

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 Bush and Gudgell, Inc. and the representative is Bob Hermandson.
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 of 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)

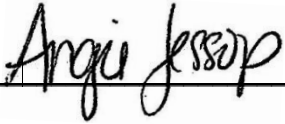
6. MINUTES

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*



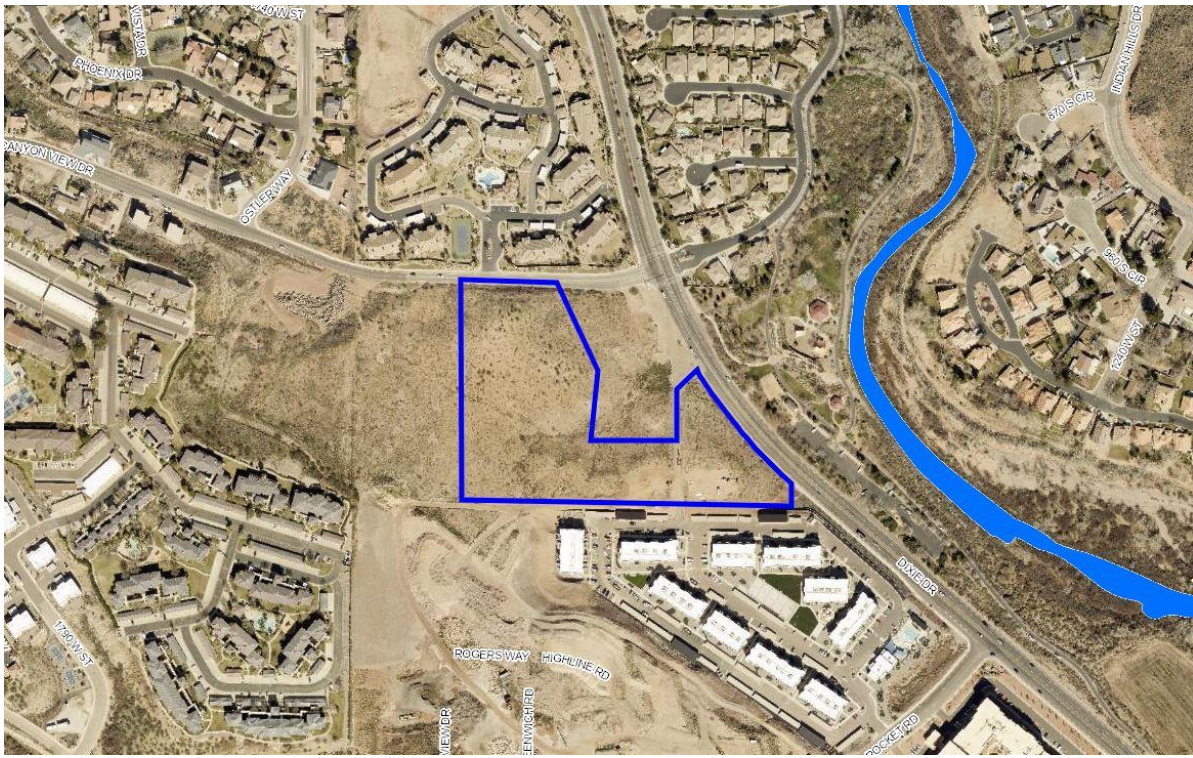
Angie Jessop – Community Development Office Supervisor

January 23, 2026

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.

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.

