a building envelope shown on a Development Control Map provided by the developer based on the natural features of the property. Site plan appears to meet setbacks
Temporary Buildings, including Cargo Containers	None	N/A
Pedestrian Circulation Plan	Sidewalk is installed along Anasazi Trail.	This area is already developed according to the Entrada Zone Plan.
Uses	Single Family Residential	The proposed use is allowed in this PD-R.
Height and Elevation	There is no proposed height in this application.	Entrada Zone Plan: 14' one story structure 24' two story structure 19' one story element with two-story structure 10'-6" (floor to floor) for a walkout basement
Phasing Plan	None	N/A
Landscape/Amenities Plan	None proposed	This area is already developed according to the Entrada Zone Plan.
Utilities	Utilities are in the area.	All utilities will be finalized and designed during the JUC process. We will ensure this is completed during the site plan review process.
Signs	Signage has not been	N/A

	provided.	
Lighting	A photometrical plan has not been provided.	N/A
Lot Coverage	See attached site plan	The PD-R zone allows coverage up to 50%.
Solid Waste	The site plan shows no dumpster locations.	The residential unit will have its own trash containers.
Buffer Protection of Residential Property	N/A	N/A
Overlay Zones	None	N/A
Parking	None shown	The residential unit will need to provide garage parking for all vehicles that will be parked on site as required by the Entrada Zone Plan. This will be confirmed during the building permit process.
Access	Access will be from Anasazi Trail.	This complies with city requirements.

RECOMMENDATION:

Staff recommends approval this Planned Development Amendment with no conditions.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Continue the proposed PD amendment to a specific date.

POSSIBLE MOTION:

“I move that the Planning Commission recommends approval to the City Council of the Planned Development Amendment to the Entrada Zone Plan PD-R as presented, case no. 2025-PDA-025, based on the findings listed in the staff report.”

FINDINGS FOR APPROVAL:

1. The proposed uses are permitted uses found in the PD-R zone.
2. The proposed zone change meets the initial application requirements found in 10-7F-5 ordinance.

Exhibit A

Applicant's Narrative



Date: August 27, 2025

Subject: **Anasazi Hills Phase 4**
PD Amendment – Entrada
Project Number: 14651-25

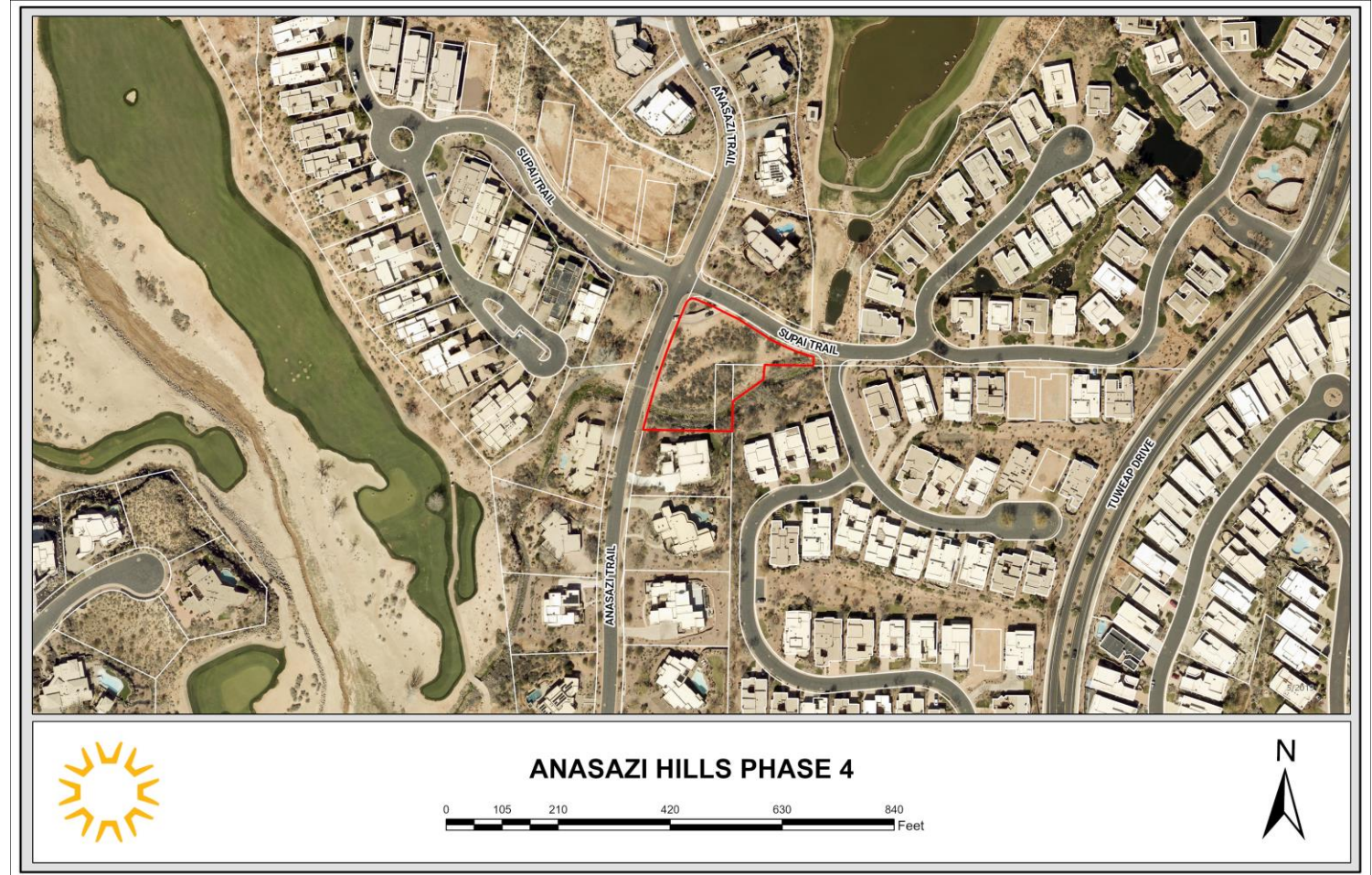
This document has been prepared for the Entrada HOA in support of the PD Amendment of the Entrada Development to add the proposed Anasazi Hills Phase 4 Subdivision. The proposed project includes development of a single lot at the southwest intersection of Supai Trail and Anasazi Trail; which will require placement of fill, erosion protection, utility improvements, and modification of the existing culvert crossing on Anasazi Trail. The proposed project area is an undeveloped parcel historically owned by the HOA, surrounded by the existing Entrada development.

Exhibit B
PowerPoint Presentation

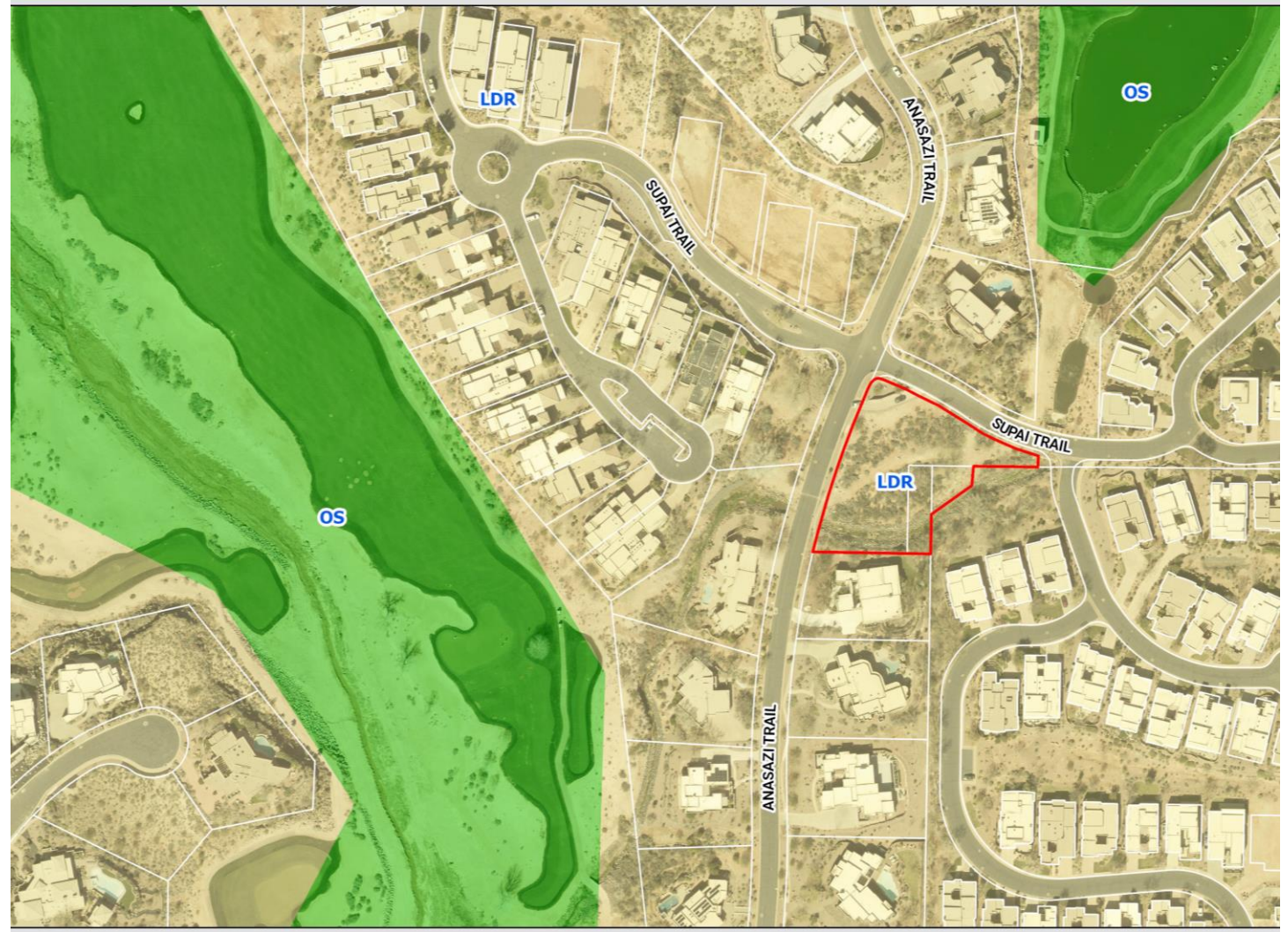
An aerial photograph of a golf course. The foreground shows a winding, light-colored path or fairway that curves through a landscape of dark, scrubby vegetation. To the right, there are several green fairways and a sand trap. In the background, a large, rugged mountain range with reddish-brown rock formations stretches across the horizon under a clear sky. The text "ANASAZI HILLS PHASE 4" and "2025-PDA-025" is overlaid in a white box in the center of the image.

ANASAZI HILLS PHASE 4
2025-PDA-025

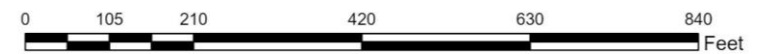
LOCATION



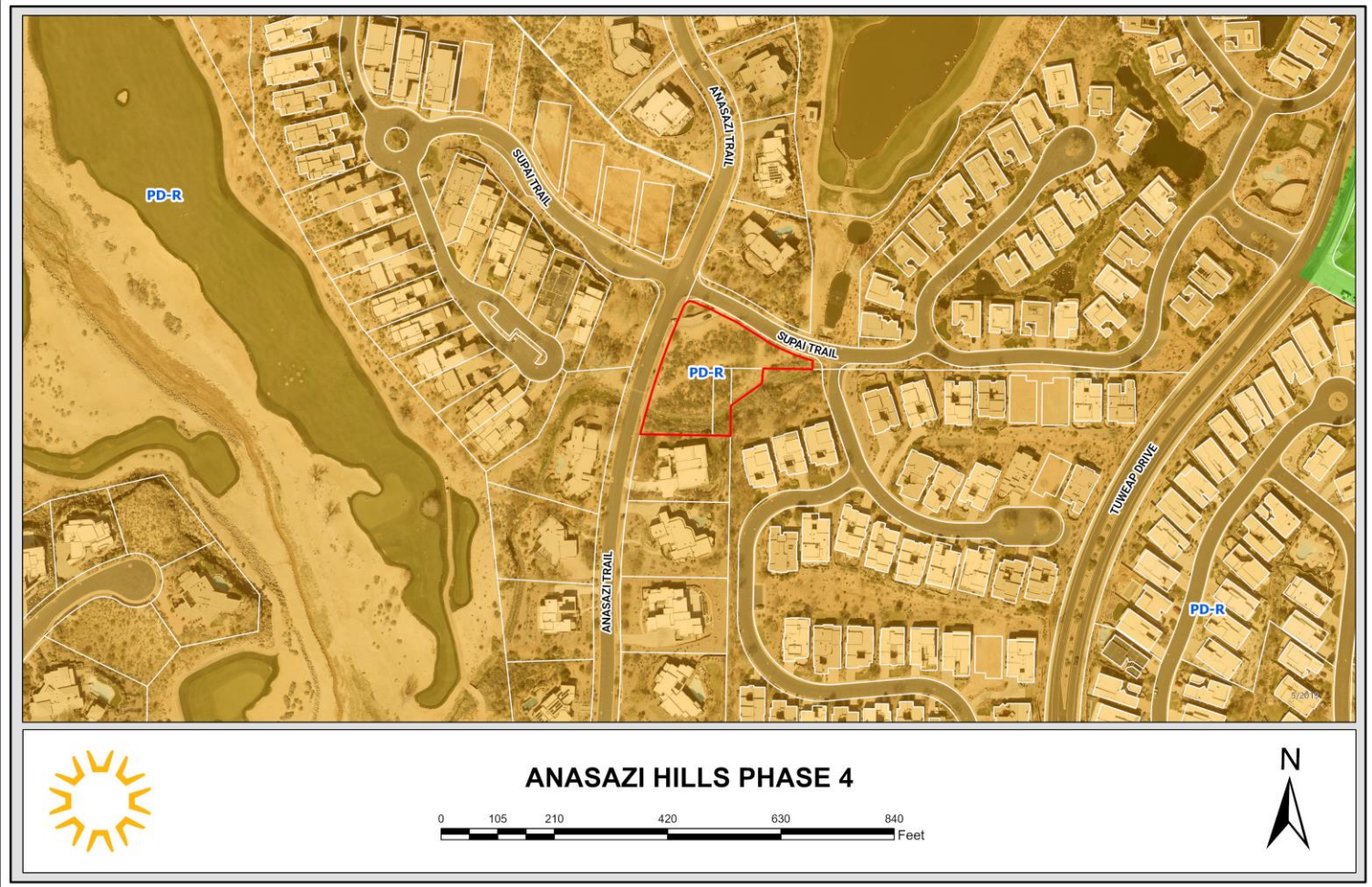
GENERAL PLAN



ANASAZI HILLS PHASE 4



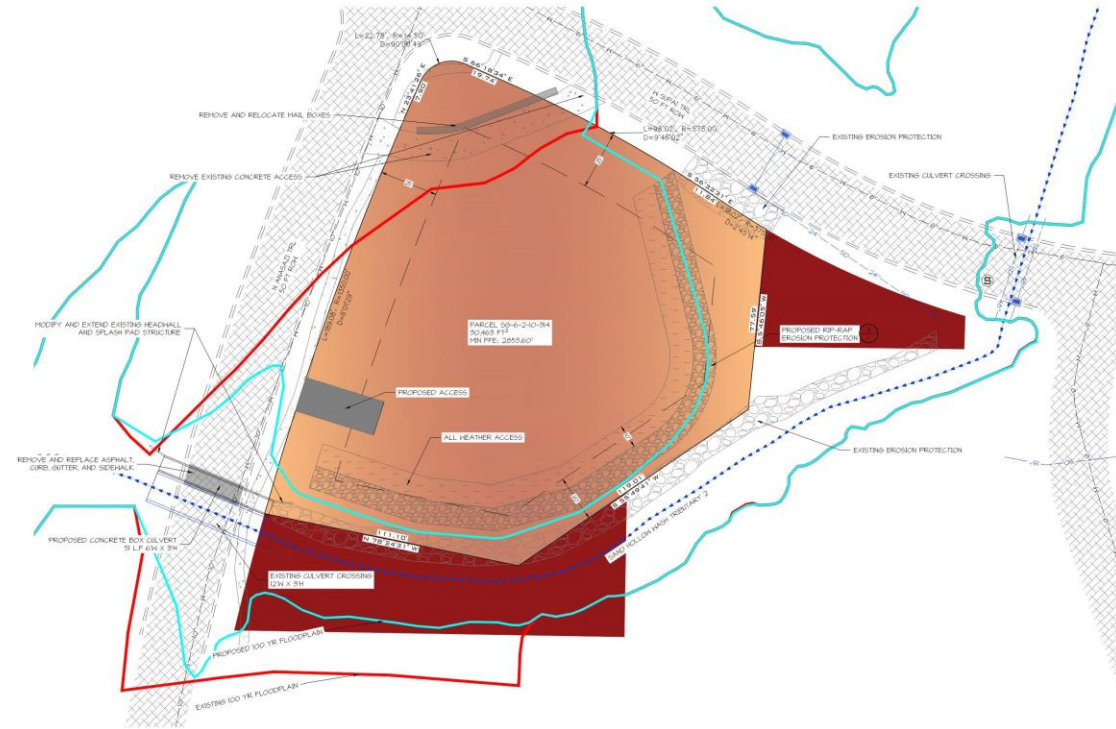
ZONING



SITE PLAN

ANASAZI HILLS PHASE 4

LOCATED IN SECTION 16, TOWNSHIP 22SOUTH, RANGE 16 WEST OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH



LEGEND

	EXISTING ASPHALT
	PROPOSED CONCRETE
	PROPOSED DEVELOPABLE SPACE
	PROPOSED OPEN SPACE
	EXISTING CURB



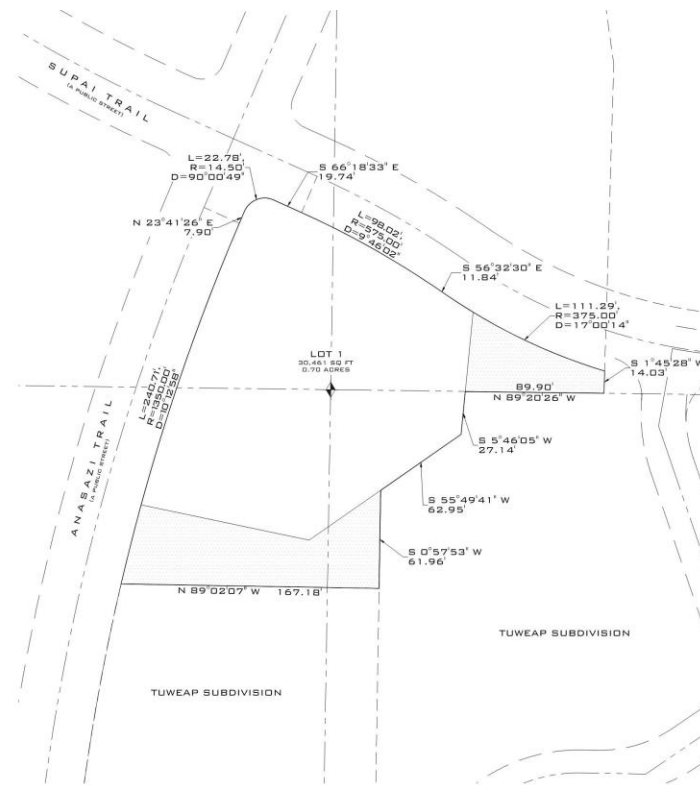
NORTH
VICINITY MAP

PROJECT ENGINEER
THE ENGINEER FOR THIS PROJECT IS:
ROBERT R. JOHNSON
CONTACT: JAMES DAVIS
382 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790
(435) 678-8586

PROJECT DEVELOPER
THE DEVELOPER FOR THIS PROJECT IS:
TRISHA HOCKEY
1440 SCD H #5
877 SERRINI ST. SUITE 200
CONTACT: TRISHA HOCKEY
(435) 680-7000

SITE DATA
PARCEL NUMBER:
50-6-240-34
SITE ADDRESS:
TBD
CURRENT ZONE:
FD-R
GENERAL PLAN:
LDR
PARCEL AREA:
TOTAL: 3046 SQ. FT.
0.70 ACRES
STRENGTH:
FRONT: 29'
SIDE: 10'
REAR: 20'

LOT BOUNDARY



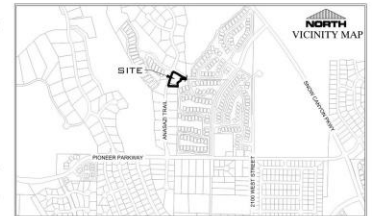
SURVEYOR'S CERTIFICATE:
 I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 26, CHAPTER 23, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREIN IN ACCORDANCE WITH SECTIONS 17.25.17 AND 17.25.18 AND HAVING OBTAINED ALL NECESSARY AND DESCRIBED THE CORRECT MONUMENTS WILL BE AS DESCRIBED ON THIS PLAT. PUBLIC CREDIT THAT BY SURVEY OF THE WHOLE OWNERS, I HAVE MADE A SURVEY TO THE TRAIL OF LAND AND HAVE SUBMITTED THE SAME TO THE PUBLIC RECORDS AND THE PUBLIC RECORDS AND COMMON AREA TO BE HEREAFTER KNOWN AS "SUN RIVER COMMONS - PHASE 5". THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND PLATS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREIN LEGAL DESCRIPTION.



