

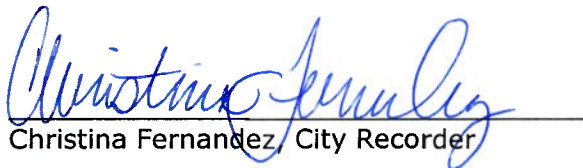
**NOTICE OF WORK MEETING OF THE
CITY COUNCIL OF THE CITY OF ST. GEORGE,
WASHINGTON COUNTY, UTAH**

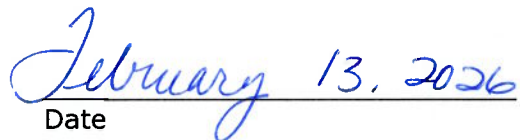
Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a work meeting in the City Council Conference Room at the St. George City Hall located at 61 South Main Street, St. George, Utah, on Thursday, February 19, 2026 commencing at 3:00 p.m.

The agenda for the meeting is as follows:

1. **Discussion regarding amendment to City code pertaining to retaining walls.**
2. **Discussion regarding private schools in a designated local landmark.**
3. **Update on Airport Terminal Expansion project.**
4. **Presentation of a concept plan for Curly Hollow Adventure Park.**
5. **Presentation of a concept plan for St. George Downtown Cemetery Plaza.**
6. **Reports from Mayor, Councilmembers, and City Manager.**
7. **Request a closed meeting to discuss litigation, security, property acquisition or sale, or the character and professional competence or physical or mental health of an individual.**

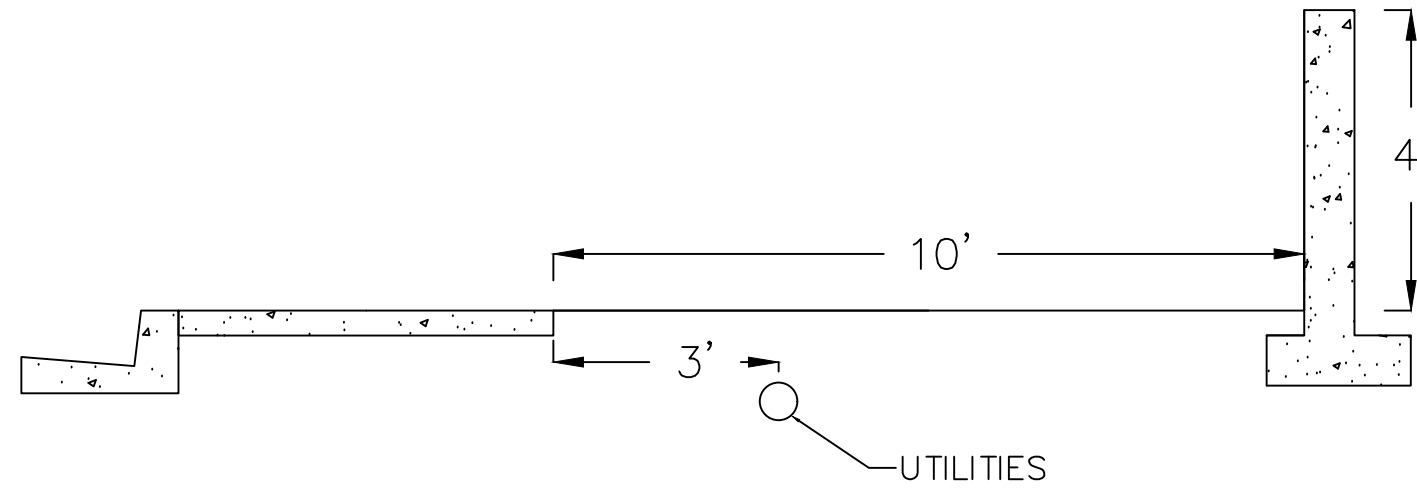

Christina Fernandez, City Recorder


Date

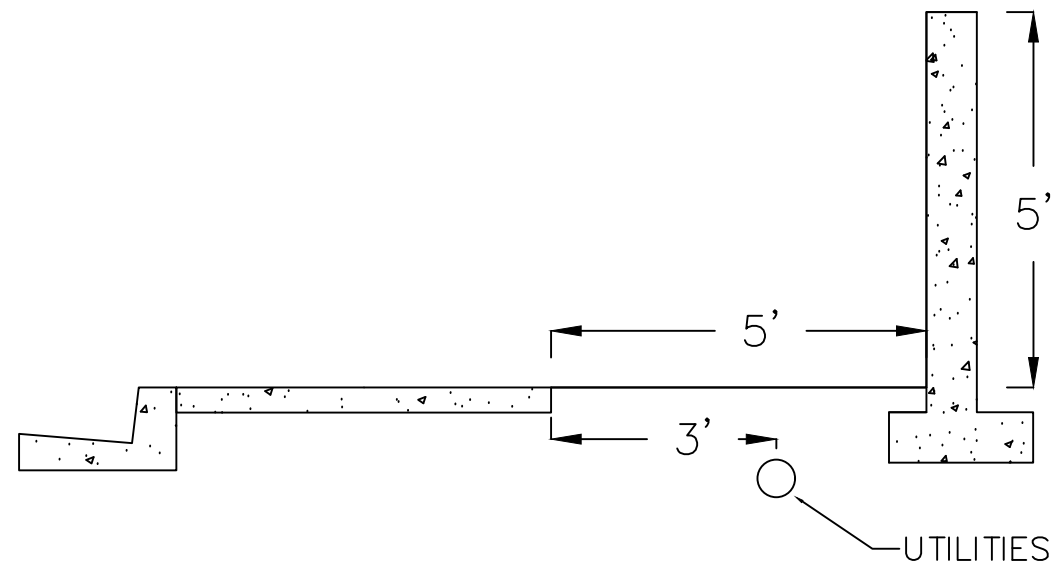
REASONABLE ACCOMMODATION: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the Human Resources office at 435-627-4674, at least 24 hours in advance if you have special needs.

