

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 24, 2026**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order

Flag Salute

Call for Disclosures

1. **GENERAL PLAN AMENDMENT Trails East – PUBLIC HEARING** –

Consider a request to amend the General Plan land use designation on approximately 107 acres generally located on the east side of Highway 18, between approximately 3000 North and 3800 North. The request would change the designation from LDR (Low Density Residential – up to four dwelling units per acre) to COM (Commercial). The applicant is FFKR Architects, represented by Larry Curtis. Case No. 2026-GPA-012 (Staff – Dan Boles)

2. **ZONE CHANGE- RL Wyman 2450 S – PUBLIC HEARING** – Consider a request for a zone change from RE-20 (Residential Estates, 20,000 ft<sup>2</sup> minimum lot size) to RE-37.5 (Residential Estates, 37,500 ft<sup>2</sup> minimum lot size) on approximately 6.20 acres. The property is generally located west of the St. George/Washington border on the south side of 2450 South. The applicant is Bush and Gudgell, represented by Bob Hermandson. Case No. 2026-ZC-001 (Staff – Dan Boles)

3. **PRELIMINARY PLAT Three Peaks** – Consider a request for a 3-lot preliminary plat located at the northeast corner of 400 North and 500 West for the purpose of residential subdivision. The applicant is Sky Engineering, represented by Jared Madsen. Case No. 2026-PP-002 (Staff – Brenda Hatch)

4. **PRELIMINARY PLAT Rusty Cliffs South Phase 1** – Consider a request for a preliminary plat for three large lots for future development and 150 single-family/townhome residential lots. The applicant is DSG Engineering, represented by Logan Blake. Case No. 2026-PP-003 (Staff – Dan Boles)

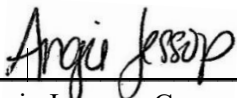
5. **MINUTES**

Consider a request to approve the meeting minutes from the February 10, 2026, meeting.

6. **CITY COUNCIL ACTIONS**

*Report on items heard at the February 19, 2026, City Council meeting.*

1. *Sullivan GPA 2450 S*
2. *Dixie Dr GPA*
3. *Tonaquint 35 Acres*
4. *Sullivan PD-C 2450 S*
5. *Sullivan 1800 N GPA*
6. *Blackridge Restaurants*
7. *Dutch Bros at Desert Color*



Angie Jessop – Community Development Office Supervisor

February 20, 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.