

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, February 10, 2026**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order

Flag Salute

Call for Disclosures

WELCOME NEW PLANNING COMMISSION MEMBER, KELLY TAYSOM

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 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)

4. 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)

5. 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)

6. **PLANNED DEVELOPMENT AMENDMENT Sage Haven Phases 22-33 – PUBLIC HEARING** – Consider a request for an amendment to the Desert Color PD (Planned Development) in order to construct the next phase of Sage Haven in the Desert Color development. This proposed phase is approximately 58.54 acres and would allow 418 multi-family and single-family units. The location of the proposed pod is southwest of Painted Ridge Parkway, west of Desert Sage Parkway and just west of the previously approved Sage Haven phases. Case No. 2026-PDA-002 (Staff – Dan Boles)
7. **PRELIMINARY PLAT Sage Haven Ph 22-33** – Consider a request for a preliminary plat for a 260-unit townhome and single-family subdivision on approximately 58.68 acres. The applicant is Desert Color St George, LLC and the representative is Bob Hermandson. Case No. 2025-PP-037 (Staff – Dan Boles)
8. **PRELIMINARY PLAT Southgate Hills Subdivision** – Consider a request for a 15-lot preliminary plat located north of Sir Monte Drive and east of Rolling Hills Drive for the purpose of a single-family subdivision on approximately 7.34 acres. The applicant is American Consulting & Engineering, and the representative is Tony Carter. Case No. 2025-PP-040 (Staff – Brian Dean)
9. **GENERAL PLAN AMENDMENT -R-1 General Plan Amendment – PUBLIC HEARING** – Consider a request to amend Responsible Growth section of the General Plan. The amendment would allow a proposed R-1 zone within the Low and Medium Density Residential General Plan designations as well as the Downtown Traditional and Connected Neighborhood districts. The applicant is DSG Engineering, and the representative is Mike Terry. Case No. 2026-GPA-017 (Staff – Dan Boles)
10. **ZONE REGULATION AMENDMENT -R-1 Zone Proposal – PUBLIC HEARING** – Consider a request to amend portions of the city zoning ordinance, Title 10. The amendment would create a new zoning category to be known as the R-1 zone. The R-1 zone is intended to provide zoning options for smaller, single-family lots within the city. The applicant is DSG Engineering, and the representative is Mike Terry. Case No. 2026-ZRA-015 (Staff – Dan Boles)

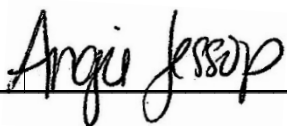
11. **MINUTES**

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

12. **CITY COUNCIL ACTIONS**

Report on items heard at the January 15, 2026, and February 5, 2026 City Council meeting.

1. *Anthemnet/VZW White Dome*
2. *Rusty Cliffs South*
3. *Desert Mesa*
4. *The Hidden Jewel*
5. *County Park in R-1-1- Zone*



Angie Jessop – Community Development Office Supervisor

February 6, 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.