Discussion regarding height and location
of retaining walls

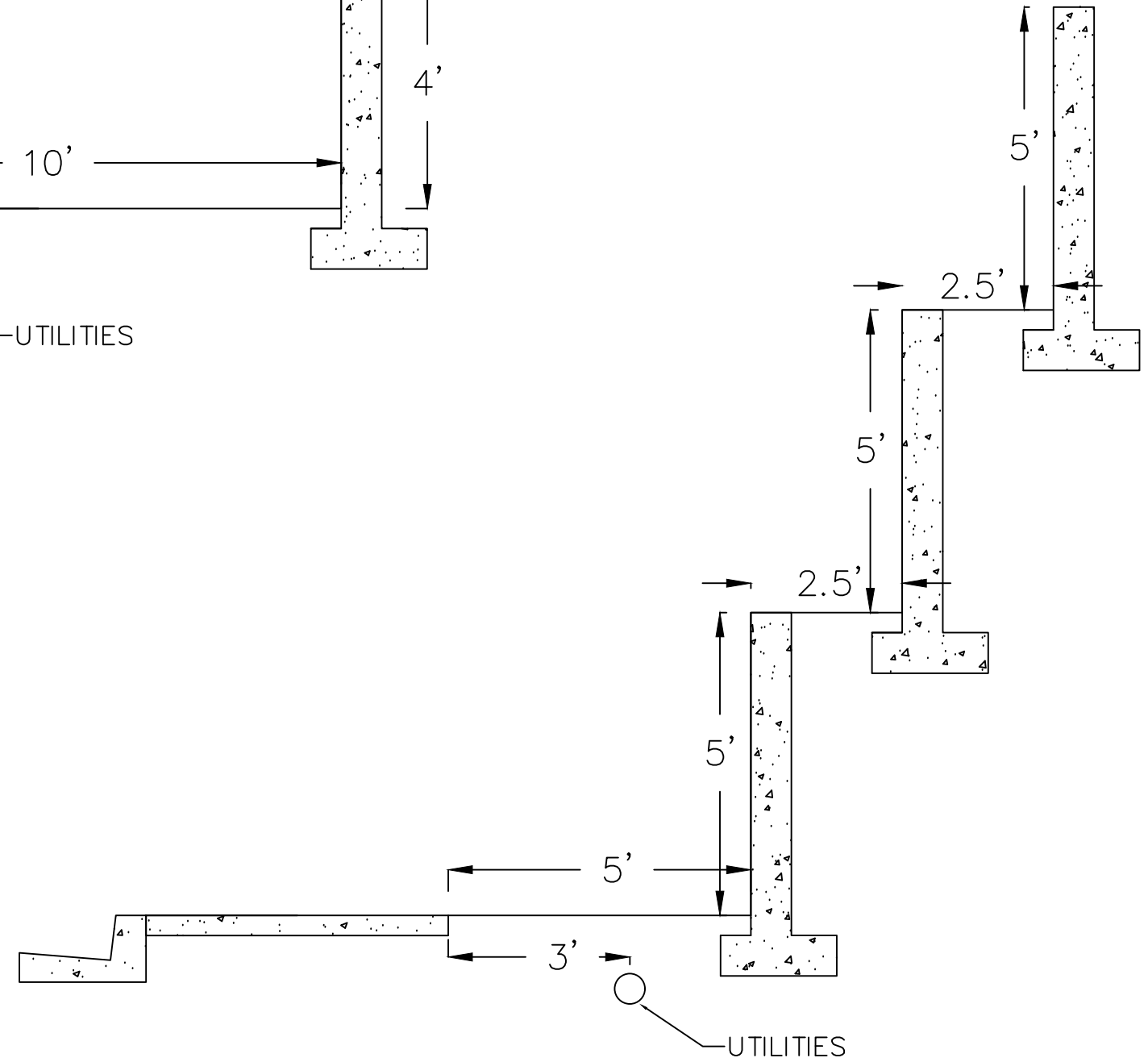
City Code 10-18-2



EXISTING 10-18-2

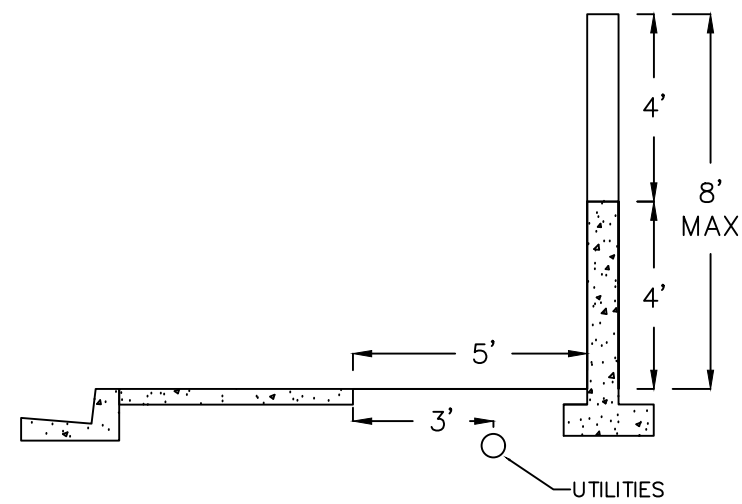


PROPOSED 10-18-2

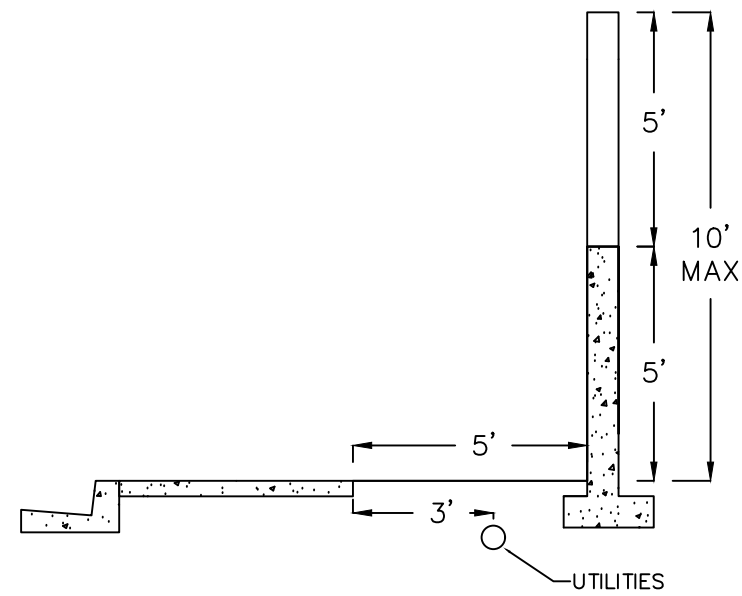
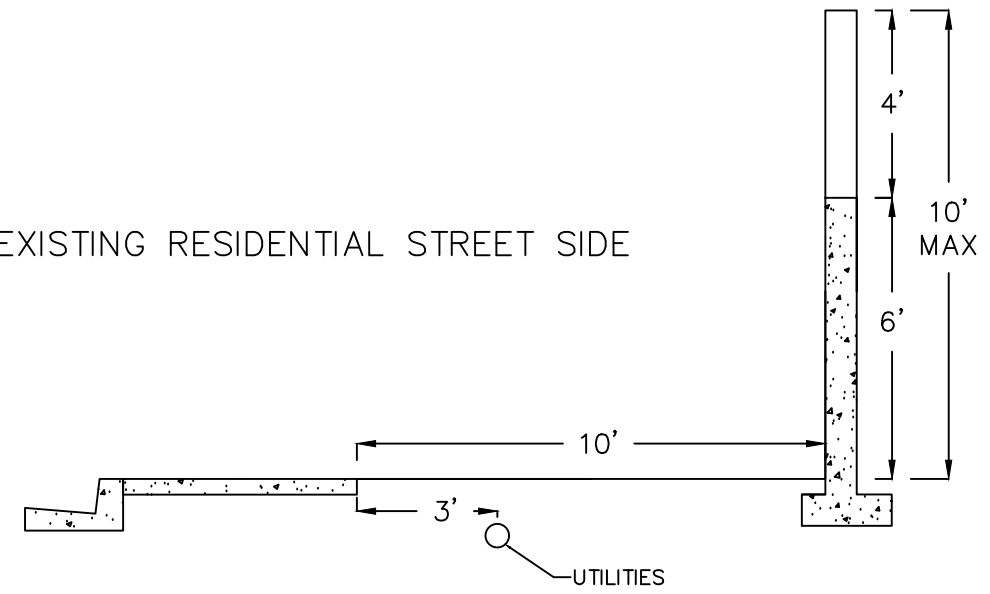


