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, 61 S Main St, St George, Utah, on **Tuesday, January 27, 2026,** commencing at **5:00 p.m**.

The agenda for the meeting is as follows:
Call to Order
Flag Salute
Call for Disclosures

ELECT NEW CHAIR

1. **GENERAL PLAN AMENDMENT Dixie Drive GPA – PUBLIC HEARING** –
   Consider a request to change the general plan land use designation from COM (Commercial) to MHDR (Medium-High Density Residential) on approximately 8.91 acres located west of Dixie Drive and south of Canyon View Drive. The applicant is American Land Consulting LLC and the representative is Adam Allen.
   Case No. 2025-GPA-019 (Staff – Brian Dean)

2. **GENERAL PLAN AMENDMENT Sullivan 1800 N GPA – PUBLIC HEARING** –
   Consider a request to change the general plan land use designation from AE (Agricultural Estates) to MDR (Medium Density Residential) on approximately 1.95 acres located at the northwest corner of 1800 North and 2100 West. The applicant is American Lands Consulting; LLC and the representative is Adam Allen.
   Case No. 2025-GPA-022 (Staff – Brenda Hatch)

3. **PLANNED DEVELOPMENT AMENDMENT Blackridge Restaurants– PUBLIC HEARING –**
   Consider a request to amend an approved PD-C (Planned Development Commercial) zone to allow review of a conceptual site plan, building elevations, and building renderings for a second restaurant on the site. The site is approximately 3.44 acres (149,846 ft²). The property is generally located North-East corner or Black Ridge Drive & 250 West. The applicant is American Land Consulting, LLC, and the representative is Adam Allen.
   Case No. 2025-PDA-033. (Staff – Dan Boles)

4. **PLANNED DEVELOPMENT AMENDMENT Dutch Bros at Desert Color – PUBLIC HEARING –**
   Consider a request to amend the Desert Color zone plan. This PD amendment would allow the construction of a new Dutch Brothers Coffee shop on 0.65 acres. The site is located on the west of Desert Color Pkwy just south of Southern Parkway. The applicant is Bush & Gudgell, Inc. and the representative is Bob Hermandson.
   Case No. 2026-PDA-001 (Staff – Dan Boles)

5. **PRELIMINARY PLAT Dutch Bros at Desert Color –**
   Consider a request for a single lot preliminary plat located in the Desert Color Development for a commercial subdivision. The applicant is Bush & Gudgell, Inc. and the representative is Bob Hermandson.
   Case No. 2026-PP-001 (Staff – Dan Boles)

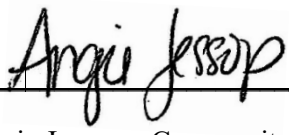
6. **MINUTES**

   Consider a request to approve the meeting minutes from the January 13, 2026, meeting.

7. CITY COUNCIL ACTIONS

Report on items heard at the January 15, 2026, City Council meeting.

1. *Anthemnet/VZW White Dome*
2. *Rusty Cliffs South*
3. *Desert Mesa*
4. *The Hidden Jewel*



January 23, 2026

Angie Jessop – Community Development Office Supervisor 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.

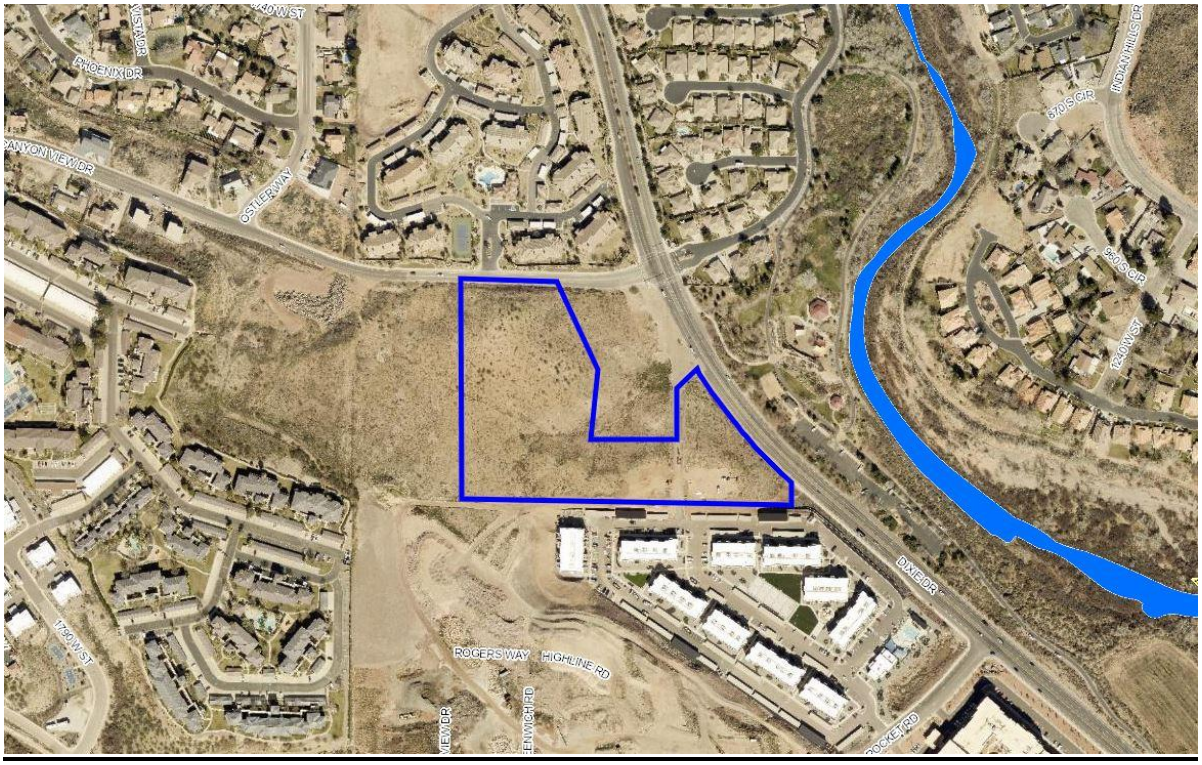
St.George
Community Development

ITEM 1

General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: **01/27/2026**

Dixie Drive General Plan Amendment (Case No. 2025-GPA-019)	
Request:	Consider approval of an ordinance changing the general plan future land-use map from COM (Commercial) to MHDR (Medium-High Density Residential) on approximately 8.91 acres generally located west of Dixie Drive and south of Canyon View Drive, for the proposed development of townhomes.
Applicant:	American Land Consulting LLC
Representative:	Adam Allen
Location:	The project is generally located west of Dixie Drive and south of Canyon View Drive.
Existing General Plan:	COM (Commercial)
Proposed General Plan:	MHDR (Medium-High Density Residential)
Existing Zoning:	PD-C (Planned Development Commercial) and R-1-10 (Single Family Residential 10,000 SF min lot size)
Land Area:	Approximately 8.91 acres



BACKGROUND:
The General Plan is a guide for land-use decisions and contains various policies to help direct decisions related to land use and development of the City. This General Plan Amendment (GPA) is for approximately 8.91 acres of land generally located west of Dixie Drive and south of Canyon View Drive. This property has undergone several general plan changes. It changed twice in 2018 from LDR (Low Density Residential) to MDR (Medium Density Residential) and then from MDR to MHDR (Medium-High Density Residential). It most recently changed in 2022 from MHDR to COM (Commercial).

This application proposes to change the General Plan land use from COM (Commercial) back to MHDR (Medium-High Density Residential) in expectation of townhomes being developed on the property. The property is currently zoned PD-C (Planned Development Commercial) and R-1-10 (Single Family Residential 10,000 SF min lot size).

RECOMMENDATION:
Staff recommends approval of the general plan amendment with no conditions.

ALTERNATIVES:
1. Recommend approval of this General Plan Amendment.
2. Recommend denial of this General Plan Amendment
3. Continue the proposed General Plan Amendment to a future date.

POSSIBLE MOTION:
"I move that we forward a positive recommendation to the City Council for the Dixie Drive General Plan Amendment, based on the findings listed in the staff report."

FINDINGS FOR APPROVAL:
1. This land use amendment will not be harmful to the health, safety and general welfare of residences and businesses in the area.
2. The proposed land use amendment aligns with Section 2.3 of the general plan by increasing and diversifying housing supply across the city.

