

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

The agenda for the meeting is as follows:

Call to Order

Flag Salute

Call for Disclosures

1. PLANNED DEVELOPMENT AMENDMENT White Dome Apartments – PUBLIC HEARING

Consider a request for an amendment to the White Dome Apartments residential area. The applicant is seeking approval to add signs to the White Dome Apartments Planned Development. The site is generally located east of River Road and north of White Dome Drive. The applicant is DSG Engineering Inc., and the representative is Ryan Thomas. Case No. 2026-PDA-003 (Staff – Brian Dean)

2. PLANNED DEVELOPMENT AMENDMENT Avenidas at Hidden Valley – PUBLIC HEARING

Consider a request for an amendment to the Hidden Valley Planned Development (PD). The applicant is proposing to develop Areas 3.5 and 3.7 of the project, identified as Avenidas at Hidden Valley Phases 3 and 4. The 11.69-acre site is located south of Hidden Valley Drive, west of Rio Road, and is planned to include 45 single-family homes. The applicant is Bush & Gudgell and the representative is Bob Hermandson. Case No. 2026-PDA-004 (Staff – Brian Dean)

3. PRELIMINARY PLAT Avenidas at Hidden Valley – Consider a request for a 45-lot preliminary plat located south of Hidden Valley Drive and west of Rio Road on approximately 11.69 acres. The applicant is Bush & Gudgell and the representative is Bob Hermandson. Case No. 2026-PP-004 (Staff – Brian Dean)

4. ZONE REGULATION AMENDMENT Retaining Wall Ordinance – PUBLIC HEARING

Consider a request for an amendment to the St George City Ordinance Title 10 Section 18 Fences and Retaining Walls to allow for the increase in height for retaining walls within the front yard and side yard setbacks. The changes are to only allow these height increases within the Hillside Overlay Zone and the Desert Canyon, Desert Color and Tonaquint developments. The applicant is Rosenberg Associates, and the representative is Jared Bates. Case No. 2026-ZRA-001 (Staff – Wes Jenkins)

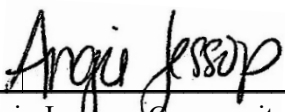
5. MINUTES

Consider a request to approve the meeting minutes from the February 24, 2026, meeting.

6. CITY COUNCIL ACTIONS

Report on items heard at the April 2, 2026, City Council meeting.

- 1. R-1 Zone Proposal*
- 2. General Plan Code Amendment R-1 Addition*
- 3. Sage Haven Ph 22-33*
- 4. Trails East*
- 5. Dixie Dr GPA*



Angie Jessop – Community Development Office Supervisor

March 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.