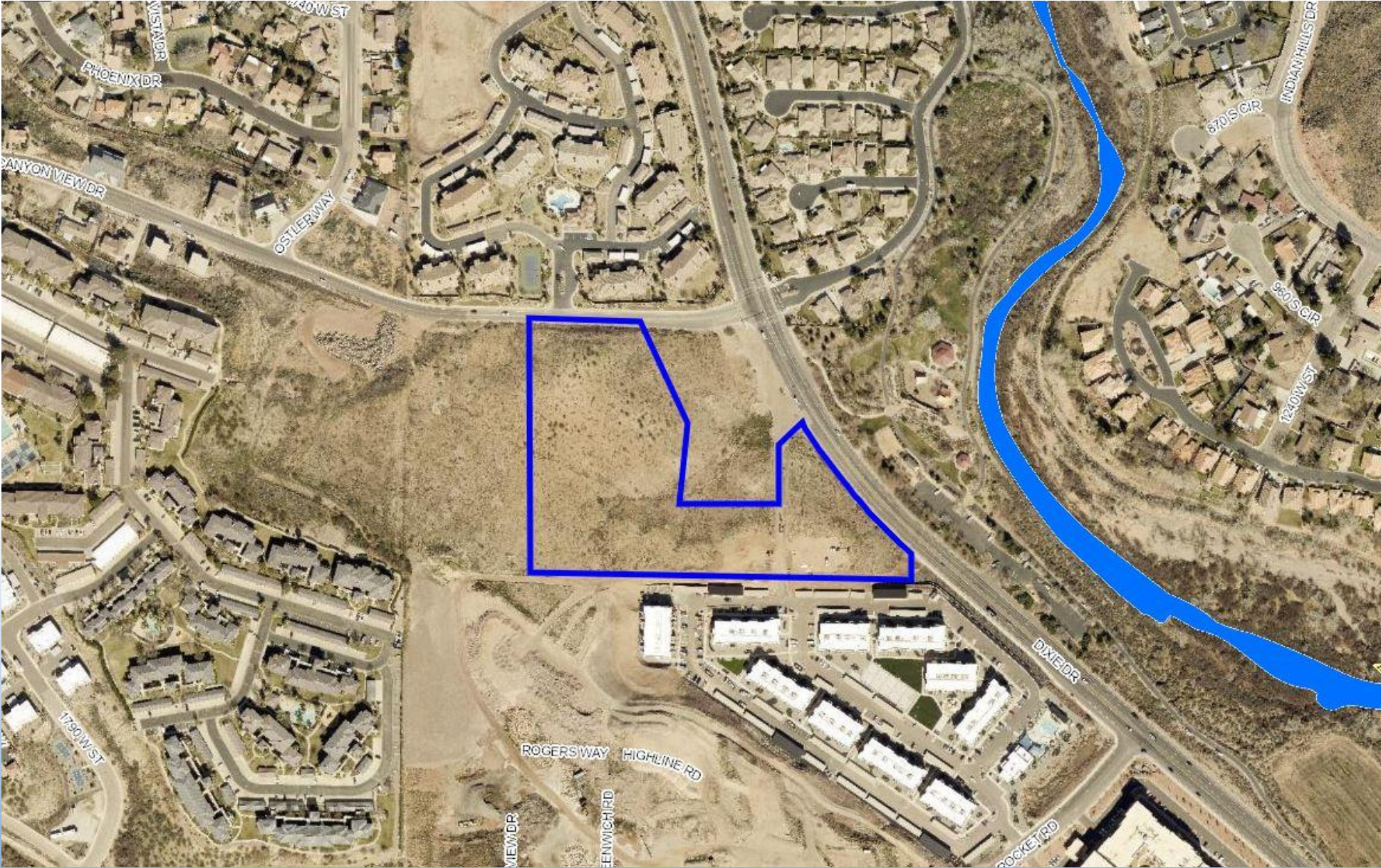
Exhibit A
Applicant's Narrative

**Exhibit B
Presentation**

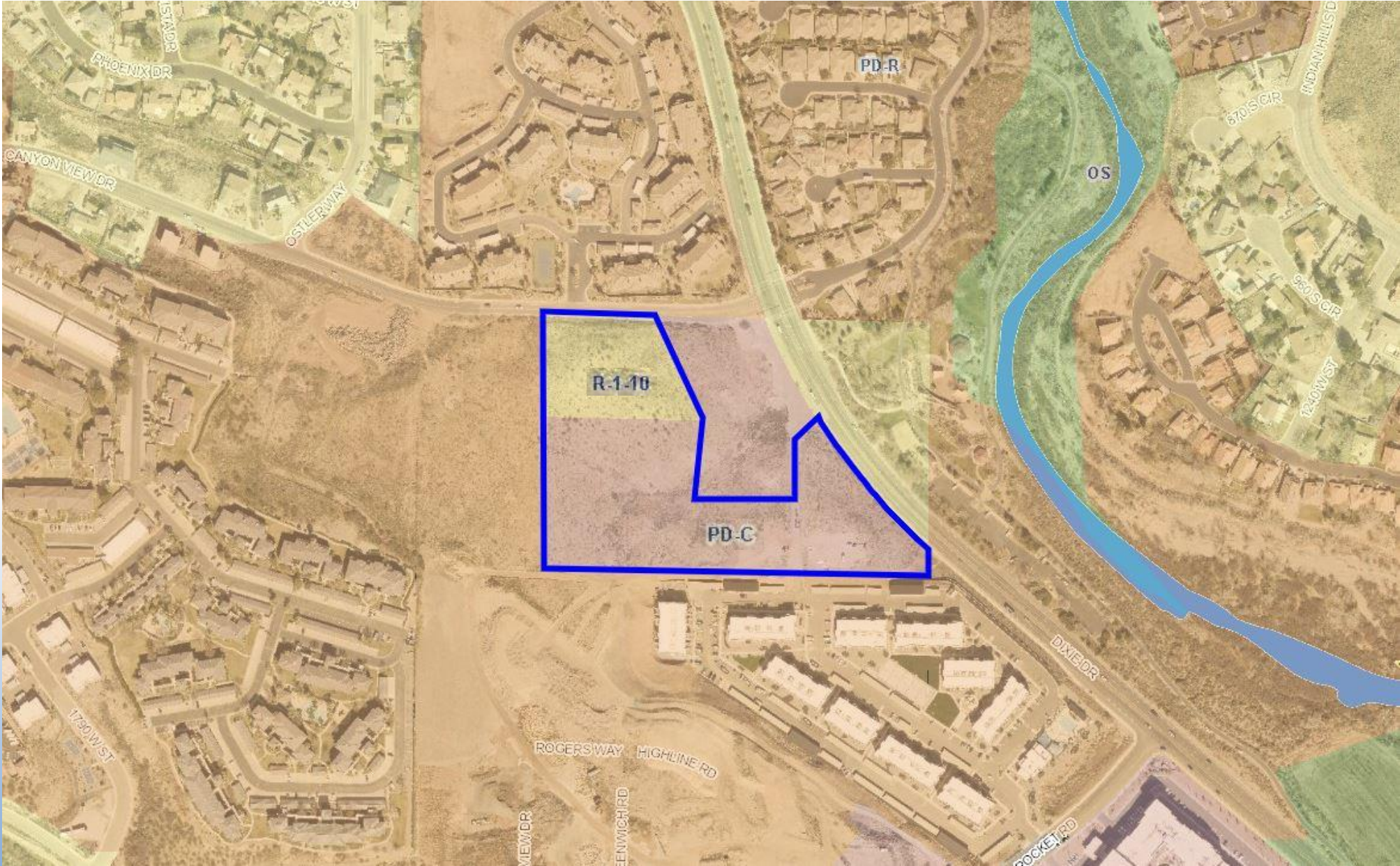
DIXIE DRIVE GENERAL PLAN AMENDMENT

2025-GPA-019

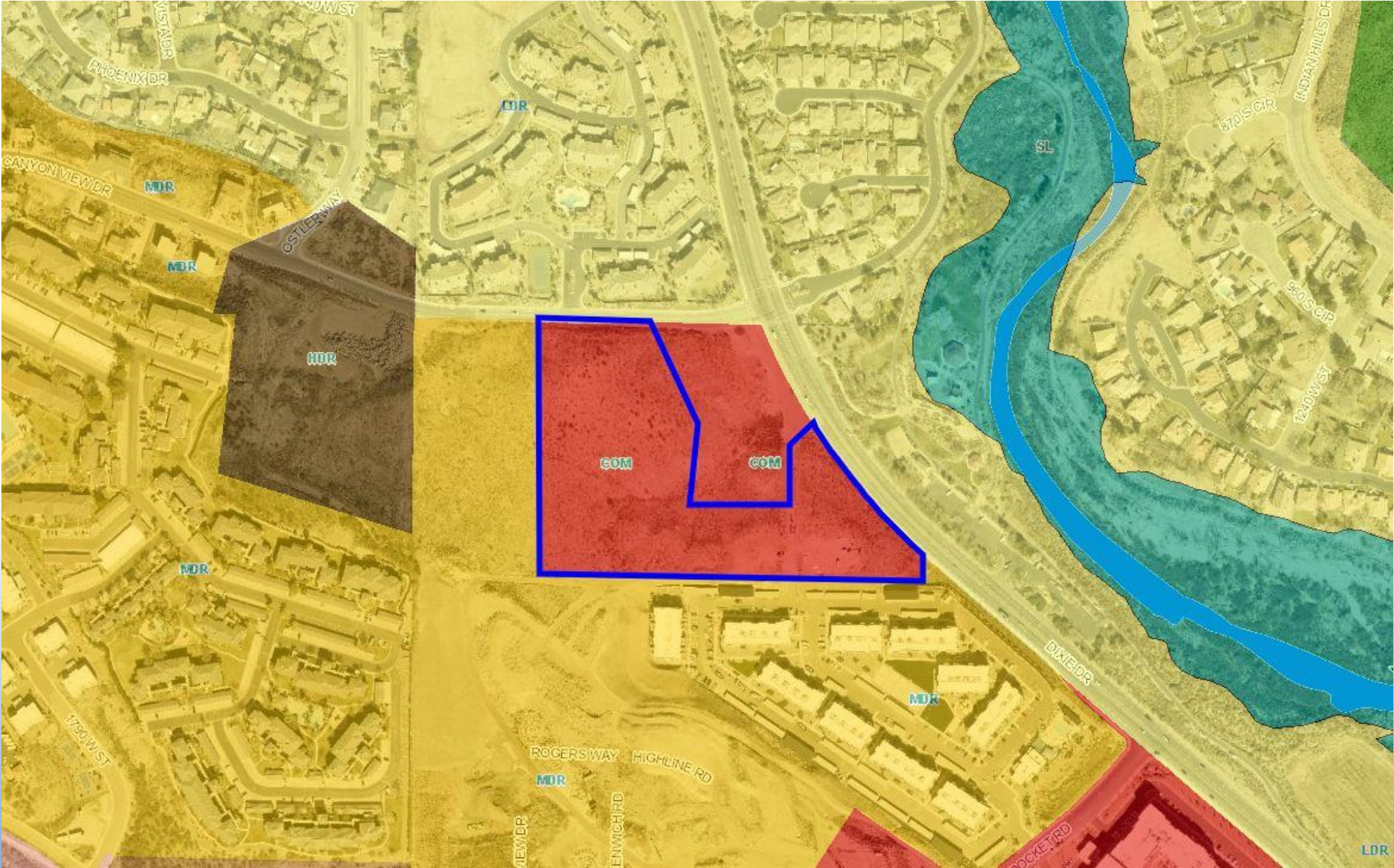
AERIAL MAP



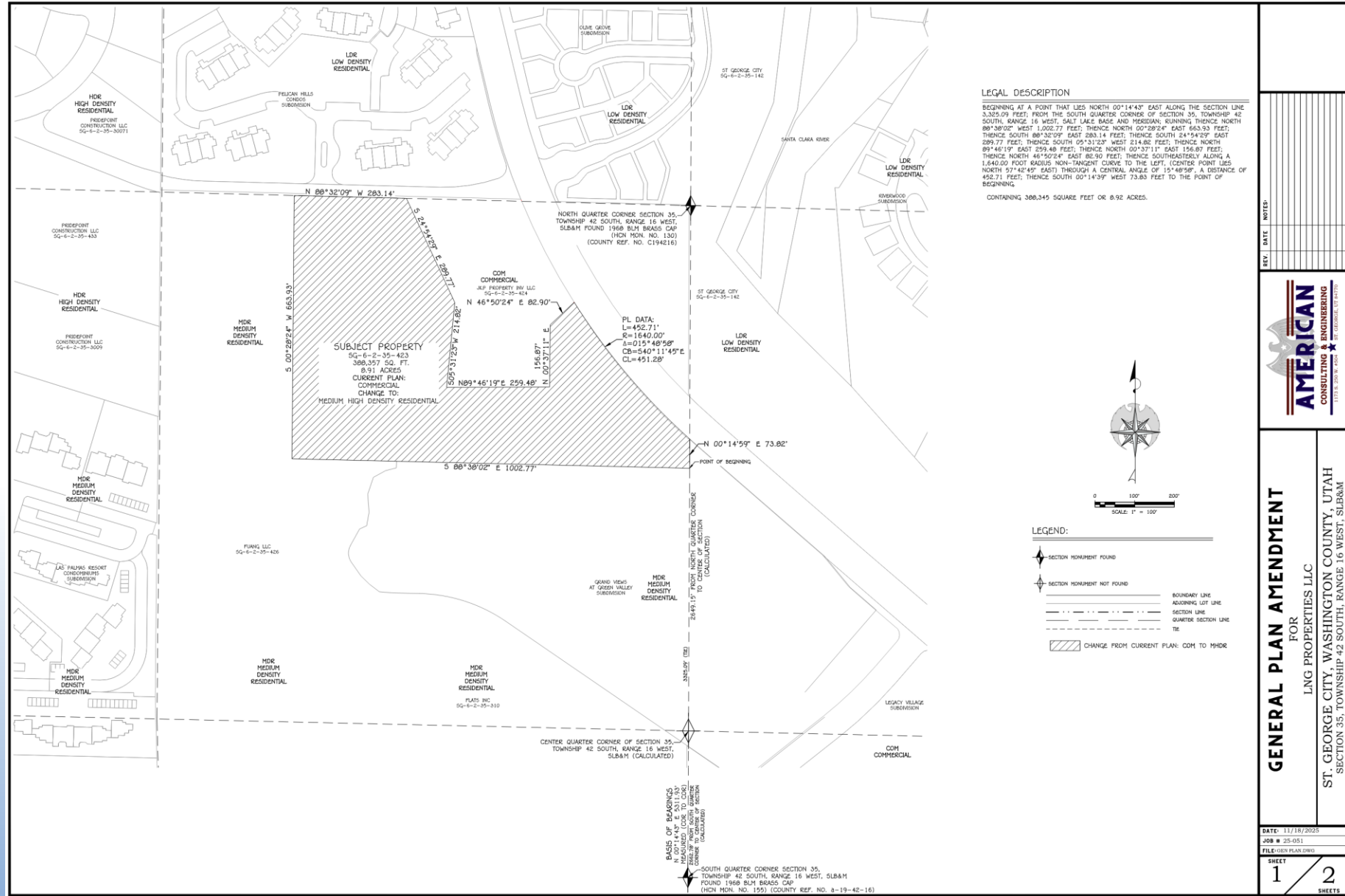
ZONING MAP



GENERAL PLAN MAP



PROPOSED GENERAL PLAN AMENDMENT

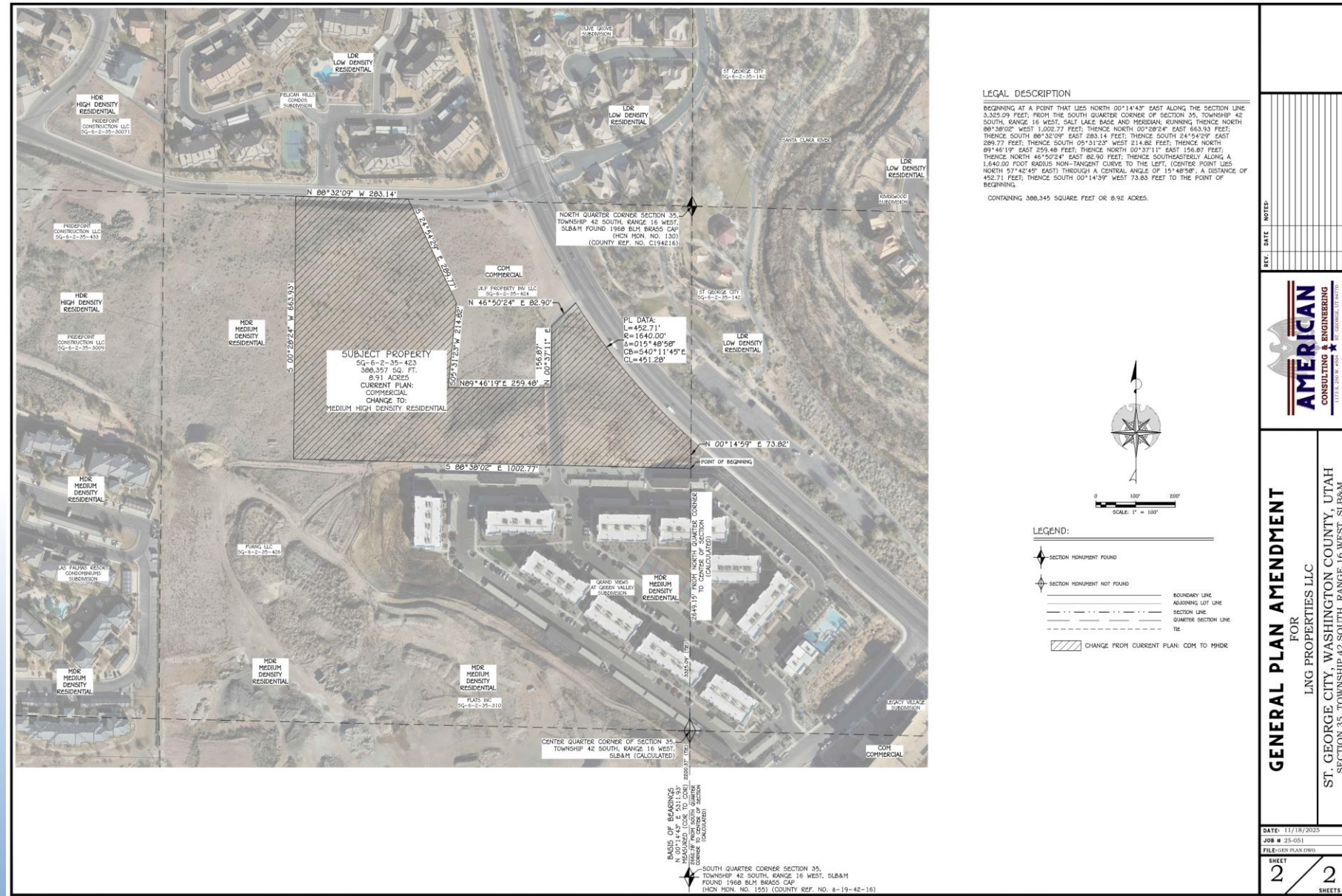


GENERAL PLAN AMENDMENT
 FOR
 LNG PROPERTIES LLC
 ST. GEORGE CITY, WASHINGTON COUNTY, UTAH
 SECTION 35, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SLB&M



REV.	DATE	NOTES

PROPOSED GENERAL PLAN AMENDMENT



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

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

Richard Rogers

Niota Investment, LLC

BRYAN RICHMOND

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,



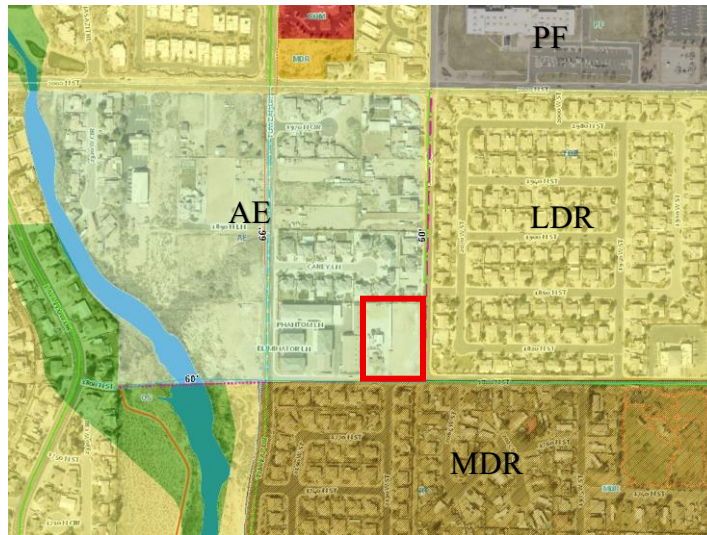
Sullivan 1800 North GPA General Plan Amendment (Case No. 2025-GPA-022)	
Request:	Consider changing the general plan future land-use map from AE (Agricultural Estates) to MDR (Medium Density Residential) on approximately 1.95 acres generally located at the northwest corner of 1800 North and 2100 West.
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



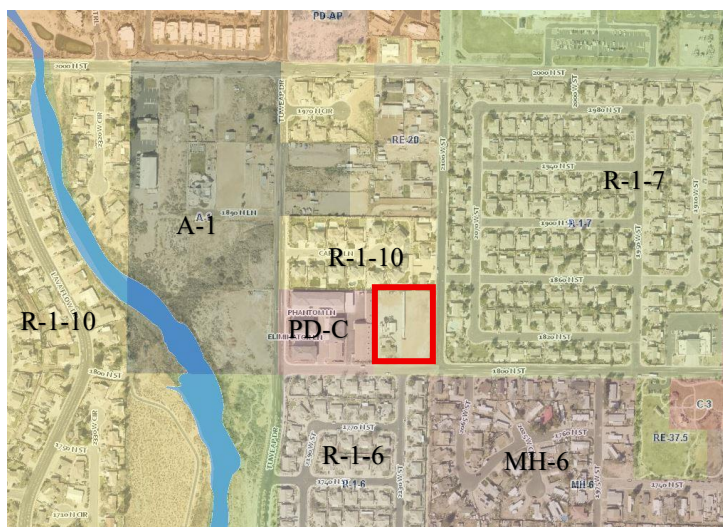
BACKGROUND:

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



December 4, 2025

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

Re: Parcels SG-6-2-10-2326 and SG-6-2-10-2328 - General Plan Amendment
Application

To whom it may concern:

We are submitting an application to amend the St. George General Plan on Parcels SG-6-2-10-2326 and SG-6-2-10-2328 in St. George City. Currently, the parcels have an AE designation. The owner desires to have the entire parcel designated MDR for a small townhome development. This change will help fulfill the needs for more affordable housing in St. George.
Please see the attached maps.