PROPOSED TIERED RETAINING WALL

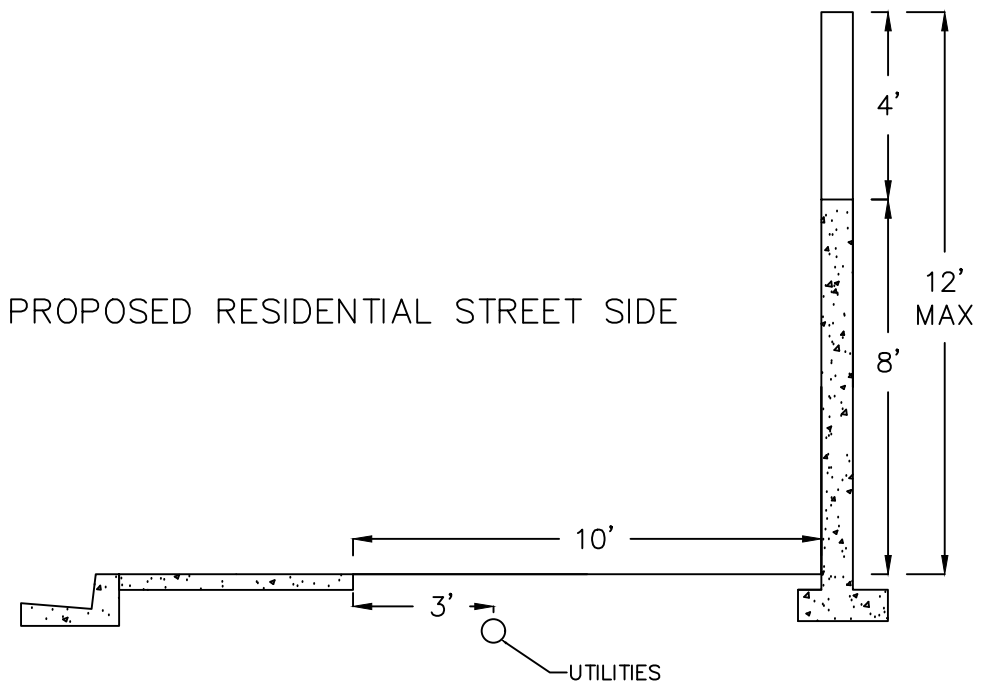
RETAINING WALL FRONT YARD SETBACK



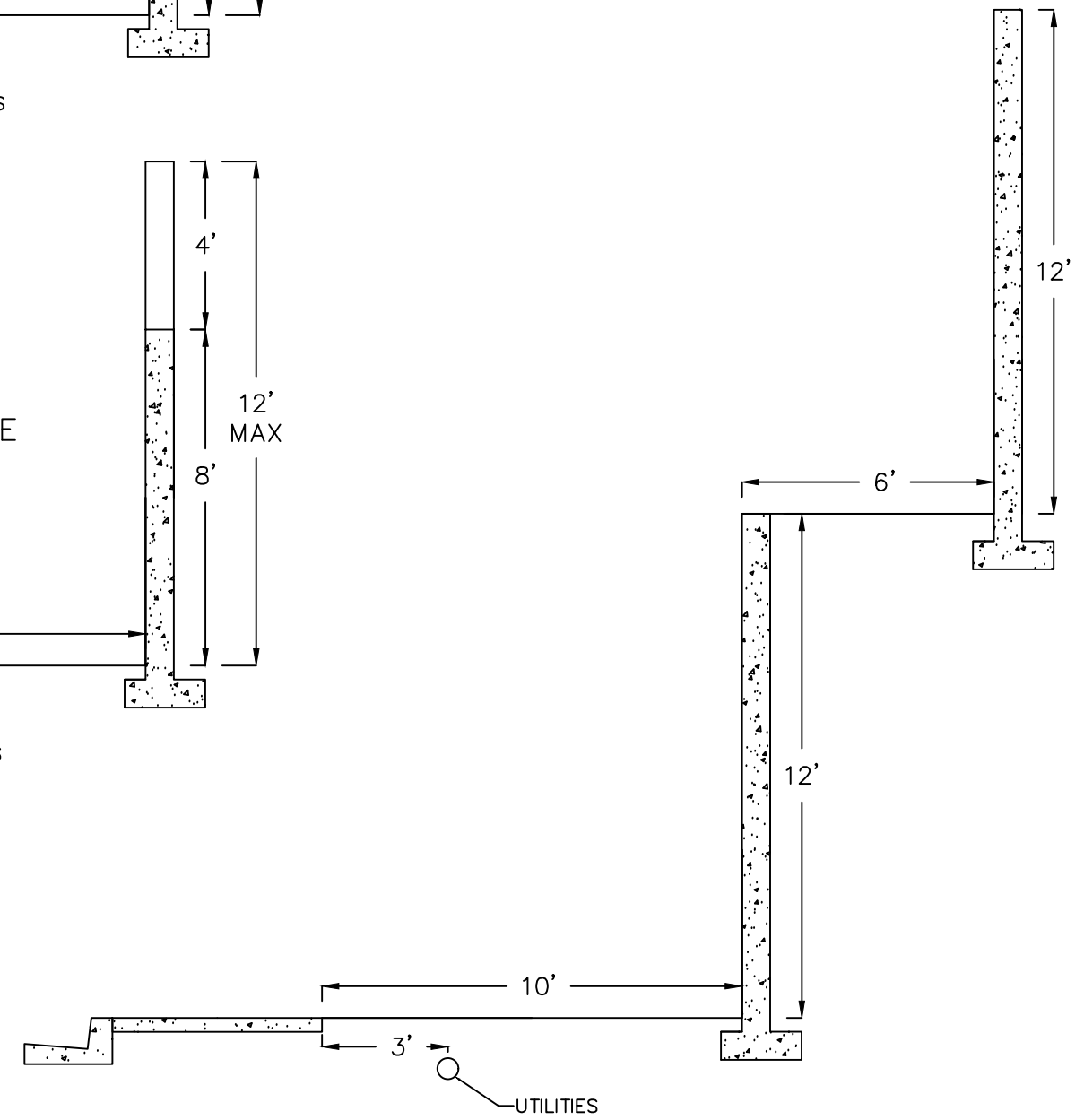
EXISTING RESIDENTIAL STREET SIDE



PROPOSED RESIDENTIAL STREET SIDE



10-18-2 STREET SIDE RETAINING WALL



PROPOSED COMMERCIAL STREET SIDE











Private Schools in a Designated Local Landmark

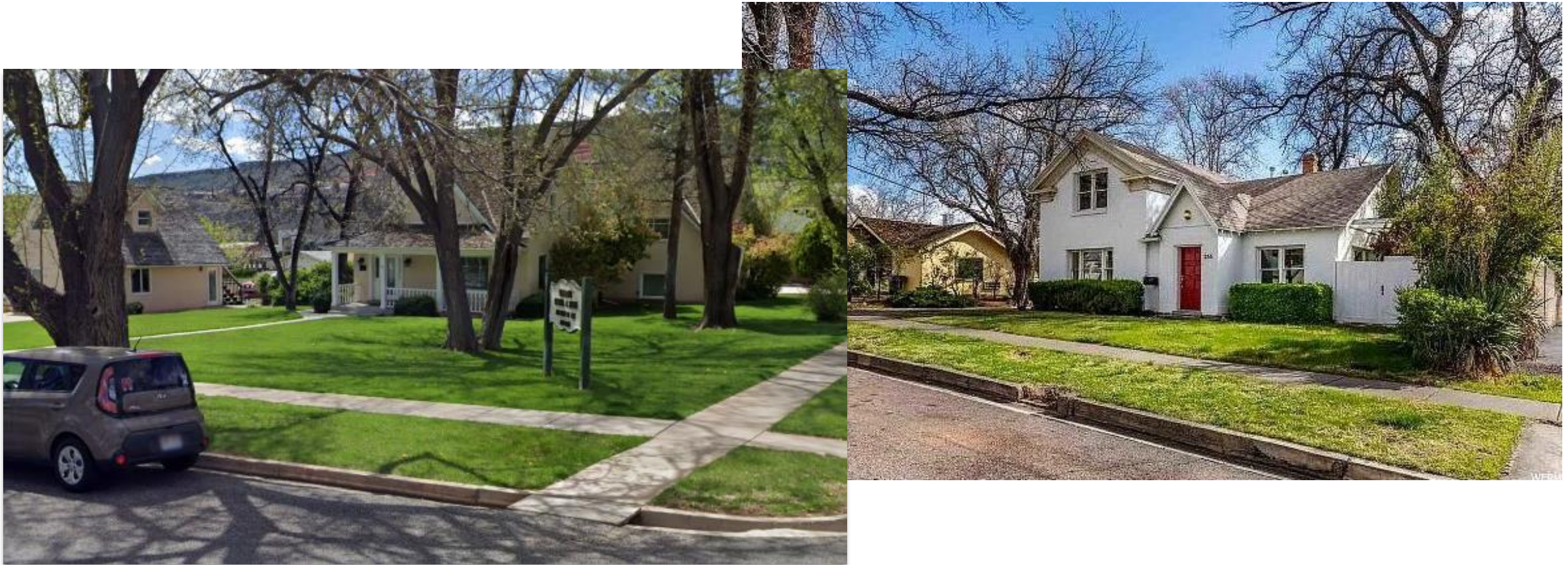


Conditional Uses for Landmark Sites (10-13E-4B)

Landmark sites may be granted a conditional use permit only if the following conditions are satisfied:

1. The requested use is limited to **low impact professional office, retail, or restaurant use** and does not include short-term rental or hotel.
2. **Substantial investment** is made to upgrade the property and enhance its historic significance.
3. Any renovation **maintains or enhances the historic, architectural and aesthetic features** of the property.
4. The proposed use shall **generate only minimal traffic or parking demand** as determined by the city council.
5. The city council **may impose** such **other conditions** for granting a conditional use permit as it deems necessary to protect the character of the landmark site.

Landmark Sites Located in Residential Zones with Businesses



Where Schools are Allowed

Type of School	Locations Permitted
Public or Charter School	Residential and Commercial
Private School	Commercial Only





Impact

- Schools are community-serving institutional uses
- Often compatible with residential neighborhoods
- Not typically classified as “low-impact”
- Scale and intensity can be mitigated



Potential Impacts to Neighborhood

1. Traffic and Parking
2. Safety
3. Noise
4. Intensity of Use
5. Hours of Operation
6. Change of Neighborhood Character

Potential Requirements

1. Detailed Narrative
2. Traffic Management Plan showing how to mitigate pick up and drop off times to prevent congestion (i.e. Stagger pick up and drop off times)
3. Limit Student Counts
4. Adequate off-street parking plans



Detailed Narrative

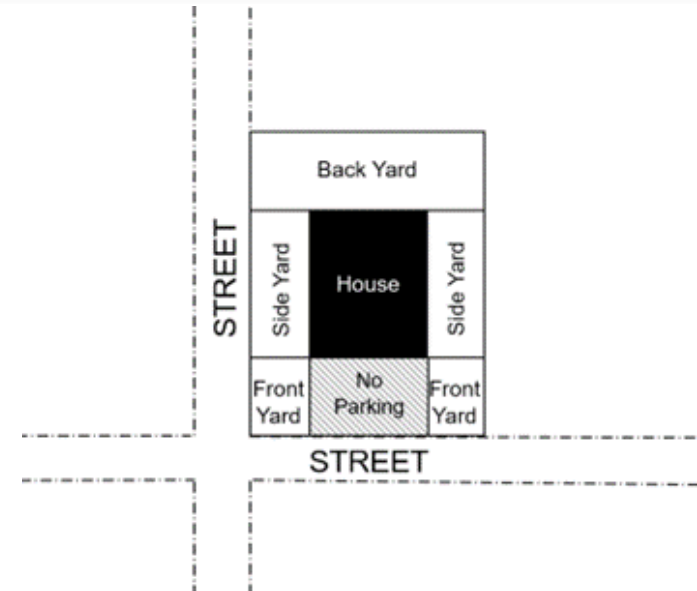
Include:

- Teaching station Count
- Student Count
- Operation Hours
- Pick up and drop off times
- Outdoor activity times

Traffic Management Plan and Off-Street Parking Requirements (10-19-5)

Show:

- Site plan with drop off and pick up locations
- Parking determine by number of teaching stations



Elementary	2.5 spaces per classroom/teaching station.
Intermediate (6th and 7th) and middle (8th and 9th)	4.5 spaces per classroom/teaching station.
High school (10th through 12th)	12 spaces per classroom/teaching station.

Limit Student Counts

Title 3-2X-3 Microschools Requirements

- Allowed in Residential Homes
- Maximum Number of Students: 16 (state law)
- Hours of Operations: 7:00 AM to 8:00 PM

Title 3-7-6 Home-Based Business

- Maximum number of students or workers: 10
- Hours of Operations: 7:00 AM to 8:00 PM

Limit Number of Students by:

- Building and Fire Code Occupancy
- Off-Street Parking Availability
- Put a Maximum cap at ...

Discussion





St. George Regional Airport Terminal Improvement

City Council Presentation

February 19, 2026

Overview



Project Definition – Where are we?

- 1. Design Approach Refresh**
- 2. Design Development**
 - A. Interior & Exterior Materiality
 - B. Signage Considerations
 - C. Furniture Considerations

3. Fly Through Narrative



project definition

Needs & Goals

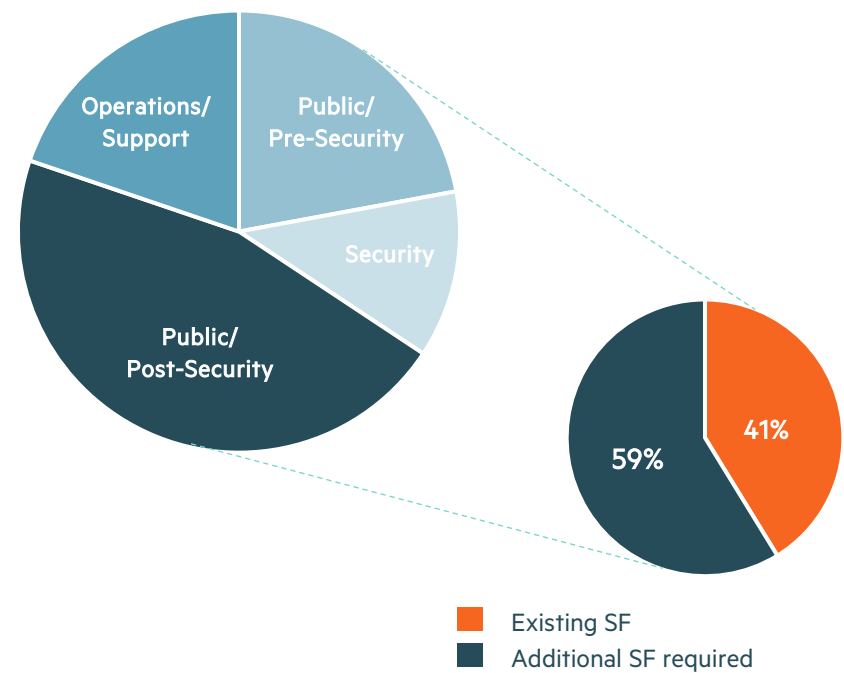
Growth Projections: Enplanements

FROM 10.10.2024 COUNCIL WORKING SESSION

- Master Plan Forecast Approved September 2021
- Forecast Includes Non-Rev Factor, FAA Data Does/Will Not
- Low Case - FAA TAF
- Medium Case - Increased Market Capture with Normal FAA Growth Rate
- High Case - Enhanced Market Recapture, Above Average Growth

