

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, November 18, 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-1037 W 1050 N Rezone – PUBLIC HEARING**

Consider a request for a zone change from RE-37.5 (Residential Estates, 37,500 ft² minimum lot size) and R-3 (Multi-Family) and C-3 (General Commercial) to PD-C (Planned Development Commercial) on approximately 1.0 acre. The property is generally located southeast of 1050 North and 1020 West. The applicant is Baseco of Nevada Southern Utah, and the representative is David Gomez. Case No. 2025-ZC-016 (Staff – Dan Boles)

2. **ZONE CHANGE- 311 West Mixed Use – PUBLIC HEARING**

Consider a request to amend the City Zoning Map from C-4 (Central Business District) to PD-MU (Planned Development Mixed Use) on approximately 1.28 acres to allow for a new mixed-use project. The applicant is Rosenberg Associates, and the representative is Jared Bates. Case No. 2025-ZC-020 (Staff – Brenda Hatch)

3. **PLANNED DEVELOPMENT AMENDMENT-Utah First Credit Union Sun River– PUBLIC HEARING –**

Consider a request for a Planned Development Amendment to the Atkinville Interchange Area Zone Plan, Planned Development Commercial (PD-C) zone. The applicant is seeking approval of the design and site plan for a new credit union of approximately 3,420 square feet and 22 feet in height. The request also includes an amendment to the Sun River Commons Master Sign Plan to include two monument signs to the site. The property is generally located at the corner of Pioneer Road and Bluegrass Way. The applicant is Civil Science, and the representative is Brandee Walker. Case No. 2025-PDA-031 (Staff – Brian Dean)

4. **HILLSIDE DEVELOPMENT PERMIT -Banded Hills Hillside Revision –**

Consider a request for a Hillside Development Permit for modifications to the approved location of the rock fall hazard line approved with the original Hillside Permit. The applicant is RS Custom Homes, and the representative is Ryan Shaw. Case No. 2025-HS-011 (Staff – Dan Boles)

5. **GENERAL PLAN AMENDMENT Adoption of the Water Element of the General Plan- PUBLIC HEARING**

Consider a request to adopt a comprehensive general plan update to add a Water Use and Preservation Element to the General Plan. The applicant is City of St George, and the representative is Carol Winner. Case No. 2025-GPA-016 (Staff – Carol Winner)

6. **ZONE REGULATION AMENDMENT City Standard Specifications Section 4– PUBLIC HEARING –**

Consider a request to amend Standard Specification Section 4 Construction Standards to address an overall update to Section 4 including, revisions to Table 4.3 (Minimum Roadway Structural Requirements) for Major Collector roadways and larger, Road base gradation allowances for acceptance limits and suspension limits, revisions to Table 4.6 (Master Grading Bands) to meet target tolerances for aggregate gradation, removal of the Chip Seal and Slurry Seal sections and an update to the Standard Drawing 170 – Trench Backfill and Repair Detail in section 4 of City Standards and Specifications. The applicant is City of St George, and the representative is Wes Jenkins. Case No. 2025-ZRA-014 (Staff – Wes Jenkins)

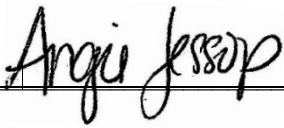
7. **MINUTES**

Consider a request to approve the meeting minutes from the October 28, 2025, meeting.

8. **CITY COUNCIL ACTIONS**

Report on items heard at the November 6, 2025, City Council meeting.

1. 2025-GPA-013 Desert Canyons Addition 2 – BD
2. 2025-GPA-014 Planetboys Commercial -DB
3. 2025-ZC-017 Desert Corner Zone Change – BH
4. 2025-PDA-028 White Cliffs -BD
5. 2025-PDA-029 White Dome Townhomes – BH
6. 2025-ZRA-013 Title 3-2W Temp Parking Lot Business Amendment -BD



Angie Jessop – Community Development Office Supervisor

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.