We greatly appreciate your consideration.

Sincerely,
Bush and Gudgell, Inc.

Bob Hermandson
President

**Exhibit B
Presentation**

**Sullivan 1800 North GPA
2025-GPA-022**

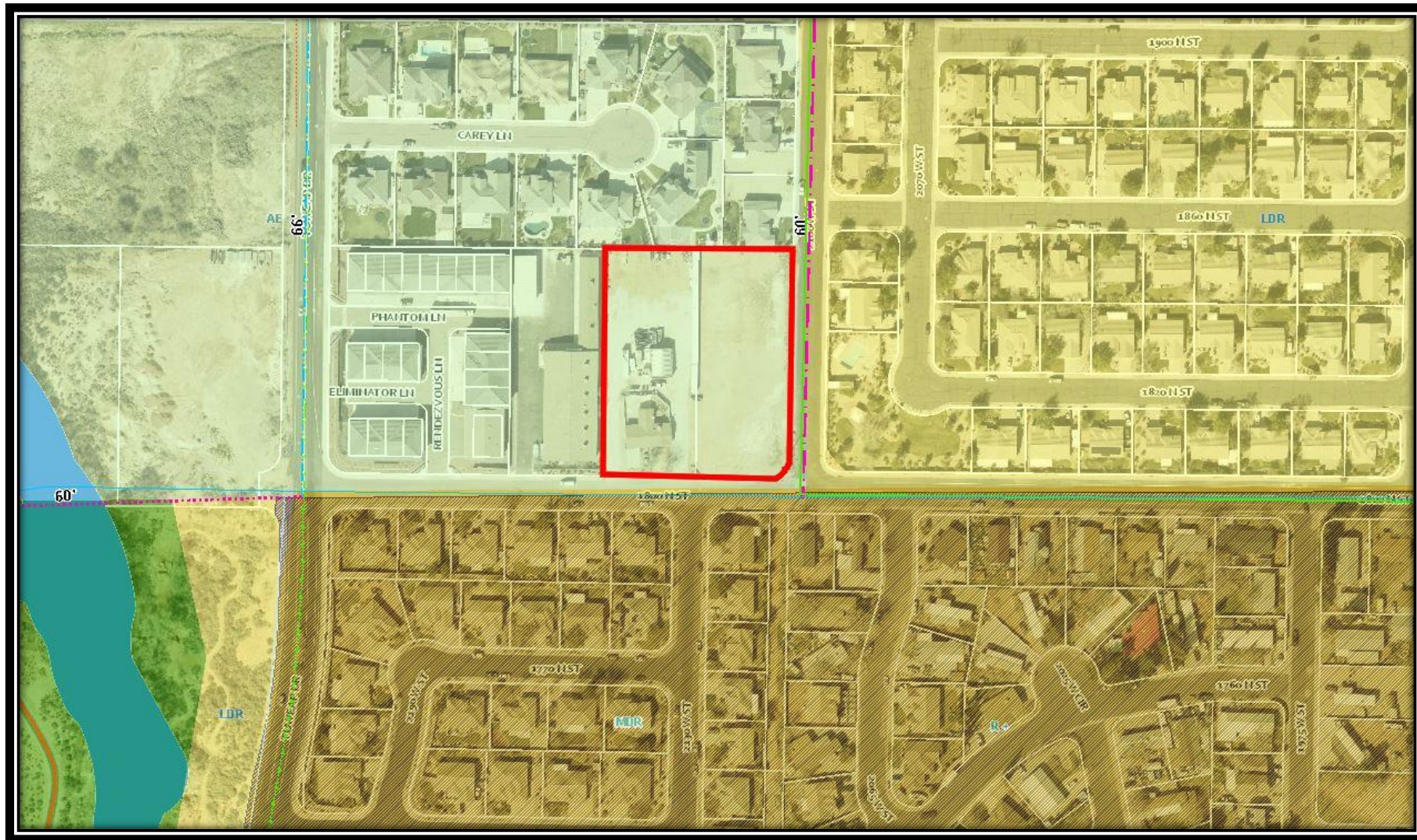
Location



Zoning



Land Use



Comments to Case # 2025-GPA=022, Sullivan 1800 N GPA

1 message

Thu, Jan 22, 2026 at 12:22 PM

[REDACTED]
To: brenda.hatch@sgcityutah.gov

Cc: bruce <[REDACTED]>, Julie Quinn <[REDACTED]>

Brenda:

I received your notification letter about the variance requested by the developer.

I am OK with a variance if the new properties have a similar density and look of the surrounding neighborhoods. I am not in favor of higher density housing that potentially reduce our property values.

Best Regards,

Bruce Quinn
[REDACTED]

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





BLACK RIDGE RESTAURANTS



Feet



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,

A handwritten signature in blue ink, appearing to read "Adam Allen", is written over a horizontal line.

Adam Allen, Manager – American Consulting and Engineering

Exhibit B

PowerPoint Presentation



Black Ridge Restaurants

2025-PDA-033

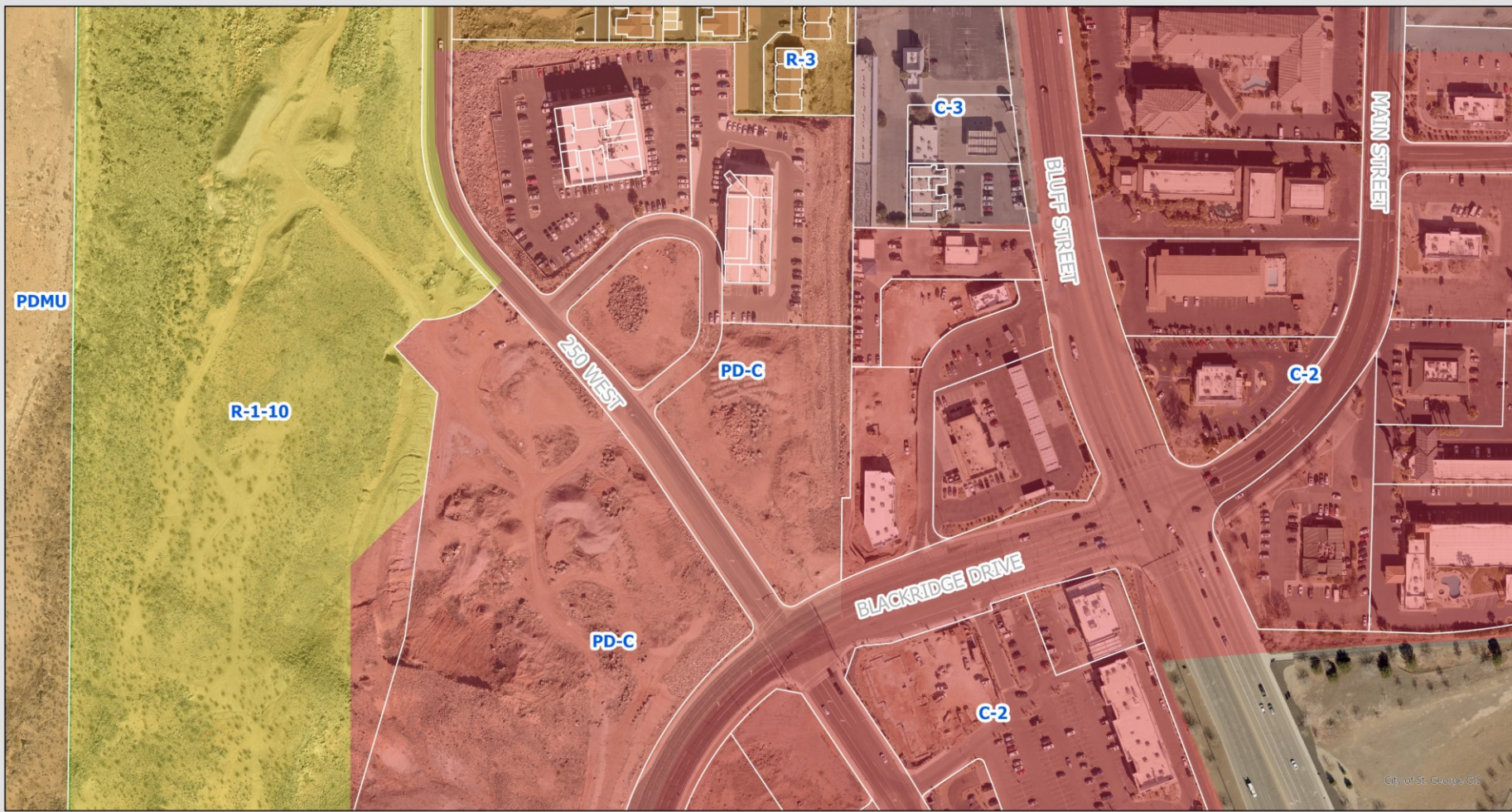
Aerial Map



BLACK RIDGE RESTAURANTS



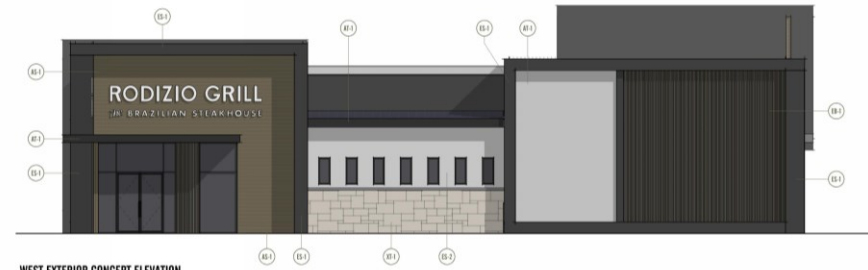
Zoning Map



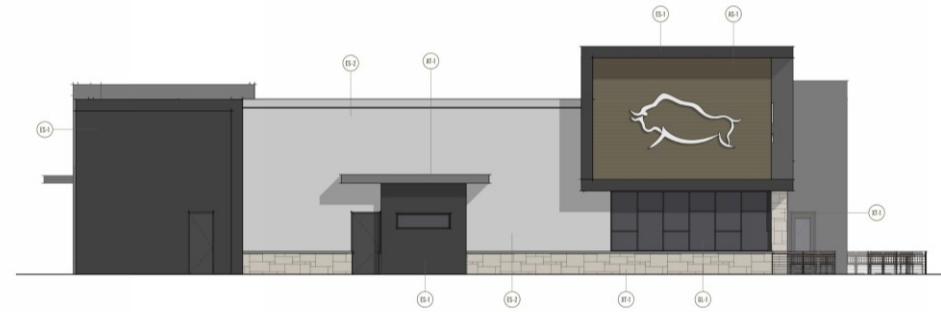
BLACK RIDGE RESTAURANTS



Proposed Elevations



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



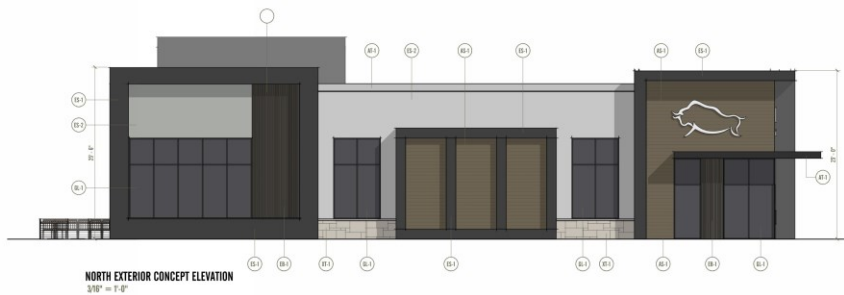
SOUTH EXTERIOR CONCEPT ELEVATION
3/16" = 1'-0"