Exhibit A
Applicant's Narrative

Exhibit B
Presentation

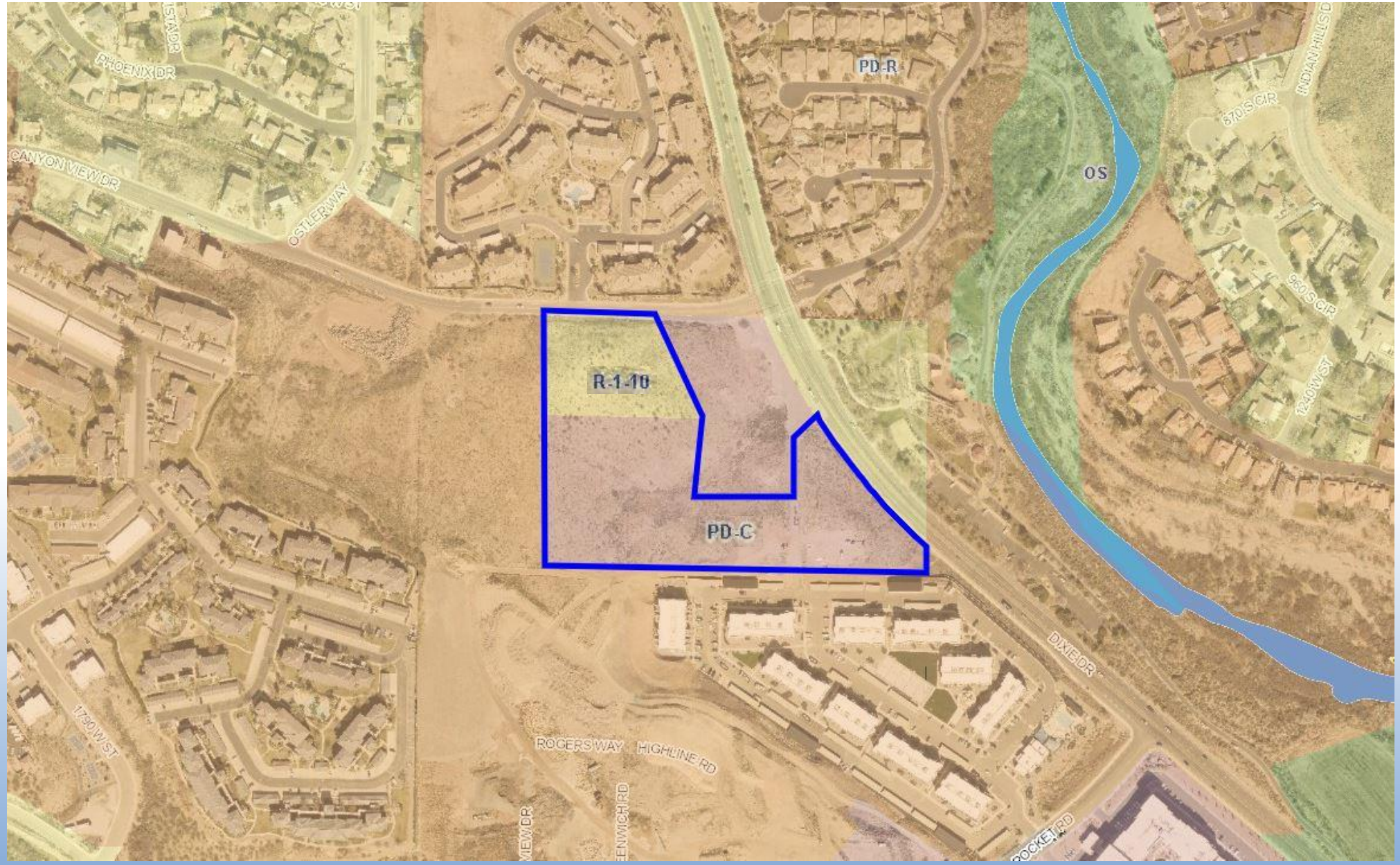
DIXIE DRIVE GENERAL PLAN AMENDMENT

2025-GPA-019

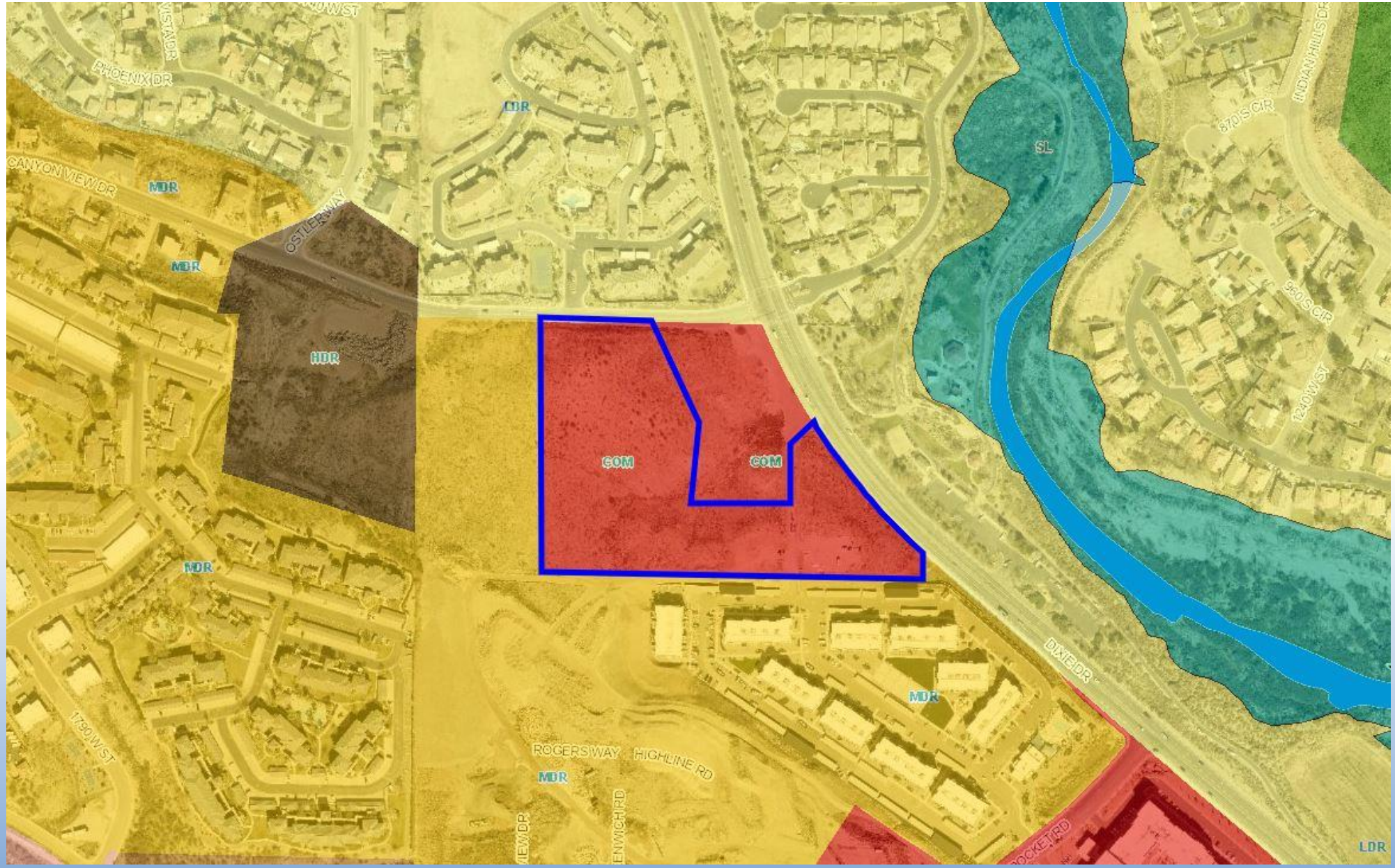
AERIAL MAP

PHOENIX DR
OSTLER WAY
1790 W ST
ROGERS WAY
HIGHLINE RD
DIXIE DR
870 S CIR
950 S CIR
1240 W ST
INDIAN HILLS DR

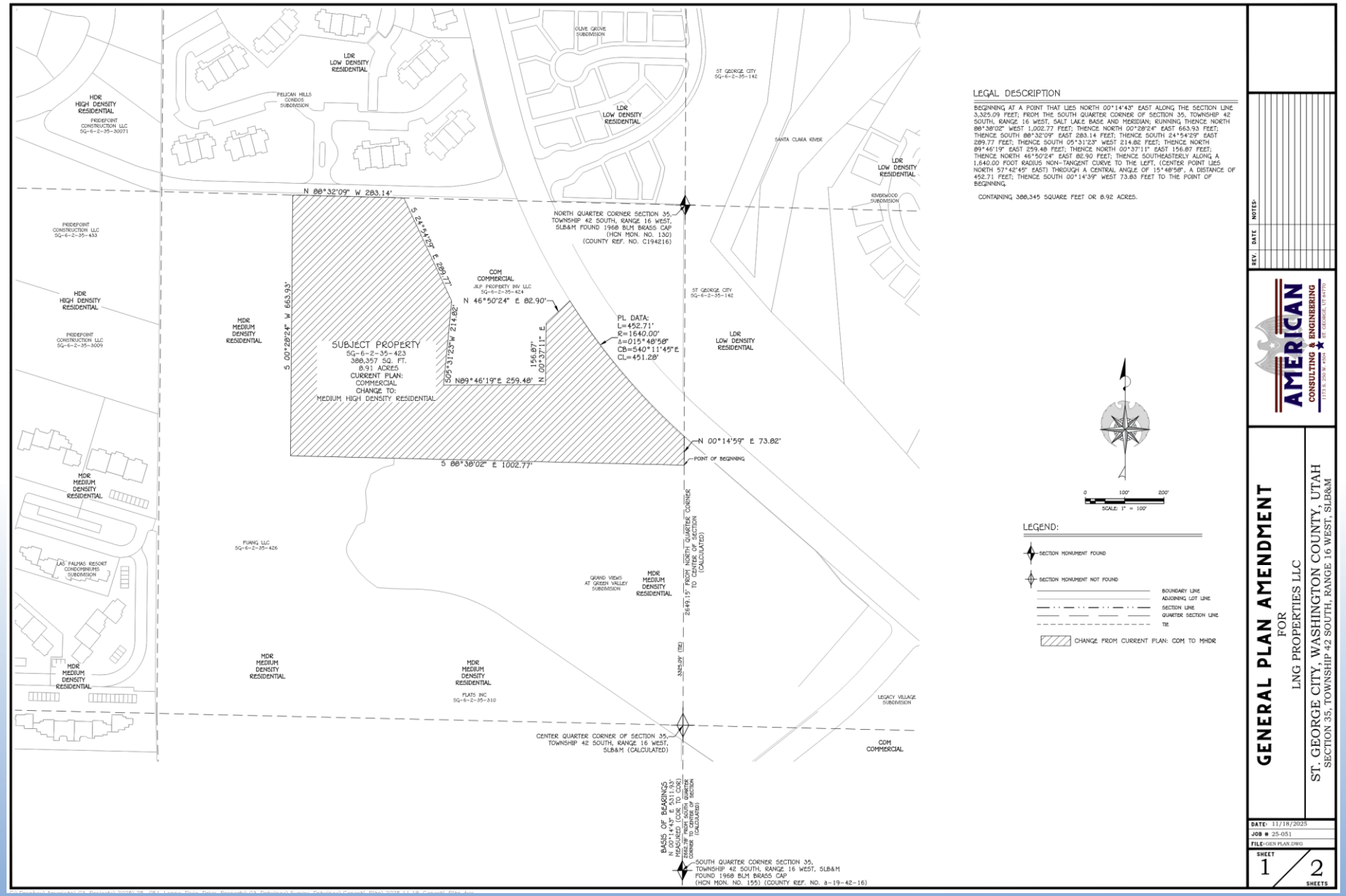
ZONING MAP


PHOENIX DR
CANYON VIEW DR
OSTLER WAY
PD-R
OS
870 S CIR
950 S CIR
1240 W ST
INDIAN HILLS D
R-1-10
PD-C
1790 W ST
ROGERS WAY
HIGHLINE RD
DIXIE DR
ROCKET RD

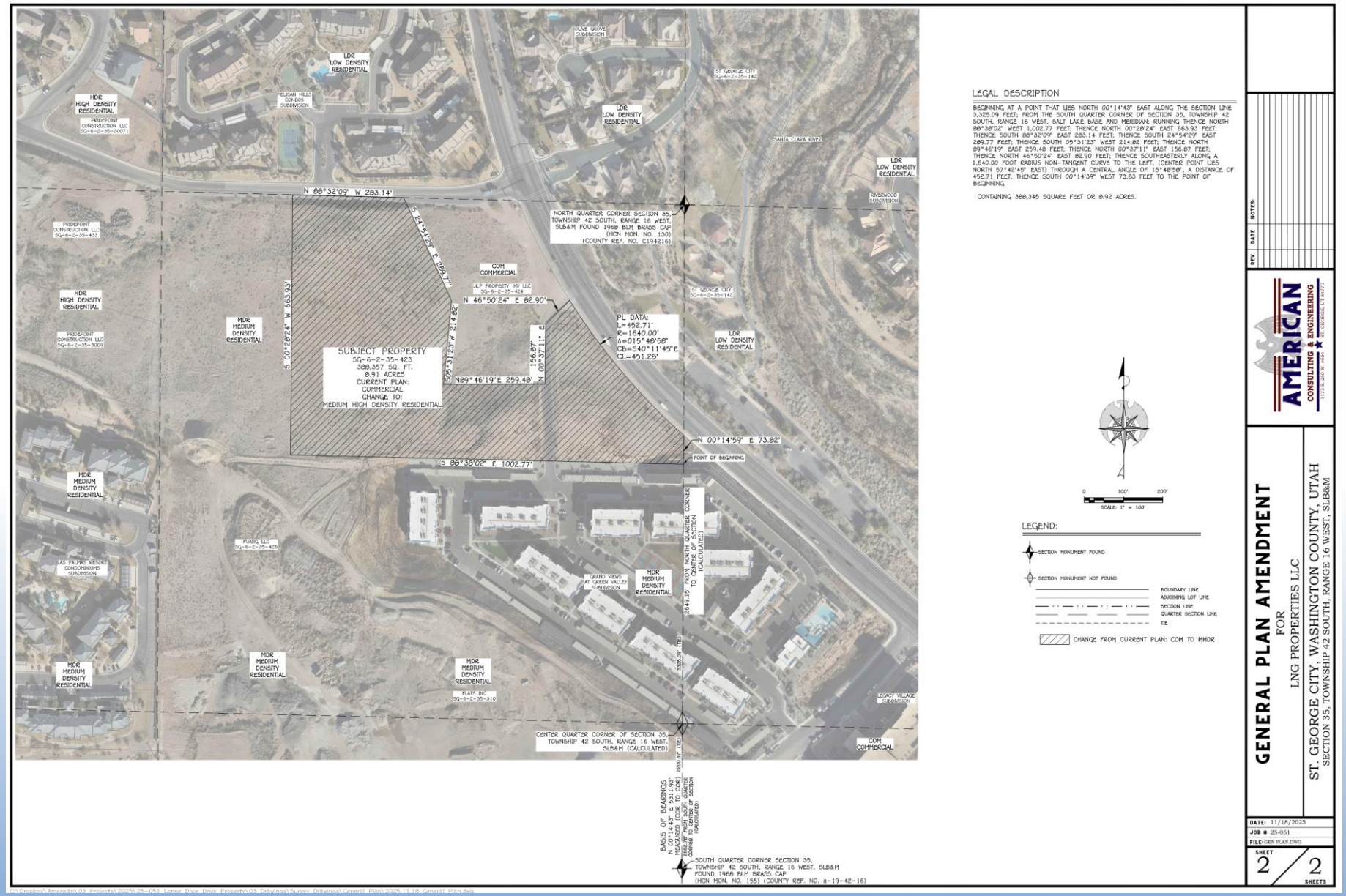
GENERAL PLAN MAP



PROPOSED GENERAL PLAN AMENDMENT



PROPOSED GENERAL PLAN AMENDMENT



LEGAL DESCRIPTION

BEGINNING AT A POINT THAT LIES NORTH 00°14'43" EAST ALONG THE SECTION LINE 3,325.09 FEET; FROM THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING, THENCE NORTH 88°38'02" WEST 1,002.77 FEET; THENCE NORTH 00°28'24" EAST 663.93 FEET; THENCE SOUTH 88°32'09" EAST 283.14 FEET; THENCE SOUTH 24°54'29" EAST 289.77 FEET; THENCE SOUTH 05°31'23" WEST 214.82 FEET; THENCE NORTH 89°46'19" EAST 259.48 FEET; THENCE NORTH 00°37'11" EAST 156.87 FEET; THENCE NORTH 46°50'24" EAST 82.90 FEET; THENCE SOUTHEASTERLY ALONG A 1,640.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES NORTH 57°42'45" EAST) THROUGH A CENTRAL ANGLE OF 15°48'58", A DISTANCE OF 452.71 FEET; THENCE SOUTH 00°14'39" WEST 73.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 388,345 SQUARE FEET OR 8.92 ACRES.

0 100' 200'
SCALE: 1" = 100'

LEGEND:

- SECTION MONUMENT FOUND
- SECTION MONUMENT NOT FOUND
- BOUNDARY LINE
- ADJOINING LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- TIE
- CHANGE FROM CURRENT PLAN: COM TO MHDR

REV | DATE | NOTES

AMERICAN CONSULTING & ENGINEERING

GENERAL PLAN AMENDMENT
FOR
LNG PROPERTIES LLC
ST. GEORGE CITY, WASHINGTON COUNTY, UTAH
SECTION 35, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SLB&M

DATE: 11/18/2025
JOB # 25-051
FILE: GEN PLAN.DWG
SHEET 2 / 2 SHEETS

RECOMMENDATION

Staff recommends approval of the general plan amendment with no conditions.

POSSIBLE MOTION

“I move that we forward a positive recommendation to the City Council for the Dixie Drive General Plan Amendment, based on the findings listed in the staff report.”

Exhibit C
Public Comment

Richard Rogers
Niota Investment, LLC
Rogers Construction Company
[redacted]
Phone: [redacted]
Email: [redacted]

Friday, January 9, 2026

City of St. George – Community Development Department

Attention: Brian Dean, Planner I
61 S. Main Street
St. George, UT 84770
Phone: (435) 627-4437
Email: brian.dean@sgcityutah.gov

Case No. 2025-GPA-019 – Dixie Drive Project

The property located west of Dixie Drive and south of Canyon View Drive on approximately 8.91 acres does not have legal access east or west from 25 feet wide asphalt road, from the apartments complex to Dixie Drive. This parcel was granted to Richard Rogers, Rogers Construction Company, from the United States Department of the Interior, Bureau of Land Management.

Right-of-Way – SERIAL NUMBER UTU-77901

Access is not available without proper compensation paid by the existing or future property owners of said 8.91 acres.

Richard Rogers
Niota Investment, LLC

BRYAN RICHMOND
[redacted]

Planning Commission of St. George
c/o Brian Dean, Planner I
City of St. George Community Development Department
61 S. Main St.
St. George, UT 84770

January 23, 2026

Several years ago, after many years of looking we found a great, somewhat secluded resort community, Pelican Hills and purchased a condominium. We paid a premium for the location and secluded atmosphere it provided, however, we now fear that a number of the reasons we were drawn to this property and ultimately purchased here are in danger of being wiped out.

If the request to change the zoning of the parcel across the street from our complex to MHDR is to be granted, the entire atmosphere, setting, views,etc. will be changed. We specifically did not want to be close to such high density housing, and purchased this property believing this type of development would not be allowed to occur in such close proximity based on the current zoning.

The proposed zoning change, and subsequent development on this parcel, will add much additional traffic to this area, make crossing Dixie Dr. to access Cottonwood Cove Park and the bike trails much more dangerous for our children, grandchildren and others.

This change will completely change the nature of our living and recreational space, reduce our mental and physical enjoyment and satisfaction. Statistics will also bear out there is an increase in crime rates in higher density developments. Ultimately, we will see a reduction in our property value due to this change if granted.

I am not anti growth, and understand the need for housing, and although I would not be excited about it, would understand a change to low density housing, however to make the change as requested, when many people have purchased here based on the assumption this would not be allowed in this particular area, is just plain wrong.

We are vehemently opposed to this change, and will do whatever we can to responsibly and legally fight this change and prevent it from happening.

We appreciate you considering our concerns , and trust you will do the right thing.

Sincerely,

St.George
Community Development

ITEM
General Plan Amendment

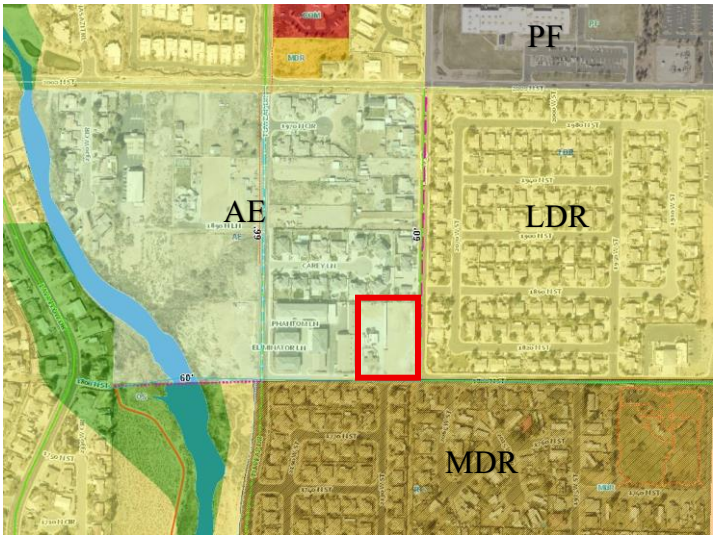
PLANNING COMMISSION AGENDA REPORT: **01/27/2026**

Sullivan 1800 North GPA General Plan Amendment (Case No. 2025-GPA-022)	
Request:	Consider changing the general plan future land-use map from AE (Agricultural Estates) to MDR (Medium Density Residential) on approximately 1.95 acres generally located at the northwest corner of 1800 North and 2100 West.
Applicant:	Bush and Gudgell, Inc.
Representative:	Bob Hermandson
Location:	The project is located at the northwest corner of 1800 North and 2100 West
Existing General Plan:	AE (Agricultural Estates)
Proposed General Plan:	MDR (Medium Density Residential)
Existing Zoning:	RE-20 (Residential Estates 20,000 square feet minimum lot size)
Land Area:	Approximately 1.95 acres

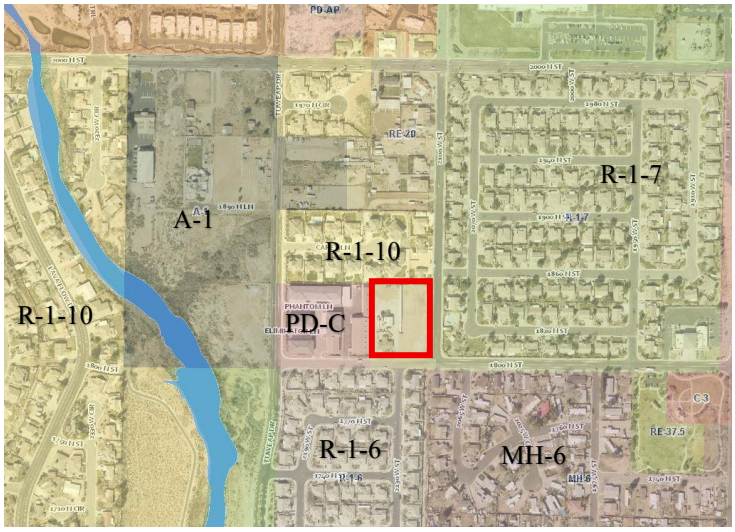
BACKGROUND:

The General Plan serves as a guide for land-use decisions and contains policies to direct the development of the City. Historically, this area was designated as Low Density Residential (LDR), which allows for up to 4 dwelling units per acre. In 2025, the City updated the General Plan and redesignated this area as Agricultural Estates (AE). While this designation still allows for up to 4 dwelling units per acre, it requires larger lots to maintain a rural and agricultural character, allowing animals by right.

The proposed change to Medium Density Residential (MDR) would increase the density to 5–9 dwelling units per acre. For context, the property to the east is designated LDR, while the area south of 1800 North is designated MDR. The east and north sides are bordered by Agricultural Estates (AE).



The area surrounding the subject property consists primarily of single-family residential homes and larger agricultural uses to the northwest. Notable exceptions include hobby garages at the northeast corner of 1800 North and Tuweap Drive, and a mix of single-family and mobile homes to the southeast. Lot sizes in the immediate vicinity range from 6,000 square feet to several acres, with the majority between 7,000 and 8,000 square feet.



This request represents a two-category move, bypassing Low Density Residential (LDR) to transition directly from Agricultural Estates (AE) to Medium Density Residential (MDR).

RECOMMENDATION:
Staff recommends the Planning Commission weighs the positive and negative effects of this change to the surrounding area.

ALTERNATIVES:
1. Recommend approval of this General Plan Amendment.
2. Recommend denial of this General Plan Amendment
3. Continue the proposed General Plan Amendment to a future date.

POSSIBLE MOTION:
"I move that we forward a positive/negative recommendation to the City Council for the Sullivan 1800 North General Plan Amendment, based on the findings listed in the staff report."

FINDINGS FOR APPROVAL:
1. This land use amendment will not be harmful to the health, safety and general welfare of residences and businesses in the area.
2. The proposed land use amendment aligns with Section 2.3 of the general plan by allowing appropriate density near an area with existing medium-density development.

FINDINGS FOR DENIAL:
1. The requested designation change would be out of scale and inconsistent with the surrounding land-use pattern shown on the City Land Use Map (adjoining parcels remain AE/low density), creating compatibility and neighborhood character problems.
2. The proposed designation change does not comply with the current stated goals for the AE General Plan category, Agricultural Estates.
3. A comprehensive General Plan amendment was conducted, compiled and approved by the City Council with recommendation by the Planning Commission in June of 2025 (only four months ago). This category was applied to this property with a good understanding of how it would build out.

Exhibit A
Applicant's Narrative

AMERICAN
CONSULTING & ENGINEERING

NARRATIVE

RE: General Plan amendment

To whom it may concern:

The purpose of the General Plan Amendment is to bring the Subject properties into what is currently in the area.