DATE: _____
 BRANDON E. ANDERSON SURVEYOR CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:
 BEGINNING AT A POINT ON THE EASTERN LINE OF PIONEER ROAD, AS DESIGNATED BY ENTRY NO. 2023001338 WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 01°12'59" EAST 2,659.22 FEET ALONG THE EXTENSION OF THE SECTION LINE AND EAST 5,925.97 FEET FROM THE NORTHEAST CORNER OF SECTION 01, TOWNSHIP 43 SOUTH RANGE 16 WEST, SALT LAKE BASIN & MOUNTAIN SAID POINT WITH THE SOUTHWESTERLY CORNER OF SUN RIVER COMMONS PHASE 5, AS FOUND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, ENTRY NO. 20240032081, AND RUNNING:
 THENCE ALONG THE SOUTHERLY LINE SAID SUN RIVER COMMONS PHASE 5 THE FOLLOWING (3) COURSES:
 THENCE SOUTH 61°14'12" EAST 217.45 FEET;
 THENCE SOUTH 69°13'02" EAST 135.97 FEET;
 THENCE SOUTHWESTLY 198.83 FEET ALONG AN ARC OF A 120.00 FOOT RADIUS CURVE TO THE RIGHT CENTER BEARS SOUTH 23°46'57" WEST, LINE CHORD BEARS SOUTH 16°42'34" EAST 176.92 FEET WITH A CENTRAL ANGLE OF 94°58'57" TO AND ALONG THE WESTERLY LINE OF SUN RIVER COMMONS PHASE 5, AS FOUND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, ENTRY NO. 2023001338;
 THENCE SOUTH 28°43'48" WEST 140.75 FEET ALONG AND BEYOND SAID WESTERLY LINE SUN RIVER COMMONS PHASE 5;
 THENCE WESTERLY 188.83 FEET ALONG AN ARC OF A 120.00 FOOT RADIUS CURVE TO THE RIGHT CENTER BEARS NORTH 61°14'12" WEST, LINE CHORD BEARS SOUTH 75°47'44" WEST 168.30 FEET WITH A CENTRAL ANGLE OF 90°00'00";
 THENCE NORTH 61°10'12" WEST 382.11 FEET TO AND ALONG THE NORTHERLY LINE OF SUN RIVER COMMONS PHASE 5, AS FOUND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, ENTRY NO. 20180031446, TO SAID EASTERN LINE PIONEER ROAD;
 THENCE NORTH 88°45'48" EAST 268.37 FEET ALONG SAID EASTERN LINE PIONEER ROAD TO THE POINT OF BEGINNING.

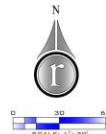
CONTAINING 181,177 SQUARE FEET OR 4.16 ACRES.

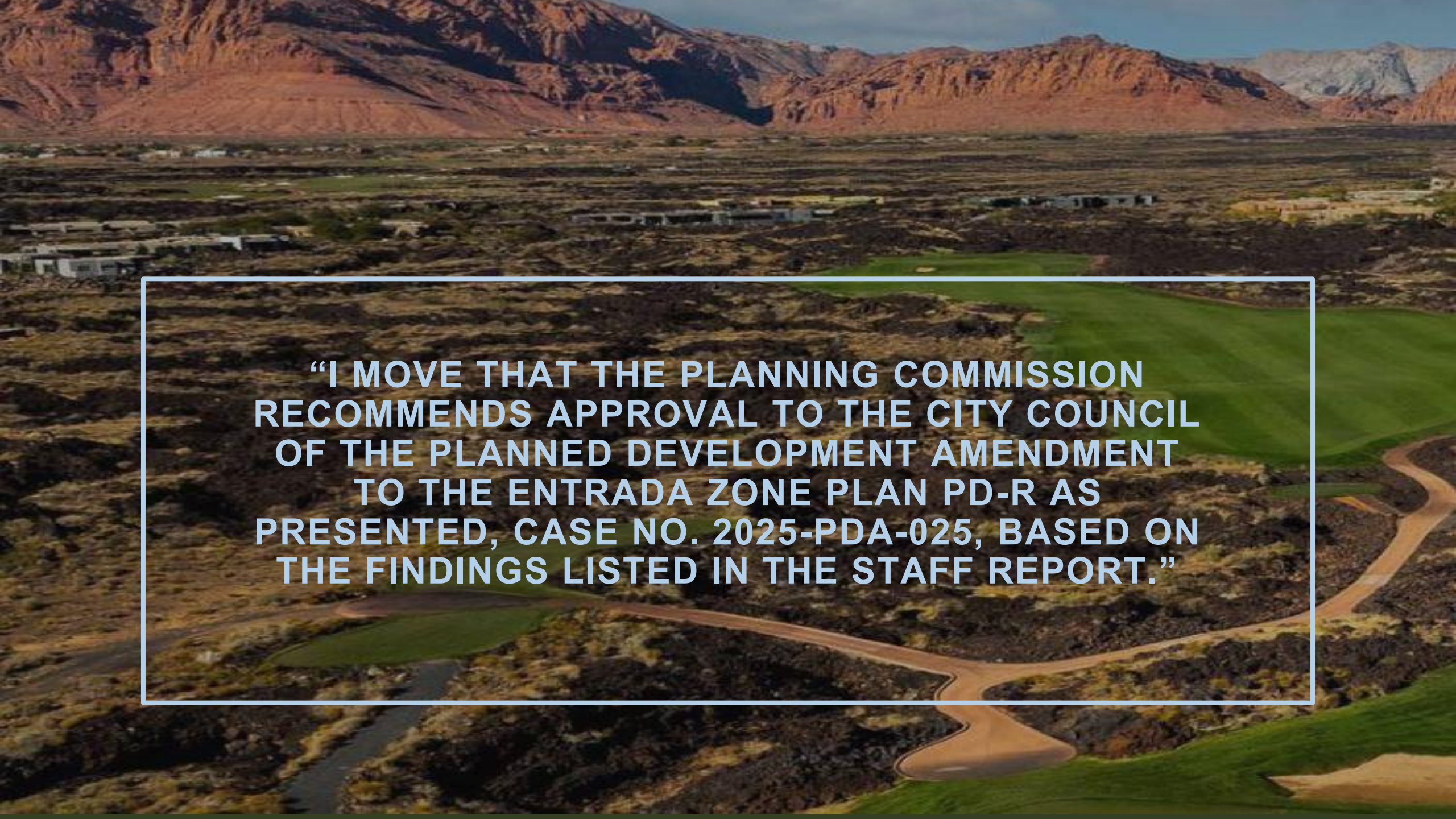


EASEMENT TABLE:

- EXISTING 60.0' MUNICIPAL UTILITY & PUBLIC ADDRESS EASEMENT, ENTRY NO. 20240032081 (PLATTED)
- EXISTING MUNICIPAL UTILITY & PUBLIC ADDRESS EASEMENT, ENTRY NO. 20190043353 (PLATTED)

- LEGEND:**
- FOUND SURVEY CONTROL MONUMENT - CLASS 1
 - FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
 - COMMON AREA



An aerial photograph of a golf course. A prominent, winding, light-brown path or fairway cuts through the green grass. In the background, a large, rugged mountain range with reddish-brown rock formations stretches across the horizon under a clear blue sky. The foreground shows a mix of green grass and darker, rocky terrain.

“I MOVE THAT THE PLANNING COMMISSION RECOMMENDS APPROVAL TO THE CITY COUNCIL OF THE PLANNED DEVELOPMENT AMENDMENT TO THE ENTRADA ZONE PLAN PD-R AS PRESENTED, CASE NO. 2025-PDA-025, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT.”

Response to Anasazi Phase 4. Case no. 2025-PDA-025

1 message

SARAH JANE DUNN [REDACTED]
To: "brenda.hatch@sgcityutah.gov" <brenda.hatch@sgcityutah.gov>
Cc: jeffrey dunn [REDACTED]

Mon, Sep 15, 2025 at 3:00 PM

Hi Brenda,

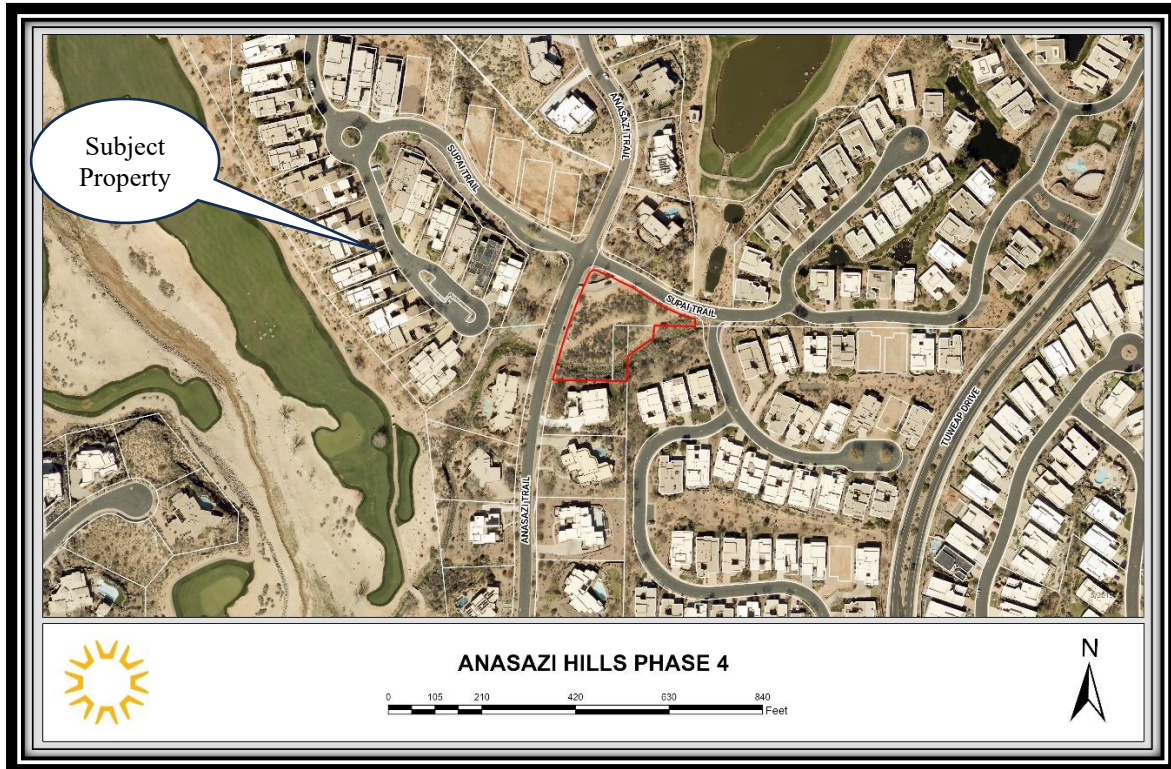
This letter is in response to Case No. 2025-PDA-025. We own the home at [REDACTED] in Entrada. When we purchased the home, we were told that no one could build behind it. One of the main appeals in purchasing the property was this with the view of the Redrock and the pond North of it, on the edge of the golf course. We do not want properties or walls built between our home and Supai Trail as it would block the view of this area.

Thank you,

Jeff and Sarah Jane Dunn

PLANNING COMMISSION AGENDA REPORT: 09/23/2025

Anasazi Hills Phase 4 Preliminary Plat (Case No. 2025-PP-031)	
Request:	Consider a Preliminary Plat for Anasazi Hills Phase 4 for a 1 lot subdivision
Applicant:	Rosenberg Associates
Representative:	Jared Bates
Location:	2200 N Anasazi Trail
General Plan:	LDR (Low Density Residential)
Existing Zoning:	PD-R (Planned Development Residential)
Surrounding Zoning:	North PD-R – Planned Development Residential
	South PD-R – Planned Development Residential
	East PD-R – Planned Development Residential
	West PD-R – Planned Development Residential
Land Area:	Approximately .93 Acres



BACKGROUND:

The Entrada Zone Plan initially encompassed approximately 710 acres and was approved for 710 residential units. As development progressed, these units were clustered, preserving open space and natural areas, resulting in an average of one residential unit per acre.

In 2002, an amendment to the Zone Plan added an additional 81.22 acres and 114 units. This increased the total entitled development to 824 units, averaging 1.04 dwelling units per acre (DUA).

This application proposes to add a 1 lot subdivision to add 1 residential unit to the Entrada Master Zone Plan and the Anasazi Hills Suidivision.

RECOMMENDATION:

Staff recommends approval with the condition that an Erosion Protection Certification Letter and Elevation Certificate for the pad elevation will need to be provided as part of final approval once constructed.

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 Anasazi Phase 4 preliminary plat, case number 2025-PP-031, based on the findings in the staff report and with the condition that they provide an Erosion Protection Certification Letter and Elevation Certificate for the pad elevation will need to be provided as part of final approval once constructed.”

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 10-7F.
3. Approval of the preliminary plat is in the best interest of the health, safety, and welfare of the community.

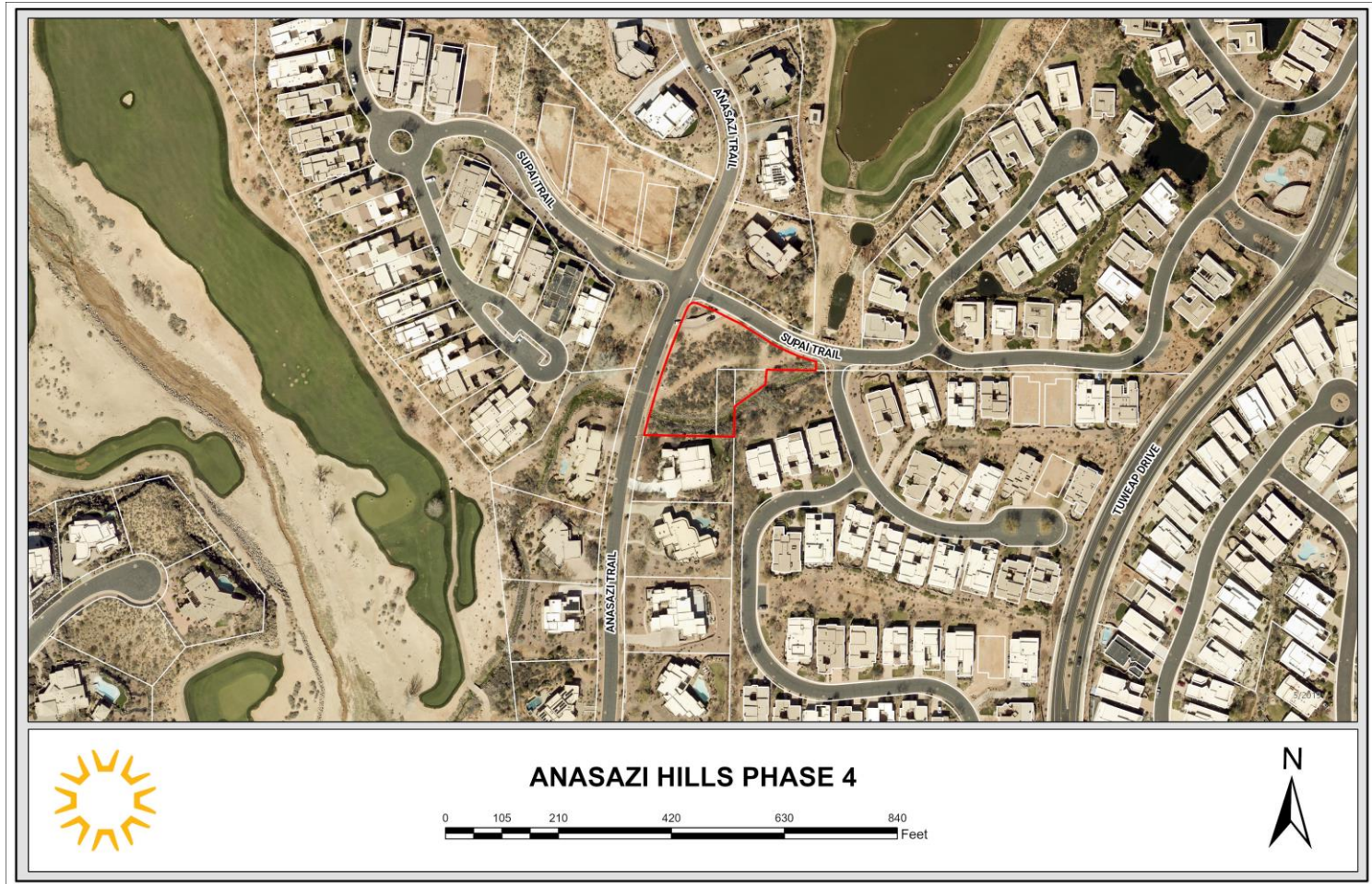
PC 2025-PP-031
Anasazi Hills Phase 4
Preliminary Plat

