

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 South Main St, St George, Utah, on **Tuesday, April 14, 2026**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order

Flag Salute

Call for Disclosures

1. **HILLSIDE DEVELOPMENT PERMIT Trails East HS** – Consider a request for a hillside development permit to allow disturbance of areas in the 20-30%, 30-40% and 40% and above slope areas for property generally located east of Highway 18, between approximately 3200 North and 4300 North. The applicant is Civil Science, and the representative is Brandee Walker. Case No. 2026-HS-002 (Staff – Dan Boles)
2. **ZONE CHANGE- Trails East PD-R– PUBLIC HEARING** Consider a request to change the zoning from G&G (Gravel & Grazing) to PD-R (Planned Development Residential) on approximately 207 acres. The property is generally located east of Highway 18, between approximately 3400 North and 4200 North. The applicant is Civil Science, and the representative is Brandee Walker. Case No. 2026-ZC-004 (Staff – Dan Boles)
3. **ZONE CHANGE- Trails East TNZ– PUBLIC HEARING** Consider a request to change the zoning from G&G (Gravel & Grazing) to PD-TNZ (Planned Development Traditional Neighborhood Zone) on approximately 10 acres. The property is generally located east of Highway 18, between approximately 3400 North and 4200 North. The applicant is Civil Science, and the representative is Brandee Walker. Case No. 2026-ZC-003 (Staff – Dan Boles)
4. **ZONE CHANGE- Zion Bible Church – PUBLIC HEARING** Consider a request to change the zoning from ASBP (Airport Supporting Business Park) to C-2 (Highway Commercial) on approximately .23 acres. The property is generally located south of Flowers Way and north of Southern Parkway. The applicant is Civil Science, and the representative is Brandee Walker. Case No. 2026-ZC-005 (Staff – Brenda Hatch)
5. **ZONE CHANGE- Woodhaven Estates Amended & Extended – PUBLIC HEARING** Consider a request to change the zoning from A-1 (Agricultural 40,000 sq. ft. minimum lots) to RE-37.5 (Residential Estates 37,500 sq. ft. minimum lots) on approximately 2.87 acres. The property is generally located on 3430 East at approximately 2300 South. The applicant is Civil Science, and the representative is Brandee Walker. Case No. 2026-ZC-006 (Staff – Brenda Hatch)
6. **HILLSIDE DEVELOPMENT PERMIT Rath ADA ADU** – Consider a request for a hillside development permit to adjust the designation of the ridgeline setback on parcel SG-6-3-12-4311 from “Cuesta” to “Ridgeline” to reduce the ridgeline setback from 100’ to 30’ for a residential ADU. The applicant is Gregory Rath. Case No. 2026-HS-001 (Staff – Wes Jenkins)
7. **PRELIMINARY PLAT Desert Corner Commercial Subdivision**– Consider a request for a preliminary plat for a 9-building commercial subdivision totaling approximately 6.62 acres. The applicant is DSG Engineering Inc., and the representative is Ken Miller. Case No. 2026-PP-008 (Staff – Brian Dean)
8. **PRELIMINARY PLAT Desert Color Commercial Phase 5** – Consider a request for a preliminary plat for the purpose of a two-lot commercial subdivision in the Desert Color Development. The applicant is Bush & Gudgell Inc., and the representative is Bob Hermandson. Case No. 2026-PP-009 (Staff – Brenda Hatch)

9. **MINUTES**

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

10. **CITY COUNCIL ACTIONS**

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

1. *White Dome Apartments*
2. *Avenidas at Hidden Valley Ph 3&4*
3. *Mojave Crossing Amendment*
4. *Dixie Dr.GPA*



Angie Jessop – Community Development Office Supervisor

April 10, 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.