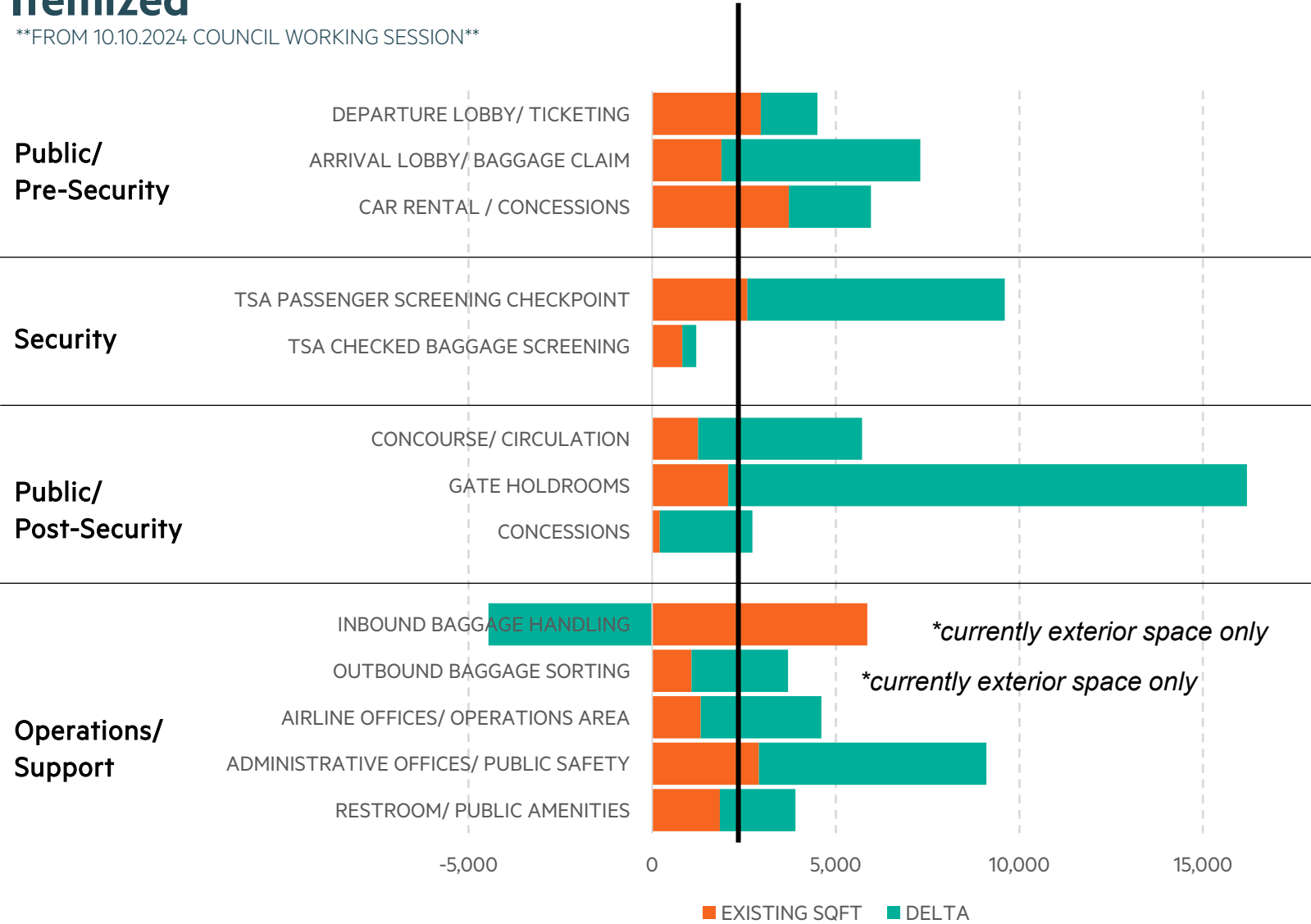
2022	274,482
2023	298,014
2024	318,532
2025	431,067

RESULTING TERMINAL SPACE NEEDS:



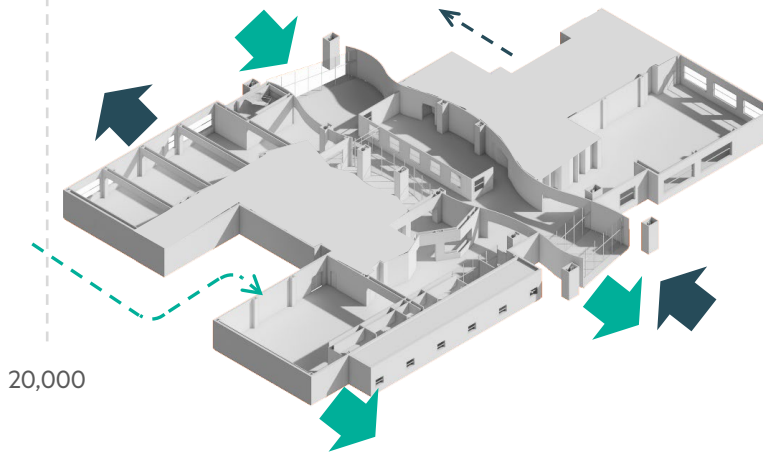
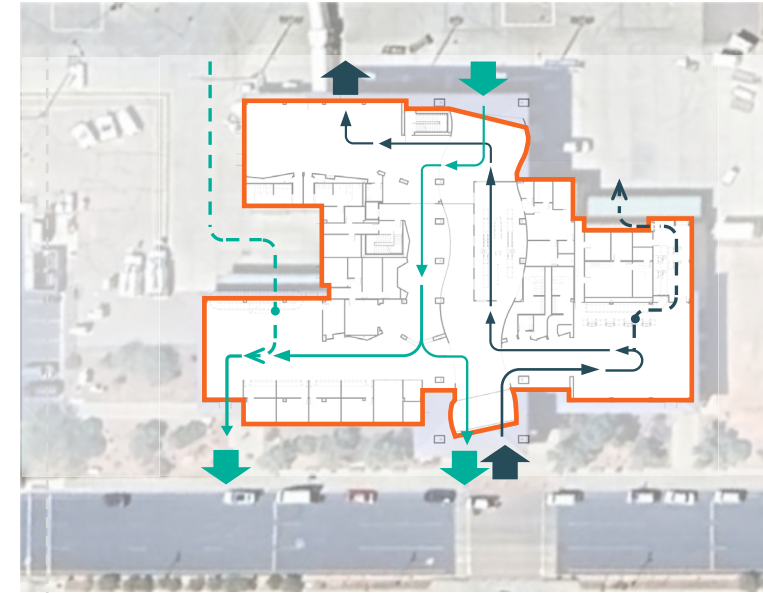
Space Requirements Itemized

FROM 10.10.2024 COUNCIL WORKING SESSION



**currently exterior space only*

**currently exterior space only*





Needs & Goals: Definition

FROM 10.10.2024 COUNCIL WORKING SESSION

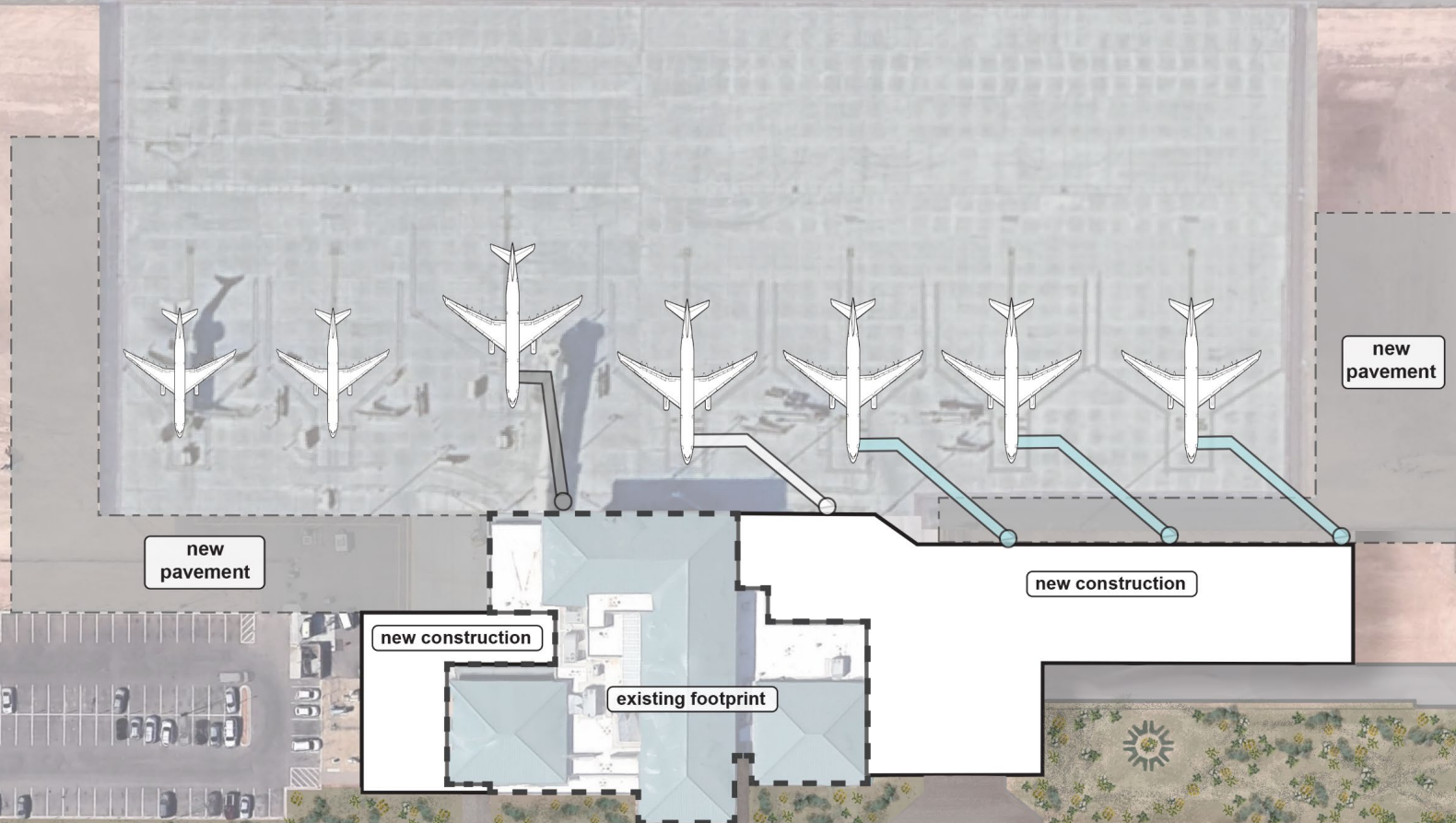
NEEDS

- ✓ • **Improve overall capacity** for projected needs of the airport for 2035
- ✓ • Accommodate evolving aircraft types and airline operational models
- ✓ • **Maximize and optimize existing spaces** to meet airport needs
- ✓ • **Improve ease and flow of passenger movement** by reducing congestion at key public areas
- ✓ • **Improve passenger safety** at the new boarding gates