EXTERIOR MATERIALS

- M1 EXTERIOR STONE
BASIS OF DESIGN: PRO-FIT ALPINE LEDGESTONE
- M2 EXTERIOR SIDING
BASIS OF DESIGN: SAGPER 6" V-GROOVE WALL PANEL,
NUTMEG OAK COLOR
- M3 EXTERIOR BATTERY SYSTEM
BASIS OF DESIGN: SAGPER 2'X2' SAGBATTEN,
NUTMEG OAK COLOR
- M4 EXTERIOR STUCCO SYSTEM COLOR 1
BASIS OF DESIGN: SW 7069 IRON ORE
- M5 EXTERIOR STUCCO SYSTEM COLOR 2
BASIS OF DESIGN: SW 7018 COVEITAL
- M6 LOW-E GLAZING
- M7 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

EXTERIOR MATERIALS

- M1 EXTERIOR STONE
BASIS OF DESIGN: PRO-FIT ALPINE LEDGESTONE
- M2 EXTERIOR SIDING
BASIS OF DESIGN: SAGPER 6" V-GROOVE WALL PANEL,
NUTMEG OAK COLOR
- M3 EXTERIOR BATTERY SYSTEM
BASIS OF DESIGN: SAGPER 2'X2' SAGBATTEN,
NUTMEG OAK COLOR
- M4 EXTERIOR STUCCO SYSTEM COLOR 1
BASIS OF DESIGN: SW 7069 IRON ORE
- M5 EXTERIOR STUCCO SYSTEM COLOR 2
BASIS OF DESIGN: SW 7018 COVEITAL
- M6 LOW-E GLAZING
- M7 PRE-MANUFACTURED ALUMINUM TRIM
BASIS OF DESIGN: SW 7069 IRON ORE



A3.2 RODIZIO GRILL ST. GEORGE

EXTERIOR ELEVATIONS | 12.02.2025



Proposed Renderings



Proposed Renderings



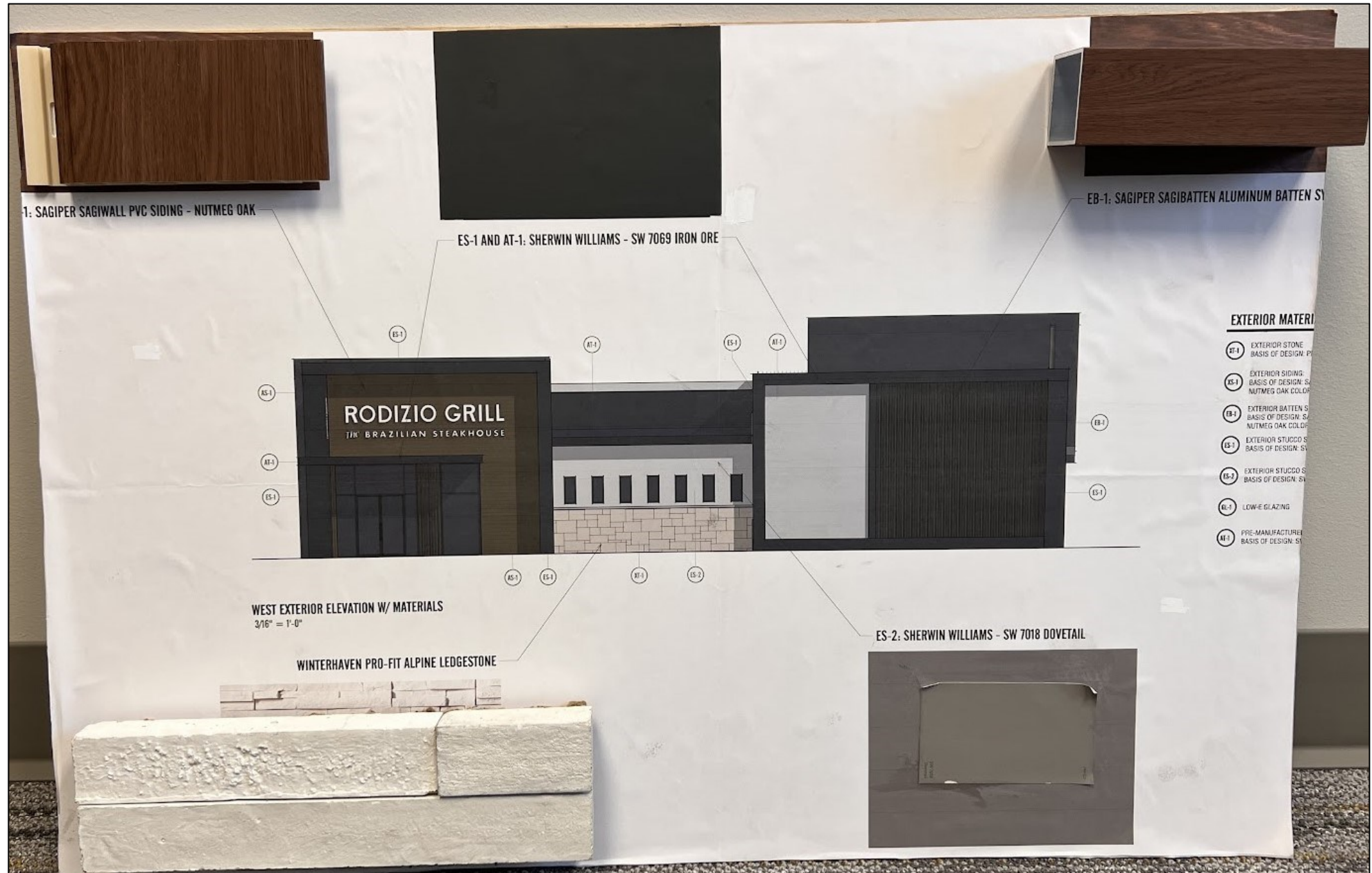
A5.3 RODIZIO GRILL ST. GEORGE
EXTERIOR RENDERINGS | 12.02.2025



A5.2 RODIZIO GRILL ST. GEORGE
EXTERIOR RENDERINGS | 12.02.2025

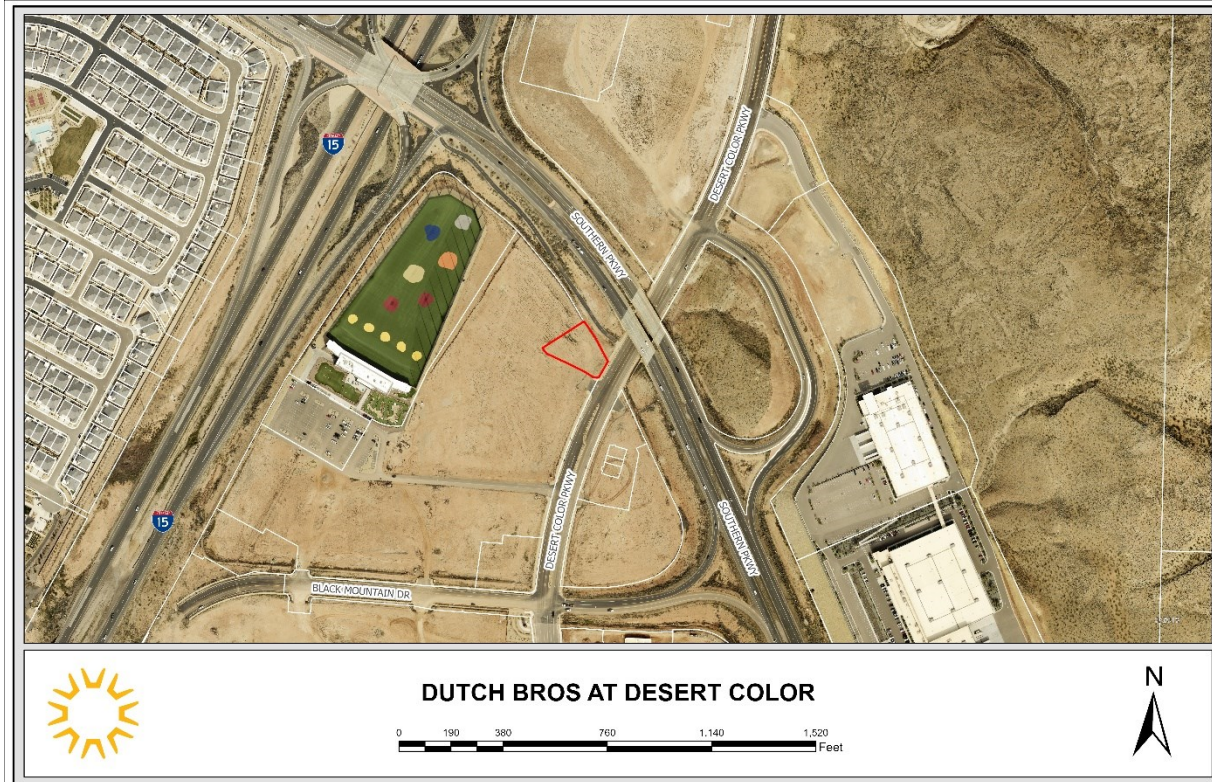


Materials Board



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 Dutch 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 Gudgeon, Inc.
Engineers • Planners • Surveyors
www.bushandgudgeon.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.

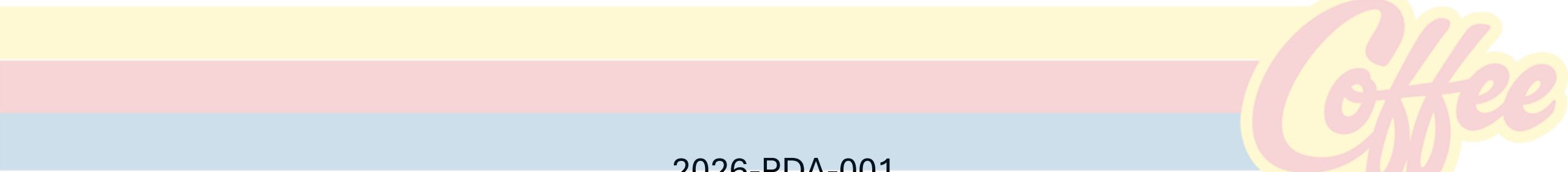
Sincerely,
Bush and Gudgeon, Inc.