EXHIBIT A
PowerPoint Presentation



ANASAZI HILLS PHASE 4
2025-PDA-025

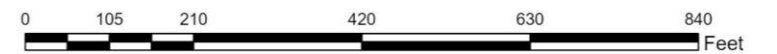
LOCATION



GENERAL PLAN



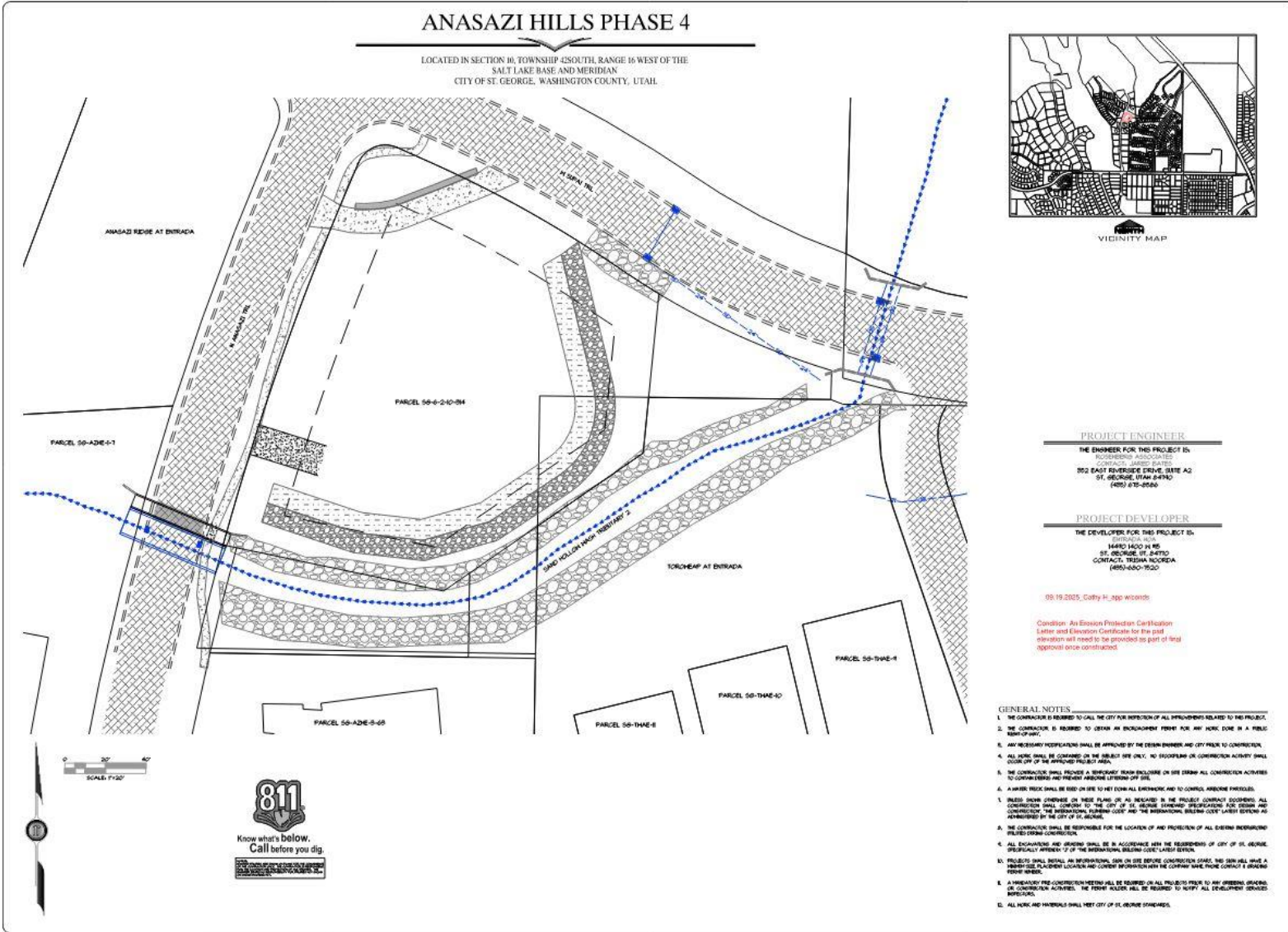
ANASAZI HILLS PHASE 4




ZONING



PRELIMINARY PLAT

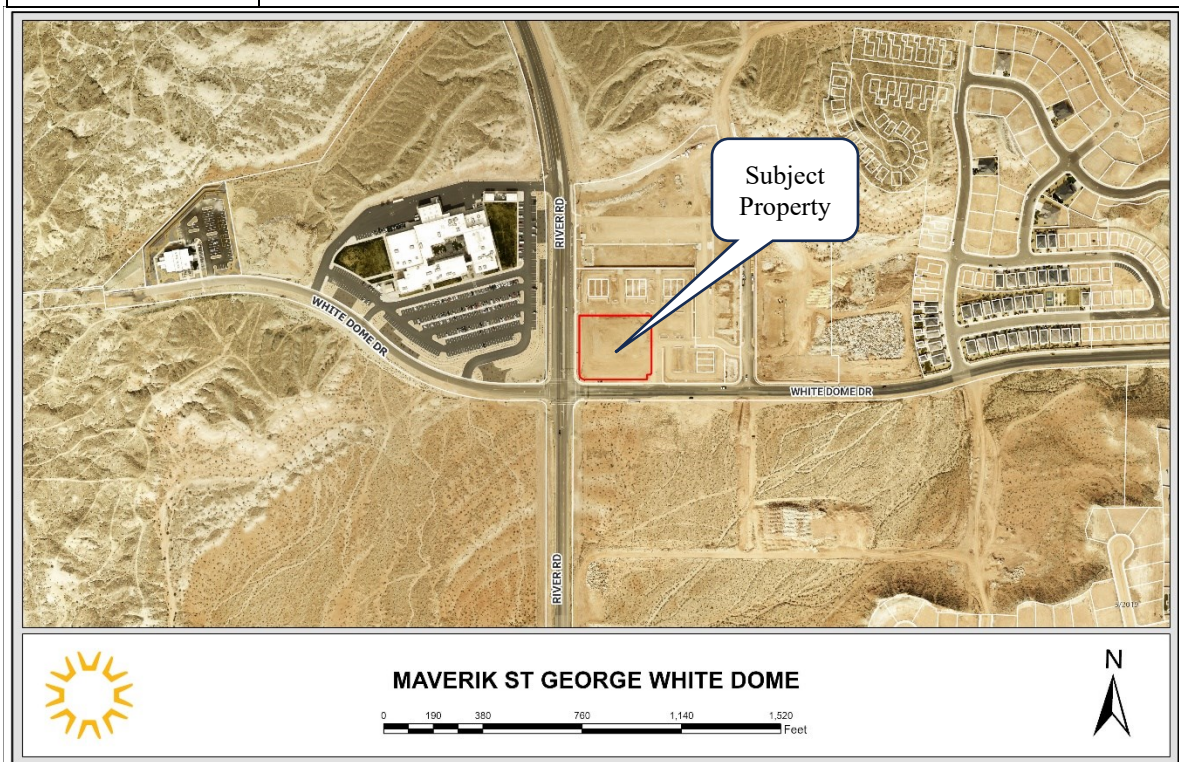


An aerial photograph of a golf course. In the foreground, a winding, light-colored path or stream flows through the green grass. The middle ground shows several green fairways and sand traps. In the background, there are large, rugged mountains with reddish-brown and grey tones under a clear blue sky. The text is overlaid on the center of the image within a white-bordered box.

**“I MOVE THAT WE APPROVE THE ANASAZI
PHASE 4 PRELIMINARY PLAT, CASE NUMBER
2025-PP-031, BASED ON THE FINDINGS IN THE
STAFF REPORT AND WITH THE CONDITION THAT
THEY PROVIDE AN EROSION PROTECTION
CERTIFICATION LETTER AND ELEVATION
CERTIFICATE FOR THE PAD ELEVATION WILL
NEED TO BE PROVIDED AS PART OF FINAL
APPROVAL ONCE CONSTRUCTED.”**

PLANNING COMMISSION AGENDA REPORT: 09/23/2025

Maverik St. George White Dome PD Amendment (Case No. 2025-PDA-026)	
Request:	Consider a request to amend the Southern Hills West PD-C (Planned Development Commercial) to approve an amended site plan for a new convenience store and gas station.
Applicant:	Anderson Wahlen & Associates
Representative:	Jenny Cooper
Location:	The property is located on the northeast corner of River Road and White Dome Drive.
General Plan:	COM (Commercial) and HDR (High Density Residential)
Existing Zoning:	PD-C (Planned Development Commercial)
Surrounding Zoning:	North PD-C (Planned Development Commercial)
	South PD-C (Planned Development Commercial)
	East PD-C (Planned Development Commercial)
	West R-1-10 (Single Family Residential)
Land Area:	Approximately 1.54 acres total property area



BACKGROUND:

On March 4, 2021, the city council approved the Southern Hills West PD-C (Planned Development Commercial) zone as a part of the Southern Hills Master Plan. Since that initial approval, several approvals and amendments have taken place on the property. From the beginning, an acre and a half has been reserved on the corner of River Rd and White Dome Drive for a convenience store/gas station.

At this time, the applicant would like to amend this PD-C zone again in order to receive approval of a conceptual site plan for the convenience store/gas station lot. The site plan details the 1.54 acre (67,158 ft²) site layout. A single, 5,637 ft² convenience store is designed on the northern portion of the site with gas pumps and canopies situated to the south. The site provides ample flow throughout and will be open to share drive aisles to the north and to the east. Two points of access, one from River Road and one from White Dome Drive, will be shared with the surrounding commercial development.

Please see the zoning requirement details below:

Zoning Requirements			
Regulation	Section Number	Proposal	Staff Comments
Setbacks		The proposed setbacks are: Front: 170' Side: 125' Side: 47' Rear: 13'	The required setbacks will be: Front: 20' Rear and side – No requirement adjacent to PD-C
Temporary Buildings, including Cargo Containers	10-8-4	None	N/A
Pedestrian Circulation Plan	10-8-6	The site plan provided shows proposed pedestrian circulation throughout the site.	There is pedestrian access between the building and the right-of-way and the pumps.
Uses	10-8D-2	Please see the existing use list for this PD-C.	The proposed development is compliant with the use list for this PD-C.
Height and Elevation	10-8D-2	The highest point of the roofline is 29'. Gas canopy is approximately 19'.	The PD-C zone allows 50' height. This meets regulations.

Phasing Plan	10-8D-2	This is phase two of the White Dome Commercial project.	The pad has been anticipated and set aside for this use from the beginning.
Landscape Plan	10-8D-2	A concept landscape plan is provided with 16,304 square feet of landscaping.	They will be required to landscape 5% of the parking lot and a 15' wide landscape strip along the public roads.
Utilities	10-8D-2	None shown	All utilities will be required to be underground, and all transformer equipment must be screened. We will ensure this is completed during site plan approval process.
Signs	10-8D-2	No signage has been provided.	The applicants will be required to pull a sign permit when they are ready to put in their signs.
Lighting	10-8D-2	A photometric plan has been provided.	A photometric plan is not required at this time but has been provided. It appears to meet the requirements of the code but will be scrutinized at the time of site plan review.
Lot Coverage	10-8D-6	8.4% of the lot is covered by the building. Another 7% is covered by the canopy for a total of 15.4%.	The PD-C zone allows coverage up to 50%. The drawings appear to meet the zoning regulations.
Solid Waste	10-8D-6	The site plan shows the locations for solid waste.	The waste locations will need to be fenced. This will be reviewed during the site plan review process.
Buffer Protection of Residential Property	10-8D-6	A concept landscaping plan has been provided.	This is not required by code as it is not adjacent to residential property.
Overlay Zones	10-13	None	N/A
Parking	10-19-5	Parking provided: 34 stalls. Parking is determined as: Retail 1 stall per 250 sf @ 5,637 sf = 23 stalls	Total Required = 23 stalls Provided = 34 There is a row of parking north of the building which straddles the property line. A shared parking

			agreement will need to be recorded with the adjacent property owner during the site plan phase.
EVCS And Bike Parking	10-19-6	No bike parking is shown. No EVCS conduit is shown	They will be required to provide bike racks for at least 2 bicycles. They will be required to provide conduit for future electrical charging stations for at least 2 parking stalls.

RECOMMENDATION:

Staff recommends approval of this Zone Change Amendment with the following condition:

1. A shared parking agreement shall be recorded with the adjacent property owner during the site plan phase or the site be modified so all parking is on site.
2. That any signage is to meet the requirements of Title 9.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Continue the proposed PD amendment to a specific date.

POSSIBLE MOTION:

The Planning Commission recommends approval to amend the Maverik St. George White Dome PD-C (Planned Development Commercial) on approximately 1.54 acres to approve an amended site plan for a new commercial development.

FINDINGS FOR APPROVAL:

1. The proposed amendment meets the requirements of the original zone change as approved by City Council.
2. The proposed development is in the best interests of the health and safety of the city of St. George.
3. The site complies with zoning requirements such as landscaping, height restrictions and access.

3.10 Area 10 – PD-Commercial

The subject property is a 5.00-acre parcel located on the northeast corner of River Road and White Dome Drive. The purpose of this zone change is for the improvement of the property for PD-Commercial use. See Zone Change Exhibit 19 on the next page. The developer desires to submit for “Initial PD Zone Change”. Project detail will be bought in as an amended PD zone change later when more specific area detail is known.

3.10.1 Heights

The expected commercial buildings height is 20’-50’.

3.10.2 Permitted Use

Proposed building uses shall follow the guidelines as described in the table below. Any other uses may be approved by the land use authority as they see fit.

PERMITTED USES - PD COMMERCIAL	
Alcohol Establishment: Off-premise beer retailer	P
Alcohol Establishment: Microbrewery or micro-winery (with restaurant or bar establishment)	P
Ambulance service	P
Indoor entertainment activities such as paintball, miniature golf, arcade	P
Animal boarding/care for small animals only and boarded for less than 30 days a year; provided, conducted completely within enclosed building	P
Automobile parts sales (new parts only); provided, conducted within completely enclosed building	P
Automobile rental (vehicles up to 26' in length)	P
Automobile repair, storage, including paint, body and fender, brake, muffler, upholstery or transmission work; provided, conducted within completely enclosed building (GVW 14,000 lbs or less)	P
Car wash, recirculating water system manual or auto spray	P
Tire sales and service; provided, conducted within completely enclosed building	
Financial, medical and professional services	P
Food service establishments - Catering establishment	P
Food service establishments - Restaurant	P
Food service establishments - Bed and breakfast	P
Hotel/motel	P
Hospitals	P
Counseling center, mental health, alcohol, drugs (nonresidential, less than 24 hours)	P
Nursing home	P
Retirement Services - Assisted Living	P
Retirement Services - Independent Living	P

Office	P
Religious facility	P
Antique store	P
Athletic and sporting goods store	P
Department store	P
Drive-through sales (pharmacy, dairy products, etc.)	P
Furniture and large appliances sales (used)	P
Furniture sales (new) and repair	P
Household appliance sales and service	P
Office supply, office machines sales and service	P
Retail shops: Paint or wallpaper store	P
Pawnshop	P
Seed and feed store, retail	P
Supermarket/grocery store	P
Thrift shop/secondhand store/consignment store (no outside storage and no drop-off of items during the hours the business is closed)	P
Vegetable stand	P
Payday lending/title loans	P
Building materials sales	P
Convenience markets with gas pumps/gas station	P
Convenience markets with gas pumps located in the rear of the building	P
Farm implement sales (outdoor display)	P
Limited temporary outdoor display of merchandise	P
Fence, sales and service	P
Garden supplies and plant material sales	P
Greenhouse and nursery; soil and lawn service	P
Landscape rock sales, ancillary to a permitted use	P
Body piercing, ancillary to a permitted use	P
Carpet and rug cleaning	P
Child care center	P
Construction trade services, plumbing shop, electrical shop, etc.	P
Crematorium, independent human	P
Educational institutions, schools, college, learning centers, trade schools (no residential or 24-hour facilities)	P
Gunsmith	P
Janitor service and supply	P
Locksmith	P
Mortuary	P

Permanent cosmetics, a secondary use to an establishment employing cosmetologist(s)/barber(s), aesthetician(s), electrologist(s), or nail technician(s) licensed by the state under 58-11a-101 et seq., Utah Code Annotated, 1953, as amended, excluding tattoo establishments and home occupations	P
Personal care service	P
Personal instruction service	P
Pest control and extermination	P
Pet grooming	P
Printing, lithographing, publishing or reproduction sales and service	P
Sign sales	P
Tattoo establishment	P
Light manufacturing business	P
Bus terminal	P
Taxi/shuttle	P
City, all facilities	P
Pest control and extermination	P
Pet grooming	P
Veterinary Services (Small Animal)	
Printing, lithographing, publishing or reproduction sales and service	P
Sign sales	P
Tattoo establishment	P
Light manufacturing business	P

Note:

P=Permitted Use in the designation zone only if approved as part of the zone change.

Exhibit A
Applicant's Narrative



August 27, 2025

St. George City
Community Development Department
Attn: Dan Boles
175 East 200 North
St. George, UT 84770

RE: Planned Development Amendment Narrative for a proposed Maverik convenience store with fuel sales located at the NE corner of River Road and White Dome Drive within the White Dome Plaza Commercial Development

Mr. Boles,

Maverik, Inc. is requesting Planned Development Amendment consideration for a proposed convenience store with fuel sales within the White Dome Plaza planned development located at the NE corner of River Road and White Dome Drive.

Background

The current site is vacant and part of the White Dome Plaza development

Current Zoning: PD-C (Planned Development)

Overall site area: 1.542 acres (67,158 SF)

Gross Maverik Floor Area: 5,637 SF

Gross Canopy Area: proposed 4,356 SF

Landscape / Drive-Parking Ratio: 18.1%

Landscape / Greenspace Coverage: 10.6% (7,124 SF)

Parking / Drive / Sidewalk Coverage: 71.1% (47,766 SF)

Perimeter rights-of-way include Private Commercial Drives (North & East), White Dome Drive (South), and River Road (West),

Proposed General Uses

The proposed convenience store with fuel sales is an allowed use within the existing PD-C zone. Maverik will provide 24-hour fuel, food & beverage, as well as restroom facilities to the surrounding area.