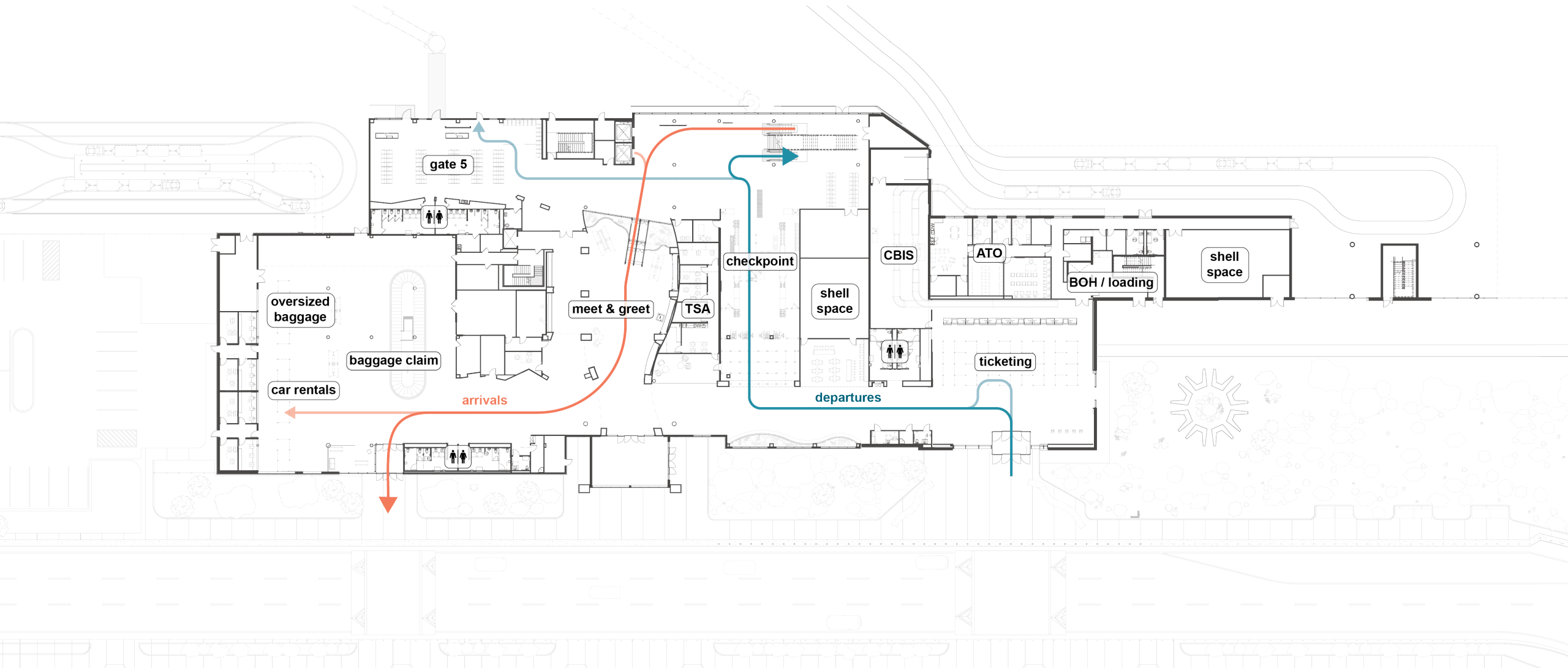
GOALS

- ✓ • Convey a passenger experience **specific to the St. George region character and identity**
- ✓ • **Capture views** of nearby scenery from public areas
- ✓ • Maintain **convenience** of regional airport thru minimizing walking distances, efficient processing
 - Meet **project schedule & budget** using a collaborative and transparent process

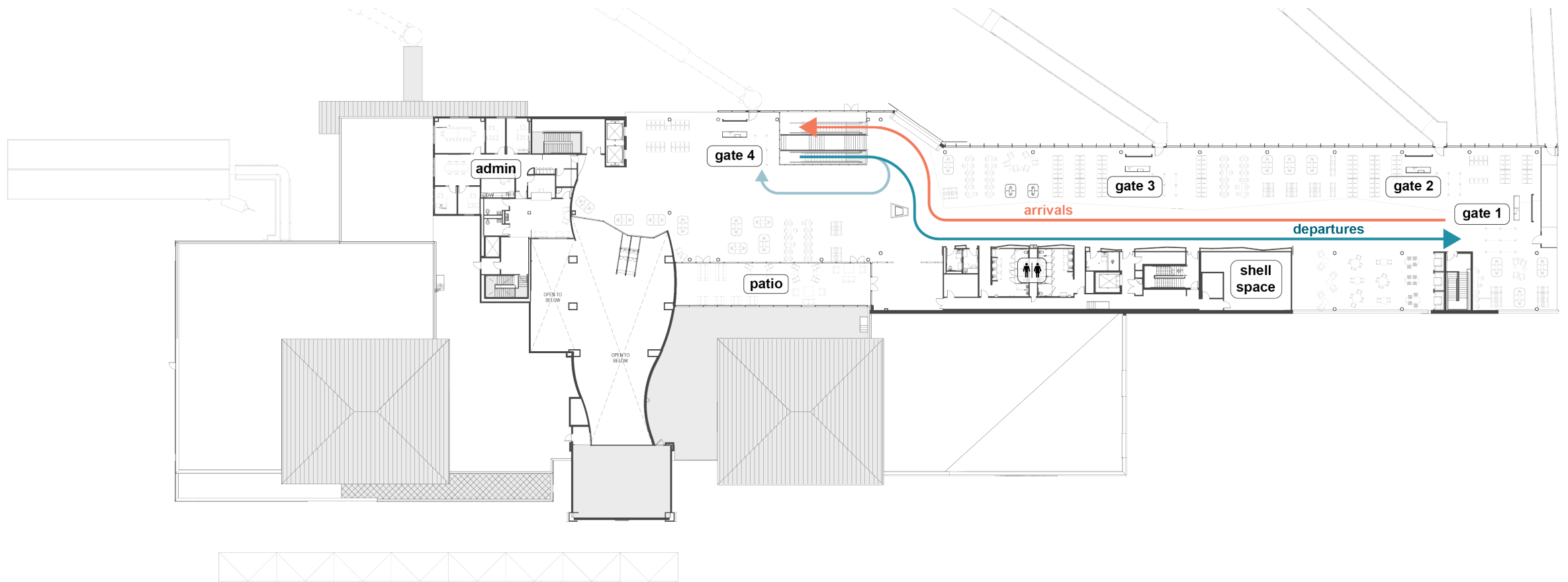
site plan



airport improvements



airport improvements

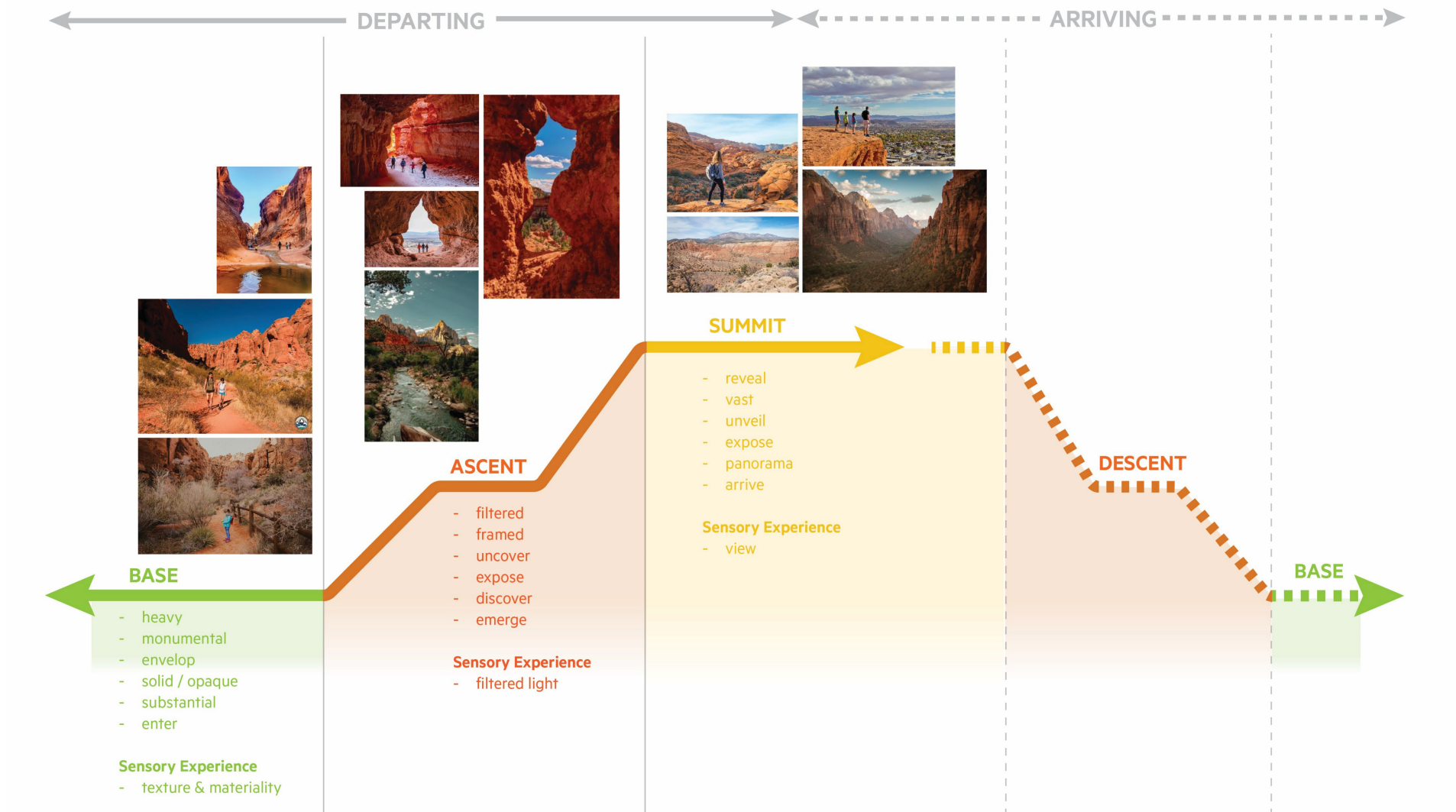


Designing for People

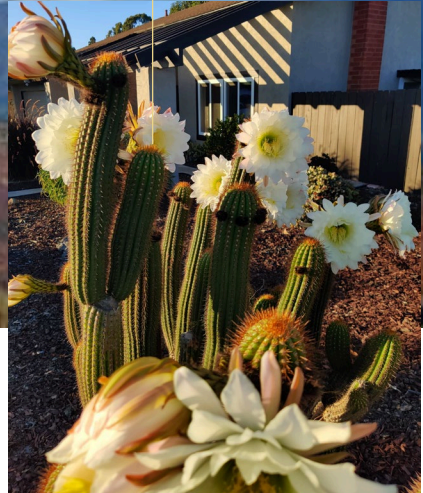
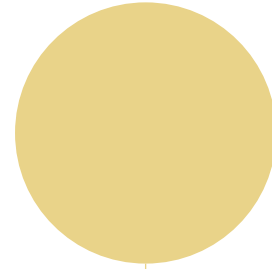
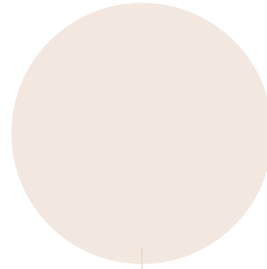
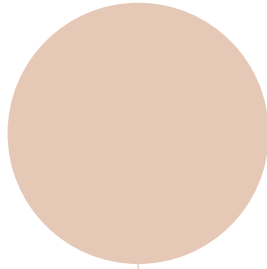
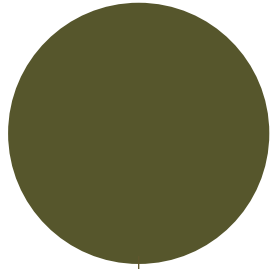
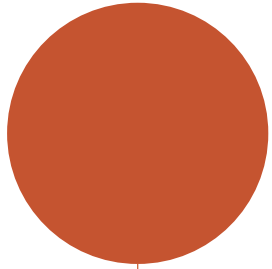