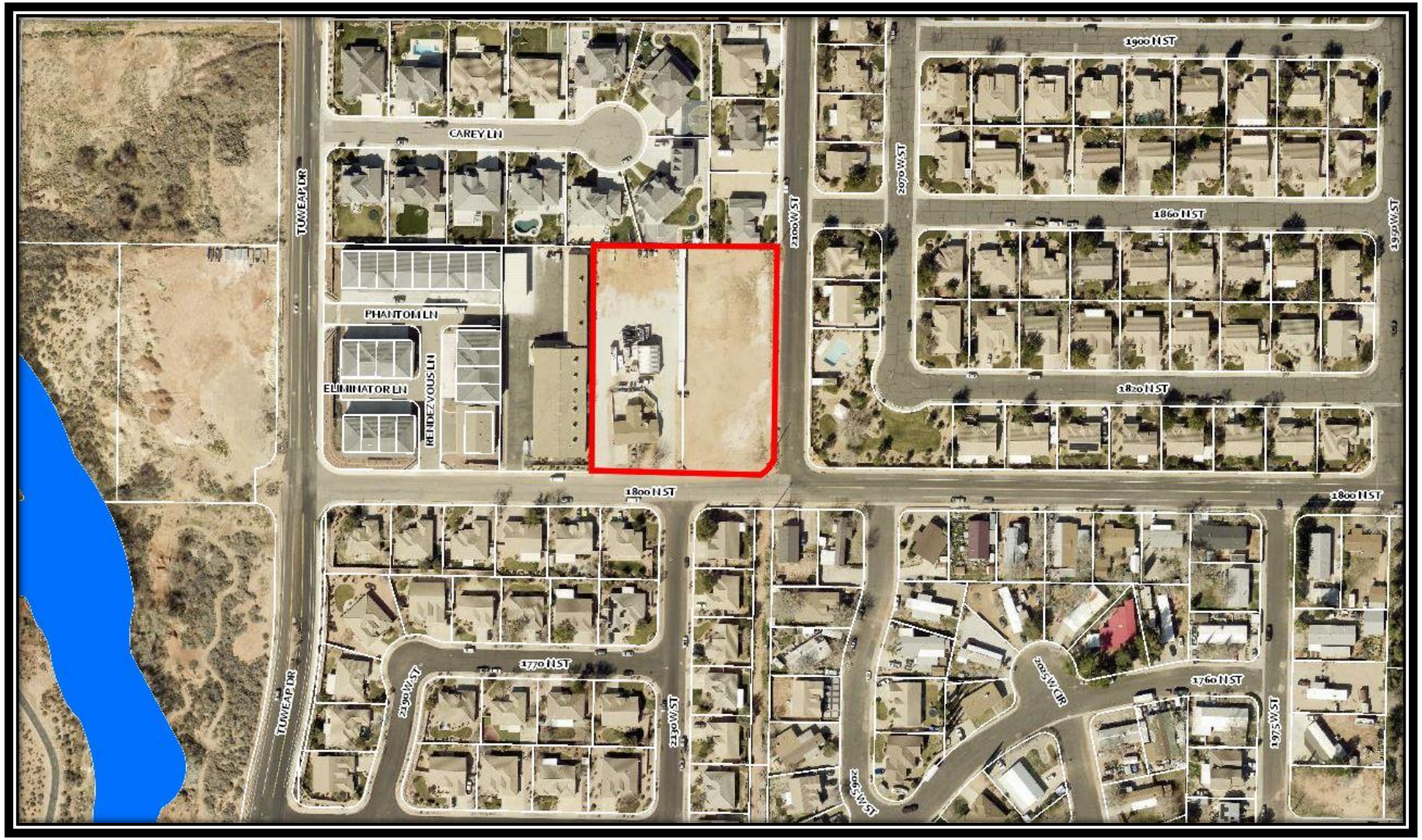
Respectfully submitted,

Adam Allen, Manager
American Consulting and Engineering

Exhibit B
Presentation

Sullivan 1800 North GPA 2025-GPA-022

Location


CAREY LN
TUWEAP DR
PHANTOM LN
ELIMINATOR LN
RENDEZVOUS LN
1900 N ST
1860 N ST
1820 N ST
1800 N ST
1770 N ST
1760 N ST
2100 W ST
2070 W ST
1975 W ST
2190 W ST
2130 W ST
2065 W CIR
2065 W ST

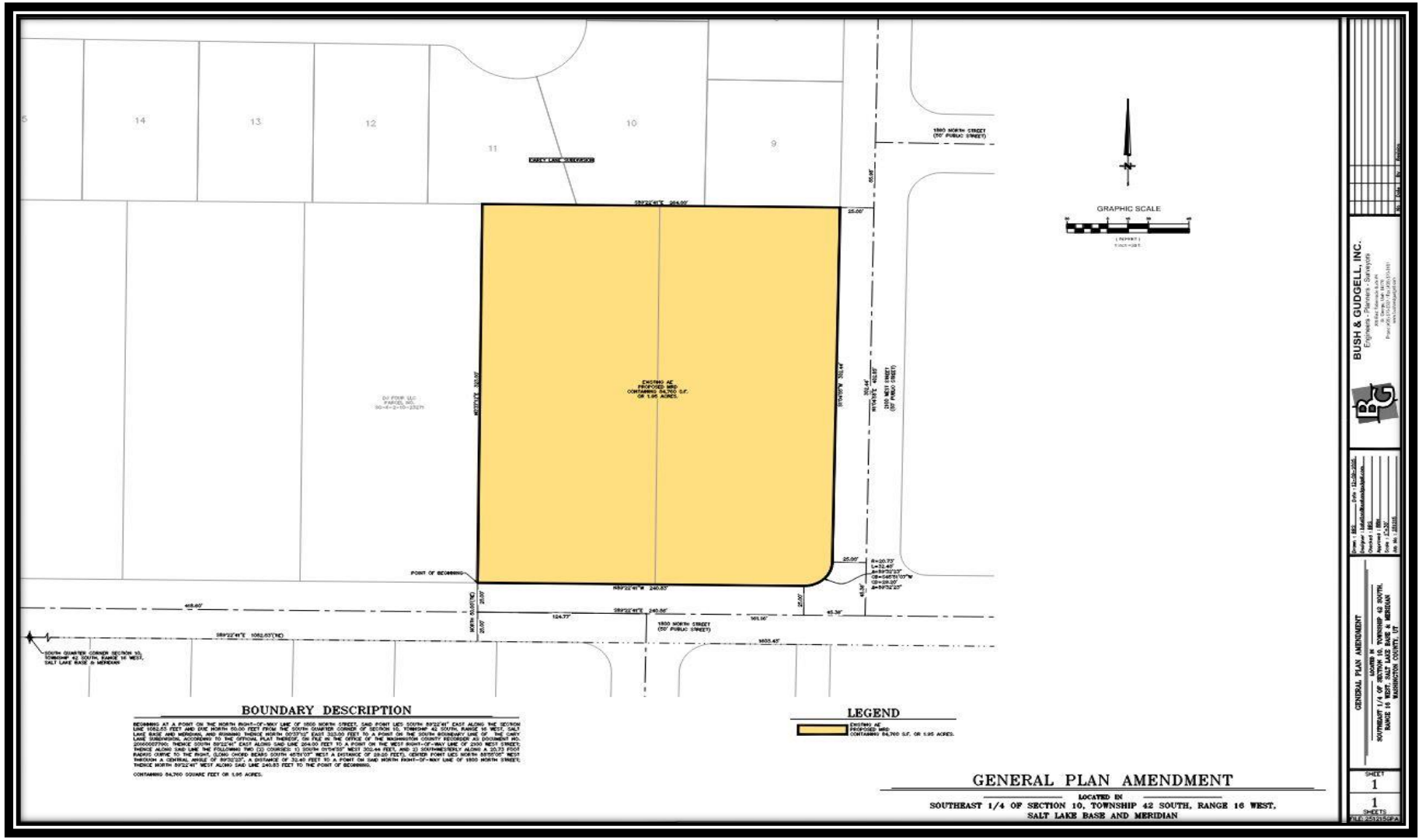
Zoning

A-1
CAREY LN
TUWEAP DR
PHANTOM LN
ELIMINATOR LN
RENDEZVOUS LN
RD-C
RE-20
2100 W ST
2070 W ST
1900 N ST
1860 N ST
R-1-7
1975 W ST
1820 N ST
1800 N ST
OS
1770 N ST
2190 W ST
R-1-6
2130 W ST
2095 W CIR
2065 W ST
1760 N ST
MH-6
1975 W ST

Land Use

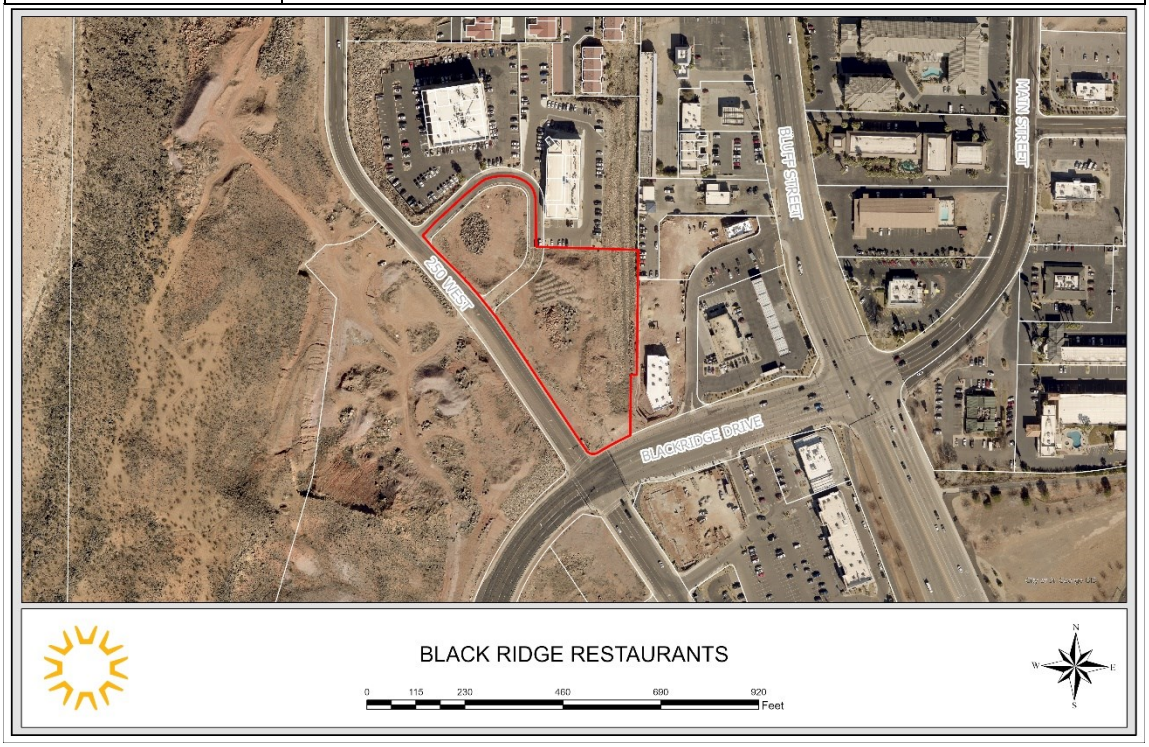
CAREY LN
PHANTOM LN
ELIMINATOR LN
RENDEZVOUS LN
AE
99'
60'
60'
1900 N ST
1870 N ST
1860 N ST
LDR
1820 N ST
1800 N ST
1770 N ST
1760 N ST
MIR
LDR

Property Exhibit



PLANNING COMMISSION AGENDA REPORT: 01/27/2026

Black Ridge Restaurants Planned Development Amendment (Case No. 2025-PDA-033)		
Request:	Consider an amendment of an approved PD-C (Planned Development Commercial) on approximately 3.44 acres for the purpose of allowing the construction of a second restaurant on the site. This is primarily for review and approval of the building elevations.	
Applicant:	Adam Allen, American Land Consulting, LLC	
Location:	Located on the north-east corner of Black Ridge Drive and 250 West	
General Plan:	DTCC (Downtown Connected Corridor)	
Existing Zoning:	PD-C (Planned Development Commercial)	
Surrounding Zoning:	North	PD-C (Planned Development Commercial)
	South	C-2 (Highway Commercial)
	East	C-2 (Highway Commercial)
	West	PD-C (Planned Development Commercial)
Land Area:	Approximately 3.44 acres	



BACKGROUND:
On October 17, 2019, the City Council approved the site for a hotel to be constructed with a parking garage. Along with the PD amendment approved at the time, a hillside permit was approved. The hillside permit set forth certain conditions including limiting detention on site and the use of a secant wall. With time, the owners of the hotel sought zoning approval to move the hotel across 250 West on the west side of the street, freeing up the subject property. In November 2024, a new site plan including the use, access, parking, etc. was approved which allowed two restaurant pads on the site. At the time, only one of the restaurants was ready with elevations and so the second (Rodizio Grill) is now seeking approval of those elevations.

Section 10-8D-2 of the St. George city code states that each PD (Planned Development), including PD-C zones are to include in their application "*the type, character and proposed height of all buildings*." In the previous approval of the PD-C in 2024, everything except the information on this proposed building was reviewed and approved. In order to comply with the code as outlined, the proposed building elevations have been submitted for review to the Planning Commission.

The proposed building is shown to be 10,573 ft² and is parked adequately along with the other restaurant on site. The building stands at 30' to its highest point, which is compliant with the 50' height limit of the PD-C zone. Proposed materials are stone, batten siding, stucco, glazing and aluminum (as an accent).

Please see the zoning requirement details below:

Zoning Requirements			
Regulation	**Section Number**	**Proposal**	**Staff Comments**
Setbacks	10-8D-6(C)	Front: 113' Street Side: 276' Rear: 73' Side: 79'	The required setbacks are: Front/ Street Side: 20' Side / Rear: 0' and 10'
Uses	10-8D-2	Restaurant	The PD-C allows restaurants (both sit down and fast food).
Height and Elevation	10-8D-2	Approximate Height: 30'	The maximum height allowed in a PD-C is 50'. This proposal meets the regulations.

RECOMMENDATION:
Staff recommends approval of the application for an amendment to the PD for the Black Ridge Restaurants in order to allow construction of a second restaurant on the site.

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 PD amendment for Black Ridge Restaurants as presented, case no. 2024-PDA-020, based on the findings and subject to the conditions listed in the staff report."

FINDINGS FOR APPROVAL:

1. That the proposed restaurant use and building height are allowed in the PD-C (Planned Development Commercial) zone and meet the applicable development standards of the City Code.
2. That this Planned Development amendment is limited to the approval of building elevations for a second restaurant pad that was previously approved and does not increase the overall intensity or impacts of the project.
3. That the size, height, and architectural design of the proposed building are compatible with the approved Planned Development and with the surrounding commercial development in the area.
4. That approval of the Planned Development amendment serves the public health, safety, and general welfare of the City.

Exhibit A

Applicant's Narrative

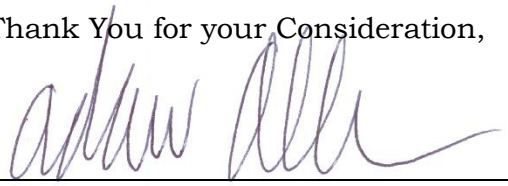
12/22/2025

Re: Black Ridge Restaurants

To whom it may concern,

The purpose of this submittal is to bring forward the details of the proposed Planned Development Amendment for Black Ridge Commercial. This property was previously approved for a two restaurants, but the details of the second were not available at that time. We are now have that information and are bringing forward the Full details for the Site and both Restaurants. The restaurant on building pad one will be a Ruths Chris, same as previously approved. The Second restaurant on building pad two will be a Rodizio Brazilian Steakhouse. We appreciate the opportunity to present you with this amendment.

