

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 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. PRELIMINARY PLAT -Avenidas at Hidden Valley Ph 3 & 4**

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)

**2. ZONE CHANGE- Desert Canyons Business Park– PUBLIC HEARING**

Consider a request to change the zoning from C-2 (General Commercial) to PD-C (Planned Development Commercial) on approximately 53.2 acres. The property is generally located south-west of Airport Parkway and north-west of Southern Parkway. The proposal is an initial zone change to a PD zone with the proposed uses only and not the site plan or building elevations. The applicant is Desert Canyons Development, Inc. and the representative is Curt Gordon.

Case No. 2026-ZC-002 (Staff – Dan Boles)

**3. ZONE CHANGE- Crimson Heights Behavioral Health – PUBLIC HEARING**

Consider a request to change the zoning from R-3 (Multiple-Family Residential) to PD-C (Planned Development Commercial) on approximately 0.83 acres, located at 691 South 300 East. The applicant is Rosenberg Associates, and the representative is Rob Reid.

Case No. 2025-ZC-022 (Staff – Brenda Hatch)

**4. DEVELOPMENT AGREEMENT Crimson Heights Behavioral Health–PUBLIC HEARING**

Consider a request for a development agreement for Crimson Heights Behavioral Health, located at 691 South 300 East, for the purpose of addressing the total number of parking spaces needed for the behavioral health clinic to operate. The applicant is Rosenberg Associates, and the representative is Rob Reid.

Case No. 2025-DA-005 (Staff – Brenda Hatch)

**5. PLANNED DEVELOPMENT AMENDMENT Tuscan Valley at Tuscan Ridge–PUBLIC HEARING** \*This item will not be heard at this meeting and will be re-noticed for a later date.\*

Consider a request to amend the Tuscan Hills Planned Development (PD). The applicant is proposing to develop the Western Area of the Planned Development, identified as Tuscan Valley at Tuscan Ridge. The 37.5-acre site is located south of what will be Gap Canyon Parkway and west of Dixie Drive and is planned to include 159 townhomes in 42 buildings. The applicant is Bush & Gudgell, Inc. and the representative is Bob Hermandson.

Case No. 2026-PDA-005 (Staff – Brian Dean)

**6. PLANNED DEVELOPMENT AMENDMENT Pelican Hills– PUBLIC HEARING**

*\*This item will not be heard at this meeting and will be re-noticed for a later date.\**

Consider a request to amend the Pelican Hills Planned Development (PD). The applicant is proposing to develop the northwest portion of the development. This 4.82-acre site is located east of Ostler Way and south-west of Dixie Drive and is planned to include 46 detached units. The applicant is Bush & Gudgell, Inc. and the representative is Bob Hermandson.

Case No. 2026-PDA-006 (Staff – Brian Dean)

**7. PLANNED DEVELOPMENT AMENDMENT Mohave Crossing– PUBLIC HEARING**

Consider a request to amend the Atkinville Interchange Area Planned Development Commercial (PD-C) zone. The request specifically relates to the hotel portion of the Mojave Crossing project approved in 2025. The applicant is proposing adjustments to the southeastern portion of the hotel and the amenity area. Minor parking adjustments are also proposed to accommodate these changes. No other changes to the site or the other approved buildings are proposed. The property is located at the intersection of Pioneer Road and Nighthawk Drive. The applicant is TJN Development, represented by Tucker Nipko.

Case No. 2026-PDA-007 (Staff – Dan Boles)

**8. ZONE REGULATION AMENDMENT Bare Foot Montessori Private Micro-School – PUBLIC HEARING**

Consider a request to amend portions of the city zoning ordinance, Title 10, in order to amend Conditional Uses for Landmark Sites as well as other sections of Title 10 pertaining to those uses. The applicant is Bare Foot Montessori, and the representative is Ashley Phillips.

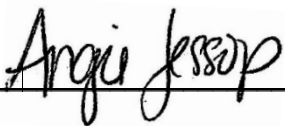
Case No. 2025-ZRA-017 (Staff – Brenda Hatch)

**9. MINUTES**

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

**10. CITY COUNCIL ACTIONS**

*There has not been a City Council meeting held since last Planning Commission meeting.*



Angie Jessop – Community Development Office Supervisor

**March 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.