- Passenger: experience, convenience, safety, amenity, overall satisfaction
- Staff: well-being, retention, operational efficiencies
- Community: local identity, meaning, pride

design concept - peak



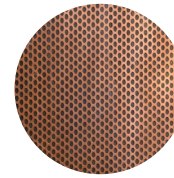
/ design concept – materiality



A short, thick orange line segment positioned diagonally, starting from the bottom left and extending towards the top right, located to the left of the text.

design development

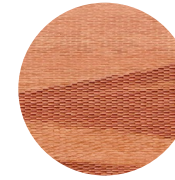
landside elevation



Perforated
metal panel



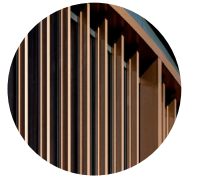
Stucco



Custom
Brick



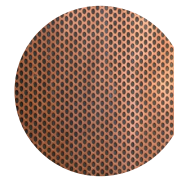
Standing
Seam Metal



Bronze
Curtainwall



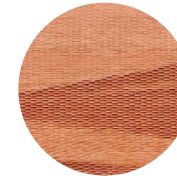
/ airside elevation



Perforated
metal panel



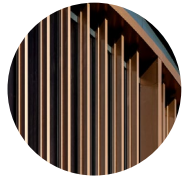
Stucco



Custom
Brick



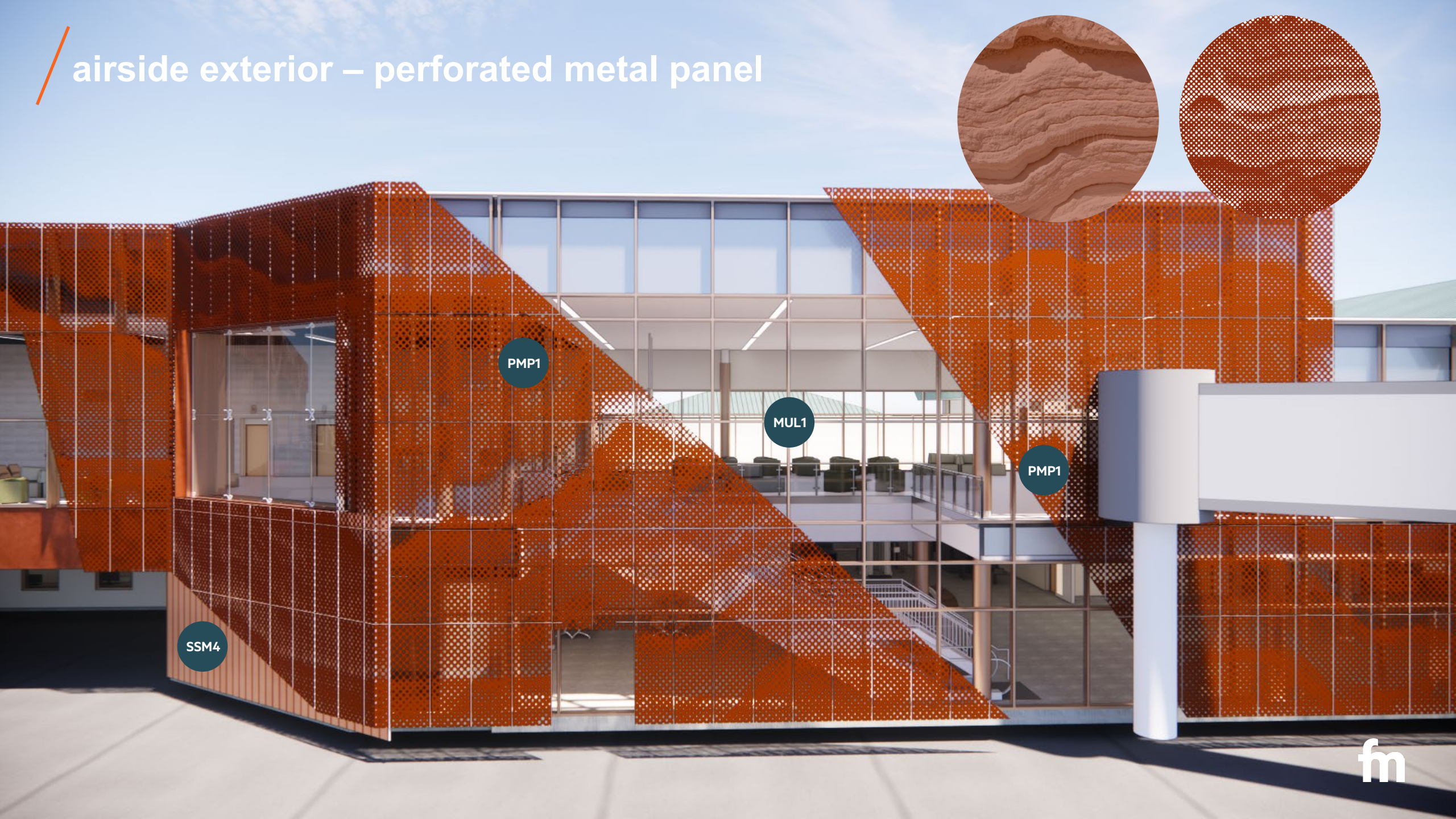