Site Plan

The proposed Maverik will be located at the NE corner of the River Road and White Dome Drive intersection. It is located in the SW corner of the White Dome Plaza development with the building against the northern property line and parking located internal to the site within the White Dome Plaza designated area.

Building / Elevations

The Maverik building and elevations will be consistent with the White Dome Plaza commercial development while maintaining the Maverik corporate brand. Building elevations and materials will be consistent with the surrounding commercial development while maintaining the Maverik brand.

- Corporate branding for Maverik includes red banding and an integration of stone, CMU, fiberboard,

windows, and metal accents. The combination of these materials provides an updated design with a unique building element.

- Muted stone, fiberboard and CMU as well as the large windows, reflect the surrounding area and “blend-in” to the adjacent development.

Landscaping

Landscape planning is proposed and will be provided in accordance with the White Dome Plaza plant palate and city approvals.

Transportation / Access

Primary access will be from two commercial accesses, one located at the NW corner of the site and one at the SE corner of the site, as well as internal parking lot circulation.

River Road offsite improvement will include widening the existing NW 32 ft access to a 44 ft access. An existing irrigation control box and curb inlet will be relocated with the improvements.

Parking Analysis

Parking Required: 1/250 s.f. = 21 stalls

Parking Provided: 34 stalls

Bicycle Parking: 3 spaces

Signage

Project signage will comply with White Dome Plaza design guidelines and approved city code. Signage includes wall signage, as well as a monument sign.

Lighting

Parking lot lighting will be consistent with White Dome Plaza criteria and will provide LED lighting and cut-off optics for both pole and wall pack lighting that will provide sufficient night vision and security lighting without excessive lighting cast beyond the project boundary.

The proposed development meets or exceeds city codes and White Dome Plaza CC&R's.
Maverik looks forward to providing services in the White Dome Plaza area.

Thanks in advance for your consideration and approval of this project.

Regards,
Jenny Cooper

Jenny Cooper
Project Coordinator
jennyc@awaeng.com
385-446-2660

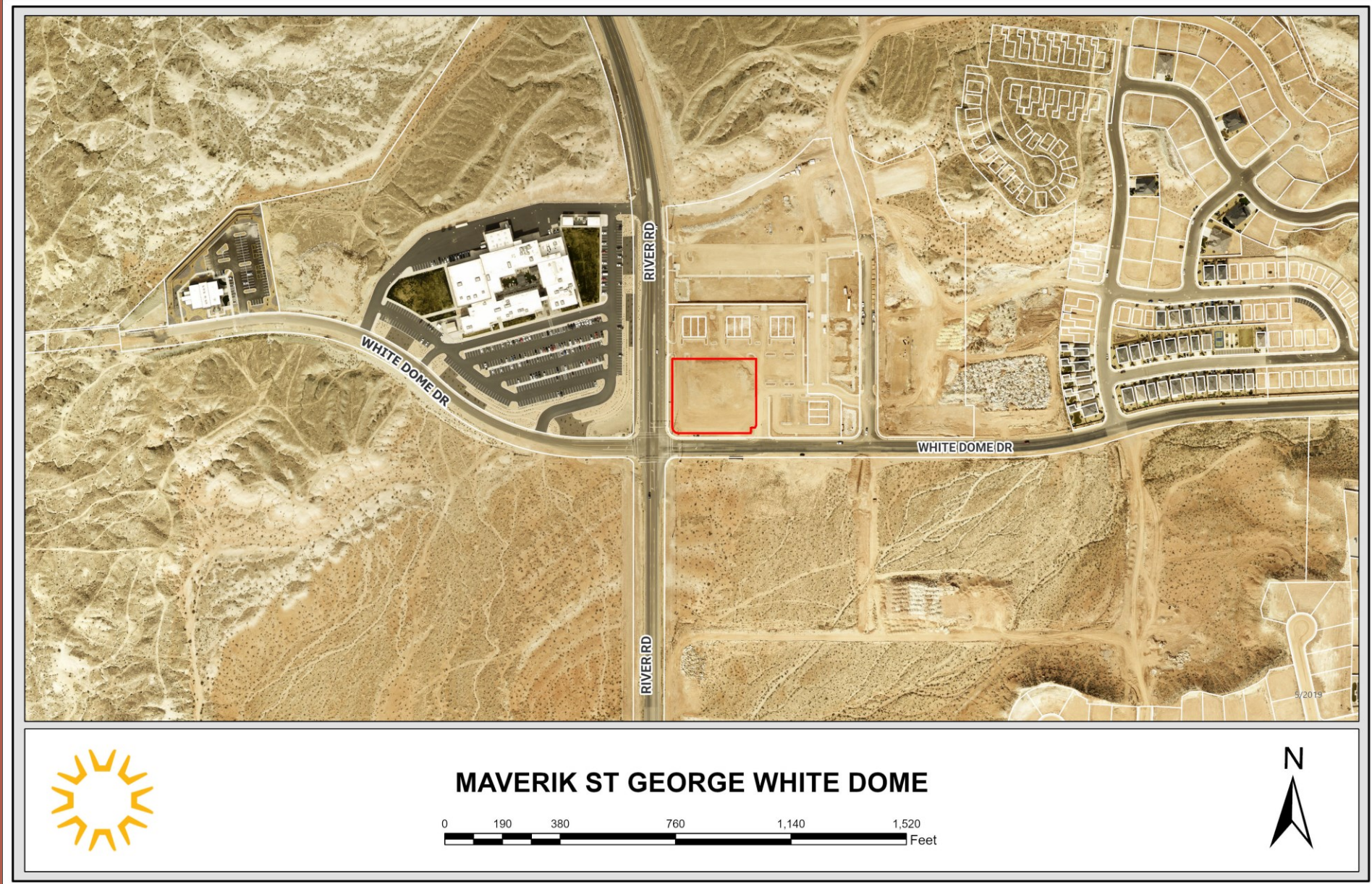
Exhibit B
PowerPoint Presentation



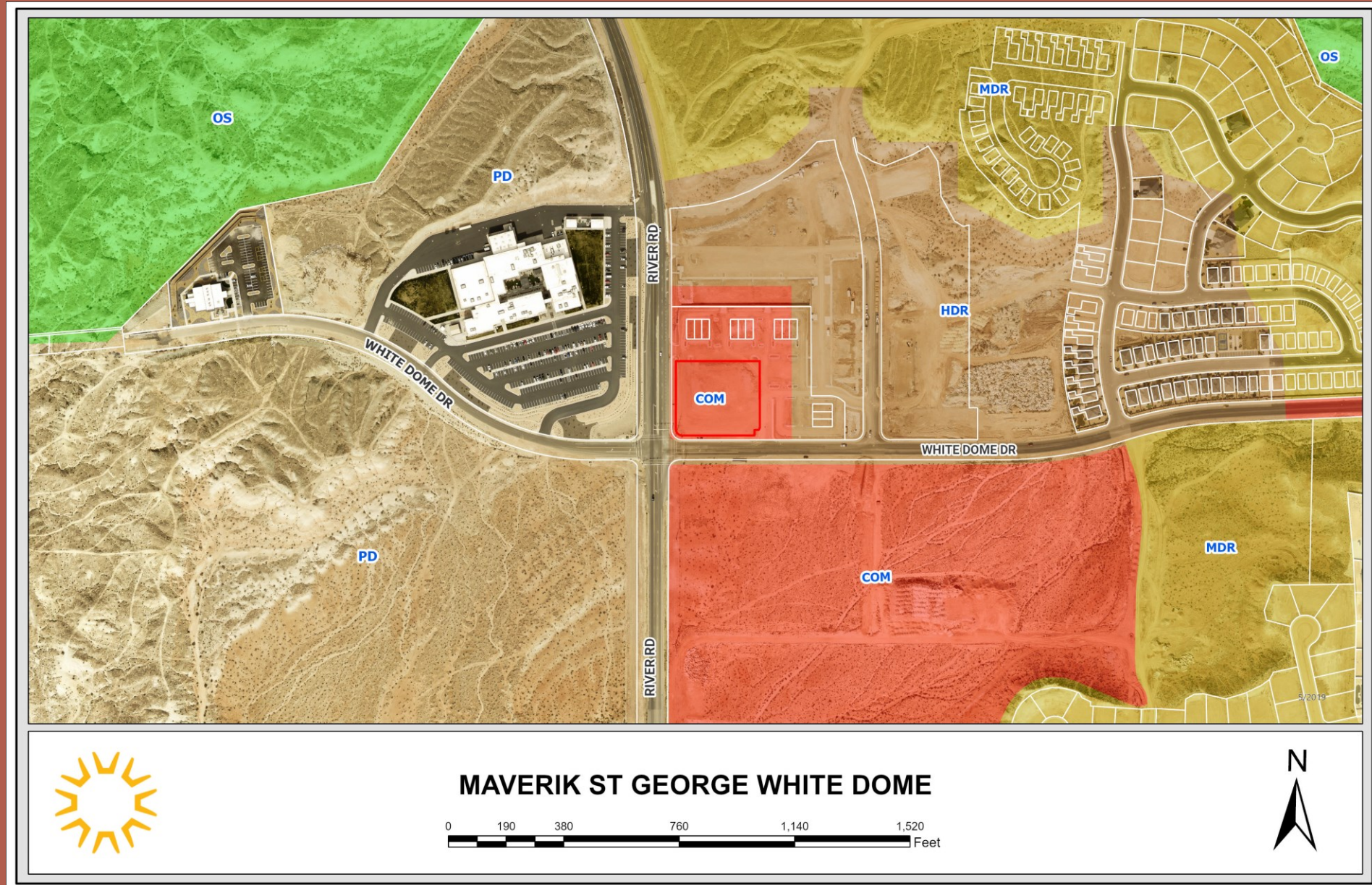
Maverik St. George White Dome

2025-PDA-026

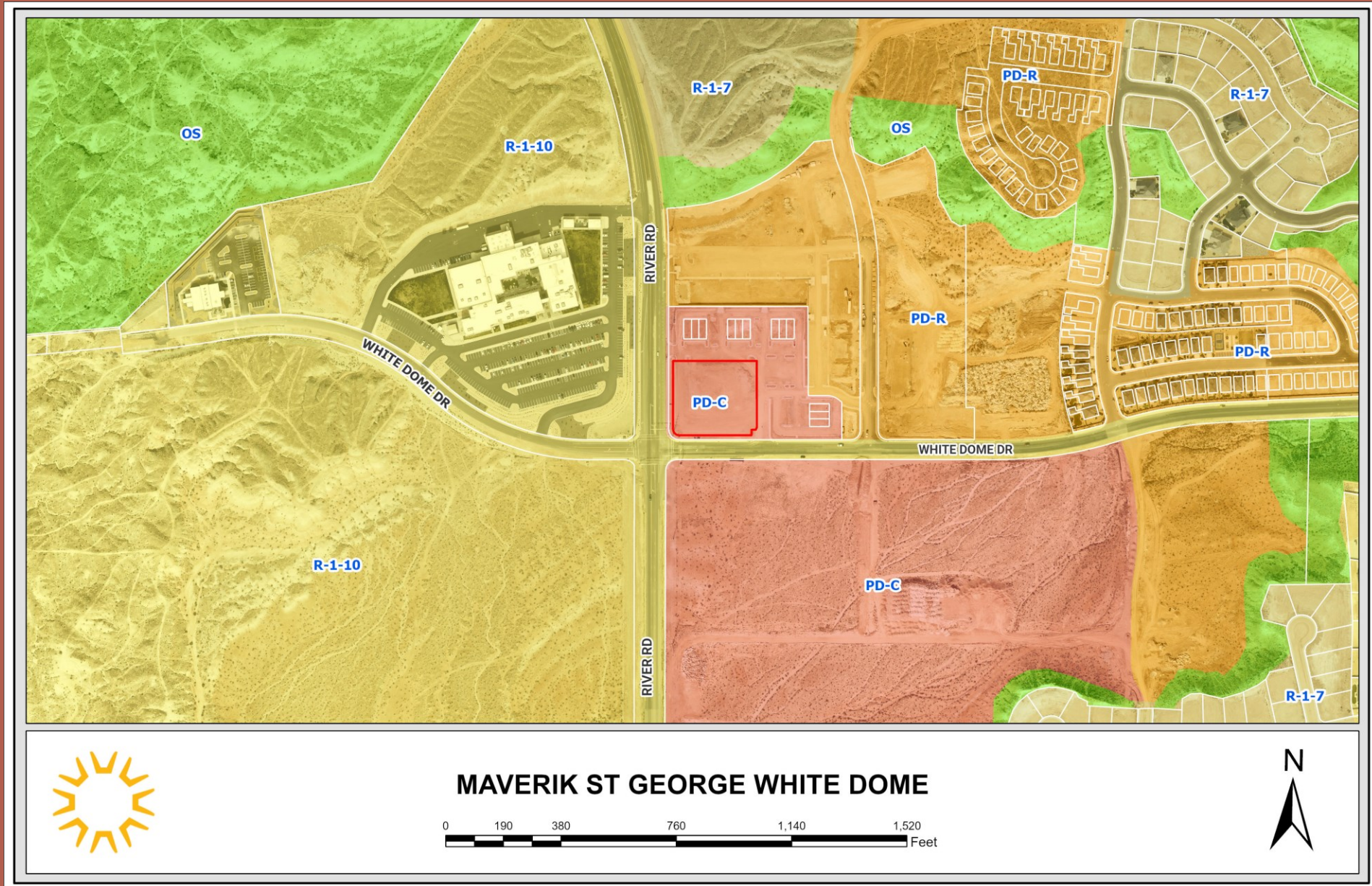
Aerial Map



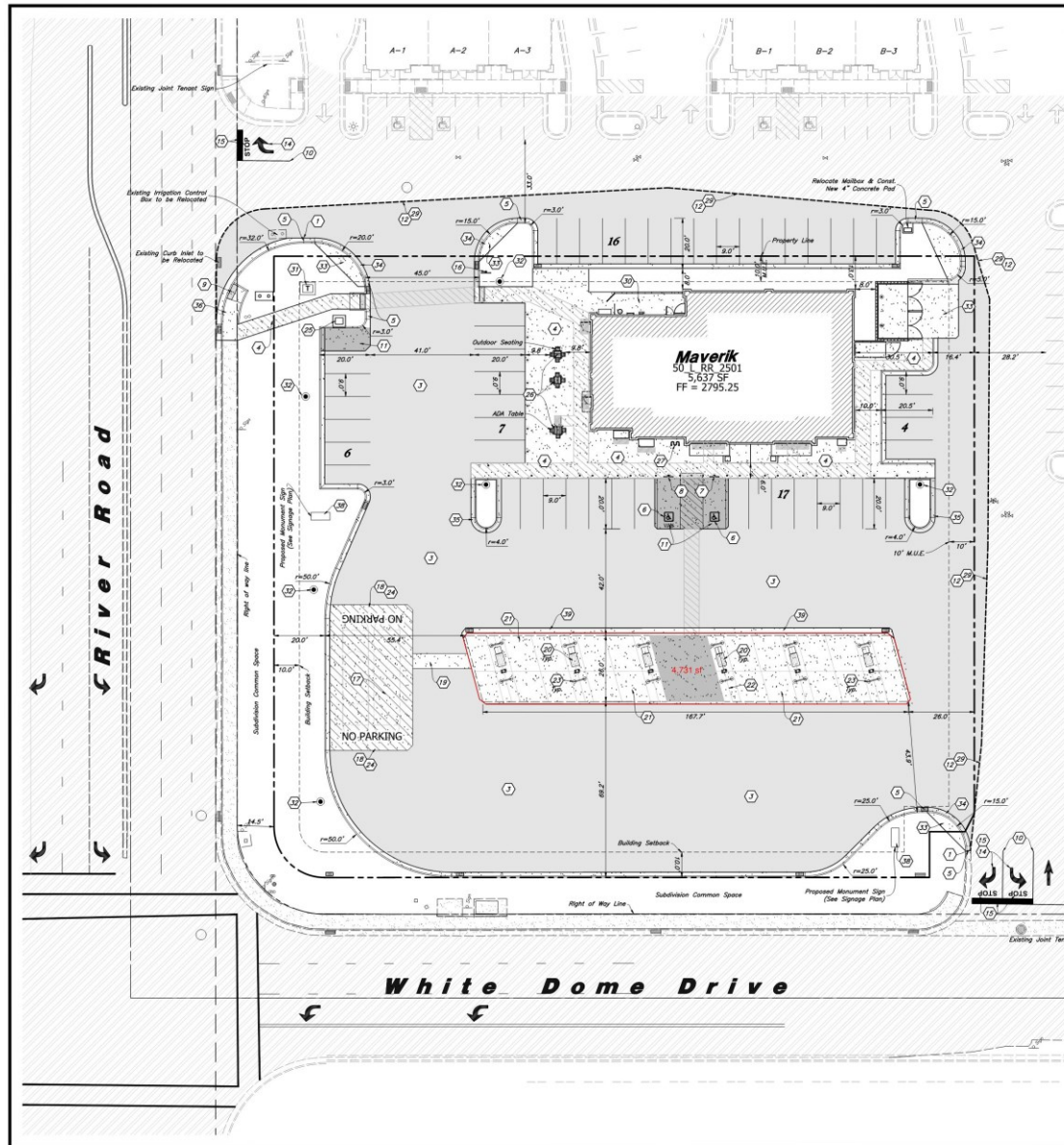
Land Use Map



Zoning Map



Proposed Site Plan



Site Data
 Site Area = 67158 s.f.
 Landscape Area Provided = 7124 s.f. (10.6%)
 Impervious Area Provided = 60,034 s.f. (89.4%)
 Building Area = 5637 s.f. (8.4%)
 Parking Required = 1/250 s.f. = 23 stalls
 Parking Provided = 34 stalls

General Site Notes:

- All dimensions are to back of curb unless otherwise noted.
- The new markings and signs to be installed as directed by the Plans Engineer.
- Asile markings, directional arrows and stop bars will be placed at each driveway as shown on the plans.
- Constr. curb transition at all points where curb abuts sidewalk, see detail.
- Contractor shall place installed curbing in the direction of vehicle travel where possible.
- The contractor shall immediately notify Maverik and the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost, or if field conditions vary from what was shown at mobilization. Work in the affected areas shall not proceed until directed by Maverik.