Bob Hermandson
President

Exhibit B
PowerPoint Presentation

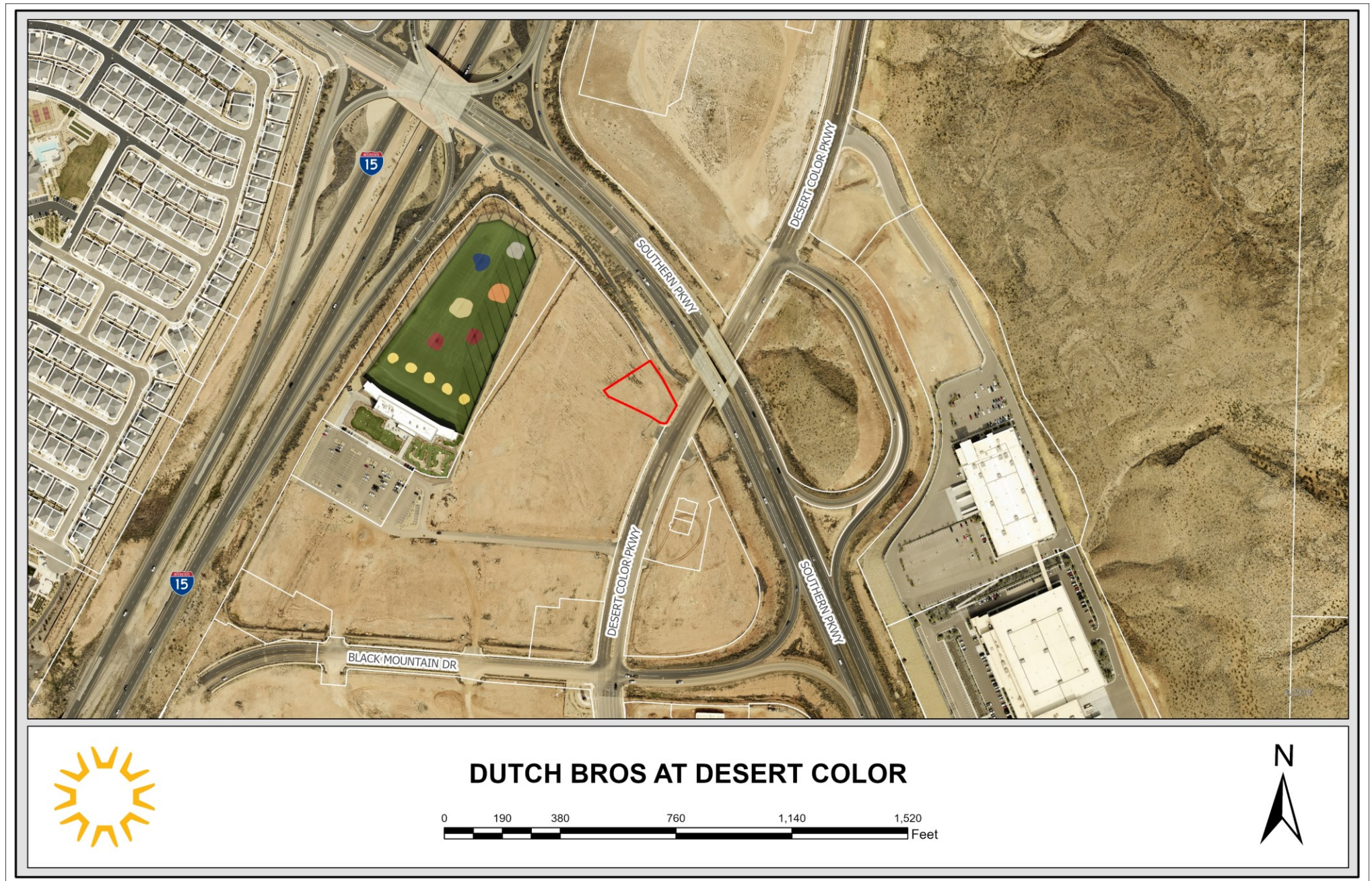
DUTCH BROS

**Dutch Bros
at Desert Color**

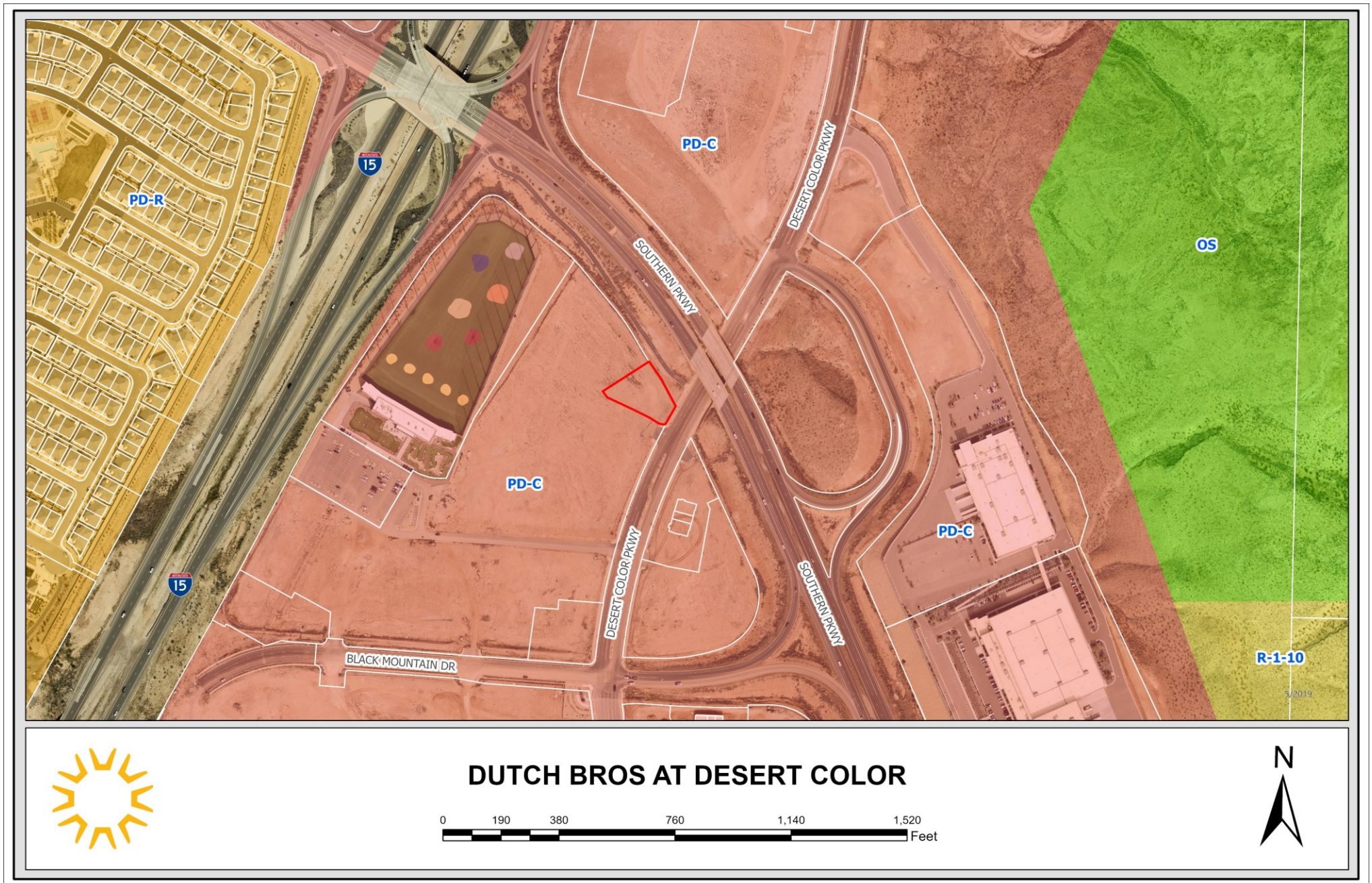


2026-PDA-001

Aerial Map



Zoning Map

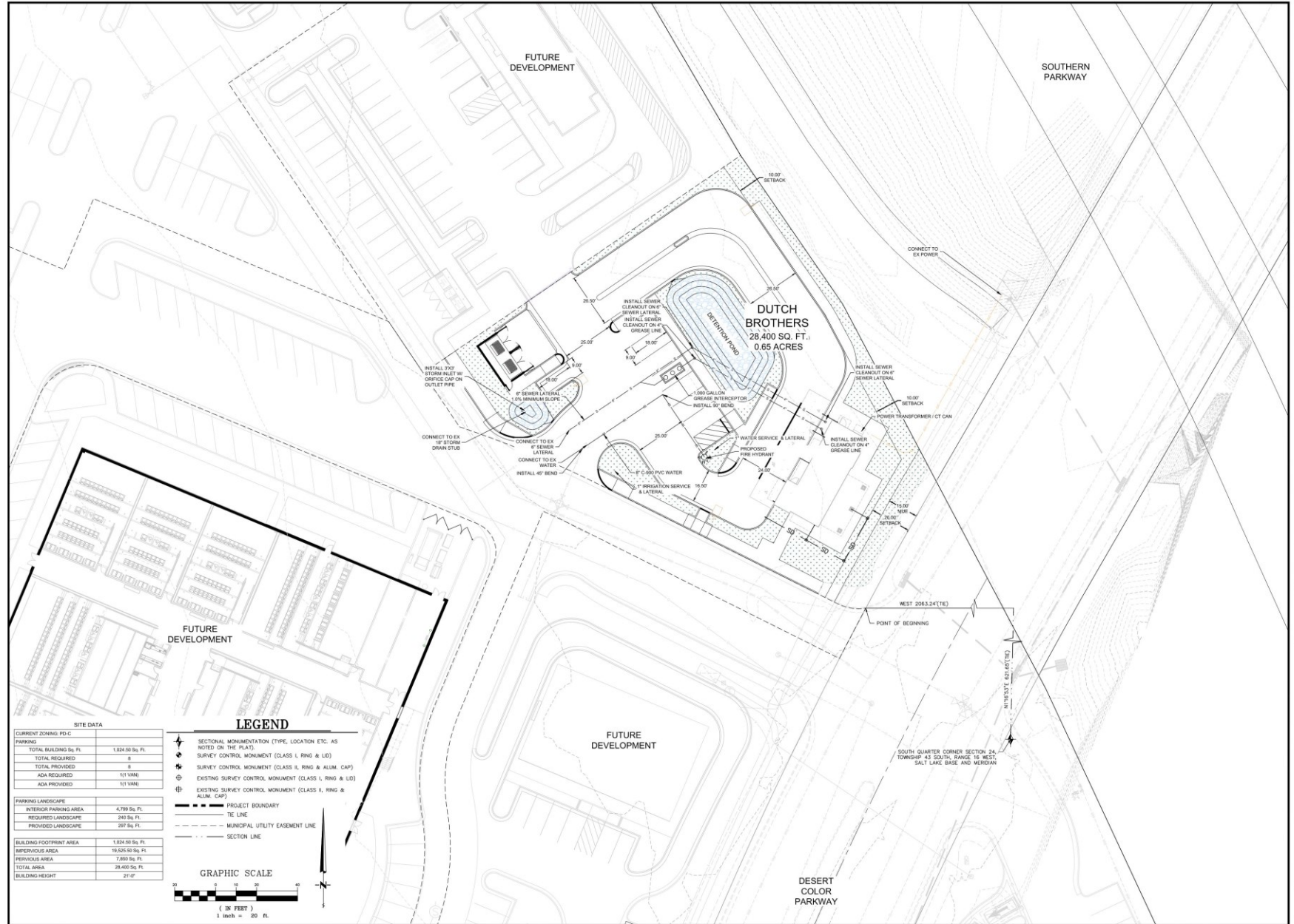


DUTCH BROS AT DESERT COLOR

0 190 380 760 1,140 1,520 Feet



Site Plan



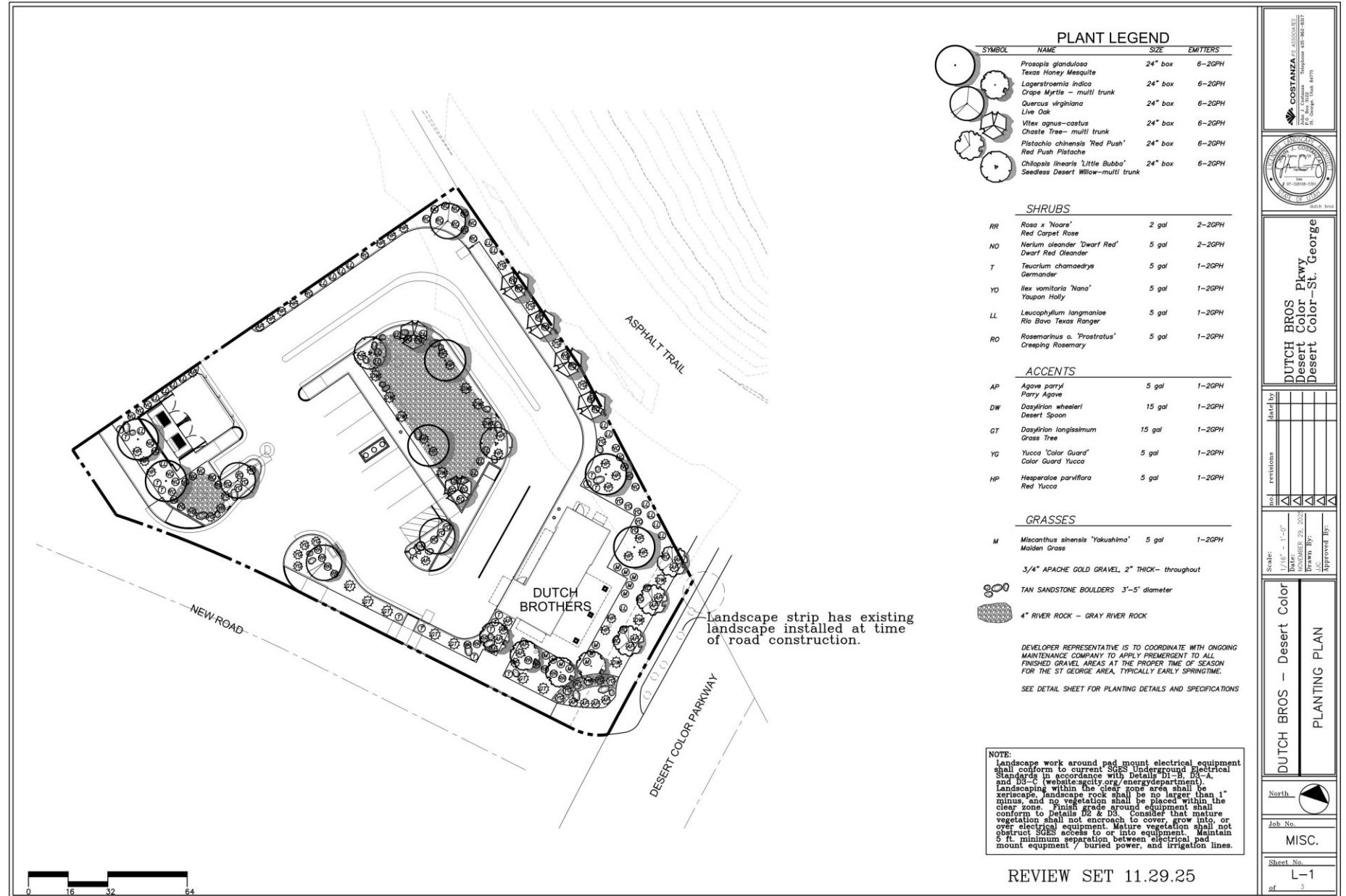
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
Phoenix, AZ 85012
Phone (480) 875-2037 / Fax (480) 673-3161
www.bushandgudgell.com