Standing
Seam Metal



Bronze
Curtainwall



/ airside exterior – perforated metal panel



SSM4

PMP1

MUL1

PMP1





MTL1

MT1

PNT1

MTL3

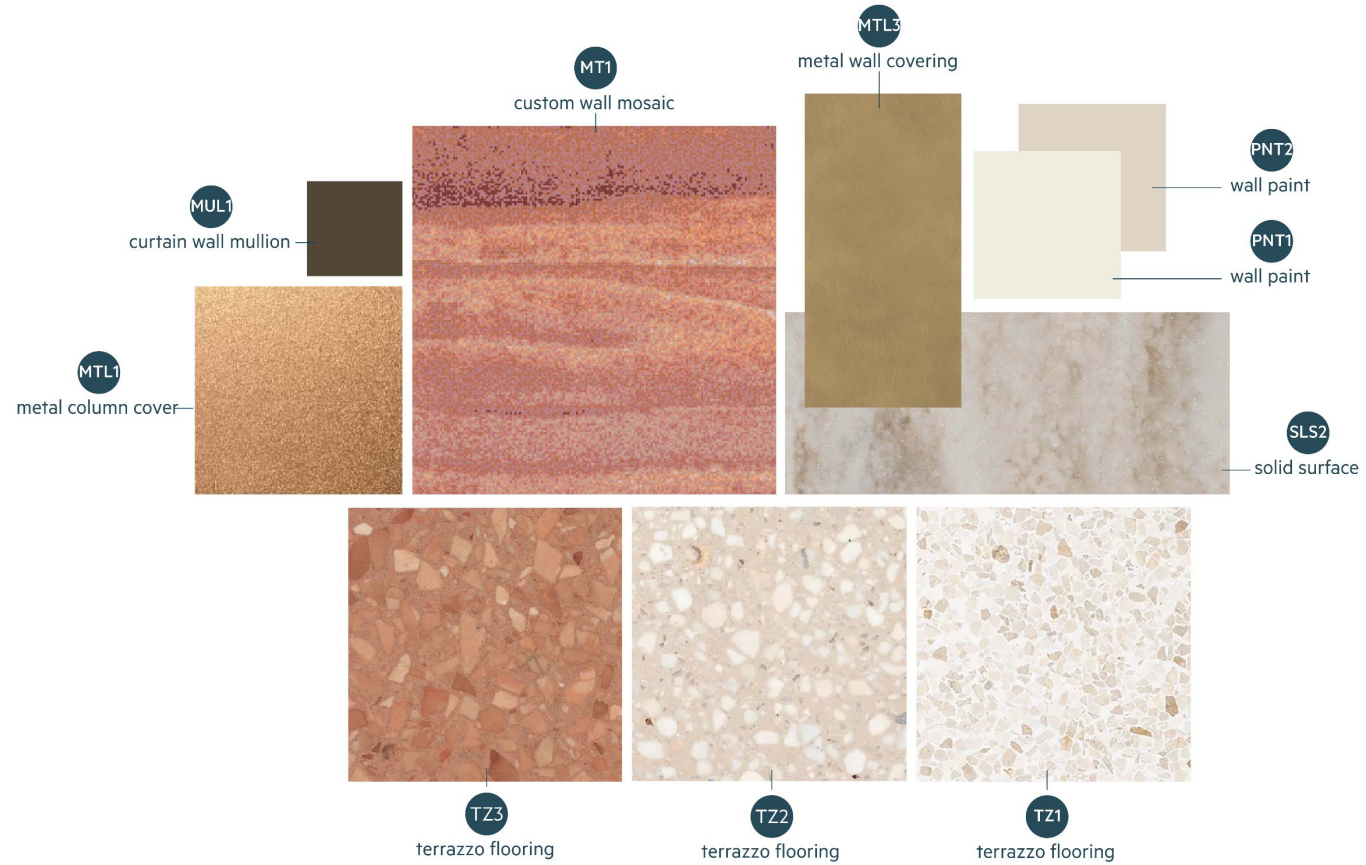
MUL1

SLS2

TZ3

TZ1

TZ2



security screening

PNT1

SECURITY SCREENING

MTL1

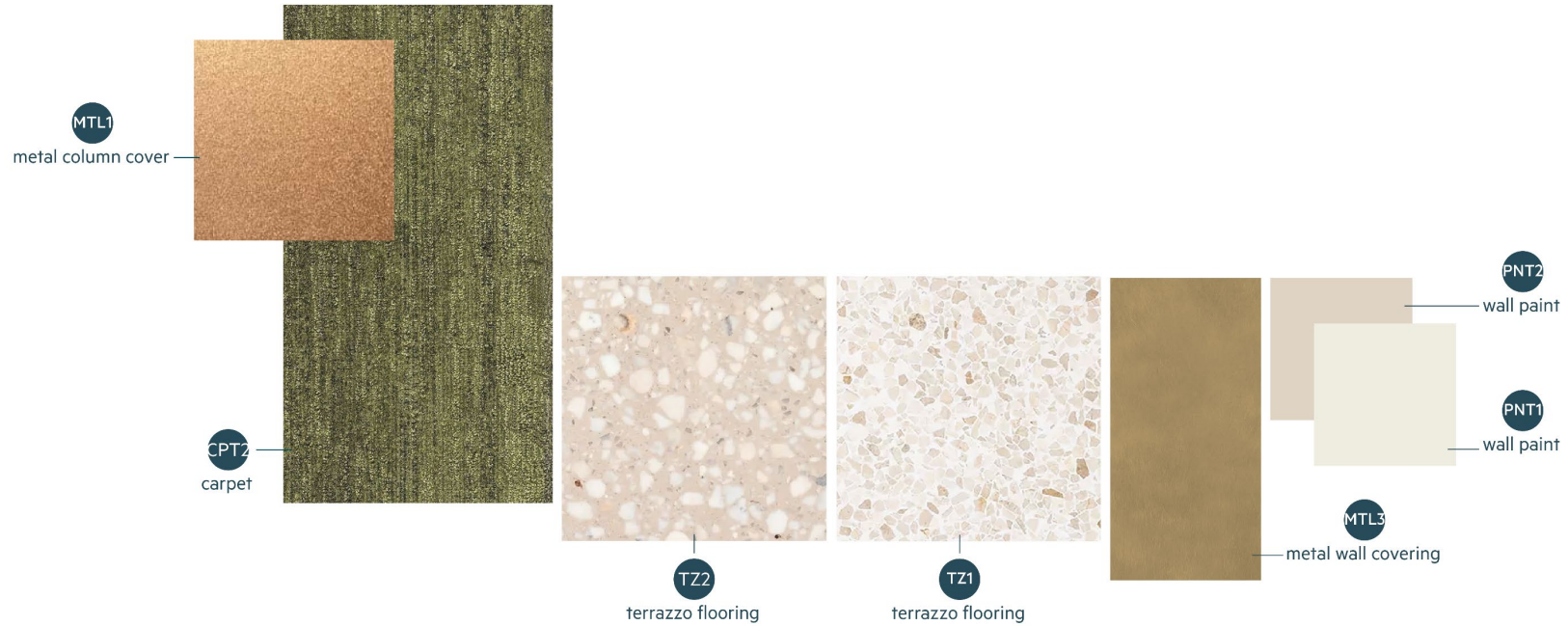
PNT1

TZ1

TZ2

CPT2

/ security checkpoint



/ holdroom

MTL1

PNT6

PT1

CPT1

TZ1

TZ2

Restrooms →
Concessions ↑
← Gates 1-3

fn



meeter greeter

CT2

AP1

MTL1

CPT2

TZ1

TZ2

CPT1



baggage claim

MT1

CAR RENTAL

OVERSIZED

PNT1

MTL1

1



CPT2

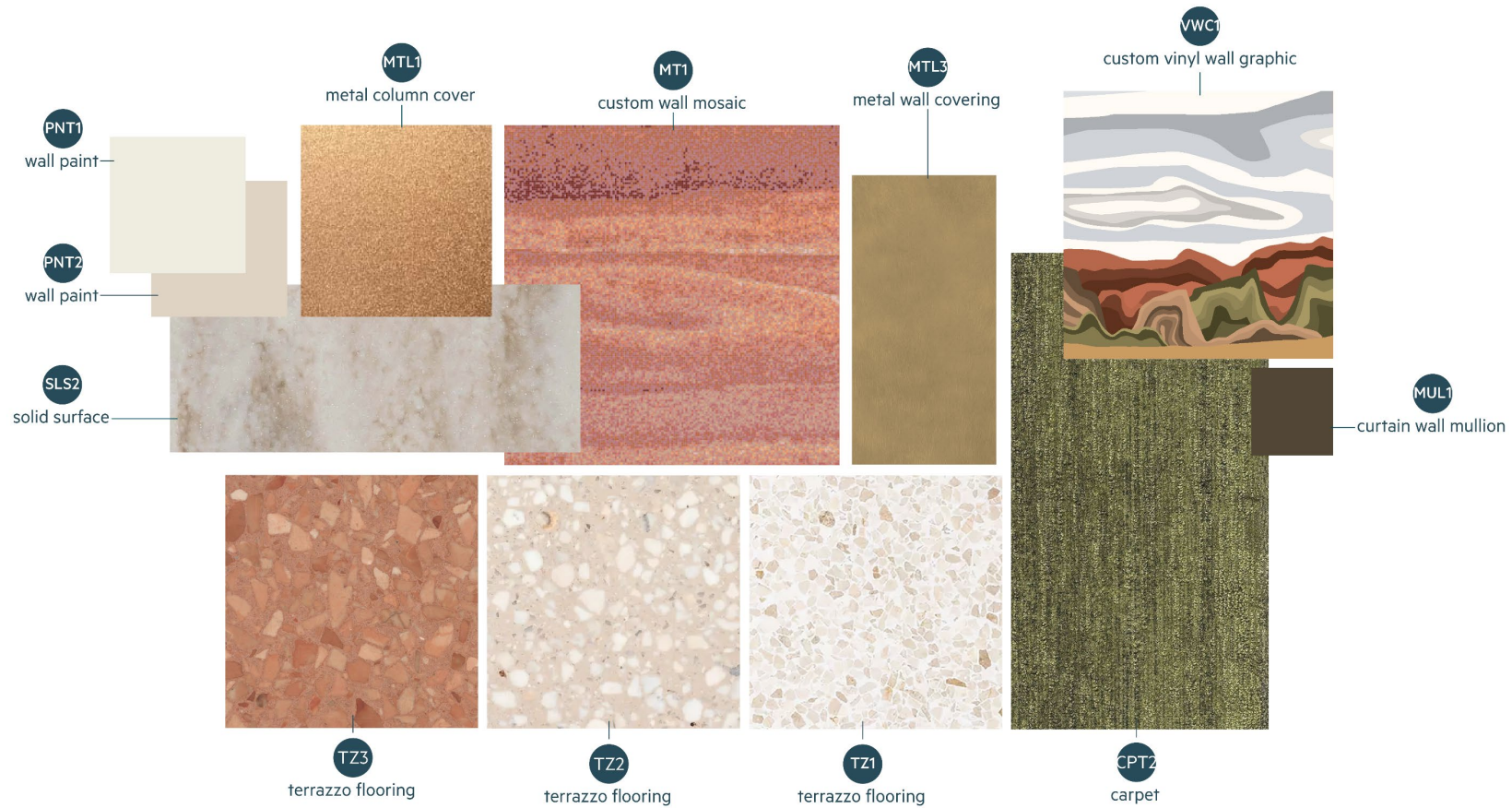
TZ2

TZ1

WELCOME TO
ST. GEORGE

VWC1

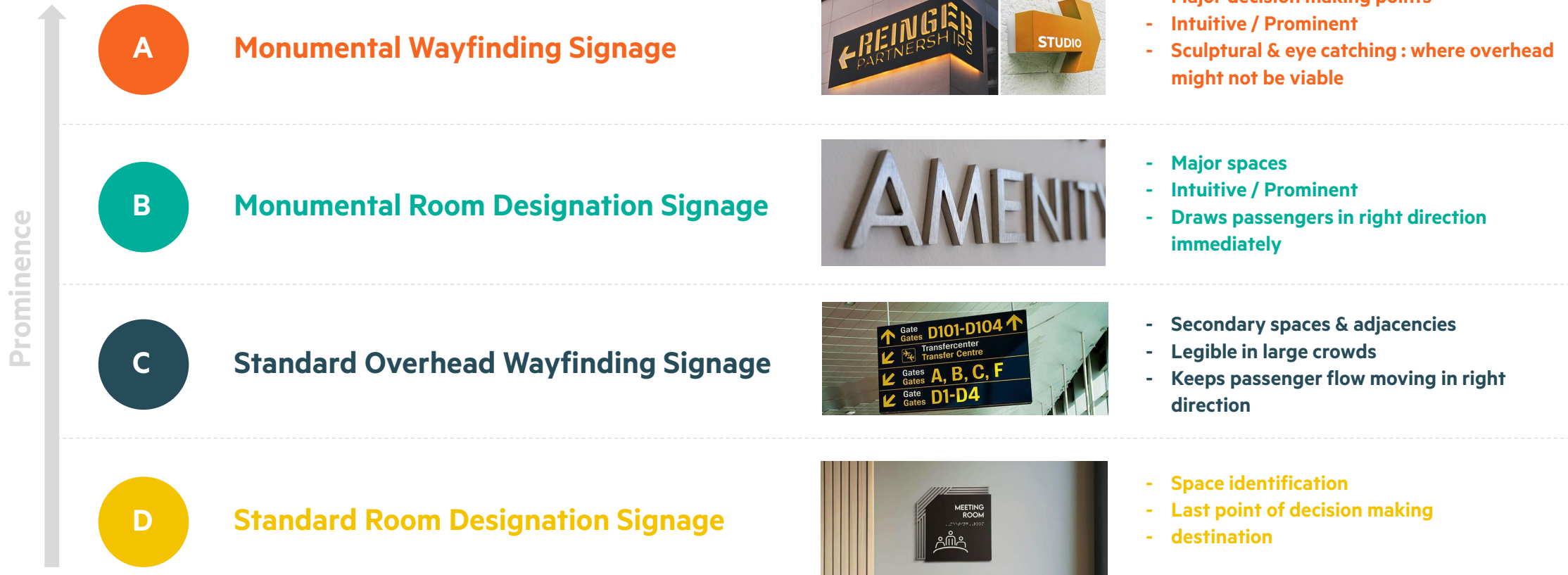
/ baggage claim



A short, thick orange line segment positioned diagonally, starting from the bottom left and extending towards the top right, located to the left of the text.