Thank You for your Consideration,



Adam Allen, Manager – American Consulting and Engineering

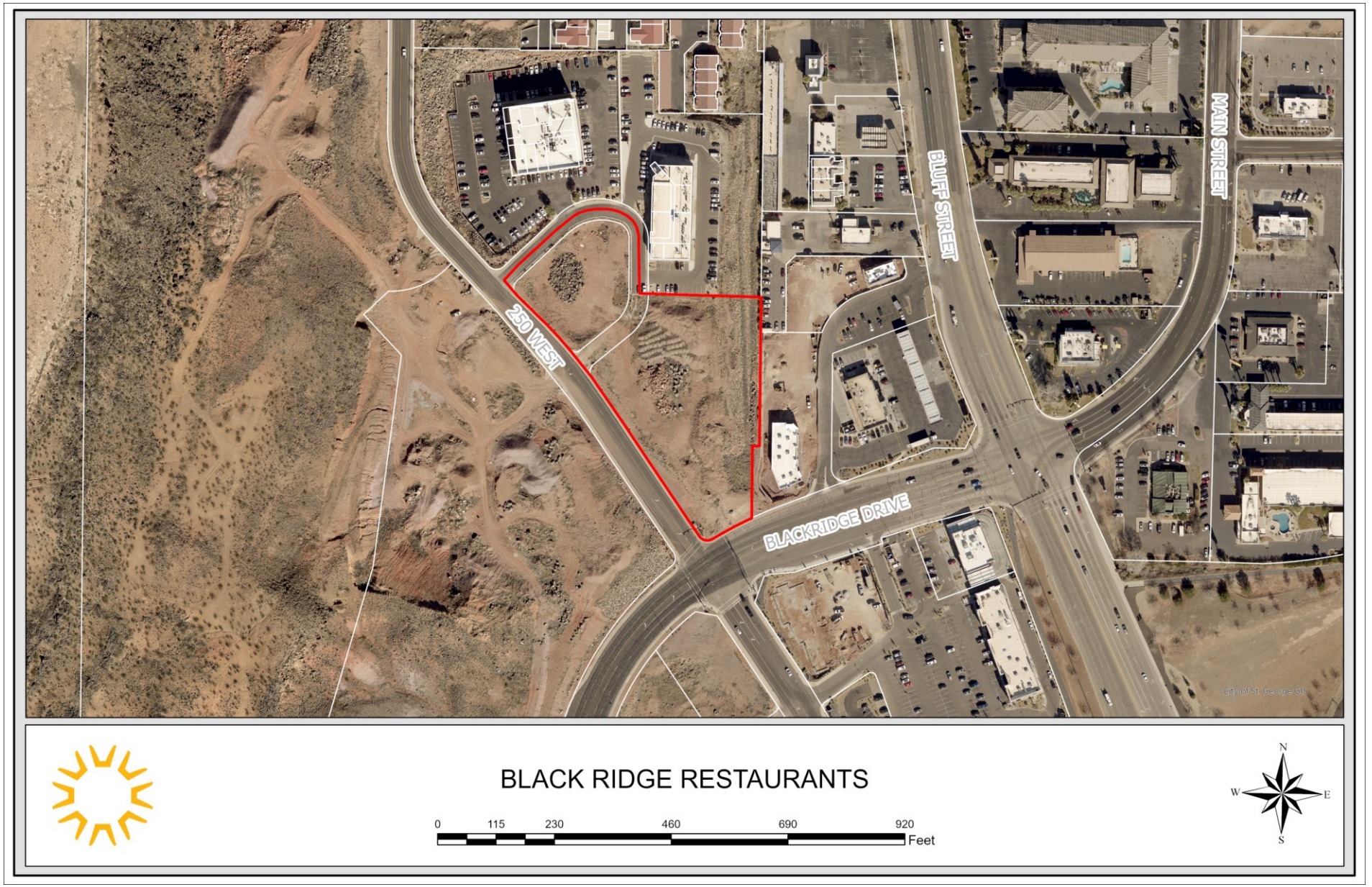
Exhibit B

PowerPoint Presentation

Black Ridge Restaurants

2025-PDA-033

Aerial Map


250 WEST
BLACKRIDGE DRIVE
BLUFF STREET
MAIN STREET
BLACK RIDGE RESTAURANTS
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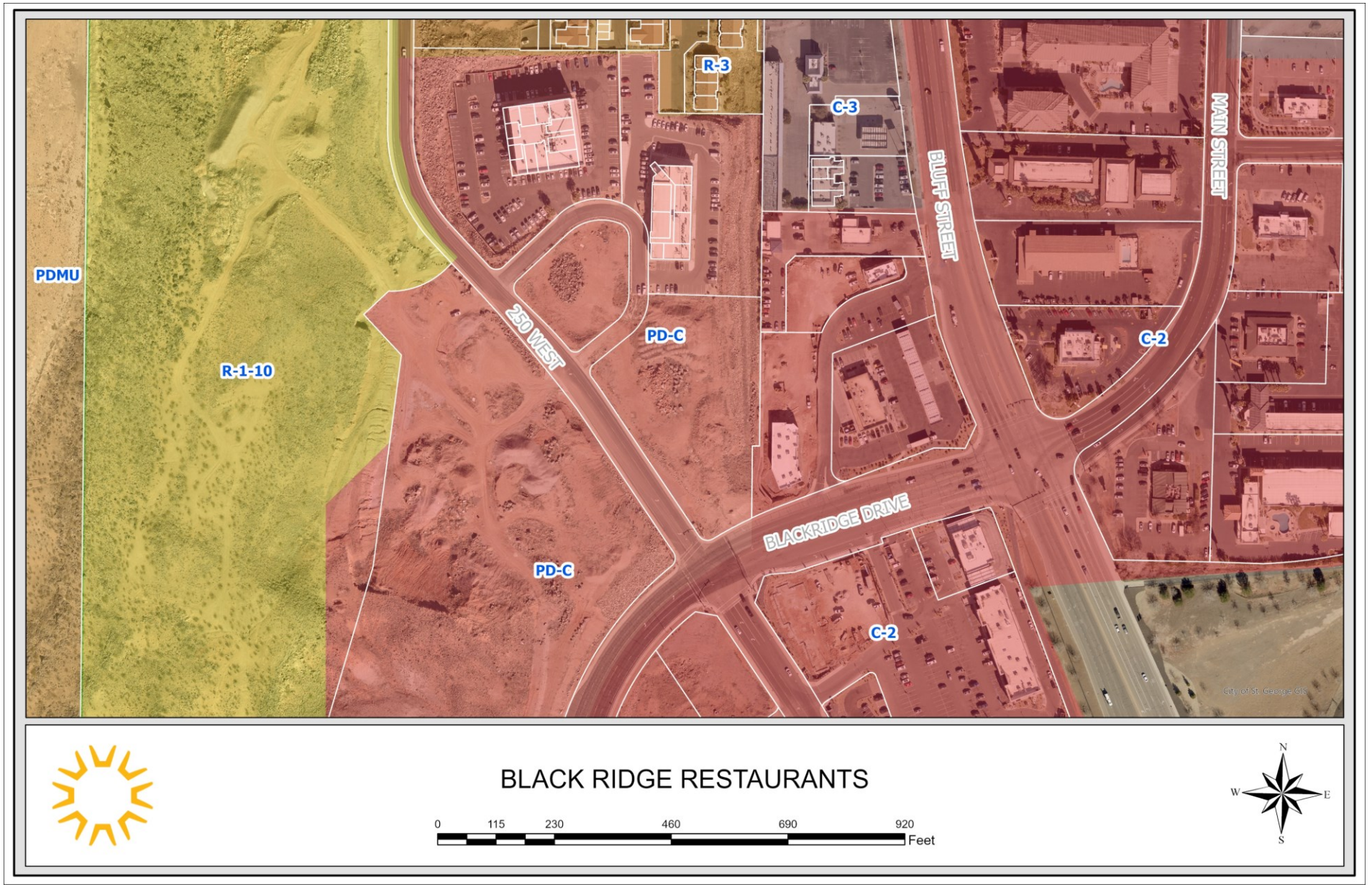
230
460
690
920
Feet
N
W
E
S

Zoning Map


PDMU
R-1-10
R-3
C-3
PD-C
PD-C
C-2
C-2
250 WEST
BLUFF STREET
MAIN STREET
BLACKRIDGE DRIVE
BLACK RIDGE RESTAURANTS
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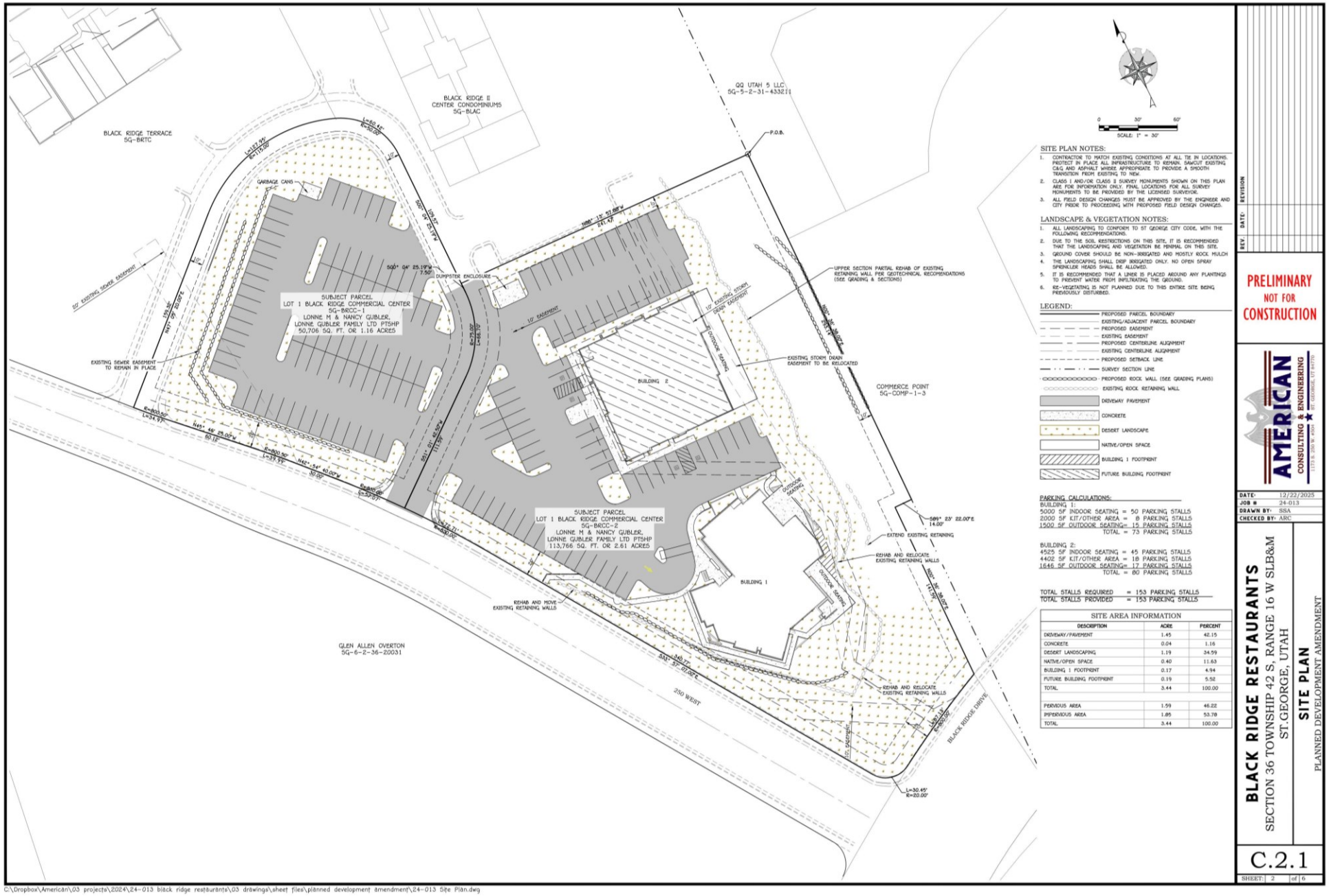
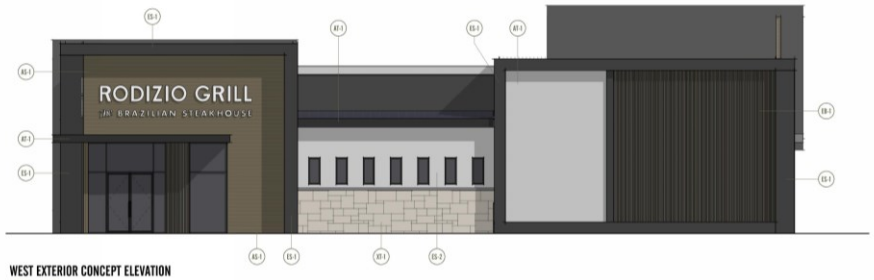
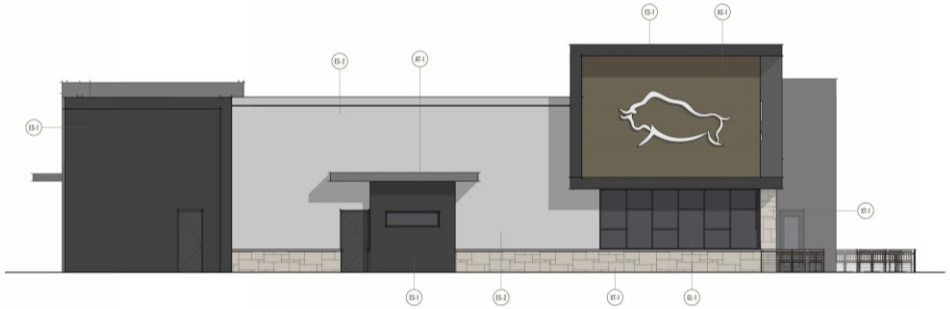
Site Plan


BLACK RIDGE TERRACE
5G-BRTC
BLACK RIDGE II
CENTER CONDOMINIUMS
5G-BLAC
QQ UTAH 5 LLC
5G-5-2-31-433211
SUBJECT PARCEL
LOT 1 BLACK RIDGE COMMERCIAL CENTER
5G-BRCC-1
LONNE M & NANCY GUBLER,
LONNE GUBLER FAMILY LTD PTSHP
50,706 SQ. FT. OR 1.16 ACRES
SUBJECT PARCEL
LOT 1 BLACK RIDGE COMMERCIAL CENTER
5G-BRCC-2
LONNE M & NANCY GUBLER,
LONNE GUBLER FAMILY LTD PTSHP
113,766 SQ. FT. OR 2.61 ACRES
BUILDING 1
BUILDING 2
DUMPSTER ENCLOSURE
GARBAGE CANS
OUTDOOR SEATING
EXISTING SEWER EASEMENT TO REMAIN IN PLACE
10' EXISTING SEWER EASEMENT
10' EASEMENT
10' EXISTING STORM DRAIN EASEMENT
EXISTING STORM DRAIN EASEMENT TO BE RELOCATED
UPPER SECTION PARTIAL REHAB OF EXISTING RETAINING WALL PER GEOTECHNICAL RECOMMENDATIONS (SEE GRADING & SECTIONS)
REHAB AND MOVE EXISTING RETAINING WALLS
REHAB AND RELOCATE EXISTING RETAINING WALLS
EXTEND EXISTING RETAINING
COMMERCE POINT
5G-COMP-1-3
GLEN ALLEN OVERTON
5G-6-2-36-20031
250 WEST
BLACK RIDGE DRIVE
P.O.B.
SCALE: 1" = 30'
SITE PLAN NOTES:
1. CONTRACTOR TO MATCH EXISTING CONDITIONS AT ALL TIE IN LOCATIONS. PROTECT IN PLACE ALL INFRASTRUCTURE TO REMAIN. SAWCUT EXISTING C&G AND ASPHALT WHERE APPROPRIATE TO PROVIDE A SMOOTH TRANSITION FROM EXISTING TO NEW.
2. CLASS I AND/OR CLASS II SURVEY MONUMENTS SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. FINAL LOCATIONS FOR ALL SURVEY MONUMENTS TO BE PROVIDED BY THE LICENSED SURVEYOR.
3. ALL FIELD DESIGN CHANGES MUST BE APPROVED BY THE ENGINEER AND CITY PRIOR TO PROCEEDING WITH PROPOSED FIELD DESIGN CHANGES.
LANDSCAPE & VEGETATION NOTES:
1. ALL LANDSCAPING TO CONFORM TO ST GEORGE CITY CODE, WITH THE FOLLOWING RECOMMENDATIONS.
2. DUE TO THE SOIL RESTRICTIONS ON THIS SITE, IT IS RECOMMENDED THAT THE LANDSCAPING AND VEGETATION BE MINIMAL ON THIS SITE.
3. GROUND COVER SHOULD BE NON-IRRIGATED AND MOSTLY ROCK MULCH
4. THE LANDSCAPING SHALL DRIP IRRIGATED ONLY. NO OPEN SPRAY SPRINKLER HEADS SHALL BE ALLOWED.
5. IT IS RECOMMENDED THAT A LINER IS PLACED AROUND ANY PLANTINGS TO PREVENT WATER FROM INFILTRATING THE GROUND.
6. RE-VEGETATING IS NOT PLANNED DUE TO THIS ENTIRE SITE BEING PREVIOUSLY DISTURBED.
LEGEND:
PROPOSED PARCEL BOUNDARY
EXISTING/ADJACENT PARCEL BOUNDARY
PROPOSED EASEMENT
EXISTING EASEMENT
PROPOSED CENTERLINE ALIGNMENT
EXISTING CENTERLINE ALIGNMENT
PROPOSED SETBACK LINE
SURVEY SECTION LINE
PROPOSED ROCK WALL (SEE GRADING PLANS)
EXISTING ROCK RETAINING WALL
DRIVEWAY PAVEMENT
CONCRETE
DESERT LANDSCAPE
NATIVE/OPEN SPACE
BUILDING 1 FOOTPRINT
FUTURE BUILDING FOOTPRINT
PARKING CALCULATIONS:
BUILDING 1:
5000 SF INDOOR SEATING = 50 PARKING STALLS
2000 SF KIT/OTHER AREA = 8 PARKING STALLS
1500 SF OUTDOOR SEATING= 15 PARKING STALLS
TOTAL = 73 PARKING STALLS
BUILDING 2:
4525 SF INDOOR SEATING = 45 PARKING STALLS
4402 SF KIT/OTHER AREA = 18 PARKING STALLS
1646 SF OUTDOOR SEATING= 17 PARKING STALLS
TOTAL = 80 PARKING STALLS
TOTAL STALLS REQUIRED = 153 PARKING STALLS
TOTAL STALLS PROVIDED = 153 PARKING STALLS
SITE AREA INFORMATION
DESCRIPTION | ACRE | PERCENT
DRIVEWAY / PAVEMENT | 1.45 | 42.15
CONCRETE | 0.04 | 1.16
DESERT LANDSCAPING | 1.19 | 34.59
NATIVE/OPEN SPACE | 0.40 | 11.63
BUILDING 1 FOOTPRINT | 0.17 | 4.94
FUTURE BUILDING FOOTPRINT | 0.19 | 5.52
TOTAL | 3.44 | 100.00
PERVIOUS AREA | 1.59 | 46.22
IMPERVIOUS AREA | 1.85 | 53.78
TOTAL | 3.44 | 100.00
PRELIMINARY
NOT FOR CONSTRUCTION
AMERICAN CONSULTING & ENGINEERING
DATE: 12/22/2025
JOB #: 24-013
DRAWN BY: SSA
CHECKED BY: ARC
BLACK RIDGE RESTAURANTS
SECTION 36 TOWNSHIP 42 S, RANGE 16 W SLB&M
ST.GEORGE, UTAH
SITE PLAN
PLANNED DEVELOPMENT AMENDMENT
C.2.1
SHEET: 2 of 6
C:\Dropbox\American\03 projects\2024\24-013 black ridge restaurants\03 drawings\sheet files\planned development amendment\24-013 Site Plan.dwg