DATE: DEC. 2025
DRAWN: JDP
APPROVED:
SCALE: 1" = 20'
DWG. NO.: 222505

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

SHEET 1 OF 1
FILE: 25058 - ZONE CHANGE

Landscape Plan



COSTANZA & ASSOCIATES
 1000 N. University Blvd., Suite 100
 St. George, Utah 84770
 Phone: 435-662-8877
 Fax: 435-662-8878



DUTCH BROS Pkwy
Desert Color
Desert Color - St. George

Scale:	Date:	Drawn By:	Approved By:
1/8" = 1'-0"	NOVEMBER 20, 2020	[Signature]	[Signature]

DUTCH BROS - Desert Color

PLANTING PLAN

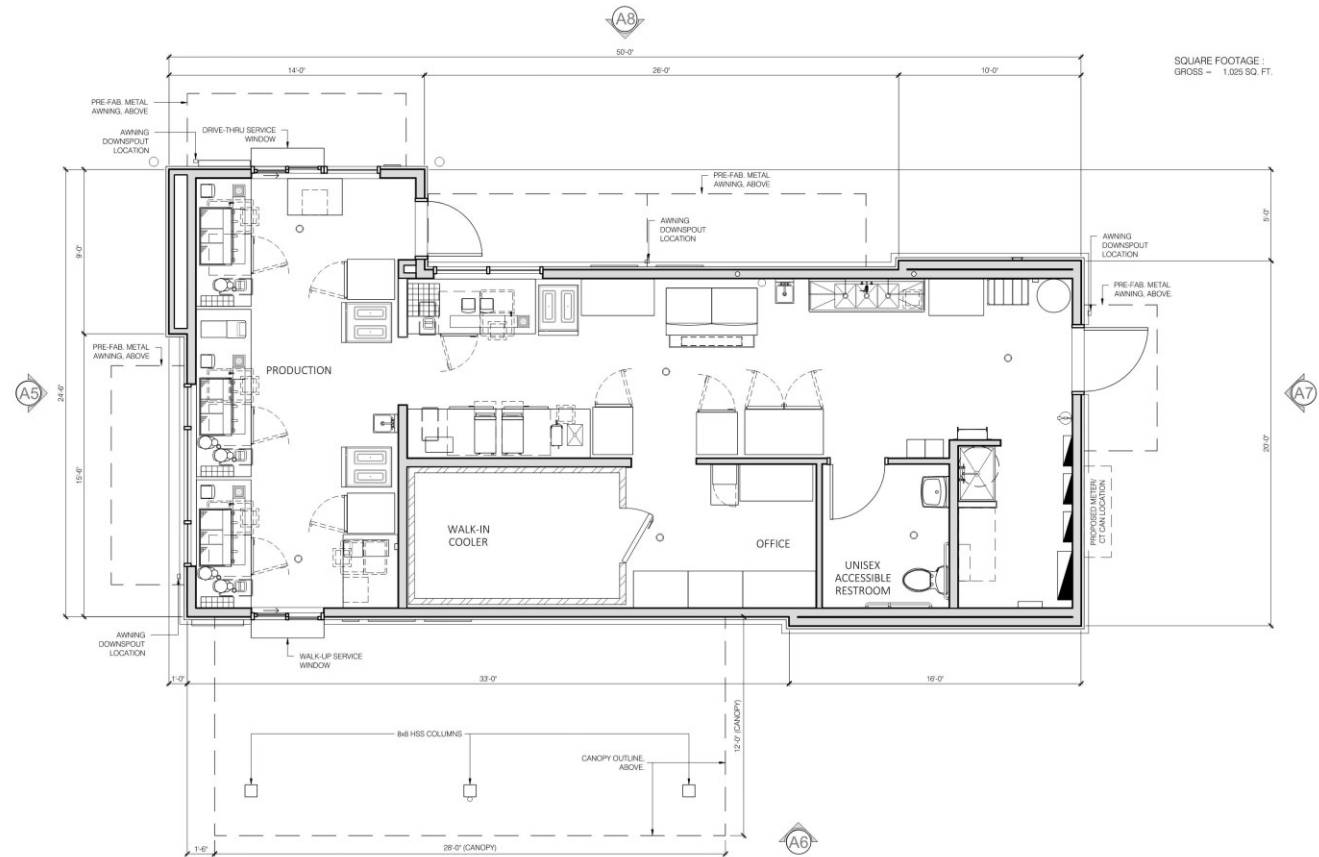
North

Job No. MISC.

Sheet No. L-1

of 3

Floor Plan



SQUARE FOOTAGE - GROSS - 1,025 SQ. FT.



DUTCH BROS COFFEE | UT0505 | DESERT COLOR PKWY. & BLACK MOUNTAIN RD. | ST. GEORGE, UT 84790
 1001 SE SANDY BLVD, SUITE 100 | PORTLAND, OR 97214 | www.GnichArch.com | v. 503.552.9079 | JANUARY 6, 2026

Elevations



LOOKING NORTHEAST



LOOKING SOUTHEAST



LOOKING NORTHWEST



LOOKING SOUTHWEST

RE DUTCH BROS COFFEE | UT0505 | DESERT COLOR PKWY. & BLACK MOUNTAIN RD. | ST. GEORGE, UT 84790
1001 SE SANDY BLVD, SUITE 100 | PORTLAND, OR 97214 | www.GnichArch.com | v. 503.552.9079 | JANUARY 6, 2026

DRIVE-THRU WINDOW
PAGE A1

Materials Board



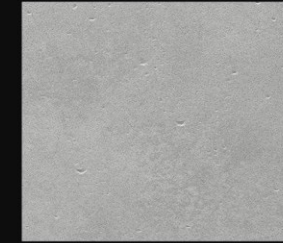
PARAPET CAP
 MANUFACTURER: WESTERN STATES
 METAL ROOFING
 PROFILE: 8" PARAPET CAP
 COLOR: BLDG DB BLUE



STUCCO SYSTEM
 MANUFACTURER: DRYVIT
 PROFILE: CCP-2 SYSTEM,
 SANDPEBBLE FINE E FINISH
 COLOR: PAINTED, SW7008 - ALABASTER



CULTURED STONE
 MANUFACTURER: ELDORADO STONE
 PROFILE: RUSTIC LEDGE - SEQUOIA
 COLOR: PER MFR.



FIBER CEMENT BOARD
 MANUFACTURER: NICHIIA
 MODEL: INDUSTRIAL BLOCK
 COLOR: PER MFR.



CANOPY SOFFIT
 MANUFACTURER: HEWN
 PROFILE: NW SPRUCE
 NATURAL & SEALED
 COLOR: PER MFR.



WINDOW SYSTEM
 MANUFACTURER: KAWNEER OR SIMILAR
 PROFILE: CLEAR ANODIZED ALUMINUM
 FINISH: CLEAR NO 14 / 17



AWNINGS, DOORS & CANOPY FASCIA
 - PAINT
 MANUFACTURER: SHERWIN-WILLIAMS
 COLOR: BLDG DB GRAY DARK



ROOFING MATERIAL
 MANUFACTURER: GAF
 DL-60 - 60 MIL
 COLOR: WHITE



DUTCH BROS COFFEE | UT0505 | DESERT COLOR PKWY. & BLACK MOUNTAIN RD. | ST. GEORGE, UT 84790
 1001 SE SANDY BLVD, SUITE 100 | PORTLAND, OR 97214 | www.GnichArch.com | v. 503.552.9079 | JANUARY 6, 2026

MATERIAL BOARD
 PAGE A9



GATE FRAMES & POSTS
 STEEL PLATES
 STEEL MANUFACTURER: NICHIIA
 PROFILE: ILLUMINATION
 COLOR: BLDG DB BLUE



GATES BODY
 - PAINT
 MANUFACTURER: SHERWIN-WILLIAMS
 COLOR: BLDG DB GRAY DARK



CMU BLOCK
 MANUFACTURER: BASALITE
 SPLIT FACE
 COLOR: NATURAL



DUTCH BROS COFFEE | UT0505 | DESERT COLOR PKWY. & BLACK MOUNTAIN RD. | ST. GEORGE, UT 84790
 1001 SE SANDY BLVD, SUITE 100 | PORTLAND, OR 97214 | www.GnichArch.com | v. 503.552.9079 | JANUARY 6, 2026

MATERIAL BOARD - TRASH ENCLOSURE
 PAGE A11

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





DUTCH BROS AT DESERT COLOR



Feet



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."