Survey Control Notes:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Walker and Associates ALTA Survey or Anderson Walker and Associates construction management plans. Prior to proceeding with construction staking, the contractor shall be responsible for verifying horizontal control points shown on an ALTA survey, improvement plan, or an electronic data provided by Anderson Walker and Associates. The surveyor shall also use the benchmarks as shown on the plans, and verify them against the data shown on existing hard improvement elevations included on these plans or an electronic data provided by Anderson Walker and Associates. If the elevations are not as shown, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for site conditions during the course of construction of this project, including safety of all persons and property that the Contractor shall occupy continuously and not be limited to normal working hours, and that the contractor shall defend, indemnify and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ADA Legend:

- ADA Route - Not To Exceed A Running Slope Greater Than 3.3% or Cross Slope Greater Than 1.5%. Do Not Slope Across Drive Aides
- ADA Parking Areas - Not To Exceed A Slope Greater Than 1.5% in Any Direction
- Note: Shading of Accessible Route and ADA Parking Areas is to Clarify Extent of These Areas Only. Do Not Slope Across Drive Aides or Otherwise Provide. Placement Markings Shown on Site Plan.

REMARKS:

Contractor to verify presence of bedrock per geotechnical report. Bedrock present as shallow as 3' below existing grade. Contractor to include all hard excavation / rock blasting costs in base bid as required for tank hole excavation.

Site Construction Notes Cont.

- Const. Conc. Sidewalk w/ Mono Pier per City Detail No. 231 (P)
- Const.
- Freestanding Sign (By Others)
- Const. 3' ADA Compliant Waterway
- Install Traffic See Arch. Plans for Details
- Const. Drive Approach per City Std. All Concrete to 18" Shd. Hw. Min. Flare. Apply to the Concrete Mix per City Std.



Scale: 1" = 20'

Site Construction Notes

- Const. Private Catch Curb and Gutter (16) (C4.1)
- Const. Private Spill Curb and Gutter (17) (C4.1)
- Const. Onsite Asphalt Paving (4) (C4.1)
- Const. Conc. Walkway (14) (C4.1) (15) (C4.1)
- Const. Curb Transition (17) (C4.1)
- Const. Accessible Striping per MUTCD & ICC/ANSI 117.1 (Latest Edition) (27) (C4.2)
- Const. Accessible Sign per MUTCD & ICC/ANSI 117.1 (Latest Edition) (27) (C4.2)
- Const. Accessible VMS Sign per MUTCD & ICC/ANSI 117.1 (Latest Edition) (27) (C4.2)
- Const. Truncated Domes per ICC/ANSI 117.1 (Latest Edition) (27) (C4.2)
- Const. 4" White Paint Stripe (Type 2), 2 Coats (10) (C4.1)
- Const. Conc. Parking Stall (24) (C4.1)
- Sawcut; Provide Smooth Clean Edge (42) (C4.1)
- Const. Trash Enclosure, Concrete Pad, and Bellows (Over Arch. Plans for Enclosure and Structural Plans for Concrete Pad) (24) (C4.1) (25) (C4.1)
- Const. Directional Arrows per MUTCD 2 Coats (27) (C4.2)
- Const. 24" White Stop Bar & Stop Lettering, 2 Coats (15) (C4.1)
- Const. Stop Sign per MUTCD R1-1 (16) (C4.1)
- Const. Underground Storage Tanks (Refer to Fixing Plans for Tank and Tank Hole Dimensions) (17) (C4.1)
- Const. Conc. Tank Pad Minimum of 3" Beyond Edge of Tanks (10) (C4.1)
- Const. Petroleum Tank Cap (Furnish & Install Piping and Electrical per Fuel Dispensing Drawings - See Fixing Plans for Reference Only). Refer to Fuel Dispensing Drawings for Changed Routing, Curves, & Install Concrete Control Tank Cap Section, Tank Cap Width to Extend 3'-0" Past Minimum Required Extents of Fuel Lines, Both Sides. (2) (C4.1)
- Forecast Dispenser (20) (C4.1)
- Const. Conc. Post Under Canopy (6) (C4.1)
- Const. Yard Hatches (28) (C4.1)
- Const. Hoop Bolters (17) (C4.1)
- Const. 4" Yellow Striping @ 24" O.C., 2 Coats w/ "No Parking" Painted Below (32) (C4.1)
- Const. Foundation and Install Rackle Air Station (32) (C4.1)
- Install Phone Table (Provided by Maverik) (27) (C4.1)
- Const. Blue Rack (31) (C4.1)
- Const. #7 Parking Bolters (See Details for 24, 32, 18 Installation and Spacing) (24) (C4.1) (32) (C4.1) (18) (C4.1)
- Conn. & Match Existing Improvements (29) (C4.1)
- Housekeeping Pad (Reference Structural Drawings for Concrete Foundation, Architectural and Electrical Drawings for Equipment Details and Installation. See Drawing Drawings for Steel Structural Elements, Compressor Line Connection to Building of Housekeeping Pad with 40' Compressor Line may be inside of Building.) (29) (C4.1)
- Const. Elec. Transformer Pad (See Elec. Site Plan) (11) (C4.1)
- Const. Black 25' Light Pole and 2.5' Base (41) (C4.1) (See Elec. Plans)
- Const. Conc. Ramped Pad (21) (C4.1)
- Const. Catch Style Mountable Curb Transition to Alternate Curb Type Over 5' (19) (C4.1)
- Const. Spill Style Mountable Curb Transition to Alternate Curb Type Over 5' (20) (C4.1)

Legend:

- Proposed Concrete Paving/Sidewalk
- Proposed Onsite Heavy Duty & ROW Asphalt Paving
- Proposed Onsite Standard & ROW Asphalt Paving
- Existing Concrete
- Existing Asphalt Paving
- Mountable Curb

Designed by: JC
 Drafted by: JP
 Client Name: Maverik, Inc.
 22-082 SP

ANWA
 2010 North Richmond Road, Salt Lake City, Utah 84116
 (801) 531-6529 • anwaengineering.com

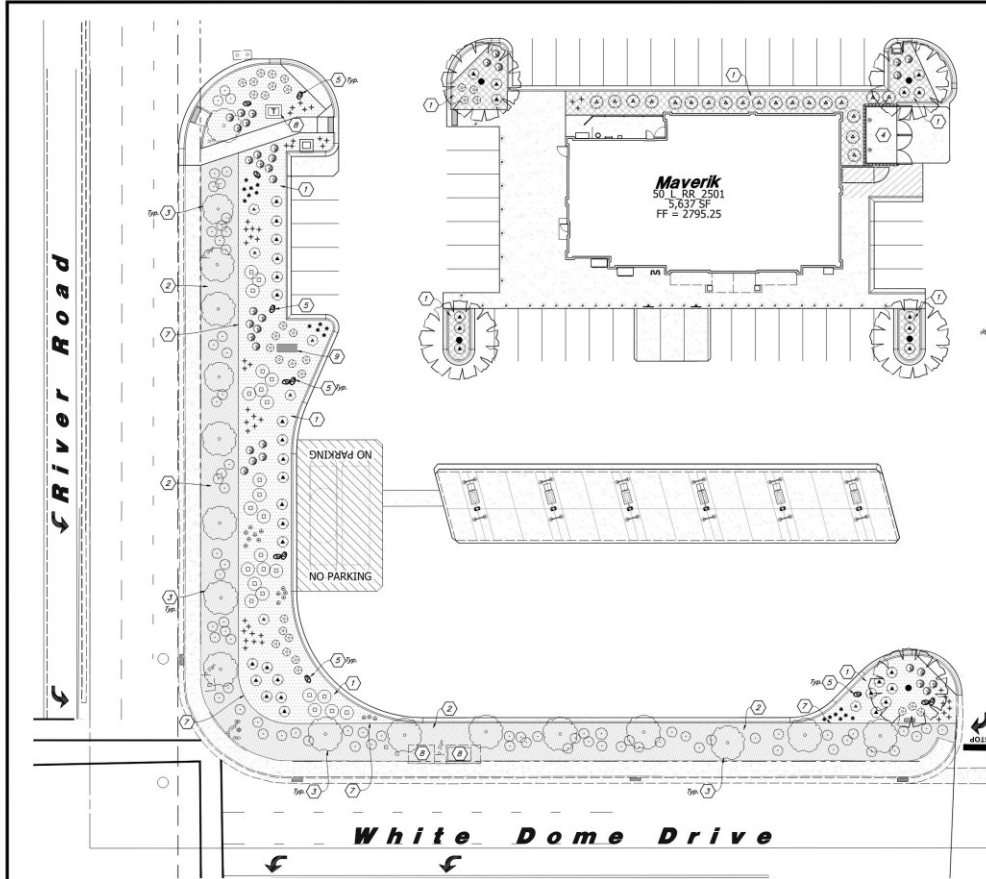
MAVERIK

Site Plan
 Maverik, Inc. Store
 White Dome Dr. & River Rd
 St. George, Utah, 84790

For Review Only

28 August, 2025
 SHEET NO. **C1.1**

Landscape Plan



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
TREES			
(Symbol)	5	Platanus x 'Red Push' / Red Push Platanus	3" Caliper
SHRUBS			
(Symbol)	6	Daylilyon wheelert / Grey Desert Spoon	5 gal
(Symbol)	24	Eremophila glabra 'Mingene Gold' / Outback Sunrise Emu Bush	5 gal
(Symbol)	34	Hesperaloe parviflora / Red Yucca	5 gal
(Symbol)	15	Lavandula stoechas / Spanish Lavender	1 gal
(Symbol)	30	Leucophyllum langmaniae 'Wo Brava' / Wo Brava Langman's Sage	5 gal
(Symbol)	20	Phloxia x 'Insect' / Red Top Phloxia	5 gal
(Symbol)	31	Rosa x 'Noachina' / Flower Carpet White Groundcover Rose	5 gal
(Symbol)	19	Salvia greggii / Autumn Sage	1 gal
(Symbol)	47	Stipa tenuissima / Mexican Feather Grass	1 gal

MATERIAL SCHEDULE

- Decorative Stone #1 - Install a Five (5) inch depth over Dwell Proof Weed Barrier. Stone Shall be Used in Specified Shrub Areas and Walked Prior to Installation. Minimum of 2" From Weed Barrier Prior to Laying Stone. Stone Shall be 2-4" Diameter Antiques. Stone, Provide Sample for Approval. Detail: 1/3,1.1
- Decorative Stone #2 - Install a Three (3) inch depth over Dwell Proof Weed Barrier. Stone Shall be Used in Specified Shrub Areas and Walked Prior to Installation. Minimum of 2" From Weed Barrier Prior to Laying Stone. Stone Shall be 1" Diameter Antiques Brown (Match Existing Along Road Frontage). Blend New and Existing Stone. Provide Sample for Approval. Detail: 1/3,1.1
- Existing Stone - Stone to Remain in Place Along Road Frontage; Repair Damaged Areas. Add Stone in Areas that are Low and Cracking. Blend into New Stone with Mason Landscape. Landscape Front Quality. Antiques Brown Very Red. It is Being Used and Match. Wash Stone After Installation. Detail: 1/3,1.1
- Landscape Boulder - Boulders Shall be 3-4' in Size. Ant Match Existing Along Road Frontage (Regular and Street Corner Areas). Boulders Shall be Recessed into the Ground. Wash Boulders Prior to Installation. Detail: 4/3,1.1

Landscape Data
 Site Area = 67,146 s.f.
 Total Landscape Area Provided = 16,304 s.f.
 Existing Landscape = 6,994 s.f.
 New Landscape = 9,302 s.f.
 Parking Provided = 36 stalls
 Parking Lot Area = 9,574 s.f.
 Parking Lot Area Required = 478 s.f. (5%)
 Parking Lot Landscape = 1,109 s.f. (11%)
 Street Trees Required = 1 Tree Per 30 Lf.
 River Road Frontage = 263 Lf.
 River Road Trees Required = 9 Trees (9 Existing)
 White Dome Drive = 270 Lf.
 River Road Trees Required = 9 Trees (8 Existing & 1 New)
 Site Trees Required = 1 Tree per 4,000 s.f.
 Site Trees = 4 Trees
 50% Plant Coverage for New Maverik Landscape at Maturity After 5 Years

* Existing Street Trees Were Approved by White Dome Commercial Landscape Plan

Landscape Notes:

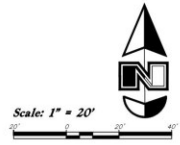
- See Sheet L3.1 for Landscape Details.
- All New Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Plant Source Dig Irrigation Shall be Used for New Shrub Areas. See Sheet L2.1 for Irrigation Layout and Sheet L3.1 for Layout.
- Adjust Landscape Material as Needed to Allow Access to all Existing Utilities and Installation Buried. Empty Spots Prior Material Around Existing Site Utilities.
- All Areas Disturbed by Construction Shall be Landscaped and Not Left Unshaded. Contact Landscape Architect in Areas of Question.
- All Existing Trees and Landscape Boulders Shall Remain and be Protected along Street Frontages.

Landscape Installation Keynotes

- Install Shrub Planter with Weed Barrier, Plant Material and Decorative Stone - See Material Schedule for Stone Type and Size.
- Existing Shrub Area to Remain and be Protected. Blend New into Existing. Repair any Damaged or Dead Landscaping. Match Existing Plant Type.
- Existing Street Trees.
- Dumpster Enclosure with Plant Screening.
- Install Landscape Boulder - See Material Schedule for More Detail.
- Existing Fire Hydrant.
- Blend New Landscape into Existing.
- New/Existing Transformers - See Site Elect. Plans.
- Maverik Monument Sign by Separate Permit.

General Landscape Notes:

- Plant material quantities are provided for bidding purposes only. It is the contractor's responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to substituting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to all the area shown on the plan using the specified spacing. There shall be no substitutions or changes without the approval of the Landscape Architect.
- Contractor shall call Blue State before excavation for plant material.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site improvements, etc. which occurs as a result of the contractor's construction.
- The landscape contractor shall assume the site conditions under which the work is to be performed and notify the general contractor in writing of any existing conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personal injury and property damage insurance. Cleanup must be performed daily, and all landscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- Any proposed substitutions of plant species shall be made with plants of equivalent or better form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
- It is the contractor's responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
- The contractor shall take all necessary scheduling and other precautions to avoid winter climates, winds, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee the life of plants.
- The contractor shall install all landscape material per plan, notes and details.
- All existing trees shall be properly protected. Trees damaged during construction shall be replaced at no cost to the owner. See existing tree plan for trees to be removed and to be replaced.
- Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deep. Exposed material shall be removed from the site and replaced with plant grade mixture. The top of the root ball shall be planted flush with the finish grade.
- Plant backfill mix shall be composed of 3 parts topsoil to 1 part sand plus. One water to plant material immediately after planting. Add backfill mixture in dispersions as needed.
- All new plants shall be balled and burlapped or container grown, unless otherwise noted on plant schedule.
- Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive a specified three week Dwell Proof weed barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas. All stone shall be washed prior to installation.
- Landscape installer shall repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period. Failures include, but are not limited to, the following: Death and non-establishment, growth, survival, or health, resulting from either lack of adequate maintenance, or neglect of Owner. It is noted that the Owner retains control. Warranty period shall be 12 months and begin at date of final project acceptance.



Designed by: JC
 Drafted by: JP
 Client Name: Maverik, Inc.
 22-082 LS

ANNA
 2012 North Woodland Road, Salt Lake City, Utah 84116
 (801) 521-6529 • annalandscape.com

MAVERIK

Landscape Plan
 Maverik, Inc. Store
 White Dome Dr. & River Rd
 St. George, Utah, 84790

UTAH STATE BOARD OF ARCHITECTS
 Board R. Member
 No. 17468-580

02 July, 2025
 SHEET NO:
L1.1



Building Renderings



2 BUILDING PERSPECTIVE - FRONT RIGHT
SCALE:



1 BUILDING PERSPECTIVE - FRONT LEFT
SCALE:

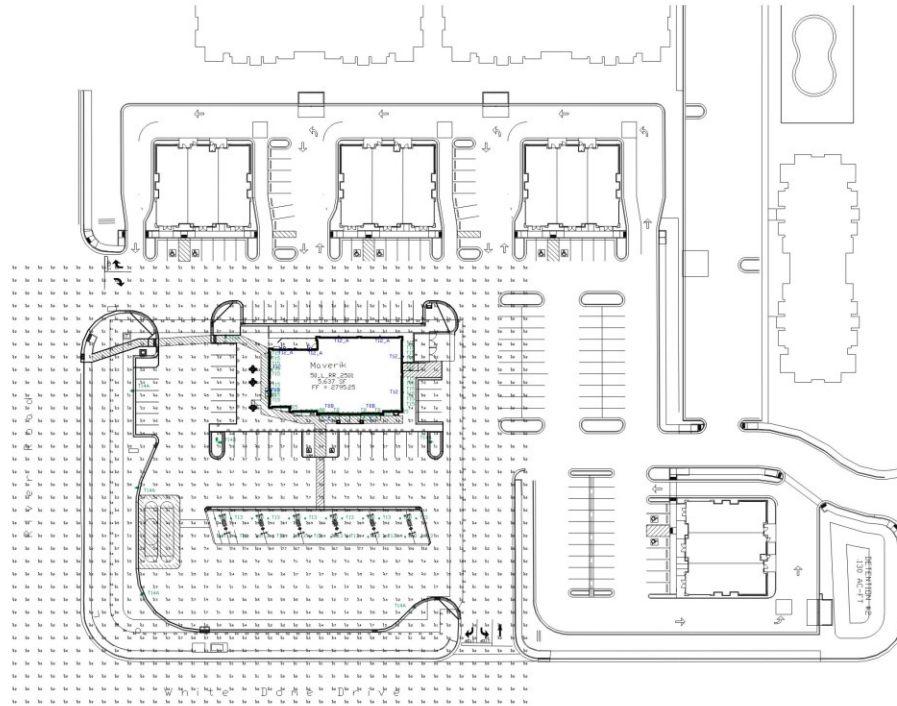
PROPOSED MAVERIK C-STORE

Prototype Version: 50_L_RR_2501
Building Square Footage: 5,637 SF
Construction Type/Occupancy Classification: V-B / M

A-3 | PERSPECTIVE VIEWS



Photometric Plan



Photometric data for fixture type 'TB & TB8' is based upon another manufacturer's test data and as a result can not be verified by LSI Industries for this calculation.

Pole base setback:
 Face of base on straight sections - 2' minimum from back of curb.
 Face of base in parking sections - 4' minimum from back of curb.
 Face of base adjacent to drives - 10' minimum from back of curb.