Proposed Elevations



WEST EXTERIOR CONCEPT ELEVATION
3/16" = 1'-0"

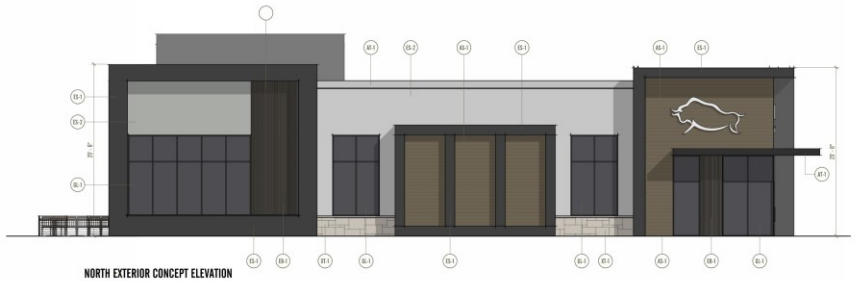


SOUTH EXTERIOR CONCEPT ELEVATION
3/16" = 1'-0"

EXTERIOR MATERIALS

- ET-1 EXTERIOR STONE BASIS OF DESIGN: PRO-FIT ALPINE LEDGESTONE
- ES-1 EXTERIOR SIDING: BASIS OF DESIGN: SAGIPER 6" V-GROOVE WALL PANEL, NUTMEG OAK COLOR
- EB-1 EXTERIOR BATTEN SYSTEM: BASIS OF DESIGN: SAGIPER 2"X2" SAGIBATTEN, NUTMEG OAK COLOR
- ES-1 EXTERIOR STUCCO SYSTEM: COLOR 1 BASIS OF DESIGN: SW 7069 IRON ORE
- ES-2 EXTERIOR STUCCO SYSTEM: COLOR 2 BASIS OF DESIGN: SW 7018 DOVETAIL
- GL-1 LOW-E GLAZING
- AT-1 PRE-MANUFACTURED ALUMINUM TRIM: BASIS OF DESIGN: SW 7069 IRON ORE

EAST EXTERIOR CONCEPT ELEVATION
3/16" = 1'-0"



NORTH EXTERIOR CONCEPT ELEVATION
3/16" = 1'-0"

A3.1 RODIZIO GRILL ST. GEORGE
EXTERIOR ELEVATIONS | 12.02.2025

KNIGHTON ARCHITECTURE + PLANNING

EXTERIOR MATERIALS

- ET-1 EXTERIOR STONE BASIS OF DESIGN: PRO-FIT ALPINE LEDGESTONE
- ES-1 EXTERIOR SIDING: BASIS OF DESIGN: SAGIPER 6" V-GROOVE WALL PANEL, NUTMEG OAK COLOR
- EB-1 EXTERIOR BATTEN SYSTEM: BASIS OF DESIGN: SAGIPER 2"X2" SAGIBATTEN, NUTMEG OAK COLOR
- ES-1 EXTERIOR STUCCO SYSTEM: COLOR 1 BASIS OF DESIGN: SW 7069 IRON ORE
- ES-2 EXTERIOR STUCCO SYSTEM: COLOR 2 BASIS OF DESIGN: SW 7018 DOVETAIL
- GL-1 LOW-E GLAZING
- AT-1 PRE-MANUFACTURED ALUMINUM TRIM: BASIS OF DESIGN: SW 7069 IRON ORE

KNIGHTON ARCHITECTURE + PLANNING

Proposed Renderings

Proposed Renderings

Materials Board

PLANNING COMMISSION AGENDA REPORT: 01/27/2026

Dutch Bros at Desert Color Planned Development Amendment (Case No. 2026-PDA-001)		
Request:	To amend the Desert Color PD-C (Planned Development Commercial) zone for construction of a coffee shop (restaurant).	
Applicant:	Bush & Gudgell, Inc.	
Representative:	Bob Hermandson	
Location:	Located east of Desert Color Pkwy and between Southern Parkway and Black Mountain Drive	
General Plan:	PD (Planned Development)	
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	PD-C (Planned Development Commercial)
Land Area:	Approximately 0.65 acres	

BACKGROUND:
This is a request to approve the conceptual site plan, landscape plan, elevations, renderings, for Dutch Bros in the Desert Color commercial area. Any new site plan or changes that occur in an approved PD-C (Planned Development Commercial) zone requires approval of a PD amendment. There have been several approvals for commercial development within Desert Color such as Big Shots Golf Center, pads A, K, M & N, Mountain America, America First Credit Union, Panda Express, The Break restaurant, and Fabulous Freddy's. This property sits to the west of Pad 'A' and Fabulous Freddy's across Desert Color Pkwy.

The proposed project is a smaller one and sits on approximately 0.65 acre. A single 1,025 ft² building is depicted on the site. The site takes its access from a shared drive aisle from Desert Color Parkway. The Duch Bros site will be the only building in the immediate vicinity for the time being. They will provide adequate access width from Desert Color Parkway to their site entrance with a minimum of 25' wide drive aisle.

The site is designed again with a single building, area for landscaping/detention and parking. At 1,025 ft², a requirement of four parking stalls is required. There will be no seating on the premises though there is a 28' by 12' awning at the walk up window. If they desire at some point to set up tables and chairs, with eight total parking stalls, they would still be adequately parked. Though a patron may walk up to order at the walk up window, it is anticipated that the majority of the orders will be taken through the drive through windows. They are providing two drive through lanes. As a result, staff estimates the queuing area should be able to accommodate approximately 21 vehicles before blocking any parking spaces.

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

Zoning Requirements			
Regulation	**Section Number**	**Proposal**	**Staff Comments**
Setbacks	10-8D-6	Proposed setbacks: Front (east): 23' Side (north): 21' Side (south): 25' Rear (west): 143'	The proposed front (east) setback is shown at 23' from Desert Color Pkwy creating area for landscaping but also a close street presence. All setbacks are being met.
Pedestrian Circulation Plan	10-8-6	Pedestrian circulation is shown on the plans and is provided around the building.	The plans appear to meet the required pedestrian circulation.
Uses	PD-C use list	Coffee Shop	"Restaurant, coffee shop, delicatessen, internet café" is an approved use in the PD-C

			portion of Desert Color per their zone plan.
Height and Elevation	10-8D-6	Approximately 20' to highest point.	The maximum allowed height is 55' in Desert Color PD-C.
Phasing Plan	10-8D-2	No phasing proposed.	No comment.
Landscape Plan	10-8D-2	Conceptual landscape plan provided (approximately 27% of site).	The landscaping seems to be sufficient. During site plan review, staff will ensure the code compliance.
Utilities	10-8D-2	Conceptual utility plan provided with plat	Utilities have been reviewed with the plat and site plan with Pad "A" and
Signs	10-8D-2	No signage was identified	Signs will be approved through the sign permit process.
Lighting	10-8D-2, 10-14-1	A photometric plan has not been included	Site lighting will need review and information during formal site plan review.
Lot Coverage	10-8D-6	Conceptual plan shown (4%)	The site plan meets lot coverage regulations <50%
Solid Waste	10-8D-6	Solid waste receptacle location is shown on the site plan.	Located on far south-west side of the site, will be screened from view.
Landscaping	10-8D-6	Minimum 15' landscape buffer along access street.	Plans appear to meet this requirement.
Parking	10-19-5	8 parking stalls	Restaurant Kitchen/prep area: 1:250 = 4 stalls
EVCS And Bike Parking	10-19-6	Location of bike parking and conduit for electric parking stations not shown on plans.	During site plan review, staff will ensure the plans meet the EVCS and bike parking requirements to comply with Title 10-19-6 but they are showing seven EV stalls.

RECOMMENDATION:

Staff recommends approval of this PD Amendment with the following conditions:

1. A site plan must be applied for and approved prior to construction of the site.

ALTERNATIVES:

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

FINDINGS FOR APPROVAL:

1. That the proposed Planned Development Amendment is consistent with the intent of the Desert Color PD-C zone, which anticipates neighborhood-scale commercial uses that serve residents and visitors within the development.
2. That the proposed coffee shop use is allowed within the Desert Color zone plan and is compatible with existing and approved commercial development in the surrounding Desert Color area.
3. That the conceptual site plan demonstrates adequate access, internal circulation, and drive-through queuing to accommodate the anticipated demand without creating conflicts with adjacent streets or properties.
4. That the project provides sufficient parking based on the size and operational characteristics of the proposed use.
5. That the proposed development, subject to the conditions of approval, meets the applicable requirements of Title 10 and the Desert Color zone plan and will not be detrimental to public health, safety, or welfare.

POSSIBLE MOTION:

“I move that we forward a positive recommendation to the City Council for the PD Amendment for Dutch Brothers, Case No. 2026-PDA-001, based on the findings and subject to the conditions listed in the staff report.”

Exhibit A
Applicants Narrative

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

November 17, 2025

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

Re: Dutch Bros at Desert Color - PD-Zone Amendment

To whom it may concern:

We are submitting this application to provide the details for a proposed building in the commercial area in Desert Color. This is planned to be a new Dutch Bros business. The business will sit on a 0.65-acre parcel of land that lies on the south side of the Southern Parkway right-of-way and west of Desert Color Parkway. It will be accessed from Desert Color Parkway.
Please see the renderings and site plan accompanying this application for further details.
We greatly appreciate your consideration.

Sincerely,
Bush and Gudgell, Inc.

Bob Hermandson
President

205 East Tabernacle #4
St. George, UT 84770

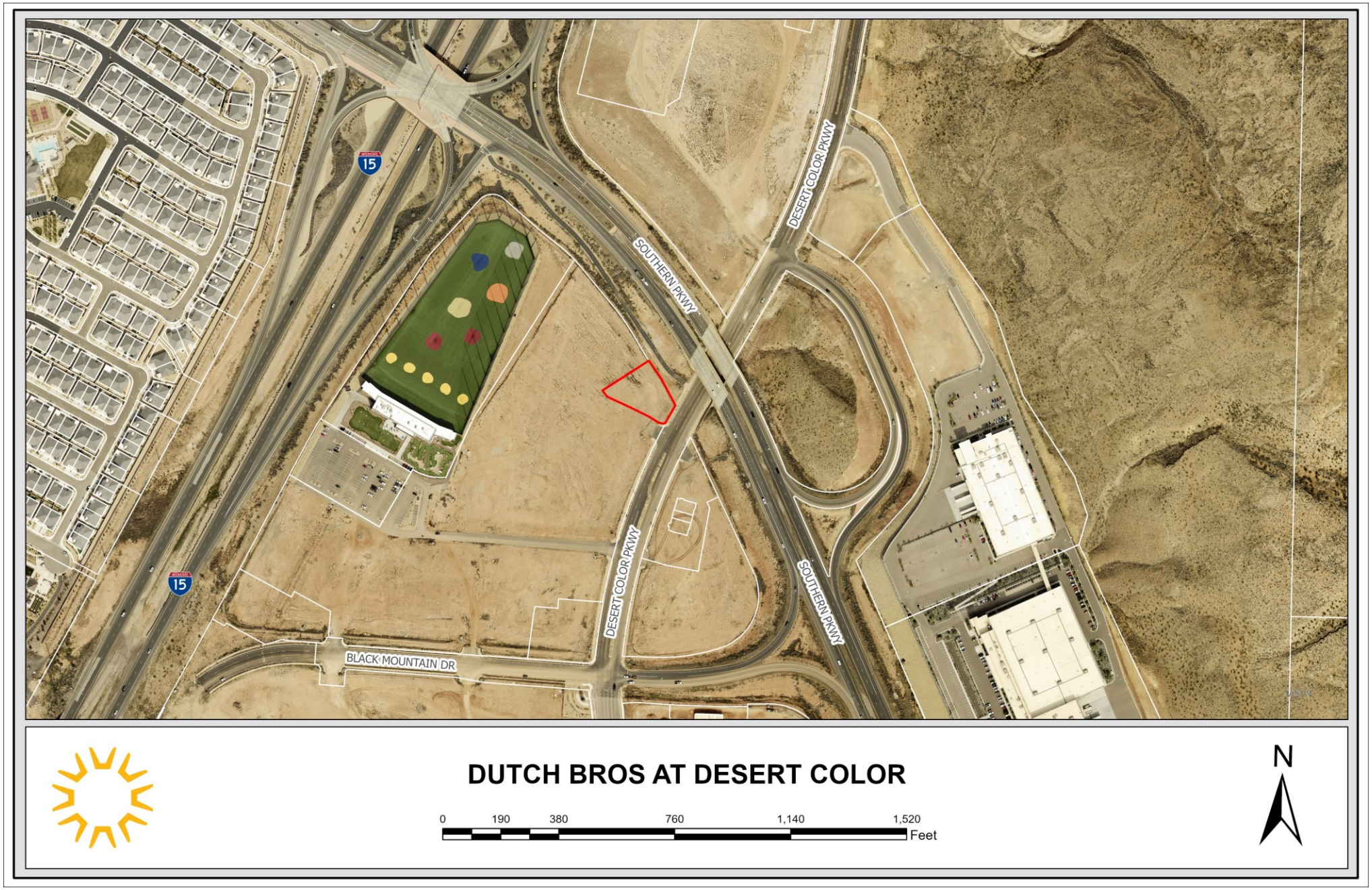
Ph. 435-673-2337
Fax 435-673-3161

Exhibit B
PowerPoint Presentation

Dutch Bros at Desert Color

2026-PDA-001

Aerial Map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SOUTHERN PKWY
DESERT COLOR PKWY
DESERT COLOR PKWY
SOUTHERN PKWY
BLACK MOUNTAIN DR
DUTCH BROS AT DESERT COLOR
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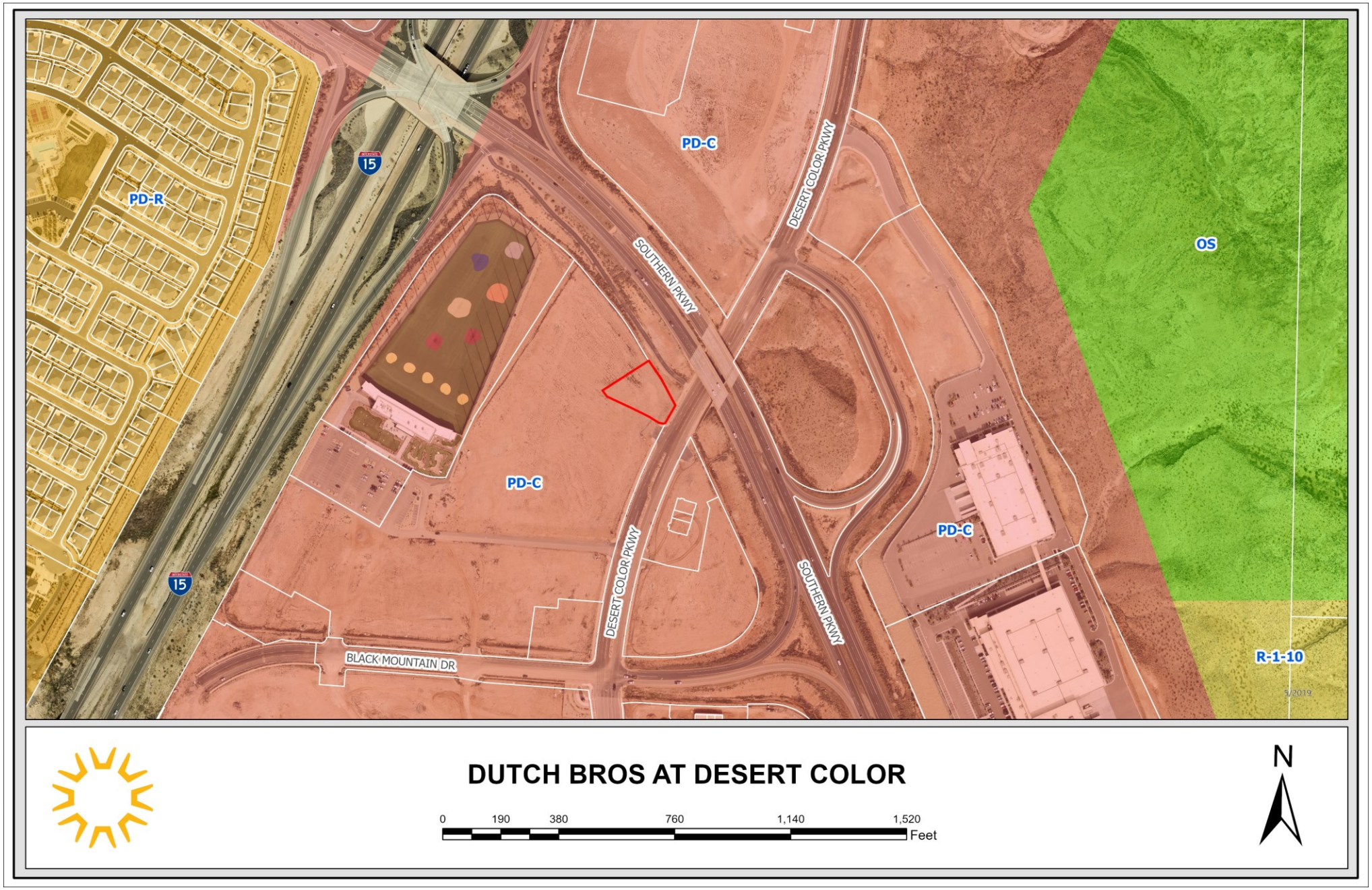
Zoning Map