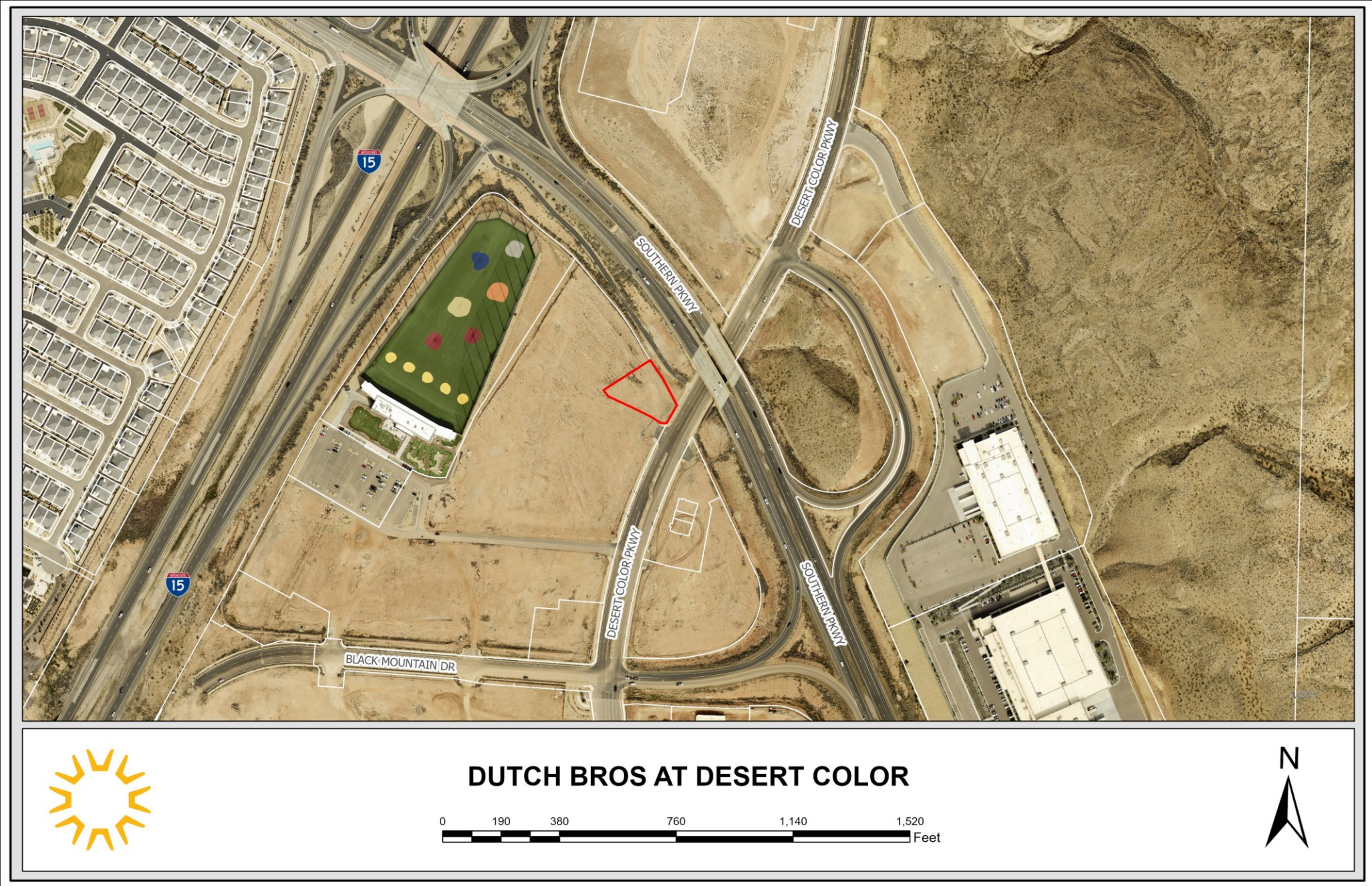
Exhibit A
PowerPoint Presentation

Dutch Bros Preliminary Plat

2026-PP-001



Aerial Map

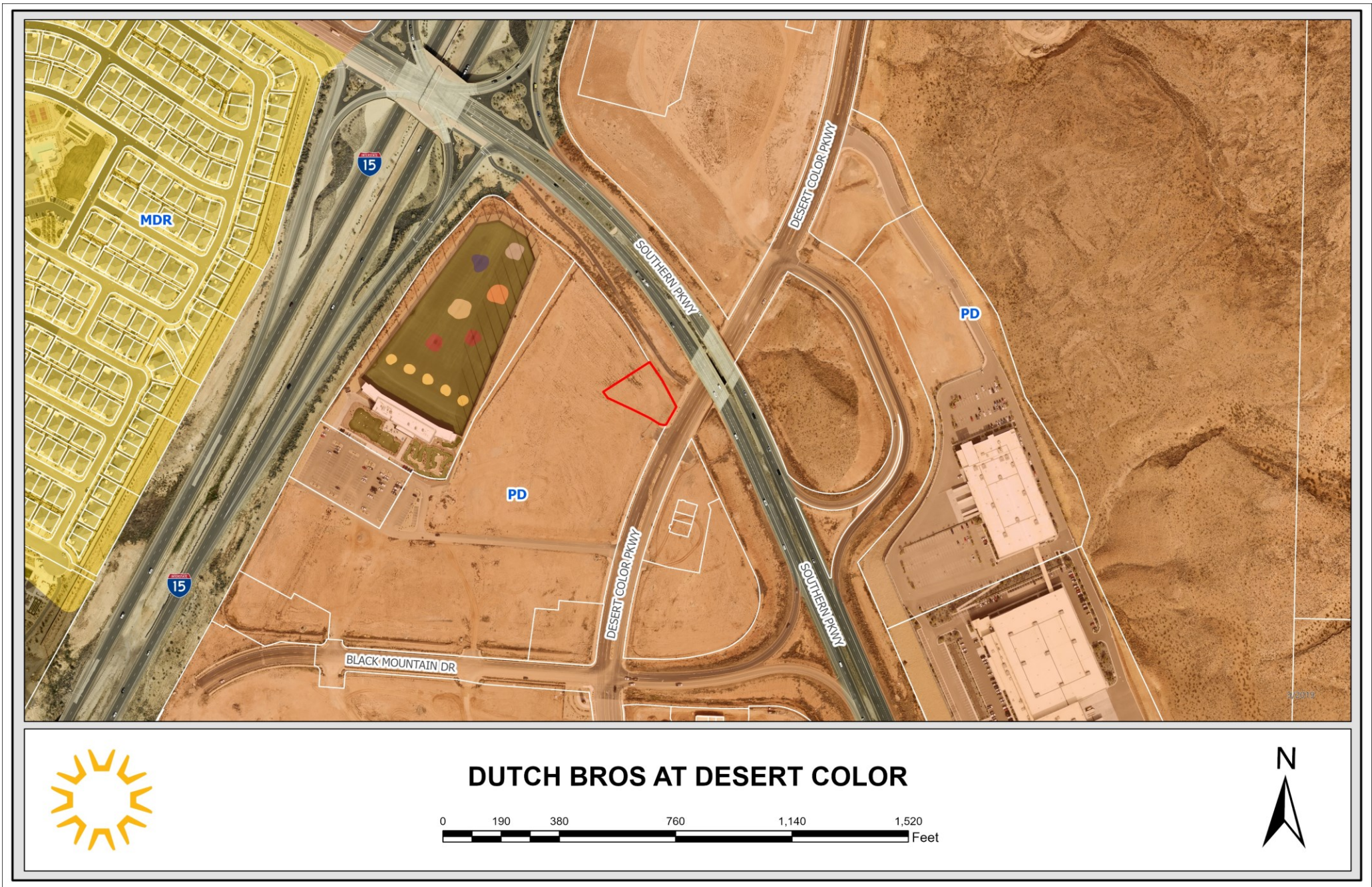


DUTCH BROS AT DESERT COLOR

0 190 380 760 1,140 1,520 Feet



Land Use Map

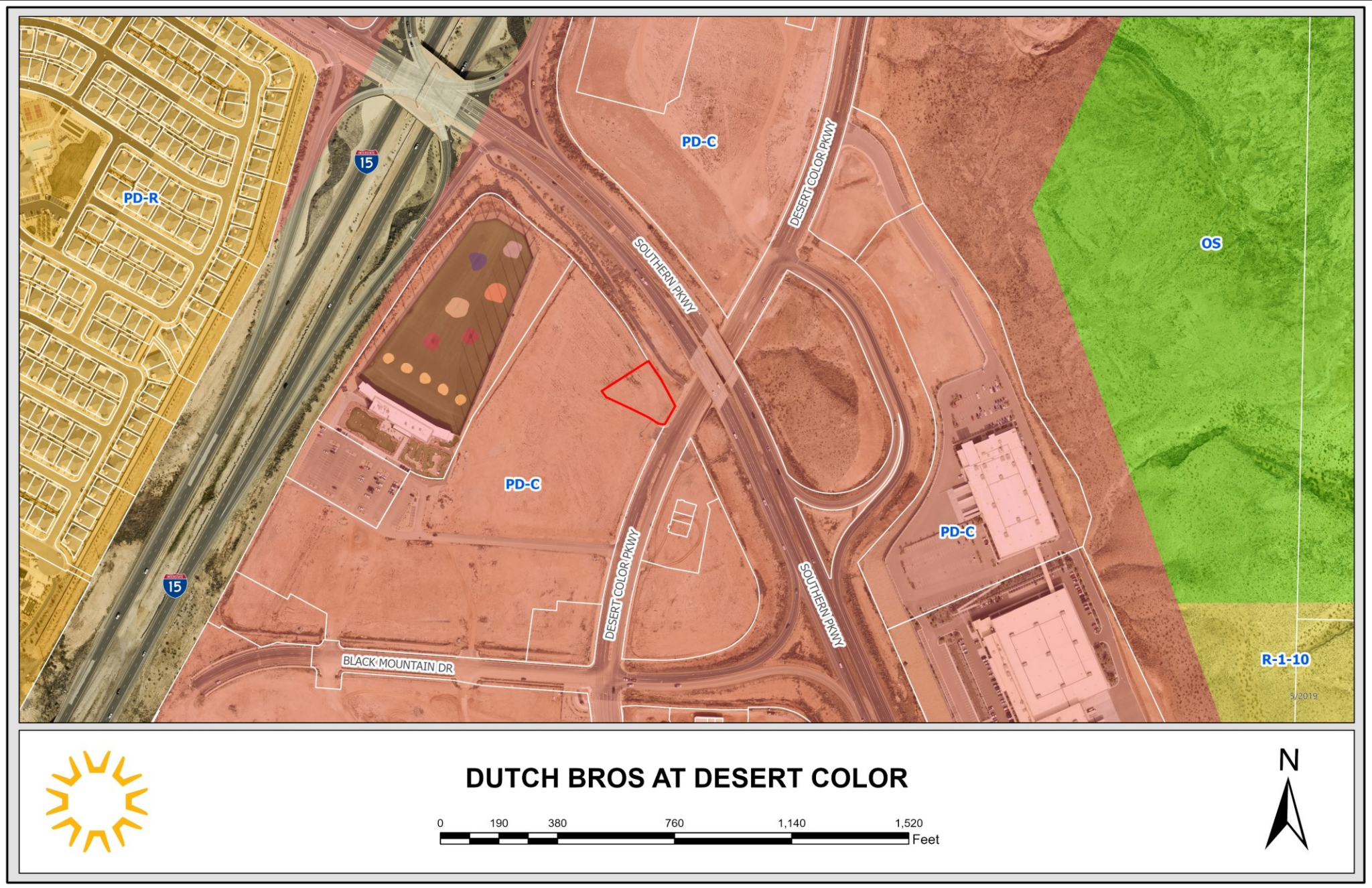


DUTCH BROS AT DESERT COLOR

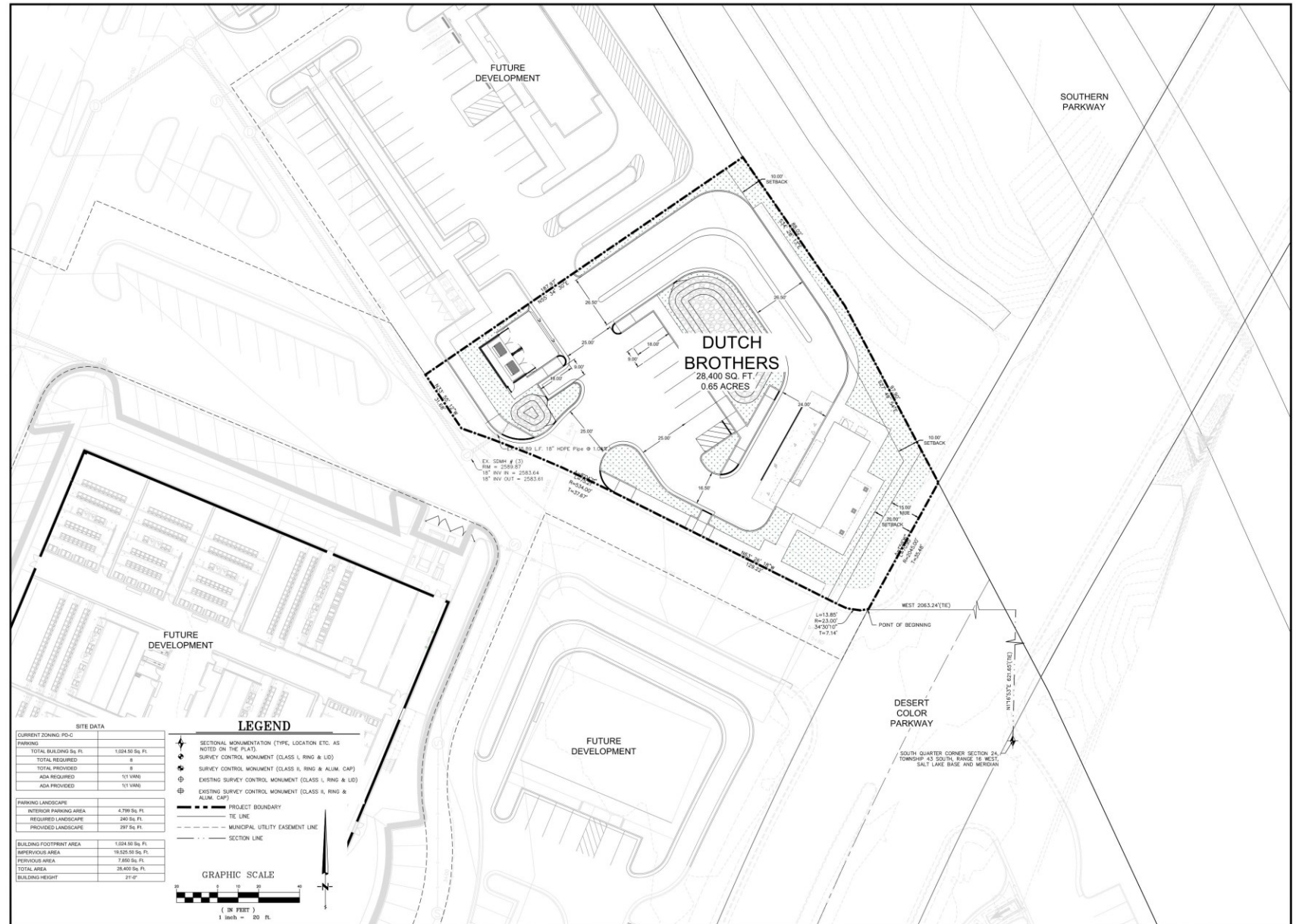
0 190 380 760 1,140 1,520 Feet



Zoning Map



Proposed Plat



X:\Desert_Color_South_Block\251558 - Dutch Bros Drawings\Preiminary Plat\Preiminary Plat.dwg

