

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, April 28, 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 Larson Property GPA – PUBLIC HEARING** – Consider a request to amend the General Plan land use designation from LDR (Low Density Residential – up to four dwellings per acre) to COM (Commercial) on approximately 2.2 acres located west of the Tuscan Hills and Tuscan Heights development. The applicant is JTM Sky LLC and the representative is Jared Madsen. Case No. 2026-GPA-005 (Staff – Brian Dean)
2. **GENERAL PLAN AMENDMENT Dixie Drive GPA– PUBLIC HEARING** – Consider a request to amend the General Plan land use designation from COM (Commercial) to MHDR (Medium-High Density Residential) on approximately 6.85 acres located west of Dixie Drive and south of Canyon View Drive. The applicant is American Land Consulting LLC, and the representative is Adam Allen. Case No. 2025-GPA-019 (Staff – Brian Dean)
3. **ZONE CHANGE- Southern Hills East Areas 5-9 – PUBLIC HEARING** Consider a request to amend the zoning from PD-R (Planned Development Residential) and R-1-7 (Single Family 7,000 sq ft minimum lots) to R-1 (Single Family no minimum square footage, 40-foot minimum lot width/frontage) on approximately 101.61 acres. The property is generally located north of South Desert Townhomes and the current end of Hamilton Drive. The applicant is DSG Engineering and the representative is Mike Terry. Case No. 2026-ZC-007 (Staff – Brenda Hatch)
4. **PLANNED DEVELOPMENT AMENDMENT Bucks Ace Sun River– PUBLIC HEARING** – Consider request for a Planned Development Amendment to the Atkinville Interchange Area Zone Plan, Planned Development Commercial (PD-C) zone. The property is generally located east of Arrowhead Canyon Drive and south of Havasu Drive, in St. George, Utah. The applicants are Sky Engineering, represented by Jared Madsen, and BH Architecture, represented by Brandon Hall. Case No. 2026-PDA-009. (Staff – Brian Dean)
5. **PLANNED DEVELOPMENT AMENDMENT Irvine Mixed Use Commercial – PUBLIC HEARING** – Consider a request for a Planned Development Amendment to the Atkinville Interchange Area Zone Plan, Planned Development Commercial (PD-C) zone. The property is generally located east of Pioneer Road and north of Sun River Parkway, in St. George, Utah. The applicant is Premier Design and Engineering Inc, represented by Eric Mcfadden. Case No. 2026-PDA-010. (Staff – Brian Dean)
6. **PRELIMINARY PLAT Irvine Mixed Use Commercial** – Consider a request for a preliminary plat amendment to the Sun River Commons Phase 5 plat for a mix use commercial building totaling approximately 3.04 acres. The applicant is Premier Design and Engineering Inc, represented by Eric Mcfadden. Case No. 2026-PP-012 (Staff – Brian Dean)

7. **MINUTES**

Consider a request to approve the meeting minutes from the April 14, 2026, meeting.

8. **CITY COUNCIL ACTIONS**

No items to report. There has not been a City Council meeting since last Planning Commission Meeting.



Angie Jessop – Community Development Office Supervisor

04/24/2026

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.