PD-R
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DUTCH BROS AT DESERT COLOR
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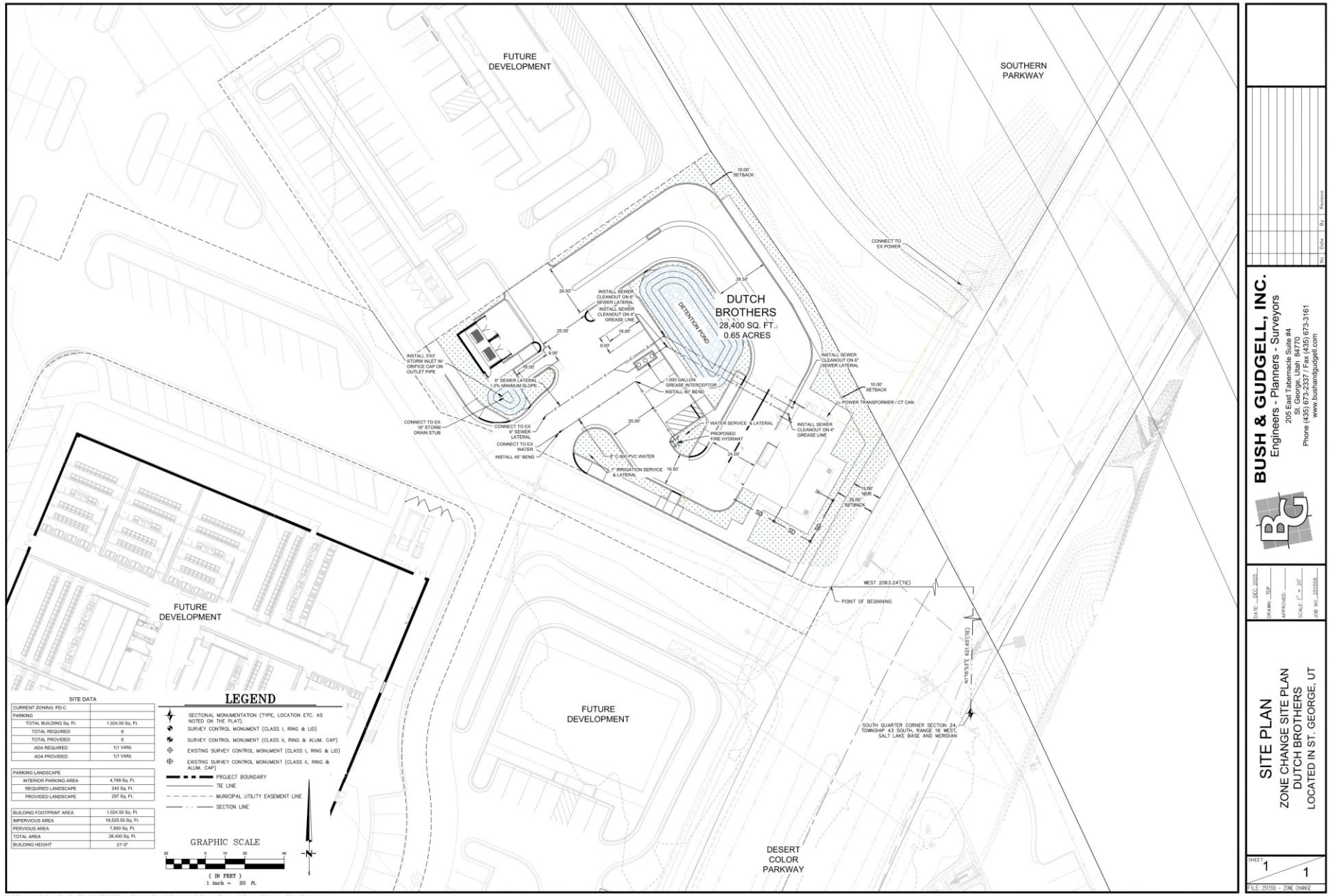
Site Plan



BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

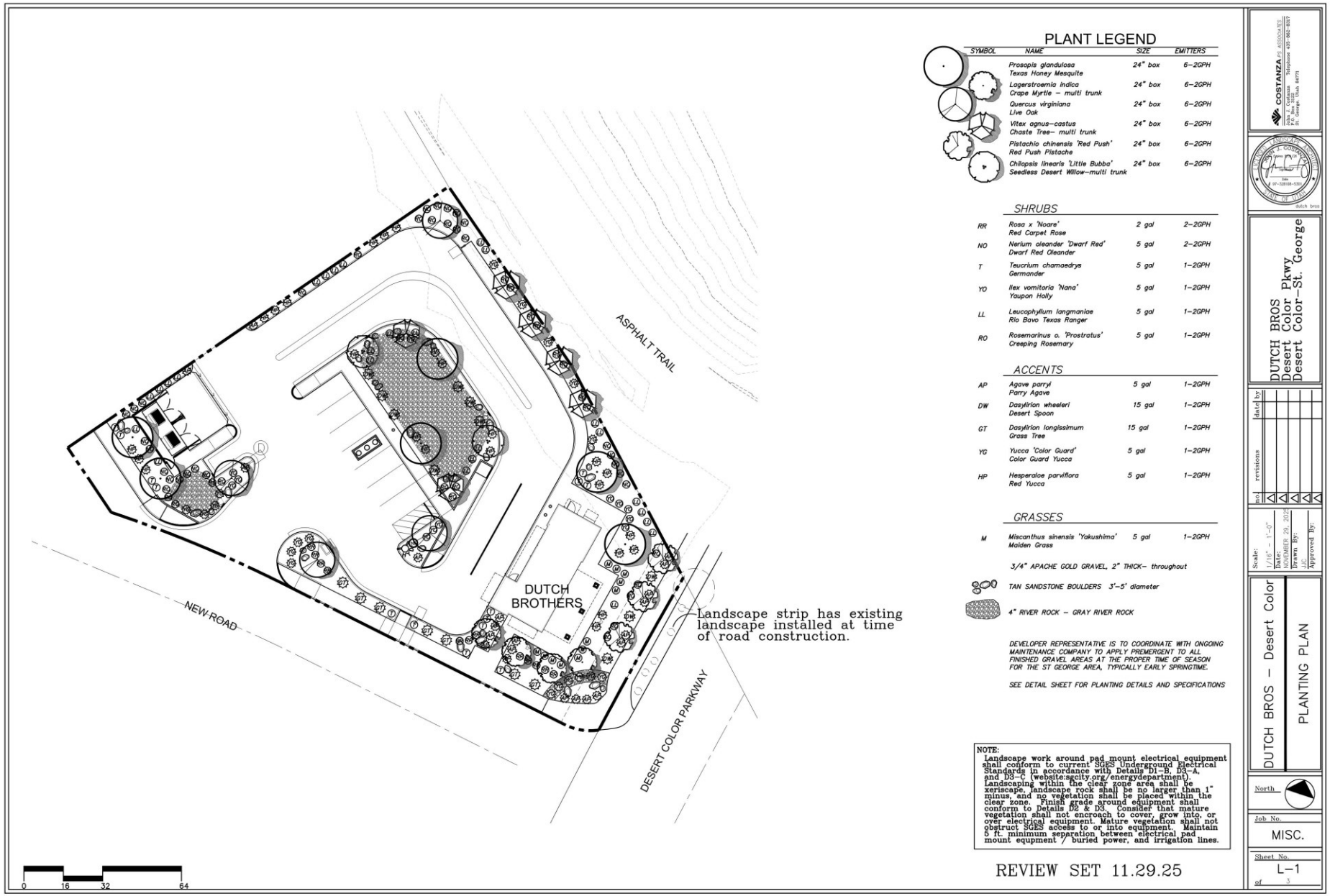
SITE PLAN
ZONE CHANGE SITE PLAN
DUTCH BROTHERS
LOCATED IN ST. GEORGE, UT

DATE: DEC 2025
DRAWN: TDF
APPROVED:
SCALE: 1" = 20'
JOB NO.: 251558

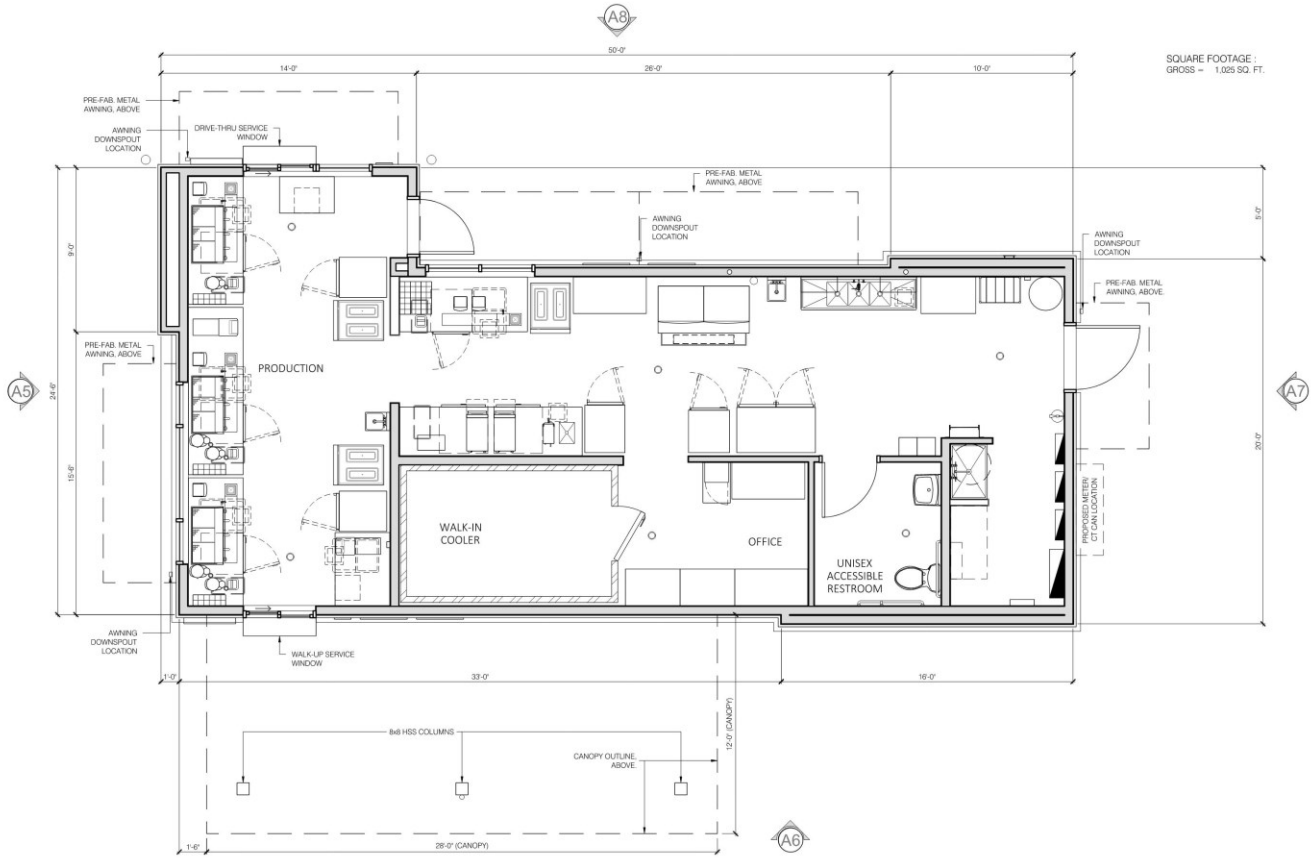
SHEET 1 of 1
FILE: 251558 - ZONE CHANGE

X:\Desert Color South Block\251558 - Dutch Bros\Drawings\Zone Change\Zone Change Site Plan.dwg

Landscape Plan



Floor Plan



SCALE: 3/8" = 1'-0"

0' 5' 10' 20'