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Talmadge, Suite 44
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

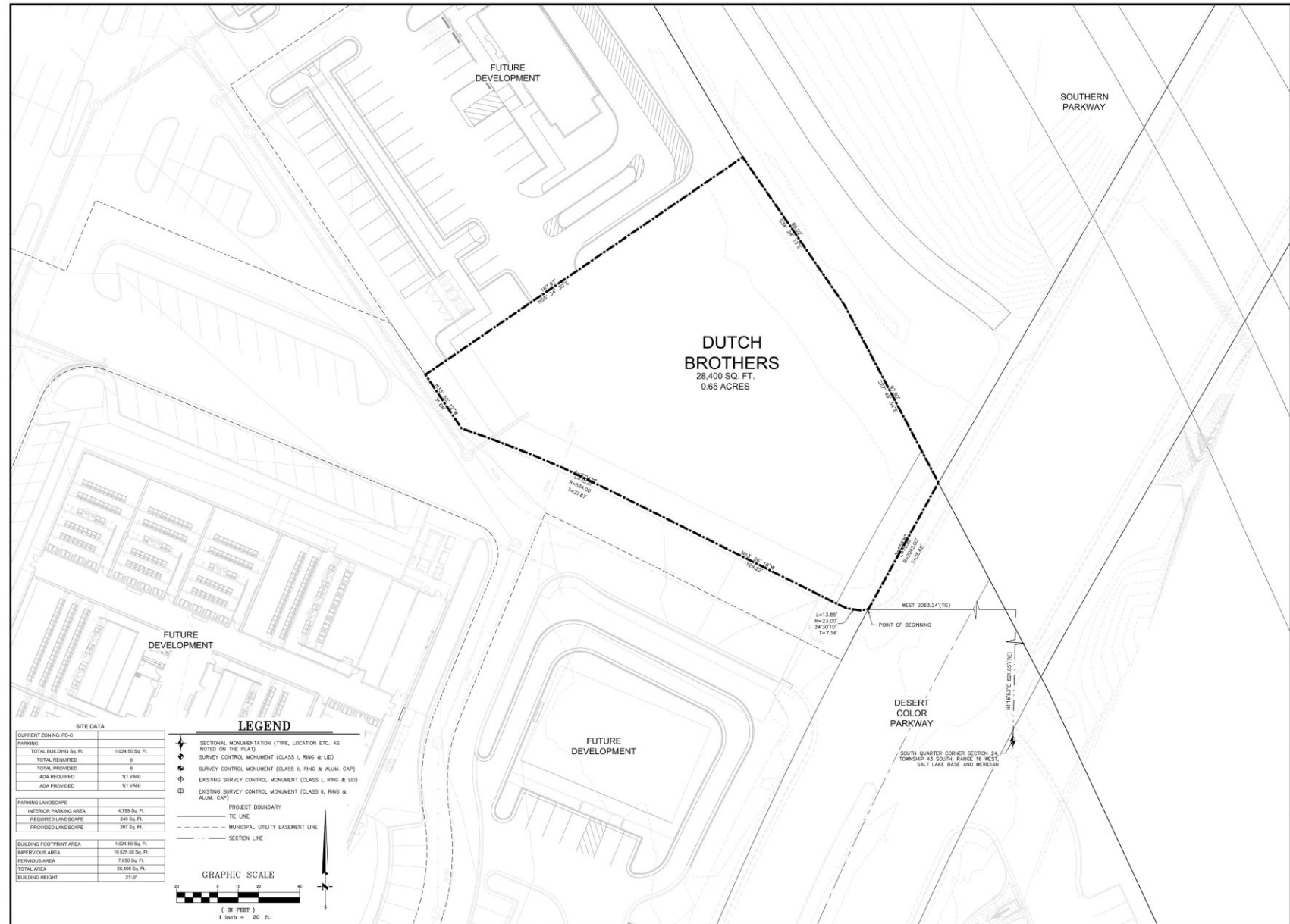
PG

DATE: 10/15/2018
DRAWN: JSP
APPROVED:
SCALE: 1" = 30'
JOB NO.: 201808

SITE PLAN
PRELIMINARY PLAT
DUTCH BROTHERS
LOCATED IN ST. GEORGE, UT

SHEET 2 4
FILE: 201808 - PREM PLAT

Proposed Plat (Boundary)



X:\Desert_Color_South_Block\20180814 - Dutch Bros Drawings\Preiminary Plat\Preiminary Plat.dwg

DATE: 08/14/2018
CREATOR: JSP
APPROVED:
SCALE: 1" = 30'
CAD FILE: 20180814

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Talmadge, Suite 44
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

PG

SITE PLAN
PRELIMINARY PLAT
DUTCH BROTHERS
LOCATED IN ST. GEORGE, UT

SHEET 2 4
FILE: 201808 - PREM PLAT

1 **ST. GEORGE PLANNING COMMISSION MINUTES**
2 **January 13, 2026, 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 Ben Rogers**
9 **Planning Commission Member Terri Draper**
10 **Planning Commission Member Lori Chapman**
11 **Planning Commission Member Nathan Fisher**
12

13 **EXCUSED:**

14 **Planning Commission Member Kelly Casey**
15

16 **STAFF MEMBERS PRESENT:**

17 **City Deputy Attorney Jami Bracken**
18 **Community Development Director Carol Winner**
19 **Assistant Public Works Director Wes Jenkins**
20 **Planner Brenda Hatch**
21 **Planner Dan Boles**
22 **Planner Brian Dean**
23 **Development Office Supervisor Angie Jessop**
24

25 **OTHERS PRESENT:**

26 **Applicant James Sullivan**
27 **Applicant Victoria Hales**
28

29 **CALL TO ORDER:**

30 Planning Commission Chair Anderson called the meeting to order and welcomed all in
31 attendance. The Pledge of Allegiance to the Flag was led by Commission Member
32 Anderson.
33

34 Link to call to order and flag salute: [00:00:30](#)

35
36 Link to call for disclosures [00:01:13](#)

37
38 Link to Commission Member Anderson recuses himself on Item #6 [00:40:10](#)
39

40 **ITEM 1**

41 **GENERAL PLAN AMENDMENT Sullivan GPA 2450 S- PUBLIC HEARING -**
42 **Consider a request to change the general plan designation from AE**
43 **(Agricultural Estates) to LDR (Low Density Residential) on approximately**
44 **11.72 acres located on the north-west corner of 2450 South and 3210 East.**
45 **The applicant is Bush & Gudgell, Inc and the representative is Bob**
46 **Hermanson. Case No. 2025-GPA-018 (Staff - Dan Boles)**
47

48 Agenda Packet [\[Page 3\]](#)

49 Link to Presentation by Dan Boles [00:16:00](#)

50
51 Link to public hearing [00:18:46](#)
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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)

1 Agenda Packet [\[Page 13\]](#)

2
3 Link to Presentation by Brenda Hatch [00:40:28](#)

4
5 Link to public hearing [00:42:43](#)

6
7 No Comments, Public Hearing Closed

8
9 Link to motion [00:43:10](#)

10
11 **MOTION:**

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

15
16 **SECOND:**

17 The motion was seconded by Planning Commission Member Rogers.

18
19 **VOTE:**

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

- 21
22 Planning Commission Chair Anderson – aye
23 Planning Commission Member Anderson –aye
24 Planning Commission Member Fisher – aye
25 Planning Commission Member Casey – absent
26 Planning Commission Member Chapman – aye
27 Planning Commission Member Rogers –aye
28 Planning Commission Member Draper –aye

29
30 The vote was unanimous. Motion carries.

31 **ITEM 4**

32 **ZONE CHANGE- Sullivan PD-C 2450 S – PUBLIC HEARING**

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

38
39 Agenda Packet [\[Page 24\]](#)

40
41 Link to Presentation by Dan Boles [00:24:50](#)

42
43 Link to public hearing [00:30:43](#)

44
45 Link to comment by Janet Drew [00:31:00](#)

46
47 Public Hearing Closed

48
49 Link to question by Commission Member Draper and discussion with Assistant
50 Deputy Attorney Brackin [00:33:52](#)

51
52 Link to question by Commission Member Chapman and discussion with Assistant
53 Deputy Attorney Brackin [00:34:52](#)

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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](#)

1 Link to discussion by Commission Members [00:13:52](#)

2
3 Link to motion [00:15:08](#)

4
5 **MOTION:**

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

8
9 **SECOND:**

10 The motion was seconded by Planning Commission Member Draper.

11
12 **VOTE:**

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

- 14 Planning Commission Chair Anderson – aye
- 15 Planning Commission Member Anderson –aye
- 16 Planning Commission Member Fisher – aye
- 17 Planning Commission Member Casey – absent
- 18 Planning Commission Member Chapman – aye
- 19 Planning Commission Member Rogers –aye
- 20 Planning Commission Member Draper –aye

21
22
23 The vote was unanimous. Motion carries.

24
25 **ITEM 6**

26 **PRELIMINARY PLAT Bloomington Garden Lot Split –**
27 **Consider a request for a preliminary plat amendment for the Bloomington**
28 **Gardens subdivision splitting Lot 19 into two separate lots. The applicant is**
29 **Rosenberg Associates, and the representative is Jared Bates. Case No.**
30 **2025-PP-041 (Staff – Brian Dean)**

31
32 Agenda Packet [\[Page 53\]](#)

33
34 Link to Presentation by Brian Dean [00:43:50](#)

35
36 Link to question by Commission Member Chapman [00:44:57](#)

37
38 Link to motion [00:46:13](#)

39
40 **MOTION:**

41 A motion was made by Planning Commission Member Fisher to approve Item
42 #6, adopting the findings of staff.

43
44 **SECOND:**

45 The motion was seconded by Planning Commission Member Rogers.

46
47 **VOTE:**

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

- 49 Planning Commission Chair Anderson – aye
 - 50 Planning Commission Member Anderson –recused
 - 51 Planning Commission Member Fisher – aye
 - 52 Planning Commission Member Casey – absent
- 53

- 1 Planning Commission Member Chapman – aye
- 2 Planning Commission Member Rogers –aye
- 3 Planning Commission Member Draper –aye

4
5 The vote was unanimous. Motion carries.

6
7 **ITEM 7**

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

12
13 Agenda Packet [\[Page 66\]](#)

14
15 Link to Presentation by Brenda Hatch [00:46:52](#)

16
17 Link to motion [00:48:16](#)

18
19 **MOTION:**

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

24
25 **SECOND:**

26 The motion was seconded by Planning Commission Member Rogers.

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 **ITEM 8**

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

48
49 Agenda Packet [\[Page 75\]](#)

50
51 Link to Presentation by Brian Dean [00:48:58](#)

52
53 Link to motion [00:50:46](#)

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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.

1 **CITY COUNCIL ITEMS:**

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

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

7
8 **ADJOURN:**

9 Link to motion: [00:54:14](#)

10
11 **MOTION:**

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

13
14 **SECOND:**

15 The motion was seconded by Planning Commission Member Chapman.

16
17 **VOTE:**

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

- 19
20 Planning Commission Chair Anderson – aye
21 Planning Commission Member Anderson –aye
22 Planning Commission Member Fisher – aye
23 Planning Commission Member Casey –aye
24 Planning Commission Member Chapman –aye
25 Planning Commission Member Rogers –aye
26 Planning Commission Member Draper – aye

27
28 The vote was unanimous, and the motion carries.

29
30
31
32 /s/
33 Angie Jessop, Development Services