signage & furniture

/ signage



/ signage – monumental wayfinding



furniture – passenger type zoning

solo traveler



business traveler



family travelers



traditional travelers





Curly Hollow Adventure Park

Concept Plan

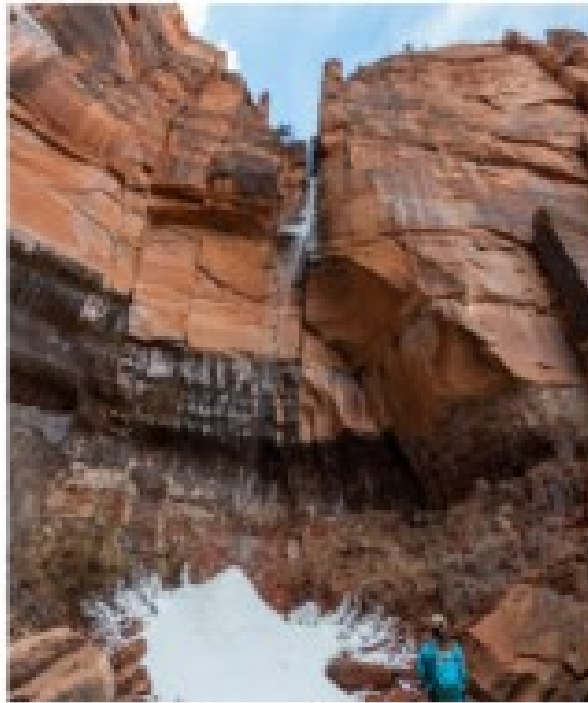




LEGEND

- ① Faux Stone Climbing/Bouldering Area
- ② Sand Play
- ③ Hammock/Slackline Poles
- ④ Waterfall and River Splash Pad
- ⑤ Nature Play Hillside Playground
- ⑥ Concrete Slide in Hillside
- ⑦ Zip Line
- ⑧ Obstacle Course
- ⑨ Single Track Mtn Bike Course
- ⑩ Pump Track
- ⑪ Kids' Mini Pump Track
- ⑫ Skate Park
- ⑬ Tennis Courts (2)
- ⑭ Pickleball Courts (6)
- ⑮ Shade Pavilion
- ⑯ Restroom w/ Splash Pad Pump
- ⑰ Lawn
- ⑱ Concrete Paving
- ⑲ Asphalt Road and Parking
- ⑳ Chat Walking Path
- ㉑ Faux Stone Retaining Wall
- ㉒ Naturalistic Landscape Area
- ㉓ Fire Station





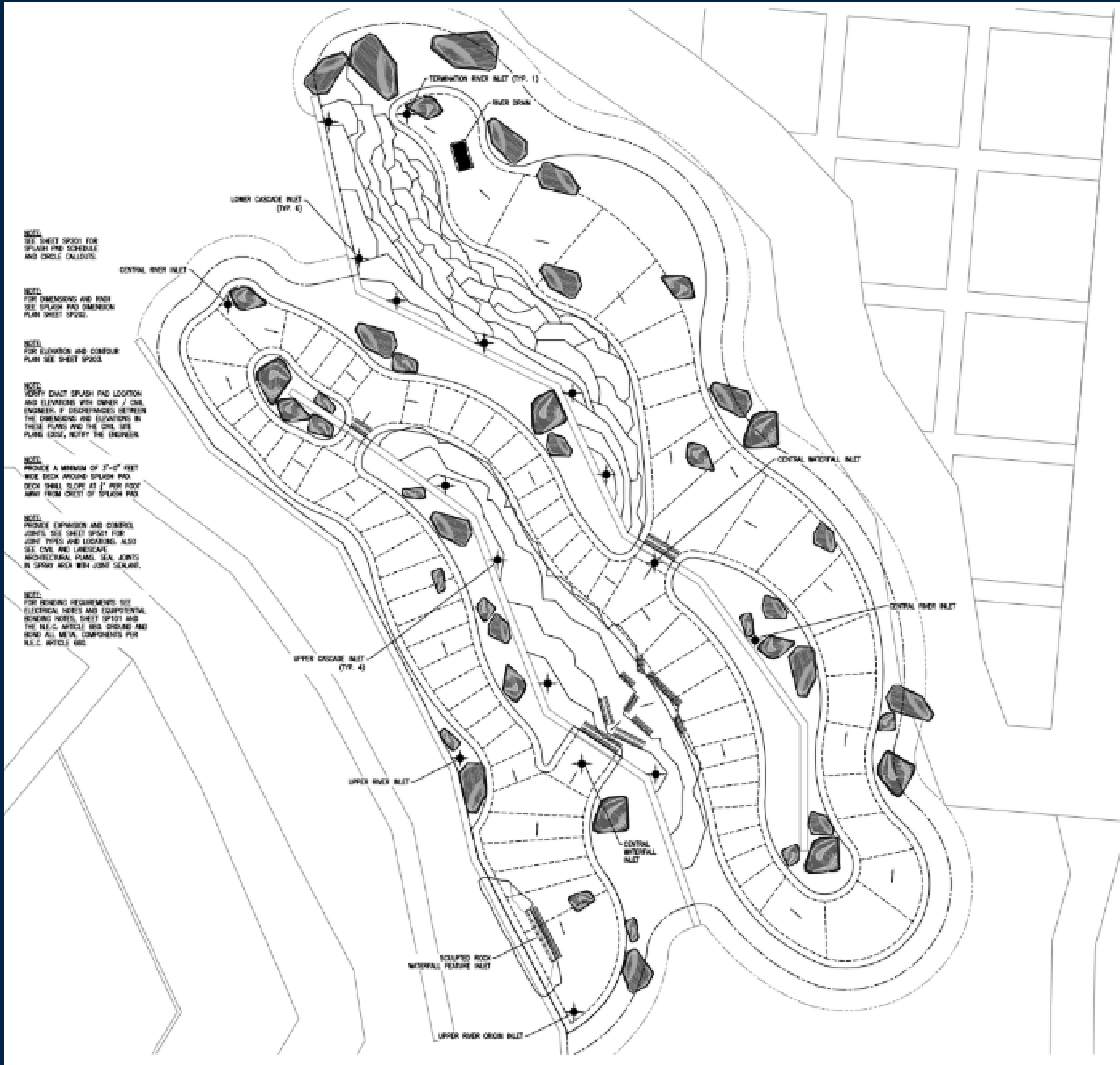
Subway Rock Cascade - Zion National Park
(With integrated waterfall weir)



Subway Rock Cascade - Zion National Park
(With integrated bubblers)





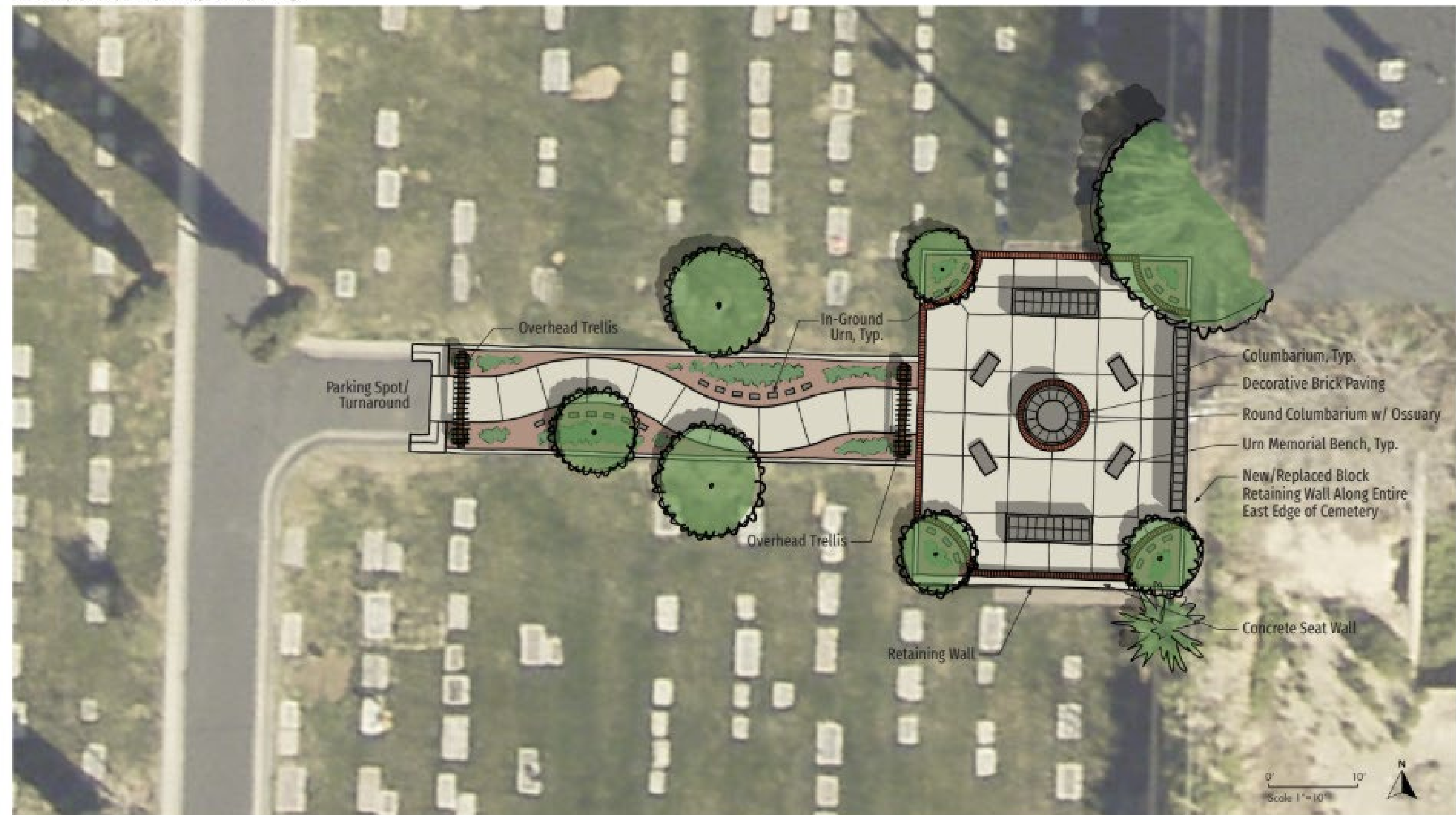


St. George Downtown Cemetery Plaza

Concept Plan



For illustrative purposes only. This is a preliminary plan and subject to change.



CONCEPT SKETCH

St. George Downtown Cemetery Columbarium Plaza