Elevations

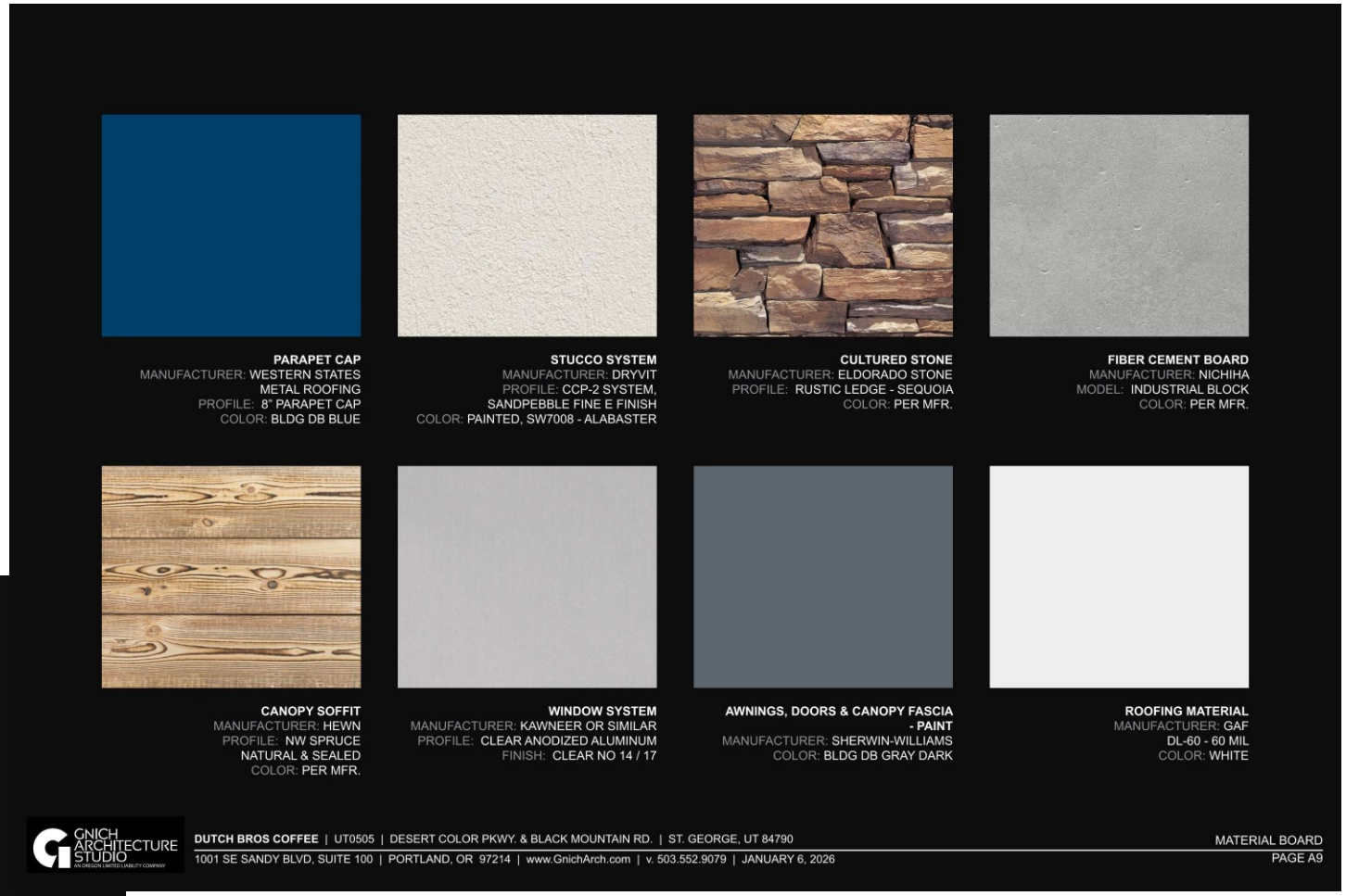
LOOKING NORTHEAST

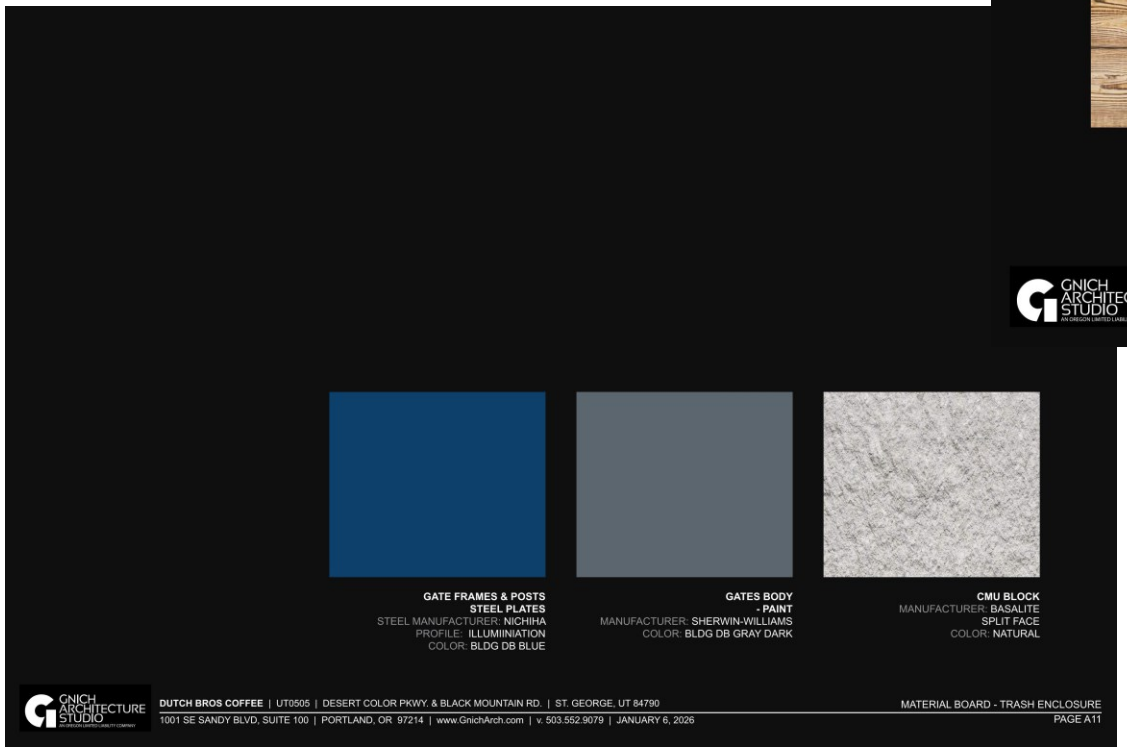
LOOKING SOUTHEAST

LOOKING NORTHWEST

LOOKING SOUTHWEST

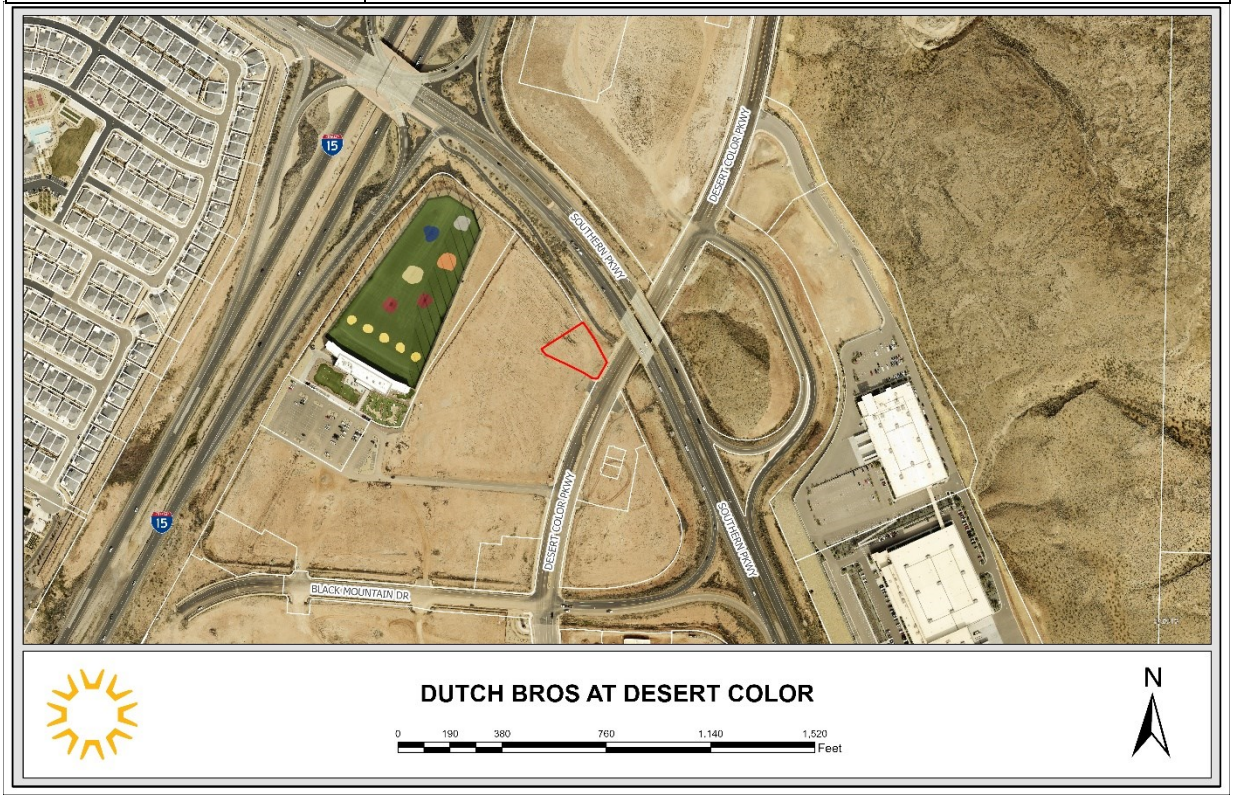
Materials Board





PLANNING COMMISSION AGENDA REPORT: 01/27/2026

Dutch Bros at Desert Color Preliminary Plat (Case No. 2026-PP-001)		
Request:	This is a request for Preliminary Plat for a single lot, commercial subdivision in the Desert Color Development.	
Applicant:	Bush & Gudgell, Inc.	
Representative:	Bob Hermandson	
Location:	Located east of Desert Color Pkwy and between Southern Parkway and Black Mountain Drive	
General Plan:	PD (Planned Development)	
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	PD-C (Planned Development Commercial)
Land Area:	Approximately 0.65 acres	



BACKGROUND:
The subject property is currently zoned PD-C (Planned Development Commercial). This plat request is accompanied by a request to amend the existing Planned Development (PD) on the property. The PD-C designation allows a variety of commercial uses. This specific use will be a coffee shop which is a permitted use in the Desert Color PD-C zone plan. In order to build on the property, a lot has to be legally created to be eligible for a building permit. The plat depicts a single, 0.65 acre (28,400 ft²) lot upon which to construct a coffee shop.

The lot is accessed by drive aisles which are private and part of the Desert Color PD-C (Planned Development Commercial) Development. The drive aisle will be accessed from the Desert Color Parkway public right of way. The access/drive aisles will be improved throughout the development as development occurs.

RECOMMENDATION:
Staff recommends approval of this Preliminary Plat with the following condition:

1. A final plat must be applied for and approved prior to construction of the site.

ALTERNATIVES:

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

FINDINGS FOR APPROVAL:

1. That the preliminary plat creates a single commercial lot that matches the approved Desert Color Planned Development and allows the property to be legally developed.
2. That the proposed lot size, layout, and access are appropriate for a small commercial use and are consistent with surrounding PD-C zoning in the Desert Color area.
3. That the coffee shop use is permitted within the Desert Color PD-C zone plan.
4. That approving the preliminary plat allows orderly development of the property while ensuring that a final plat is reviewed and approved prior to construction, consistent with City subdivision requirements.

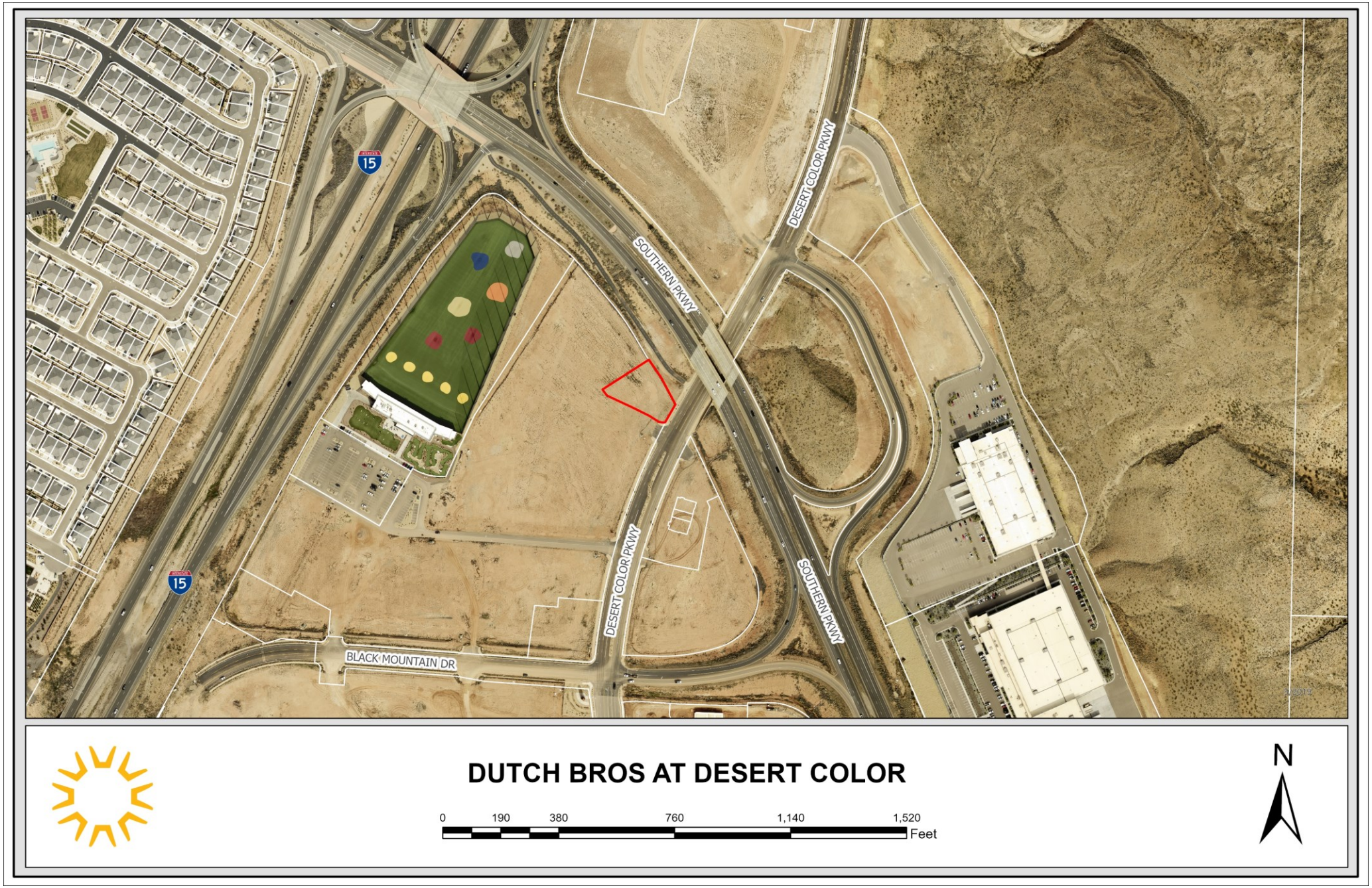
POSSIBLE MOTION:
“I move that we approve the Preliminary Plat for Dutch Brothers, Case No. 2026-PP-001, based on the findings and subject to the conditions listed in the staff report.”