Light poles located in landscape islands are to be centered and setback at least 6' from front of island.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	illuminance	Fc	2.43	30.8	0.0	NA	NA
PROPERTY LINE @ GRADE	illuminance	Fc	0.37	11	0.0	NA	NA
CANOPY	illuminance	Fc	24.62	30.8	9.9	2.49	3.11
INSIDE CURB	illuminance	Fc	3.91	19.2	0.0	NA	NA

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
▲	2	T82	Single	XWM-3-LED-9BL-40	12'-6"	1.000	8776	54	E2-U0-G2
▲	5	T82_A	Single	XWM-3-LED-9BL-40 DIMMED 90%	12'-6"	0.100	8776	64	E2-U0-G2
■	24	T83	Single	SCV-LED-1SL-3C-40 DIMMED 40%	16'	0.600	14399	102	E3-U0-G1
■	6	T84A	Single	SLM-LED-1BL-1SL-FT-40-70CRI-1L-SINGLE	25' POLE+25' BASE	1.000	10943	135	E1-U0-G2
■	1	T84B	2' @ 90	SLM-LED-1BL-1SL-FT-40-70CRI-290	25' POLE+25' BASE	1.000	37608	278	E3-U0-G3
■	43	T85	Single	AST-04-4BL-840-SPD NOT INCLUDED IN CALC	18'-5" (S) & 19'-5" (F)	1.000	4162	30	E1-U4-G2
●	5	T8	Single	ASD-CDL7-BA30AC30W 5000K> FIXTURE BY ASD LIGHTING	11'-2"	1.000	2538	29.157	E1-U2-G0
●	3	T8B	Single	ASD-CDL7-BA30AC30W 5000K> FIXTURE BY ASD LIGHTING	11'-2"	1.000	2538	29.157	E1-U2-G0

PHOTOMETRIC EVALUATION NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended applications. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with the Illuminating Engineering Society (IES) approved method. Actual performance in the field may vary due to changes in electrical settings, tolerance in lamp LEDs and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture manufacturers notes does not include mounting hardware or poles. This drawing is for planning/evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

The IES no longer uses the Cutoff Classification System for LED fixtures. The IES measures LED fixtures with the BUG rating which refers to the Backlight-leakage-closure system. An output of '0%' most closely matches the old Full Cutoff rating.

Dimensions of drawings that have been scaled or converted from PDF files or scanned /submitted images are approximate.

Total Project Watts
Total Watts = 5499,258

LIGHTING PROPOSAL LD-162956

REVISED: NONE
 DATE: 08/14/2024
 DRAWING NO: 17-080926-01
 SHEET: 10/10
 SCALE: 1"=40' ARCH D

Materials



BB-1 & BB-3 Fiberboard -
Worldly Gray

BB-2 Fiberboard -
Gauntlet Gray



C-1 MBCI Midnight Bronze



Anodized - Dark Bronze



Paint P-9 - Black Fox



C-2 MBCI Brite Red



ACM - Eastman Red



Paint P-4 - Safety Red



Cultured Stone - Skyline,
Country Ledgestone



CMU - Canvas

PROPOSED MAVERIK C-STORE

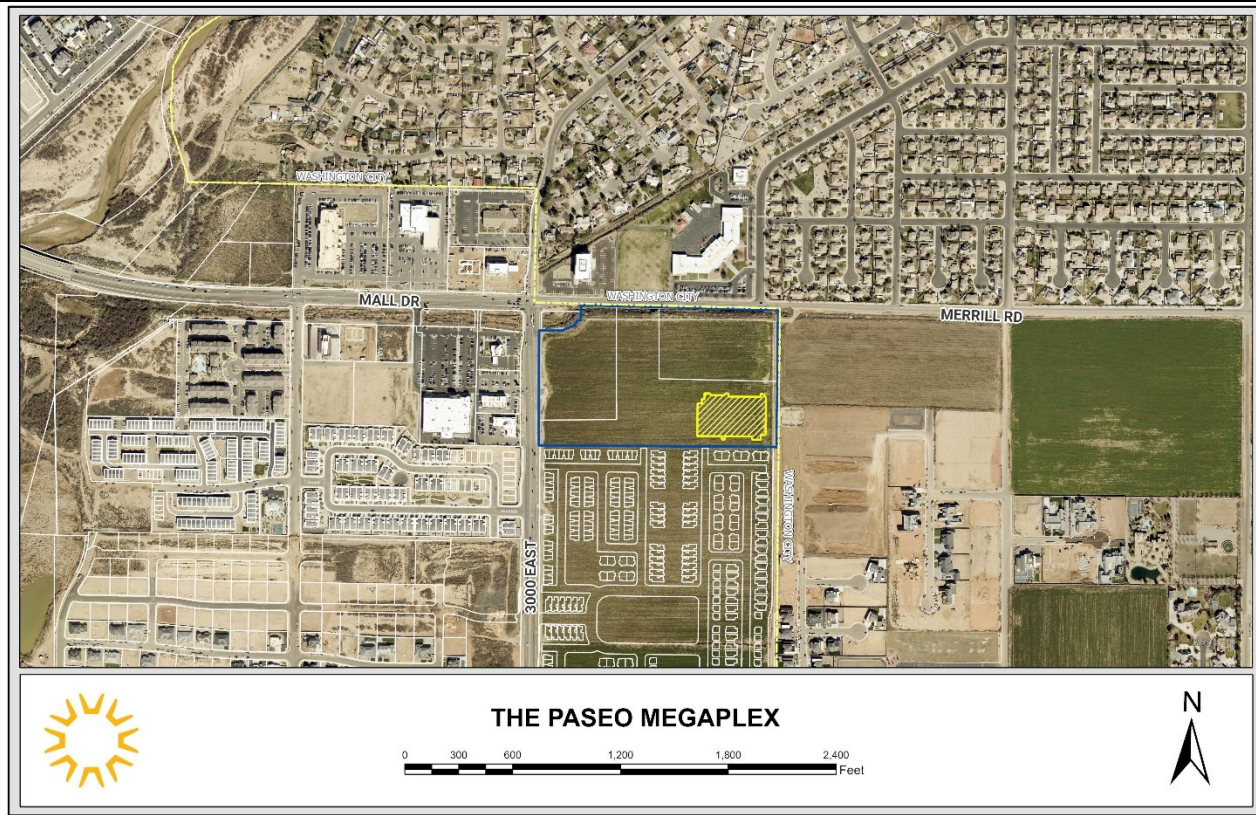
Prototype Version: 50_L_RR_2501
Building Square Footage: 5,637 SF
Construction Type/Occupancy Classification: V-B / M

A-7 | EXTERIOR MATERIALS BOARD



PLANNING COMMISSION AGENDA REPORT: 09/23/2025

The Paseo Megaplex Planned Development Amendment (Case No. 2025-PDA-027)	
Request:	Consider a request to amend an approved PD-C (Planned Development Commercial) by amending the elevations of a single building (theater) in a multi-building development.
Applicant:	RCSG LLC - Elevated Property Company, LLC
Representative:	Trever Einerson
Location:	Located in the south-east corner of the Paseo Development - east of 3000 East Street and south of Merrill Road
General Plan:	COM (Commercial)
Existing Zoning:	PD-C (Planned Development Commercial)
Surrounding Zoning:	North Washington City (RA-1 & C-1)
	South PD-R (Planned Development Residential)
	East Washington City (R-1-10)
	West PD-C (Planned Development Commercial)
Land Area:	Lot 8 – 5.22 acres (Entire development is approximately 23 acres)



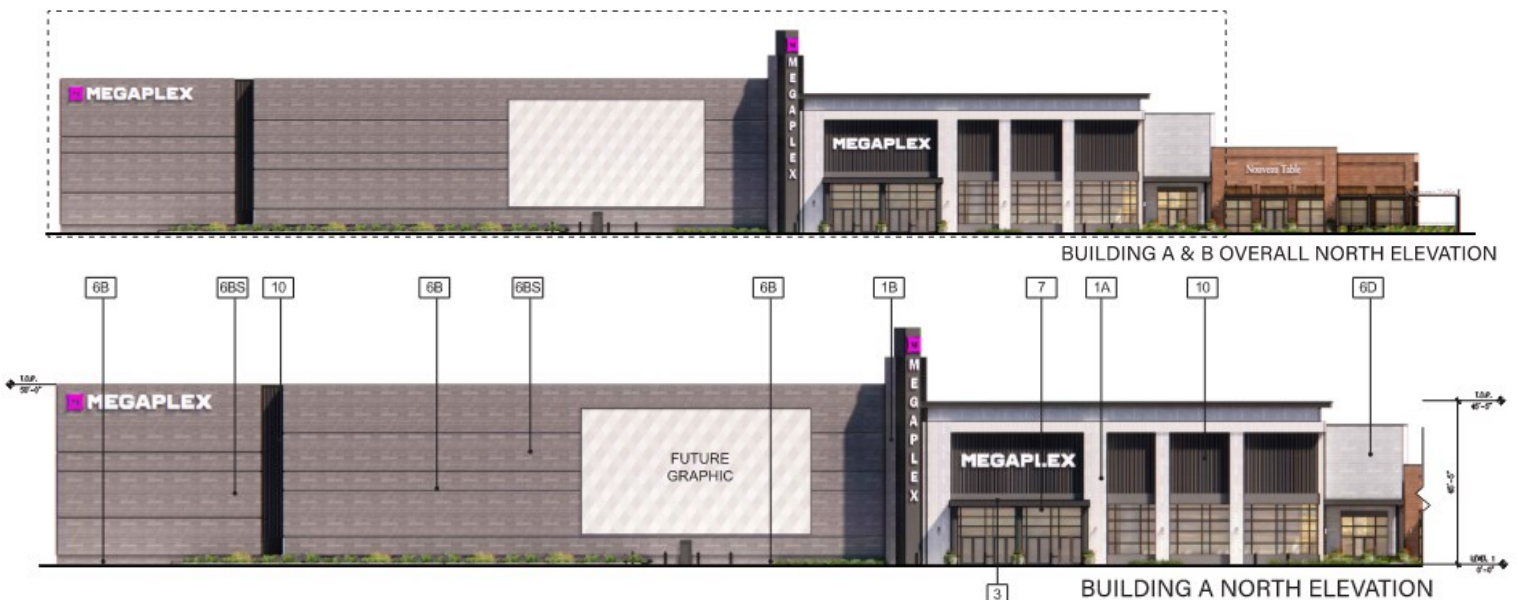
BACKGROUND:

This application involves a single building in the Paseo development. Last year, 2024, the City Council approved the zoning along with general site layout and building elevations. One of the buildings that was approved and located in the far south-east corner of the project was slated to be a movie theater. At the time, the applicant made their best representation of what they believed would be constructed. After officially getting the Larry H. Miller Company on board, more detailed elevations and renderings were produced. There is a significant difference between the two, requiring an amendment to the Planned Development approvals. The building looks like the following depiction:



In many ways, shape, architectural style, colors, materials, etc., this building will be reflective of the rest of the buildings in the development. The applicant is asking for approval of a height increase and other minor architectural changes which will allow the theater to function better. The greatest change to the proposed building is the increase in height. The building as it has been approved would stand approximately 32 feet in height (excluding the architectural sign element in the center).

The height would increase from 32 feet to 50' (again not including ornamental features), an increase of 18' feet. The proposed building would look like the following depiction:



Section 10-8D-6 limits the height of a building in the PD-C zone to 50 feet unless certain findings are considered and made in conjunction with approval of that increase in height. This request does not meet the threshold requiring that extra height consideration.

Some of the other changes proposed include a higher percentage of the west side of the building which will be constructed of glass and a more storefront look. The east side of the building (east of the tall sign projection) will be concrete block (See materials board). Elevations and renderings of all sides have been attached as part of the presentation. The footprint and uses have not changed with the proposed changes.

RECOMMENDATION:

Staff recommends approval of the application as proposed without any further conditions.

ALTERNATIVES:

1. Approve as presented.
2. Approve with additional conditions.
3. Deny the request as presented.
4. Continue the proposed PD amendment to a later date.

POSSIBLE MOTION:

"I move that we recommend approval of the application for The Paseo Megaplex PD amendment, case no. 2025-PDA-027, based on the findings listed in the staff report."

FINDINGS FOR APPROVAL:

1. The proposed use is a permitted use found in the PD-C zone.
2. The proposed project meets the Planned Development Commercial general requirements found in Section 10-8D-2.
3. Each building will be part of a site plan to be reviewed and approved by staff.
4. That the buildings all meet the height requirements for the PD-C zone.
5. Sufficient parking will be provided.

Zoning Map

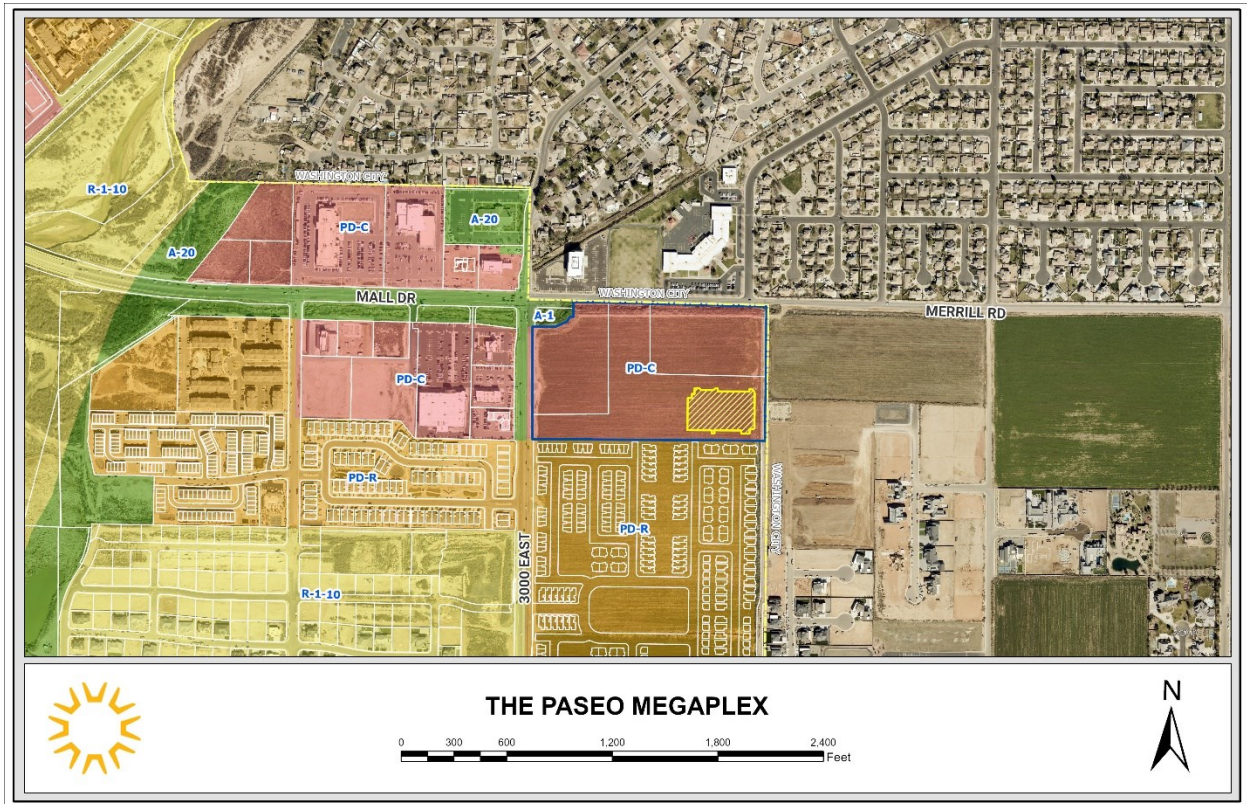


Exhibit A

Applicant's Narrative

THE PASEO

PD Amendment Narrative

This project known as The Paseo is a 21.415 acre retail project located at the southeast corner of 3000 E and Merrill Road. The project consists of approximately 213,000 SF of retail. The Paseo went before Planning Commission on 8/13/2024 for a Zone Change to go from a portion of the Property having PD-R zoning to PD-C. On 8/13/2024 the Project received approval from Planning Commission and subsequently received it's formal Zone Change approval from City Council on 9/19/2024.

At that time the elevations for the FEC (Family Entertainment Center) in building A-100 were conceptual in nature. Since that time Larry H. Miller Megaplex, the owner of the parcel and future building have developed their construction drawings and have come up with updated elevations. The review of these updated elevations is the purpose for this PD-Amendment. The building footprint has not changed from the approved Site Plan/Grading application (see GRD-CM25-042 approval) this is only a change to the elevations.

