

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, December 9, 2025, commencing at 5:00 p.m.

The agenda for the meeting is as follows:

Call to Order

Flag Salute

Call for Disclosures

1. CONDITIONAL USE PERMIT Amthemnet/VZW White Dome

Consider a request for a conditional use permit to build a 100 ft cell tower at approximately 1001 E White Dome Drive. The applicant is Powder River, and the representative is Jared White. Case No. 2025-CUP-002 (Staff Dan Boles)

2. ZONE CHANGE- Rusty Cliffs South – PUBLIC HEARING

Consider a request for a zone change from RE-12.5 (Residential Estates, 12,500 ft² minimum lot size) and G&G (Gravel and Grazing) to PD-TNZ (Planned Development Traditional Neighborhood Zone) on approximately 49.3 acres. If approved, the zone would allow 380 residential units and approximately 40,000 ft² of commercial development. The property is generally located on the east side of Highway 18 between 4100 North and 4400 North. The applicant is DSG Engineering and the representative is Logan Blake. Case No. 2025-ZC-009 (Staff – Dan Boles)

3. ZONE CHANGE- Desert Mesa – PUBLIC HEARING

Consider a request to change the zoning map on property currently zoned AVI (Airport Vicinity Industrial), ASBP (Airport Supporting Business Park), and OS (Open Space). The applicant is proposing to change the zoning designation on the property to C-2 (Highway Commercial). The property is approximately 27 acres and is generally located directly north of Southern Parkway at approximately 2600 East. The applicant is Desert Canyons Development, Inc. and the representative is Curt Gordon. Case No. 2025-ZC-021 (Staff – Dan Boles)

4. PLANNED DEVELOPMENT AMENDMENT The Hidden Jewel – PUBLIC HEARING

Consider a request for a Planned Development Amendment to the Green Valley Mall and Professional Plaza PD-C (Planned Development Commercial) zone. The applicant is seeking approval to add the following to the permitted use list:

-Antique Store

-Furniture Sales (used)

-Thrift Shop/secondhand store/consignment store (no outside storage and no drop-off of items during the hours the business is closed)

The site is generally located at the corner of Valley View Drive and Dixie Drive. The applicant is Old Gold Enterprises LLC, and the representative is Keena McArthur. Case No. 2025-PDA-032 (Staff – Brian Dean)

5. DEVELOPMENT AGREEMENT Kachina Springs Lot 24 Amended –PUBLIC HEARING

Consider a request to amend the original development agreement for Kachina Cliffs Phase 1 and Phase 2 final plat amendment for the purpose of allowing additional disturbance of “Hillside Slope Area – No Disturbance” on Lot 24 of Kachina Cliffs Phase 1. This will allow for the exchange of disturbed land on lot 24 for land on Kachina Cliffs Phase 2 Lot 38 that is undisturbed and designated as developable. This project is located at 2912 N. Chinle Circle. The applicant is Pridepoint Construction LC, and the representative is Ben Shakespeare. Case No. 2025-DAA-004 (Staff – Wes Jenkins)

6. MINUTES

Consider a request to approve the meeting minutes from the November 18, 2025, meeting.

7. CITY COUNCIL ACTIONS

Report on items heard at the December 4, 2025, City Council meeting.

1. 2025-GPA-016 Adoption of the Water Element of the General Plan
2. 2025-PDA-031 Utah First Credit Union Sun River -BD
3. 2025-HS-011 Banded Hills Hillside Revision – DB
4. 2025-ZC-016 1037 W 1050 N Rezone – DB
5. 2025-ZC-018 St George Downtown Hyatt – BH
6. 2025-ZC-019 First West – BH
7. 2025-PDA-030 311 West St George Blvd. -BH
8. 2025-ZRA-012 Title 10-19-3B6 Parking Ordinance – BH



Angie Jessop – Community Development Office Supervisor

December 5, 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.