Exhibit A
PowerPoint Presentation

Dutch Bros Preliminary Plat

2026-PP-001

Aerial Map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BLACK MOUNTAIN DR
DUTCH BROS AT DESERT COLOR
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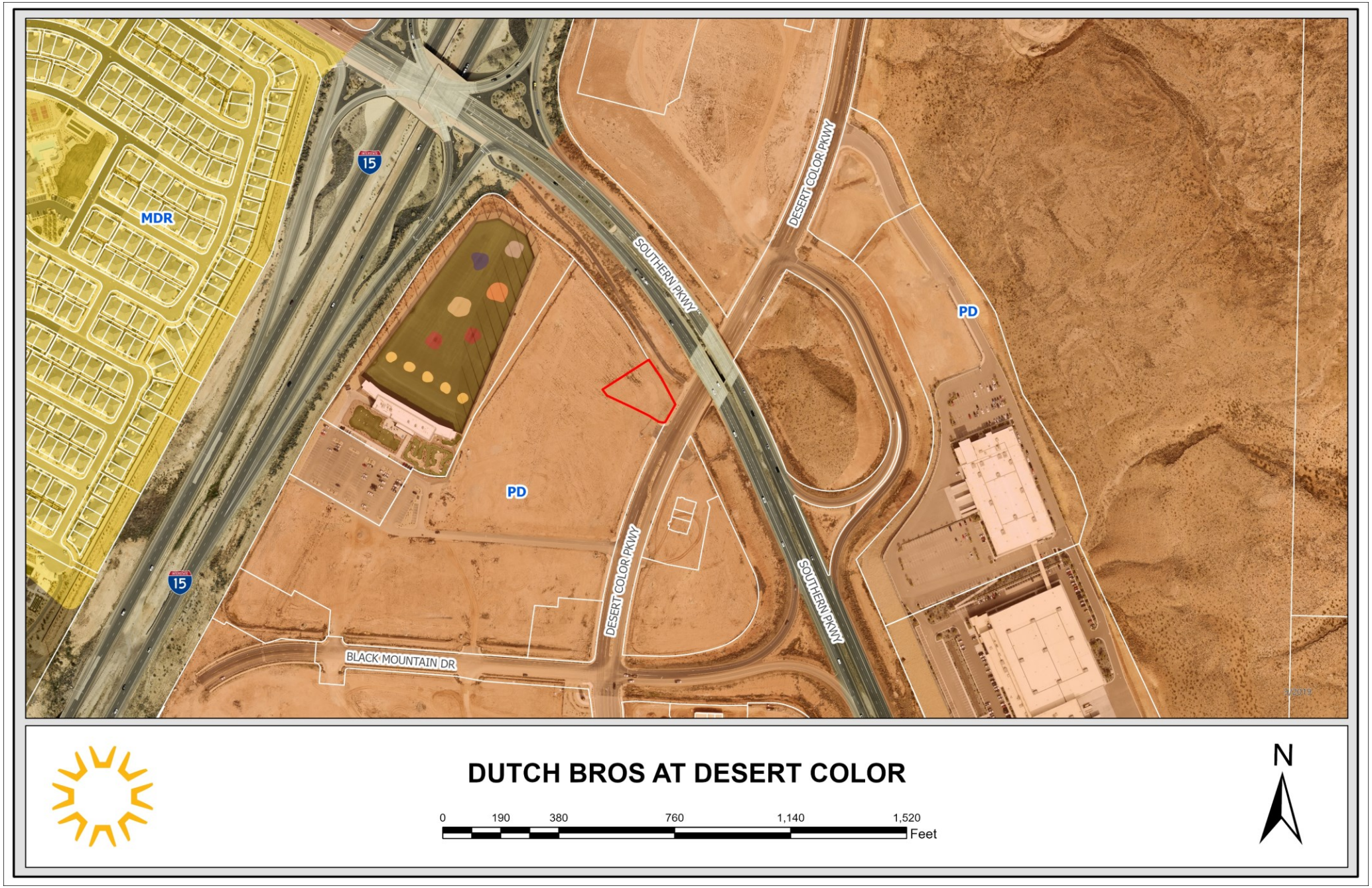
Land Use Map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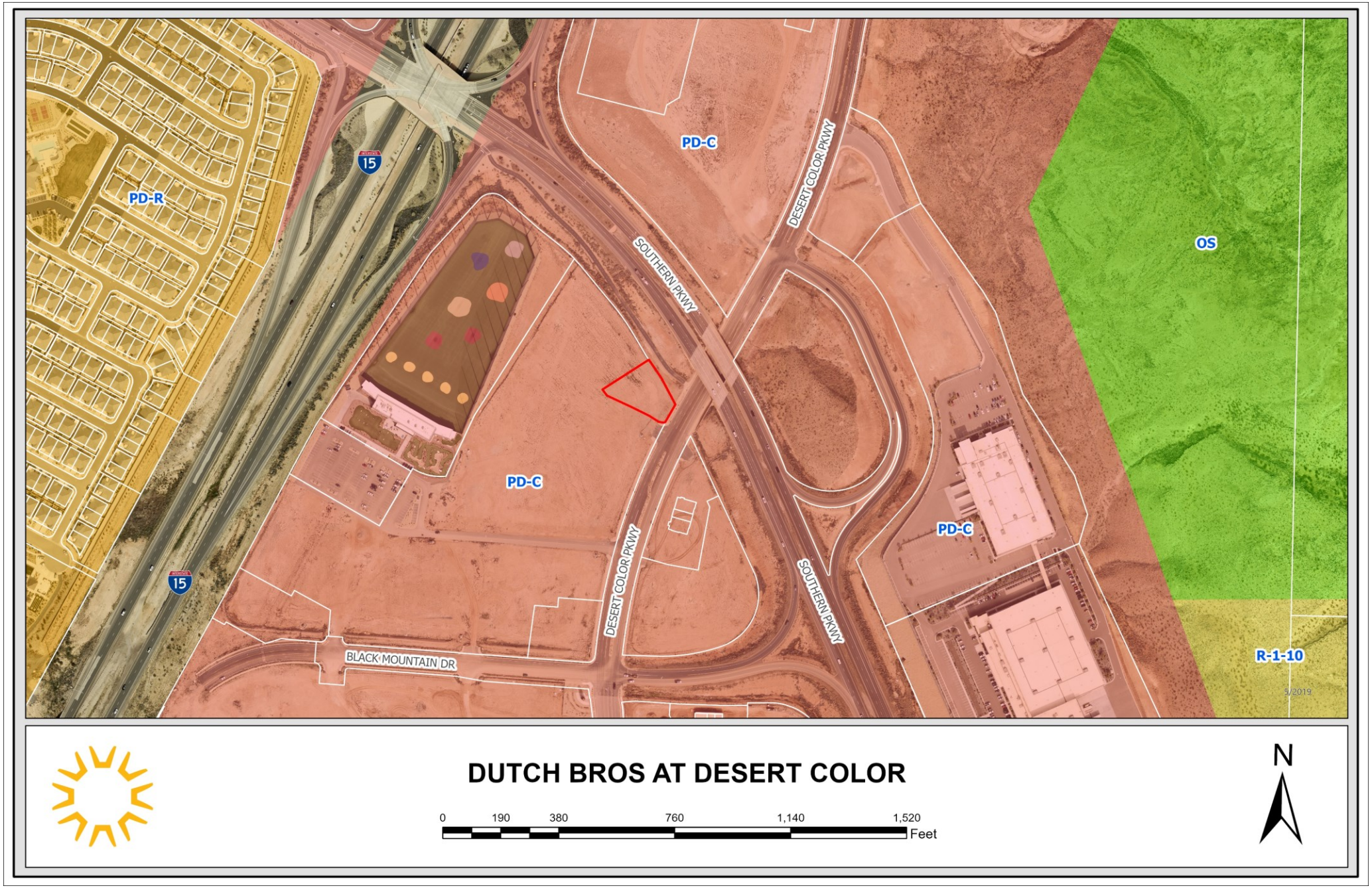
Zoning Map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DESERT COLOR PKWY
DESERT COLOR PKWY
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DUTCH BROS AT DESERT COLOR
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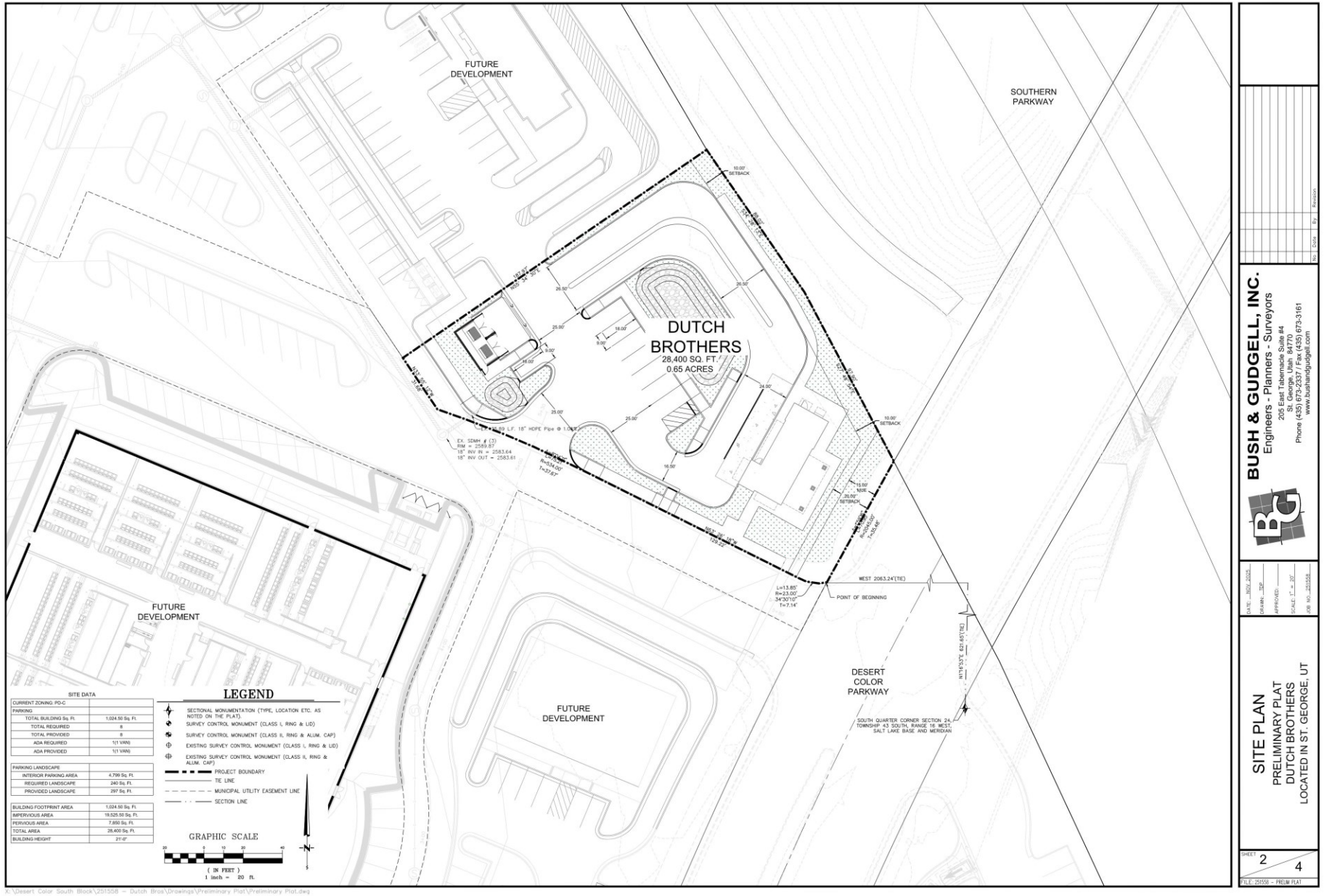
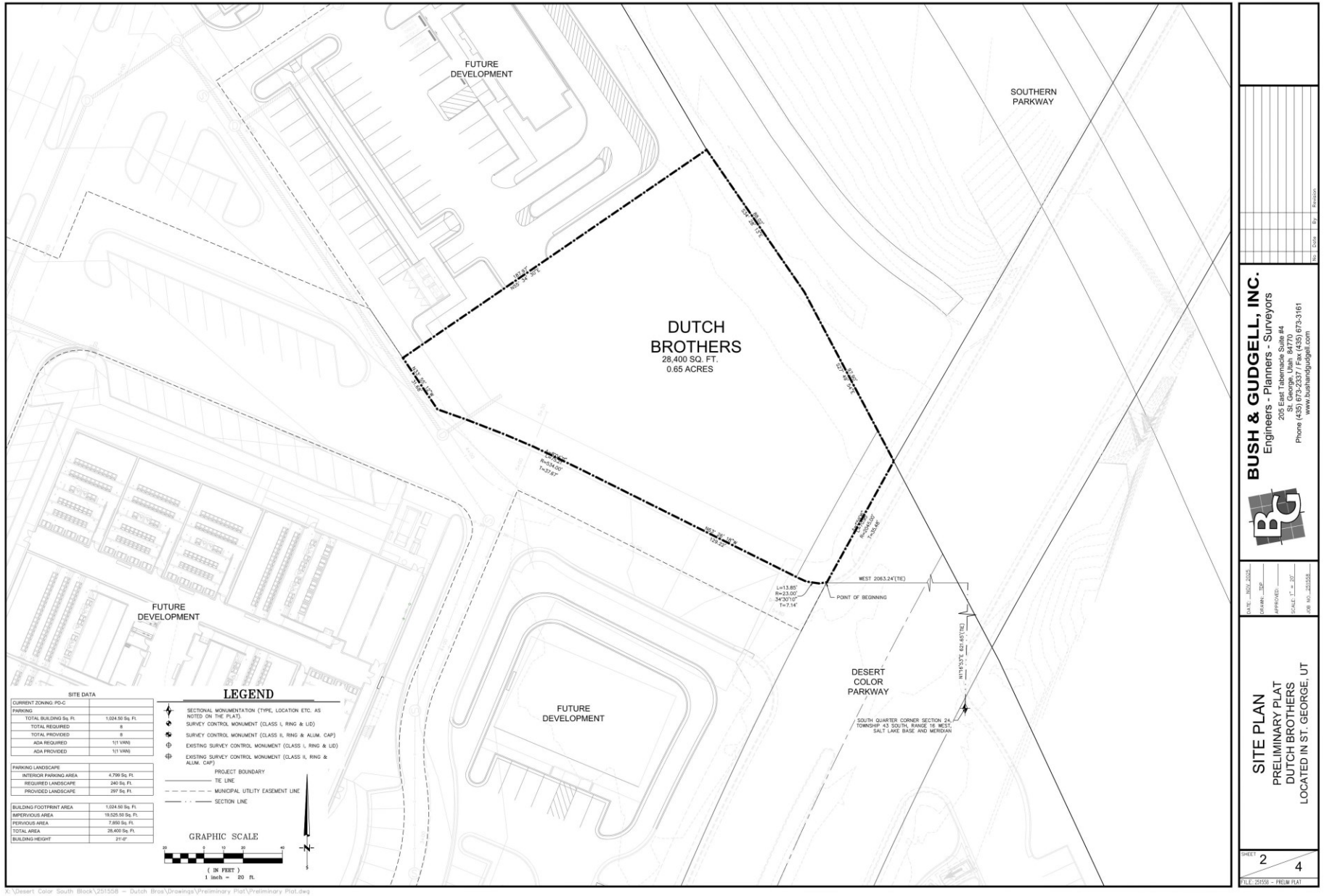
Proposed Plat



Proposed Plat (Boundary)



ST. GEORGE PLANNING COMMISSION MINUTES
January 13, 2026, 5:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

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

EXCUSED:

Planning Commission Member Kelly Casey

STAFF MEMBERS PRESENT:

City Deputy Attorney Jami Bracken
Community Development Director Carol Winner
Assistant Public Works Director Wes Jenkins
Planner Brenda Hatch
Planner Dan Boles
Planner Brian Dean
Development Office Supervisor Angie Jessop

OTHERS PRESENT:

Applicant James Sullivan
Applicant Victoria Hales

CALL TO ORDER:

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

Link to call to order and flag salute: 00:00:30

Link to call for disclosures 00:01:13

Link to Commission Member Anderson recuses himself on Item #6 00:40:10

ITEM 1

GENERAL PLAN AMENDMENT Sullivan GPA 2450 S– PUBLIC HEARING – Consider a request to change the general plan designation from AE (Agricultural Estates) to LDR (Low Density Residential) on approximately 11.72 acres located on the north-west corner of 2450 South and 3210 East. The applicant is Bush & Gudgell, Inc and the representative is Bob Hermandson. Case No. 2025-GPA-018 (Staff – Dan Boles)

Agenda Packet [Page 3]

Link to Presentation by Dan Boles 00:16:00

Link to public hearing 00:18:46

DRAFT

Link to comment by Janet Drew 00:19:06

Link to comment by LuAnn Jensen 00:20:10

Link to comment by Janet Drew 00:22:00

Public Hearing Closed

Link to comment by applicant James Sullivan 00:22:42

Link to motion 00:24:19

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

SECOND:
The motion was seconded by Planning Commission Member Chapman.

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

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

The vote was unanimous. Motion carries.

ITEM 2

GENERAL PLAN AMENDMENT Dixie Dr GPA – PUBLIC HEARING –
Consider a request to change the general plan land use designation from COM (Commercial) to HDR (High Density Residential) on approximately 8.91 acres located west of Dixie Drive and south of Canyon View Drive. The applicant is American Land Consulting LLC, and the representative is Adam Allen. Case No. 2025-GPA-019 (Staff – Brian Dean)

*This item will not be heard at this meeting and re-noticed at a later date. *

ITEM 3

GENERAL PLAN AMENDMENT Tonaquint 35 Acres – PUBLIC HEARING – Consider a request to change the general plan land use designation from LDR (Low Density Residential) to MDR (Medium Density Residential) on approximately 17.64 acres located west of Mesa Palms Drive and north of Curly Hollow Drive. The applicant is American Lands Consulting LLC, and the representative is Adam Allen. Case No. 2025-GPA-020 (Staff – Brenda Hatch)

DRAFT

Agenda Packet [Page 13]

Link to Presentation by Brenda Hatch 00:40:28

Link to public hearing 00:42:43

No Comments, Public Hearing Closed

Link to motion 00:43:10

MOTION:
A motion was made by Planning Commission Member Anderson to forward a positive recommendation for Item #3, General Plan Amendment for Tonaquint 35 acres with staff's recommendations.

SECOND:
The motion was seconded by Planning Commission Member Rogers.

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

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

The vote was unanimous. Motion carries.

ITEM 4

ZONE CHANGE- Sullivan PD-C 2450 S – PUBLIC HEARING
Consider a request to change the zoning from A-1 (Agriculture, one-acre minimum lot size) to PD-C (Planned Development Commercial) on approximately 8.46 acres. The property is generally located on the north-east corner of 2450 South and 3000 East. Case No. 2025-ZC-023 (Staff – Dan Boles)

Agenda Packet [Page 24]

Link to Presentation by Dan Boles 00:24:50

Link to public hearing 00:30:43

Link to comment by Janet Drew 00:31:00

Public Hearing Closed

Link to question by Commission Member Draper and discussion with Assistant Deputy Attorney Brackin 00:33:52

Link to question by Commission Member Chapman and discussion with Assistant Deputy Attorney Brackin 00:34:52

DRAFT

Link to comment by Mr. Boles and discussion with Commission Members 00:36:19

Link to motion 00:39:19

MOTION:
A motion was made by Planning Commission Member Rogers to forward a positive recommendation to City Council for Item #4.

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 5

ZONE REGULATION AMENDMENT County Park in R-1-10 Zone–PUBLIC HEARING

Consider a request to amend a portion of the City of St. George Code, Title 10-7B (Single Family Residential Zones), to modify the allowed uses table to include "county park" as a permitted use in the R-1-10 (Single Family Residential, 10,000 ft² minimum lot size) zone. The applicant is Washington County represented by Victoria Hales. Case No. 2025-ZRA-016 (Staff – Dan Boles)

Agenda Packet [Page 44]

Link to Presentation by Dan Boles 00:01:43

Link to comment by Assistant Deputy Attorney Jami Bracken 00:05:07

Link to question by Commission Member Chapman 00:06:57

Link to comment by Commission Member Nathan Fisher 00:07:48

Link to discussion by Commission Members 00:08:35

Link to public hearing 00:09:20

Public Hearing Closed

Link to comment by applicant Victoria Hales 00:09:31

DRAFT

Link to discussion by Commission Members 00:13:52

Link to motion 00:15:08

MOTION:
A motion was made by Planning Commission Member Fisher to recommend approval of line item 5.

SECOND:
The motion was seconded by Planning Commission Member Draper.

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

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

The vote was unanimous. Motion carries.

ITEM 6

PRELIMINARY PLAT Bloomington Garden Lot Split –
Consider a request for a preliminary plat amendment for the Bloomington Gardens subdivision splitting Lot 19 into two separate lots. The applicant is Rosenberg Associates, and the representative is Jared Bates. Case No. 2025-PP-041 (Staff – Brian Dean)

Agenda Packet [Page 53]

Link to Presentation by Brian Dean 00:43:50

Link to question by Commission Member Chapman 00:44:57

Link to motion 00:46:13

MOTION:
A motion was made by Planning Commission Member Fisher to approve Item #6, adopting the findings of staff.

SECOND:
The motion was seconded by Planning Commission Member Rogers.

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

Planning Commission Chair Anderson – aye
Planning Commission Member Anderson –recused
Planning Commission Member Fisher – aye
Planning Commission Member Casey – absent

DRAFT

Planning Commission Member Chapman – aye
Planning Commission Member Rogers –aye
Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

ITEM 7

PRELIMINARY PLAT White Cliffs –
Consider a preliminary plat for White Dome Townhomes for a 66- unit plat. The applicant is DSG Engineering and the representative is Mike Terry. Case No. 2025-PP-039 (Staff – Brenda Hatch)

Agenda Packet [Page 66]

Link to Presentation by Brenda Hatch 00:46:52

Link to motion 00:48:16

MOTION:
A motion was made by Planning Commission Member Draper to approve the White Cliffs preliminary plat, based on the findings and conditions that they update the legal description to the proposed subdivision boundary and update Section D detail to reflect the property line adjustment.

SECOND:
The motion was seconded by Planning Commission Member Rogers.

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

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

The vote was unanimous. Motion carries.

ITEM 8

PRELIMINARY PLAT Sun River Commons Phase 8 Amended –
Consider a request for a preliminary plat amendment for a subdivision consisting of three lots. Lot 3 would be approximately 3.39 acres, Lot 4 would be approximately 1.35 acres, and Lot 5 would be approximately 1.12 acres. The applicant is AWA Engineering, and the representative is Shaun Young. Case No. 2025-PP-038 (Staff – Brian Dean)

Agenda Packet [Page 75]

Link to Presentation by Brian Dean 00:48:58

Link to motion 00:50:46

DRAFT

MOTION:
A motion was made by Planning Commission Member Rogers to approve Item #8 application number 2025-PP-038 with the staff recommendations.

SECOND:
The motion was seconded by Planning Commission Member Chapman.

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

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

The vote was unanimous. Motion carries.

APPROVAL OF MINUTES:
Consider a request to approve the meeting minutes from the December 9, 2025 meeting.

Agenda Packet [Page 87]

Link to motion 00:51:46

MOTION:
A motion was made by Planning Commission Member Draper to approve minutes of the December 9, 2025, meeting.

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 – aye
Planning Commission Vice Chair Chapman –aye
Planning Commission Member Rogers – aye
Planning Commission Member Draper- aye

The vote was unanimous and the motion carried.

DRAFT

CITY COUNCIL ITEMS:

Carol Winner, the Community Development Director, will report on items heard at the December 18, 2025, City Council Meeting.

1. *City Standard Specifications Section 4*
2. *Kachina Springs Lot 24 Amended*
3. *Annexation Policy*

ADJOURN:

Link to motion: 00:54:14

MOTION:
A motion was made by Planning Commission Member Rogers to adjourn.

SECOND:
The motion was seconded by Planning Commission Member Chapman.

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

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

The vote was unanimous, and the motion carries.

/s/
Angie Jessop, Development Services

DRAFT