Exhibit B

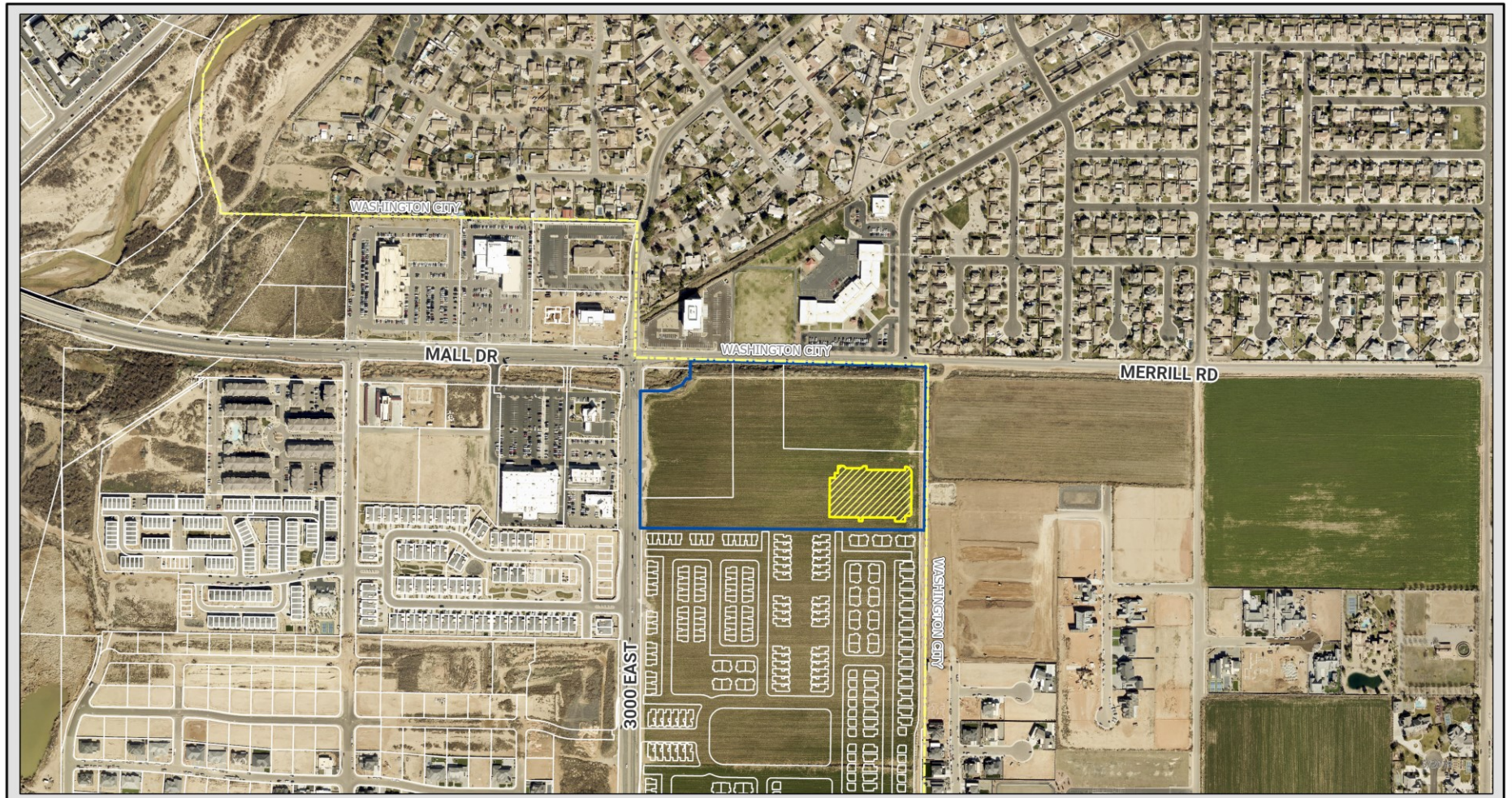
PowerPoint Presentation



The Paseo Megaplex

2025-PDA-027

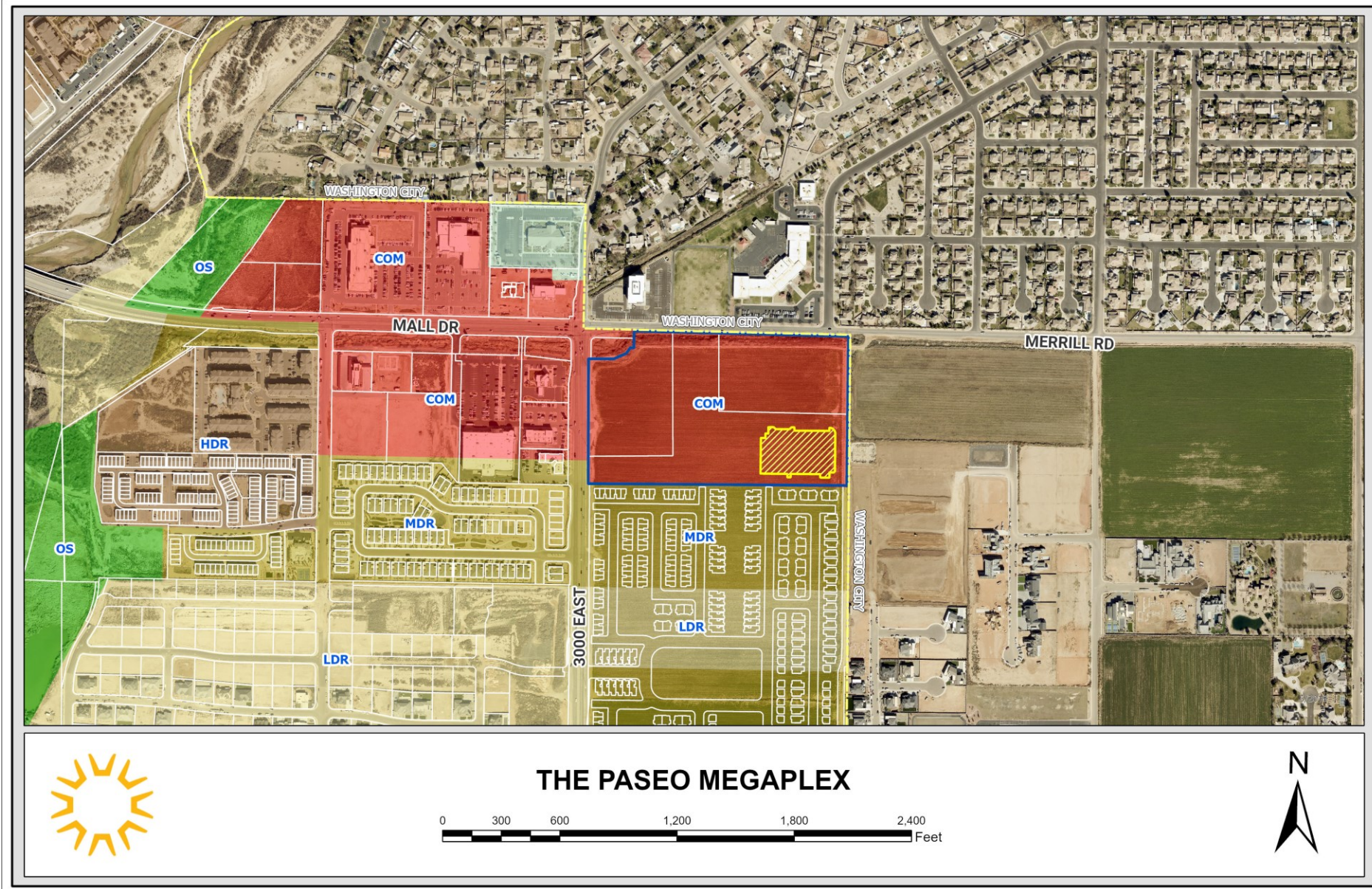
Aerial Map



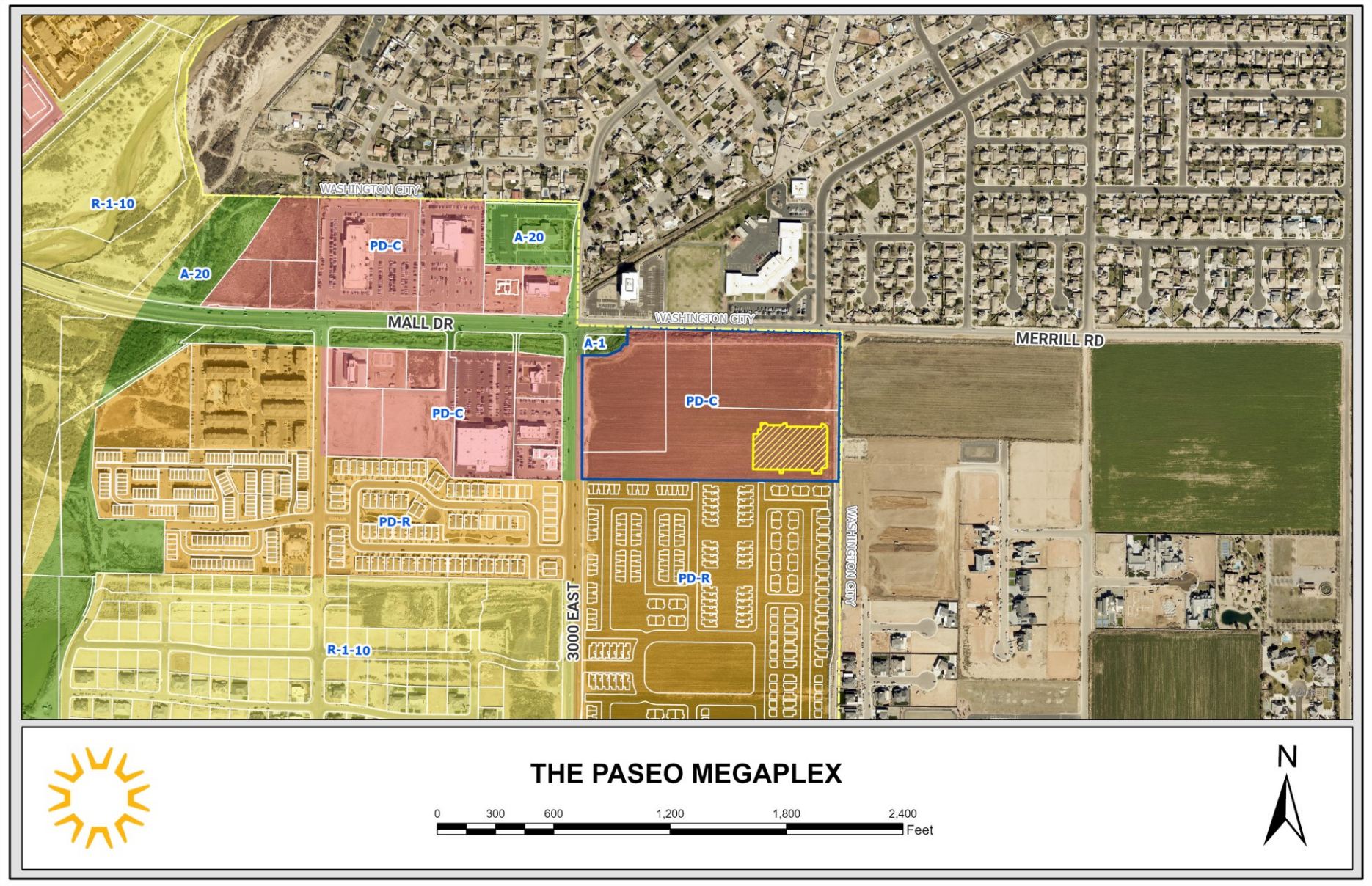
THE PASEO MEGAPLEX



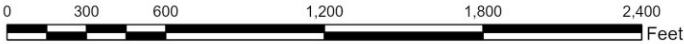
Land Use Map



Zoning Map



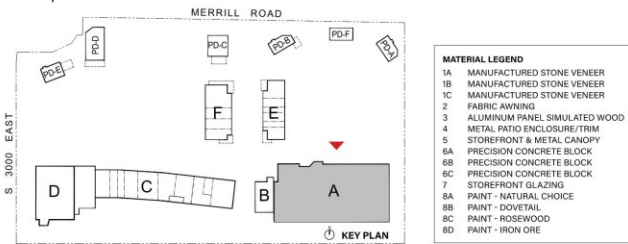
THE PASEO MEGAPLEX



Site Plan



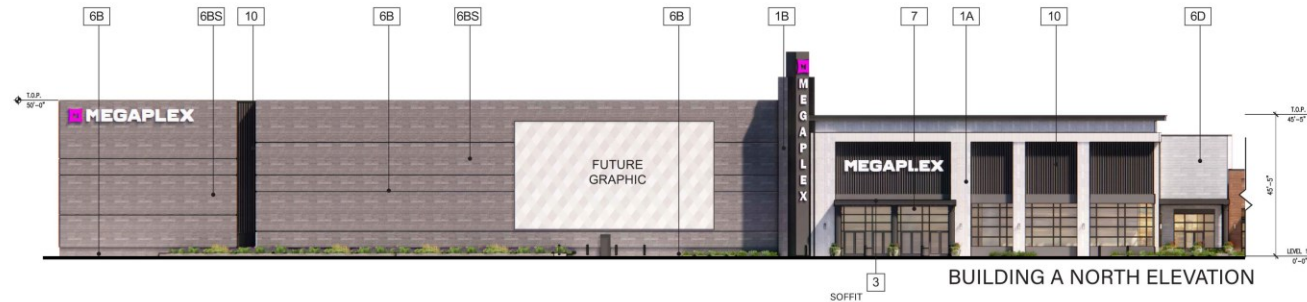
Approved Building Elevations



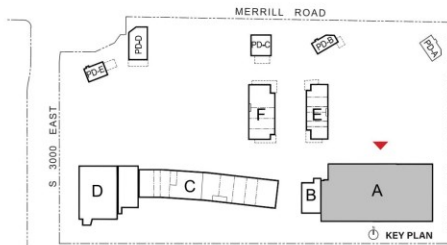
Proposed Building Elevations



BUILDING A & B OVERALL NORTH ELEVATION

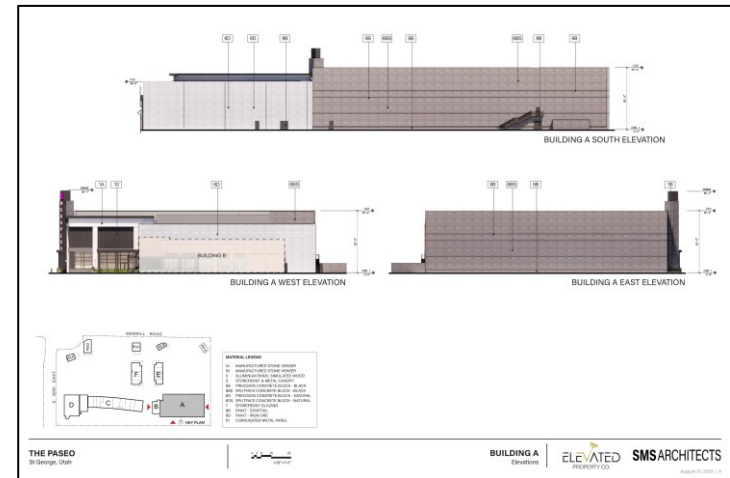


BUILDING A NORTH ELEVATION



MATERIAL LEGEND

- 1A MANUFACTURED STONE VENEER
- 1B MANUFACTURED STONE VENEER
- 3 ALUMINUM PANEL SIMULATED WOOD
- 5 STOREFRONT & METAL CANOPY
- 6B PRECISION CONCRETE BLOCK - BLACK
- 6BS SPLITFACE CONCRETE BLOCK - BLACK
- 6D PRECISION CONCRETE BLOCK - NATURAL
- 6DS SPLITFACE CONCRETE BLOCK - NATURAL
- 7 STOREFRONT GLAZING
- 8B PAINT - DOVETAIL
- 8D PAINT - IRON ORE
- 10 CORRUGATED METAL PANEL







Materials/Colors Board

MANUFACTURED STONE VENEER
CREATIVE MINES
FLAMED RECTANGLE



1A SNOWPEAK (CUSTOM COLOR)



1B SHADOW (CUSTOM COLOR)

CONCRETE BLOCK
SUNCORE
PRECISION / SPLITFACE



6D NATURAL

6DS NATURAL - SPLIT FACE



6B BLACK

6BS BLACK - SPLIT FACE

3 **ALUMINUM SIMULATED WOOD SOFFIT**
PURE FREEFORM
RIVERSIDE #WF009



10 **CORRUGATED ATAS METAL PANEL**
TO MATCH
MBCI PAINT
SIG 300 LOW GLOSS
MIDNIGHT BRONZE



5 **STOREFRONT MULLION AND METAL CANOPY**
TO MATCH
MBCI PAINT
SIG 300 LOW GLOSS
MIDNIGHT BRONZE

PAINT COLORS



8B **PAINT**
SHERWIN WILLIAMS
SW7018
DOVETAIL



8D **PAINT**
SHERWIN WILLIAMS
SW7069
IRON ORE

7 **STOREFRONT GLAZING**
SOLARBAN 70XL
(2) CLEAR + CLEAR GLASS



MATERIAL LEGEND			
1A	MANUFACTURED STONE VENEER	8B	PAINT - DOVETAIL
1B	MANUFACTURED STONE VENEER	8D	PAINT - IRON ORE
3	ALUMINUM PANEL SIMULATED WOOD	10	CORRUGATED METAL PAN-
5	STOREFRONT & METAL CANOPY	EL	
6B	PRECISION CONCRETE BLOCK - BLACK		
6BS	SPLITFACE CONCRETE BLOCK - BLACK		
6D	PRECISION CONCRETE BLOCK - NATURAL		
6DS	SPLITFACE CONCRETE BLOCK - NATURAL		
7	STOREFRONT GLAZING		

NOTE:
MATERIAL COLORS FOR REFERENCE ONLY, REFER TO PHYSICAL SAMPLES

PLANNING COMMISSION AGENDA REPORT: 09/23/2025

Hillside Professional Offices Preliminary Plat (Case No. 2025-PP-029)	
Request:	Consider a request for a preliminary plat for a two-lot, two parcel subdivision totaling approximately 7.98 acres. Parcel "A" Will be dedicated to the city for open space.
Applicant:	JBCC Properties LLC – Brandee Walker, representative
Location:	1841 East Riverside Drive
General Plan:	OS (Open Space)
Existing Zoning:	PD-AP (Planned Development Administrative Professional) R-1-10 (Single-Family 10,000 ft ² minimum lot size)
Surrounding Zoning:	North R-1-10 (Single-Family 10,000 ft ² minimum lot size)
	South R-1-8 (Single-Family 8,000 ft ² minimum lot size)
	East R-3 (Residential Multi-Family)
	West R-1-10 (Single-Family 10,000 ft ² minimum lot size)
Land Area:	Approximately 7.98 acres



HILLSIDE PROFESSIONAL OFFICES



BACKGROUND:

The subject property is currently zoned PD-AP (Planned Development Administrative Professional) and R-1-10 (Single Family, 10,000 ft² minimum lot size). Parcel 'A' which is 4.70 acres, will be dedicated as open space to the City of St. George. Lot 1 and 2 are both 7,800 ft² and are the pads that the two approved buildings [will] sit on. Surrounding lots 1 and 2 is common space consisting of parking, landscaping, and utilities such as the detention basin. These areas will be privately owned and maintained as will the two building pads. The lot lines between the common area and open space are drawn along the zoning boundaries so no zoning regulations are violated.

RECOMMENDATION:

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

1. A final plat must be reviewed and approved and recorded prior to subdividing the property with the County.

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 Hillside Professional Offices Preliminary Plat request, application number 2025-PP-029, based on the findings and subject to the condition 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 10-8D-6.
3. Approval of the preliminary plat is in the best interest of the health, safety, and welfare of the community.

PC 2025-PP-029
Hillside Professional Offices
Preliminary Plat

Exhibit A

PowerPoint Presentation



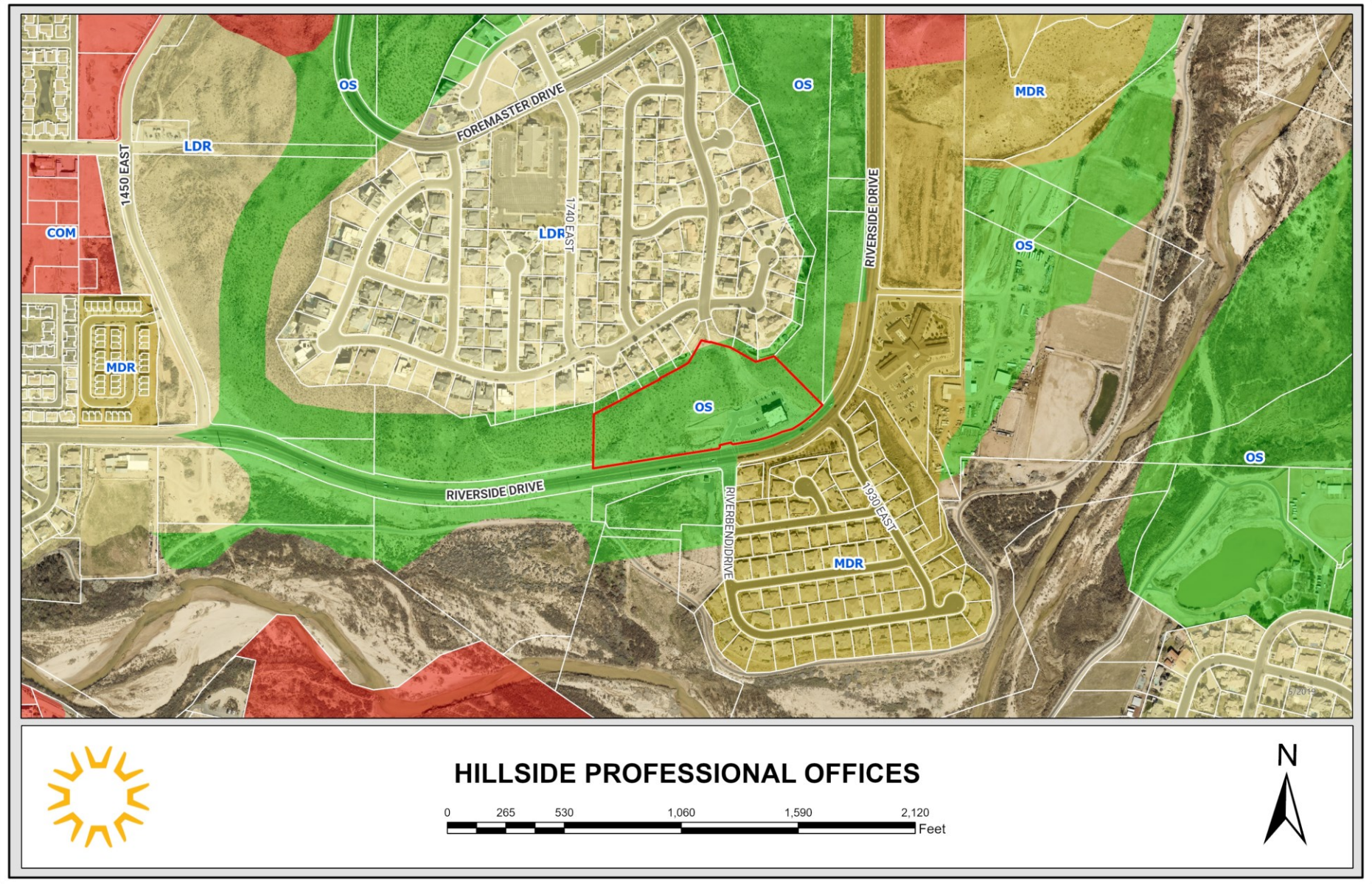
Hillside Professional Office Preliminary Plat

2025-PP-029

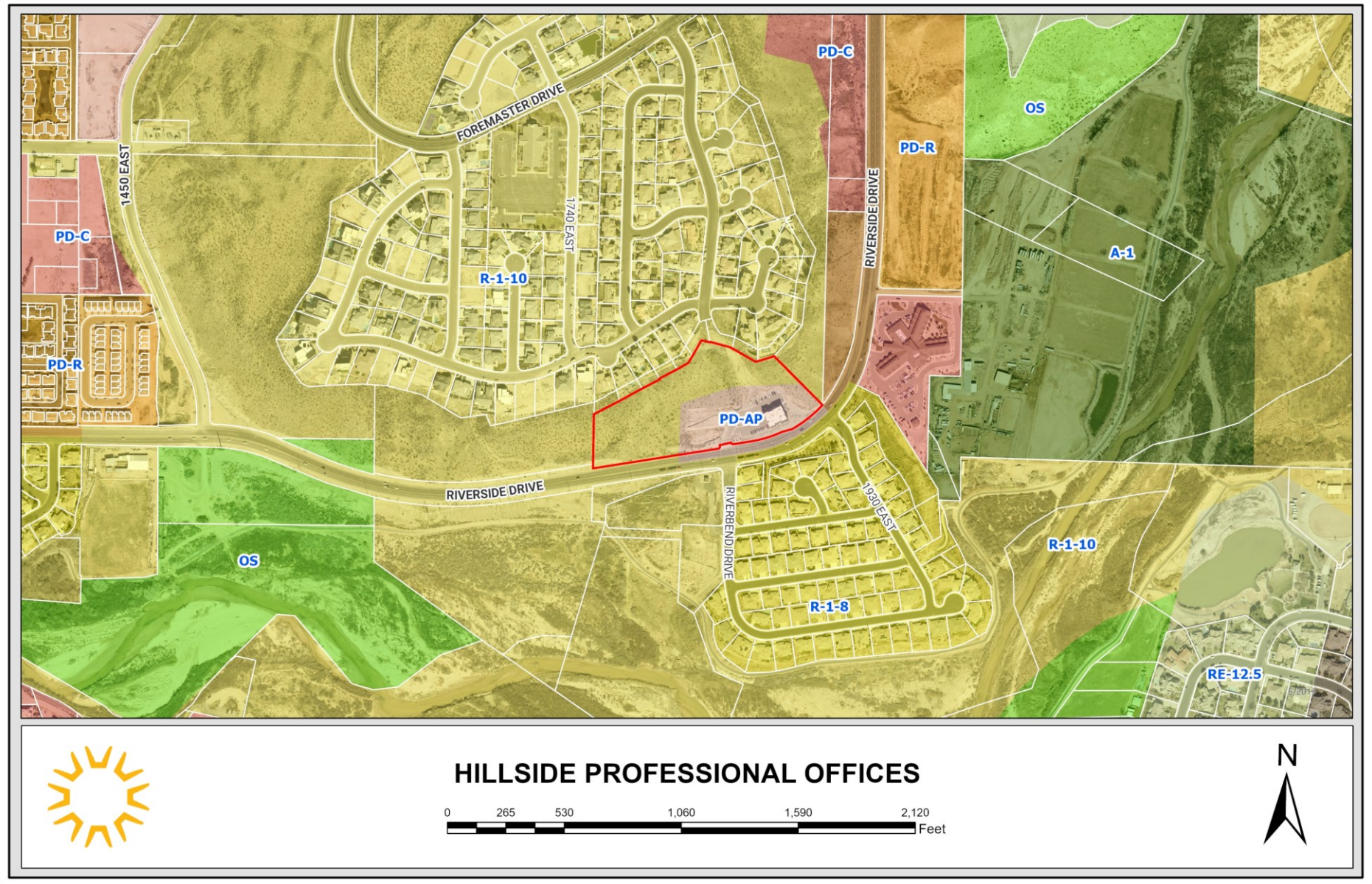
Aerial Map



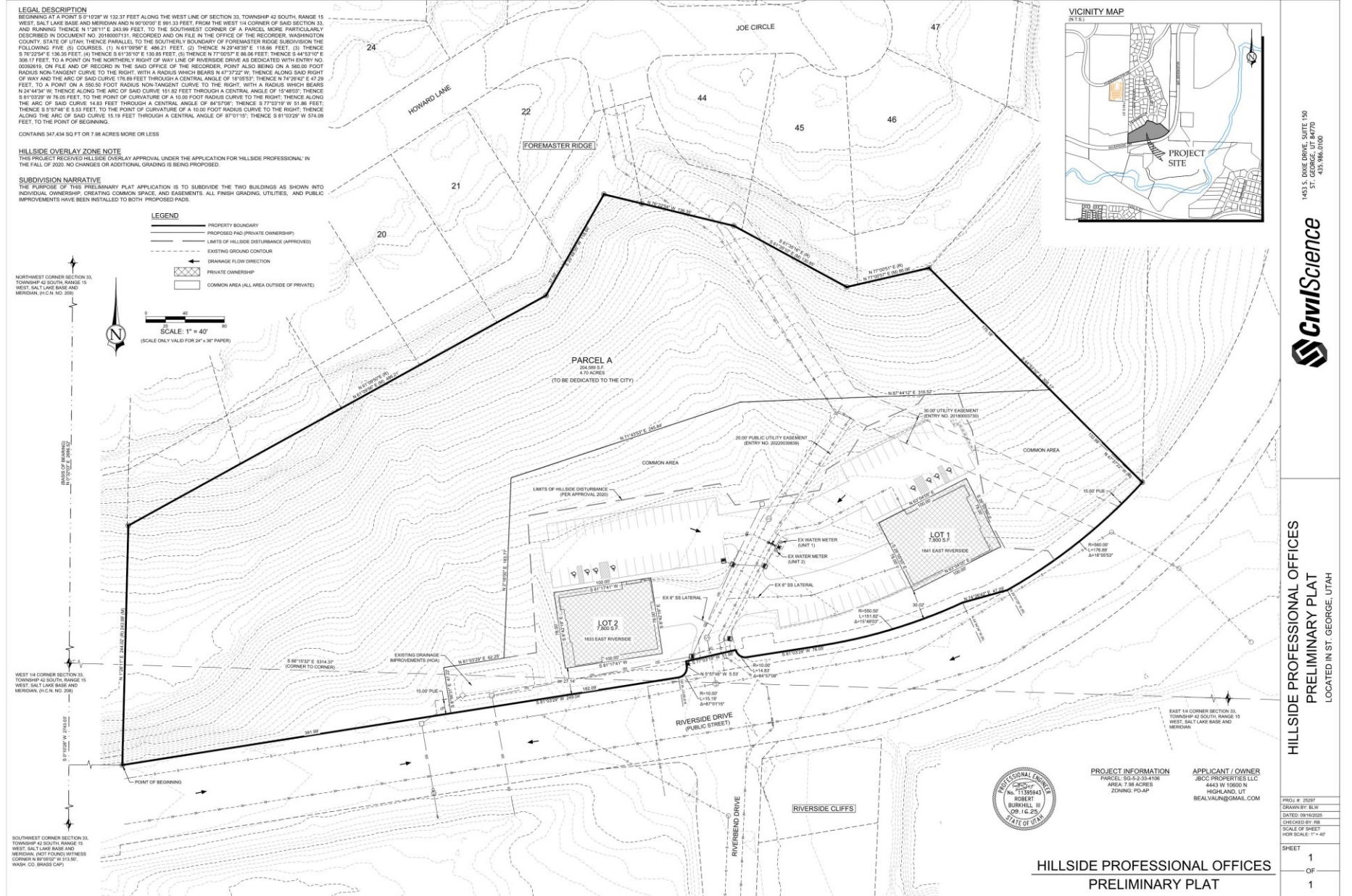
Land Use Map



Zoning Map



Proposed Plat



1403 S. DUNE DRIVE, SUITE 150
 ST. GEORGE, UT 84770
 435.986.0100



HILLSIDE PROFESSIONAL OFFICES
 PRELIMINARY PLAT
 LOCATED IN ST. GEORGE, UTAH

PROJ #	2020P
CREATED BY	RSB
DATED	09/16/2020
CHECKED BY	MS
SCALE OF SHEET	HOR SCALE: 1" = 40'
SHEET	1
OF	
	1

HILLSIDE PROFESSIONAL OFFICES
 PRELIMINARY PLAT

1 **ST. GEORGE PLANNING COMMISSION MINUTES**
2 **September 9, 2025 5:00 P.M.**
3 **CITY COUNCIL CHAMBERS**
4

5 **PRESENT:**

6 **Planning Commission Chair Austin Anderson**
7 **Planning Commission Member Brandon Anderson**
8 **Planning Commission Member Terri Draper**
9 **Planning Commission Member Lori Chapman**
10 **Planning Commission Member Nathan Fisher**
11 **Planning Commission Member Ben Rogers (absent Item 4)**
12

13 **EXCUSED:**

14 **Planning Commission Member Kelly Casey**
15

16 **STAFF MEMBERS PRESENT:**

17 **City Deputy Attorney Jami Bracken**
18 **Assistant Public Works Director Wes Jenkins**
19 **Planner Brenda Hatch**
20 **Planner Dan Boles**
21 **Development Office Supervisor Angie Jessop**
22

23 **OTHERS PRESENT:**

24 **Applicant Travis Sheffield**
25 **Applicant Bob Hermandson**
26 **Applicant Mike Terry**
27

28 **CALL TO ORDER:**

29 Planning Commission Chair Anderson called the meeting to order and welcomed all in
30 attendance. The Pledge of Allegiance to the Flag was led by Commission Chair
31 Anderson.
32

33 Link to call to order and flag salute: [00:00:45](#)
34

35 Link to call for disclosures [00:01:21](#)
36
37

38 **ITEM 1**

39 **PRELIMINARY PLAT -White Dome Townhomes**

40 Consider a request for a 66-unit preliminary plat, generally located at White Trails
41 Drive and White Dome Drive on approximately 8.22 acres. The applicant is DSG
42 Engineering, and the representative is Mike Terry. Case No. 2025-PP-030 (Staff –
43 Brenda Hatch)
44

45 Agenda Packet [\[Page 2\]](#)
46

47 Link to Presentation by Brenda Hatch [00:01:42](#)
48

49 Link to motion [00:03:15](#)
50

51 **MOTION:**

52 A motion was made by Planning Commission Member Draper to approve the
53 preliminary plat.

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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 2

PLANNED DEVELOPMENT AMENDMENT -Boulder Creek Crossing Master Sign Plan – PUBLIC HEARING

Consider a request to amend the Boulder Creek Crossing commercial area. The applicant is seeking approval to amend the Boulder Creek Crossing master sign plan. Proposed changes include adding one 30’-35’ tall pylon sign, increasing monument sign height from 9.5’ to 15’, and changing the number and locations of monument signs. The site is generally located west of River Road and North of 1580 South. The applicant is Sheffield Development, LLC and the representative is Travis Sheffield. Case No. 2025-PDA-022. (Staff – Dan Boles)

Agenda Packet [\[Page 10\]](#)

Link to Presentation by Dan Boles [00:03:56](#)

Link to Public Hearing [00:13:49](#)

Link to comment by Roberta Cole [00:14:09](#)

Link to comment by Melanie Davis [00:16:11](#)

Link to comment by Nick Davis [00:17:50](#)

Public Hearing closed

Link to comment by applicant Travis Sheffield [00:19:23](#)

Link to discussion by Commission Members [00:22:25](#)

Link to comment by representative of applicant, Nick Davis [00:22:35](#)

Link to comment by co-applicant Steve Sheffield [00:26:38](#)

Link to discussion by Commission Members and Mr. Boles [00:29:25](#)

1 Link to discussion by Commission Members and City Attorney Jami Bracken [00:38:00](#)

2
3 Link to discussion by Commission Members and Assistant Public Works Director Wes
4 Jenkins [00:42:40](#)

5
6 Link to comment by co-applicant Steve Sheffield [00:45:07](#)

7
8 Link to comment by Nick Davis and discussion with Commission Members [00:46:30](#)

9
10 Link to motion [00:47:48](#)

11
12 **MOTION:**

13 A motion was made by Planning Commission Member Rogers to forward a
14 positive recommendation to City Council to approve the Item 2 to add the
15 monument signs A1-5 to 15 feet. As the applicant noted, on monument sign
16 B, they would offer that being a 26 foot sign. I would request that be 25,
17 with a conditional use for that to occur once George Washington Boulevard is
18 connected.

19
20 Discussion between Commission Members regarding the motion.

21
22 A suggested amendment was proposed by Commission Member Fisher to
23 consider removing the condition, as far the completion of the road and
24 allowing it to happen now, at the 25 feet, as with the completion of the road
25 it could be taller.

26
27 Commissioner Rogers agreed to the amendment.

28
29 **SECOND:**

30 The motion was seconded by Planning Commission Member Fisher.

31
32 Discussion between Commission Members on the motion [00:49:25](#)

33
34 **VOTE:**

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

- 36
37 Planning Commission Chair Anderson – aye
38 Planning Commission Member Anderson –aye
39 Planning Commission Member Fisher – aye
40 Planning Commission Member Casey – absent
41 Planning Commission Member Chapman – nay
42 Planning Commission Member Rogers –aye
43 Planning Commission Member Draper –nay

44
45 Motion carries 4-2.

46
47
48 **ITEM 3**

49 **PLANNED DEVELOPMENT AMENDMENT -Fabulous Freddy’s – PUBLIC**
50 **HEARING**

51 Consider a request to the Desert Color zone plan. This PD amendment would allow
52 the construction of a new car wash, gas station and convenience store on 3.11 acres.
53 The site is located on the east of Desert Color Parkway and between Southern

1 Parkway and Black Mountain Drive. The applicant is Bush & Gudgell, Inc. and the
2 representative is Bob Hermandson. Case No. 2025-PDA-023 (Staff – Dan Boles)

3
4 Agenda Packet [\[Page 39\]](#)

5
6 Link to Presentation by Dan Boles [00:52:15](#)

7
8 Link to discussion between Commission Members and Mr. Boles [00:57:50](#)

9
10 Link to Public Hearing [00:59:25](#)

11
12 No Comments

13
14 Public Hearing closed

15
16 Link to discussion between applicant Bob Hermandson and Commission Members
17 [00:59:45](#)

18
19 Link to motion [01:01:33](#)

20
21 **MOTION:**

22 A motion was made by Planning Commission Member Chapman to approve
23 Item 3 for recommendation to City Council.

24
25 **SECOND:**

26 The motion was seconded by Planning Commission Member Anderson.

27
28 **VOTE:**

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

30
31 Planning Commission Chair Anderson – aye
32 Planning Commission Member Anderson –aye
33 Planning Commission Member Fisher – aye
34 Planning Commission Member Casey – absent
35 Planning Commission Member Chapman – aye
36 Planning Commission Member Rogers aye
37 Planning Commission Member Draper –aye

38
39 The vote was unanimous. Motion carries.

40
41
42 **ITEM 4**

43 **ZONE REGULATION AMENDMENT Title 9 Sign Ordinance – PUBLIC HEARING**

44 Consider a request to amend portions of the St George City code, Title 9-13 as it
45 relates to signs adjacent to residential zones. The applicant is YESCO. Case No. 2025-
46 ZRA-011 (Staff – Brenda Hatch)

47
48 Agenda Packet [\[Page 57\]](#)

49
50 Link to Presentation by Brenda Hatch [01:02:11](#)

51
52 Link to discussion between Commission Members, Ms. Hatch and City Attorney Jami
53 Bracken [01:13:40](#)

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Link to Public Hearing [01:17:49](#)

Link to comment by Brent Davis [01:17:49](#)

Public Hearing closed

Link to comment by applicant Ryan Cain [01:19:35](#)

Link to motion [01:23:58](#)

MOTION:

A motion was made by Planning Commission Member Fisher to recommend approval to City Council, the changes to Title 9-13, with recommendation that Staff and Legal work on the language and definition of animated sign to avoid someone being able to take advantage of it.

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 –absent
- Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

APPROVAL OF MINUTES:

Consider a request to approve the meeting minutes from the August 26, 2025 meeting.

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Link to motion [01:24:25](#)

MOTION:

A motion was made by Planning Commission Member Chapman to approve minutes of August 26, 2025 meeting.

SECOND:

The motion was seconded by Planning Commission Member Draper.

VOTE:

Commission Chair Anderson called for a vote, as follows:

