

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

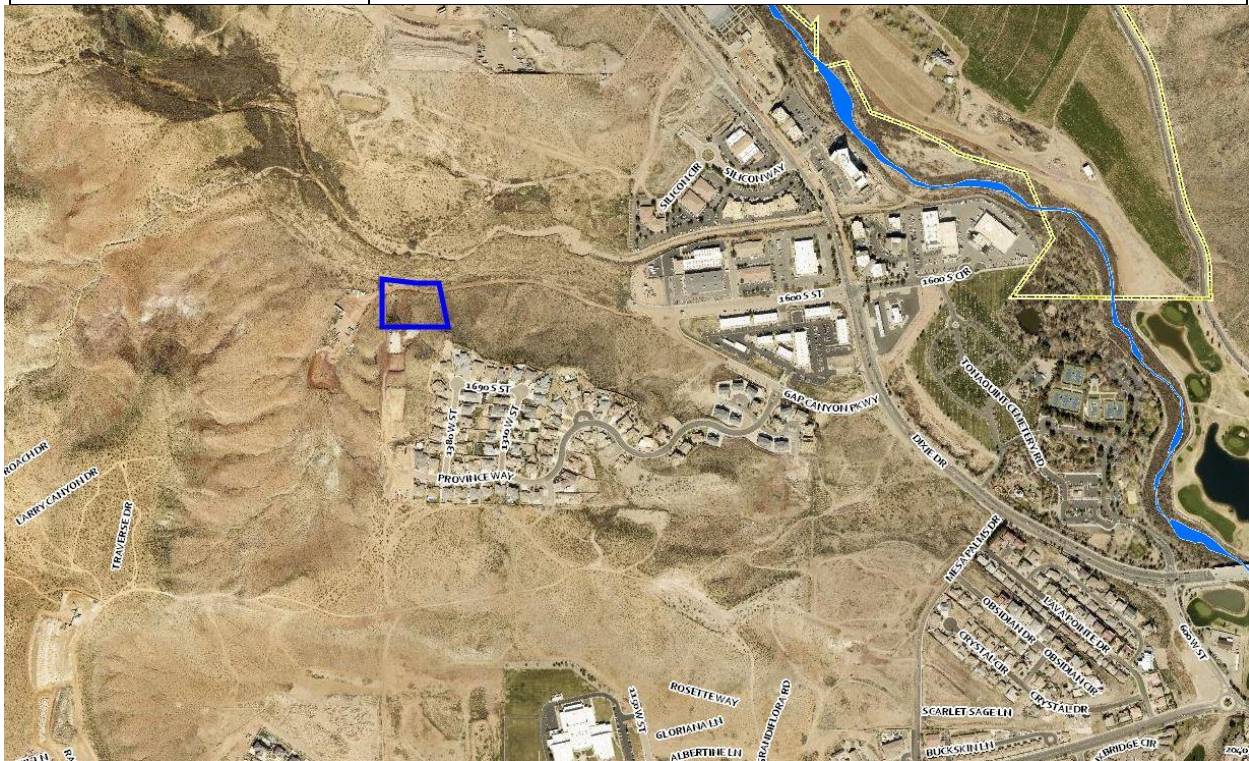
04/24/2026

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.

PLANNING COMMISSION AGENDA REPORT: **04/28/2026**

Larson Property GPA General Plan Amendment (Case No. 2026-GPA-005)	
Request:	Consider a change to the General Plan future land-use map from LDR (Low Density Residential) to COM (Commercial). The site is approximately 2.2 acres and generally located west of the Tuscan Hills and Tuscan Heights development.
Applicant:	JTM Sky LLC
Representative:	Jared Madsen
Location:	Generally located west of the Tuscan Hills and Tuscan Heights development.
Existing General Plan:	LDR (Low Density Residential) and SL (Sensitive Land)
Proposed General Plan:	COM (Commercial)
Existing Zoning:	PD-R (Planned Development Residential)
Land Area:	Approximately 2.2 acres



BACKGROUND:

The General Plan is a guide for land-use decisions and contains various policies to help direct decisions related to land use and development of the City. The General Plan in this particular area has traditionally anticipated a primarily residential development pattern. Some things have changed over the years which has prompted this request for a change in General Plan designation.

First, is the planning and impending construction of Gap Canyon Drive. Gap Canyon Drive (formerly Plantations) has been discussed and master planned for years but an exact alignment has only been determined as property owners have started preparations for development. The subject property is a single, approximately 7.5 acre parcel currently, but is likely to be developed residentially. That said, due to the proximity to Gap Canyon Drive, and given the potential commercial development on adjacent properties, the applicant sees the northern 2.2 acres best suited to develop commercially. Hence, the request for a commercial designation.

Second, as previously alluded to, the adjacent property to the north is in the middle of master planning their property and will likely bring an application forward in the very near future. This has been a work in progress through multiple years. When the General Plan was approved in June of 2025, master planning this area was still under consideration of the property owners. They have since come to a consensus and will bring that application forward in the near future.

Because of the activity in Divario, specifically with Planning Areas (PA) 1-3 along with Grand View, the lower portion of Gap Canyon, Sky Rocket Road and Dixie Drive have been top of mind. As development continues to proceed along Dixie Drive and the Tonaquint/Green Valley areas, the need for commercial development will continue to increase.

RECOMMENDATION:

Staff recommends approval of the Larson Property General Plan amendment with no conditions.

ALTERNATIVES:

1. Recommend approval of this General Plan Amendment.
2. Recommend denial of this General Plan Amendment
3. Continue the proposed General Plan Amendment to a future date.

POSSIBLE MOTION:

“I move that we forward a positive recommendation to the City Council for the Larson Property General Plan Amendment, based on the findings listed in the staff report.”

FINDINGS FOR APPROVAL:

1. The proposed land use amendment will not be harmful to the health, safety and general welfare of residences and businesses in the area.
2. The proposed land use amendment is strategically supported by the proximity of the northern 2.2 acres of the 7.5-acre parcel to the impending Gap Canyon Drive, enhancing accessibility and making the site suitable for commercial development without adversely impacting the surrounding area.
3. The proposed land use amendment aligns with the master planning of the adjacent northern property, which is expected to propose commercial development soon, as well as the western property, which recently changed to commercial, ensuring a cohesive and compatible development pattern in the region.
4. The proposed land use amendment addresses the growing demand for commercial services driven by ongoing development in Divario's Planning Areas 1-3, Grand View, Sky Rocket Road, and Dixie Drive, supporting the needs of the expanding Tonaquint/Green Valley communities.
5. The proposed land use amendment will promote economic growth and community benefits by providing opportunities for commercial services, reducing the need for residents to travel outside the area for amenities, and supporting balanced development.

Exhibit A
Applicant's Narrative



March 18, 2026

City of St George
Planning & Zoning
St George, UT 84770

Re: General Plan Amendment Narrative – Larson Property

This application proposes a General Plan Amendment to reclassify approximately 2.2 acres of land from Low Density Residential (LDR) to Commercial (COM). The subject property is located along Gap Canyon Parkway, a primary transportation corridor that is increasingly serving as a focal point for commercial activity in the area.

The current Low Density Residential designation is not consistent with the site's frontage along a major roadway, where higher visibility, traffic volumes, and accessibility make the property more suitable for commercial uses. The proposed amendment would better align the land use designation with the functional characteristics of Gap Canyon Parkway and support more appropriate development along the corridor.

In addition, the surrounding area is actively transitioning toward a more cohesive commercial pattern. Adjacent properties are in the process of obtaining similar approvals to establish commercial uses along Gap Canyon Parkway, including the parcel immediately to the west, which has already been designated Commercial. This request is intended to maintain continuity with those efforts and avoid isolated or inconsistent land use designations.

Overall, the proposed amendment supports a logical progression of land uses, enhances corridor consistency, and reflects the anticipated growth and development pattern of this area as identified through ongoing planning efforts.

Exhibit B
PowerPoint Presentation



Larson Property General Plan Amendment

2026-GPA-005

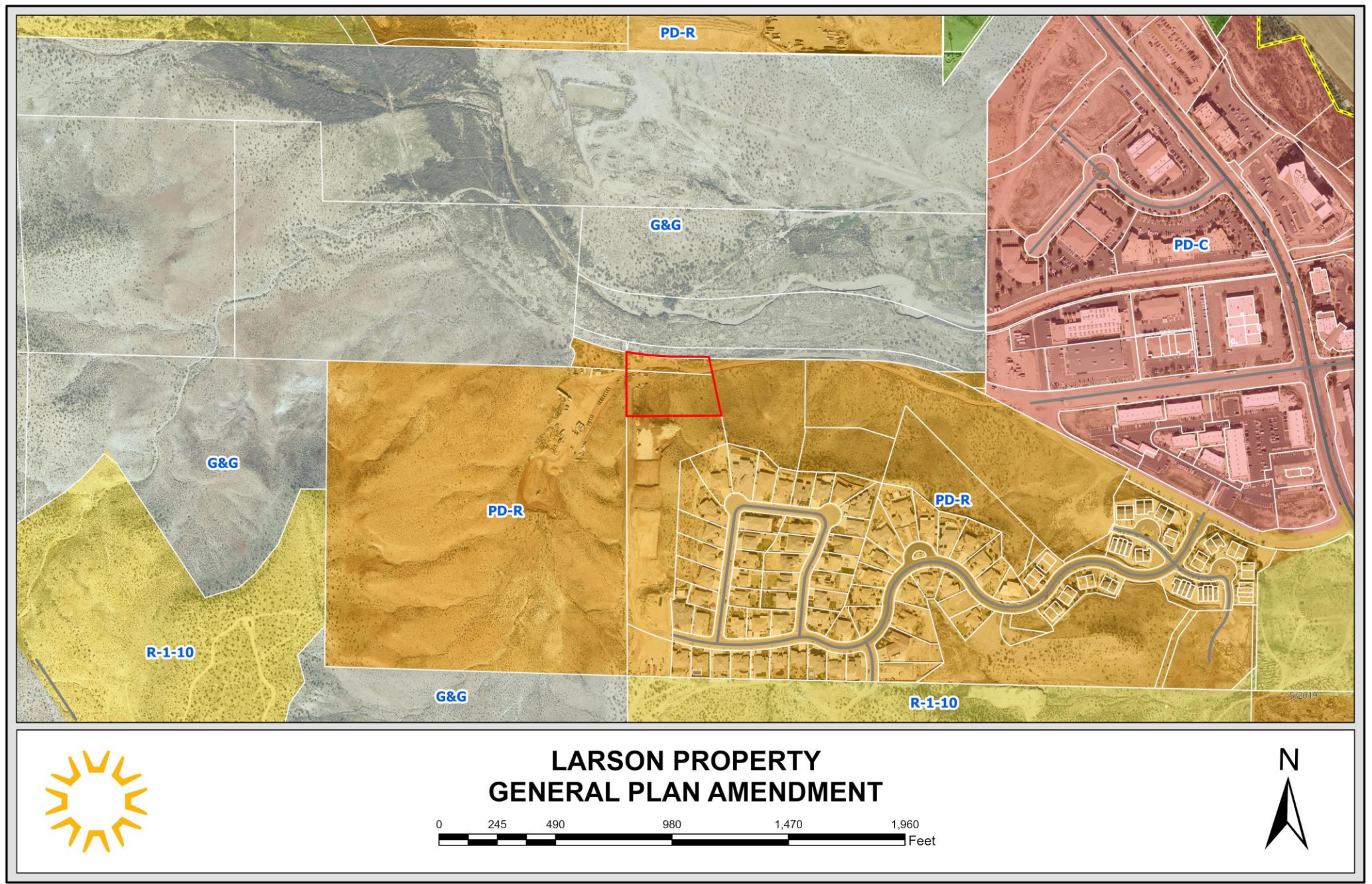
Aerial Map



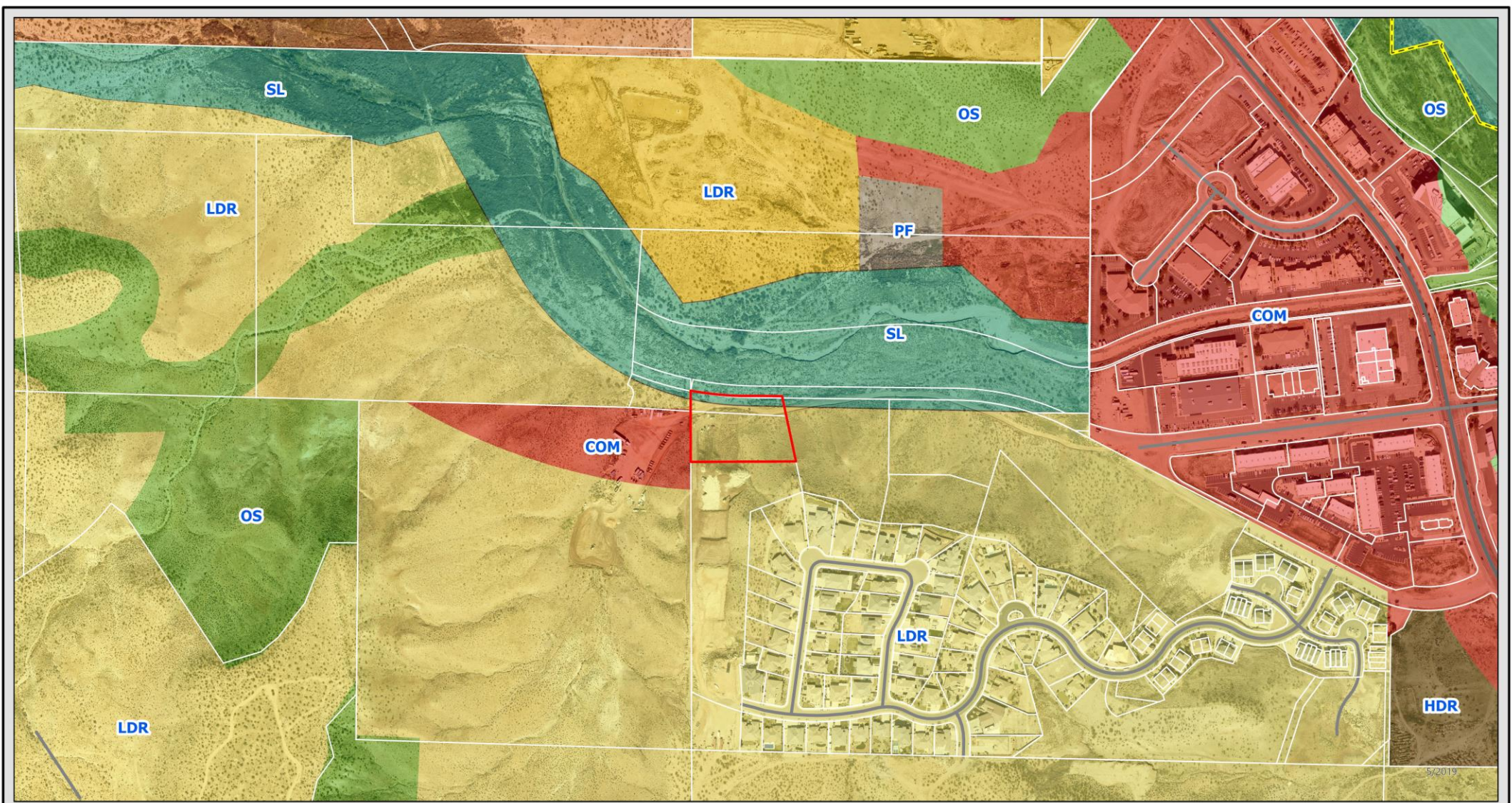
LARSON PROPERTY GENERAL PLAN AMENDMENT



Zoning Map



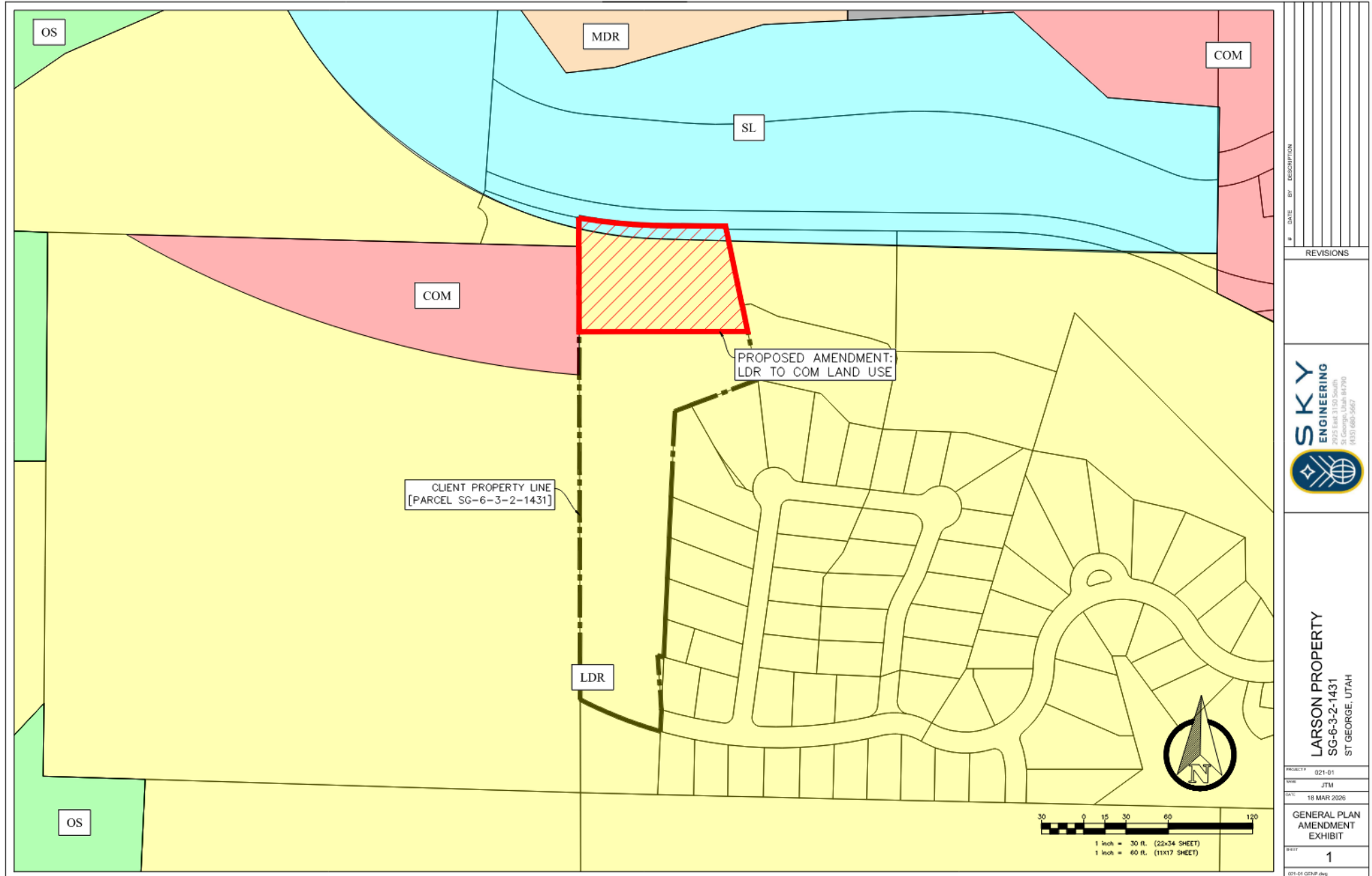
Land Use Map



LARSON PROPERTY GENERAL PLAN AMENDMENT



Site Map





Recommendation:

Staff recommends approval with no conditions.

Possible Motion:

“I move that we forward a positive recommendation to the City Council for the Larson Property General Plan Amendment, based on the findings listed in the staff report.”

PLANNING COMMISSION AGENDA REPORT: **02/10/2026**
 CITY COUNCIL AGENDA REPORT: **02/19/2026**
 CONTINUED CITY COUNCIL AGENDA REPORT: **04/02/2026**
 PLANNING COMMISSION AGENDA REPORT: **04/28/2026**

Dixie Drive General Plan Amendment (Case No. 2025-GPA-019)	
Request:	Consider approval of an ordinance changing the general plan future land-use map from COM (Commercial) to MHDR (Medium-High Density Residential) on approximately 6.85 acres generally located west of Dixie Drive and south of Canyon View Drive, for the proposed development of townhomes.
Applicant:	American Land Consulting LLC
Representative:	Adam Allen
Location:	The project is generally located west of Dixie Drive and south of Canyon View Drive.
Existing General Plan:	COM (Commercial)
Proposed General Plan:	MHDR (Medium-High Density Residential)
Existing Zoning:	PD-C (Planned Development Commercial) and R-1-10 (Single Family Residential 10,000 SF min lot size)
Land Area:	Approximately 6.85 acres



BACKGROUND:

The General Plan is a guide for land-use decisions and contains various policies to help direct decisions related to land use and development of the City. This General Plan Amendment (GPA) is for approximately 6.85 acres of land generally located west of Dixie Drive and south of Canyon View Drive. This property has undergone several general plan changes. It changed twice in 2018 from LDR (Low Density Residential) to MDR (Medium Density Residential) and then from MDR to MHDR (Medium-High Density Residential). It most recently changed in 2022 from MHDR to COM (Commercial).

This application proposes to change the General Plan land use from COM (Commercial) back to MHDR (Medium-High Density Residential) in expectation of townhomes being developed on the property. The property is currently zoned PD-C (Planned Development Commercial) and R-1-10 (Single Family Residential 10,000 SF min lot size).

The Planning Commission held a public hearing on February 10, 2026, and voted 5-1 to recommend approval of the original General Plan Amendment to the City Council with no conditions. This approval included all 8.91 acres of the property changing to MHDR. One (1) public comment was made during the meeting: topics included high density in the area, increased traffic, decreased safety, decreased property value, and concerns about only sending mailer notices to those within 500' of the project when the project has an impact on those outside the 500' requirement. Three (3) written comments were received prior to the meeting.

The original General Plan Amendment, with all 8.91 acres, was presented to the City Council on February 19, 2026. During that meeting, the Council raised several concerns, and the item was continued. They requested additional information on previously presented or approved general plan amendments, zone changes, and access points. They also asked for contour and cross section exhibits, along with more details about the existing road patent and right of way on the property. The Council also requested that the applicant explore keeping approximately 2.06 acres in the southeast corner of the property under its existing COM (Commercial) General Plan designation.

The item was then continued at the April 2, 2026, City Council meeting. Since the February 19, 2026 City Council Meeting, new slides had been added to the presentation as well as additional exhibits addressing several of the City Council's concerns. These additional slides addressed past general plan amendments, zone changes, and accesses from previously presented projects. Additional exhibits also were included covering road patent information (Exhibit D & E) and contours and cross sections (Exhibit F) of the subject property. The road patent is seen as an access easement. This easement will be required to be shown and accounted for on any plats, site plans, construction drawings, or other applicable documents.

During this meeting the owner agreed with the City Council's request to keep the approximately 2.06 acres in the southeast corner of the property under its existing COM (Commercial) General Plan Designation.

UPDATE:

Since the April 2, 2026 meeting, a new exhibit has been created and added to the presentation to show the changes that were made. This item is coming back to the Planning Commission to follow the statutory process.

RECOMMENDATION:

Staff recommends approval of the General Plan amendment with no conditions.

ALTERNATIVES:

1. Recommend approval the General Plan Amendment.
2. Recommend denial the General Plan Amendment.
3. Continue the proposed General Plan Amendment to a future date.

POSSIBLE MOTION:

“I move that we forward a positive recommendation to the City Council for the Dixie Drive General Plan Amendment, based on the findings listed in the staff report.”

FINDINGS FOR APPROVAL:

1. This land use amendment will not be harmful to the health, safety and general welfare of residences and businesses in the area.
2. The proposed land use amendment aligns with Section 2.3 of the general plan by increasing and diversifying housing supply across the city.

Exhibit A
Applicant's Narrative



NARRATIVE

RE: General Plan amendment

To whom it may concern:

The purpose of the General Plan Amendment is to bring the Subject properties into what is currently in the area.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Adam Allen", is written over a horizontal line.

Adam Allen, Manager
American Consulting and Engineering

Exhibit B
Public Comment

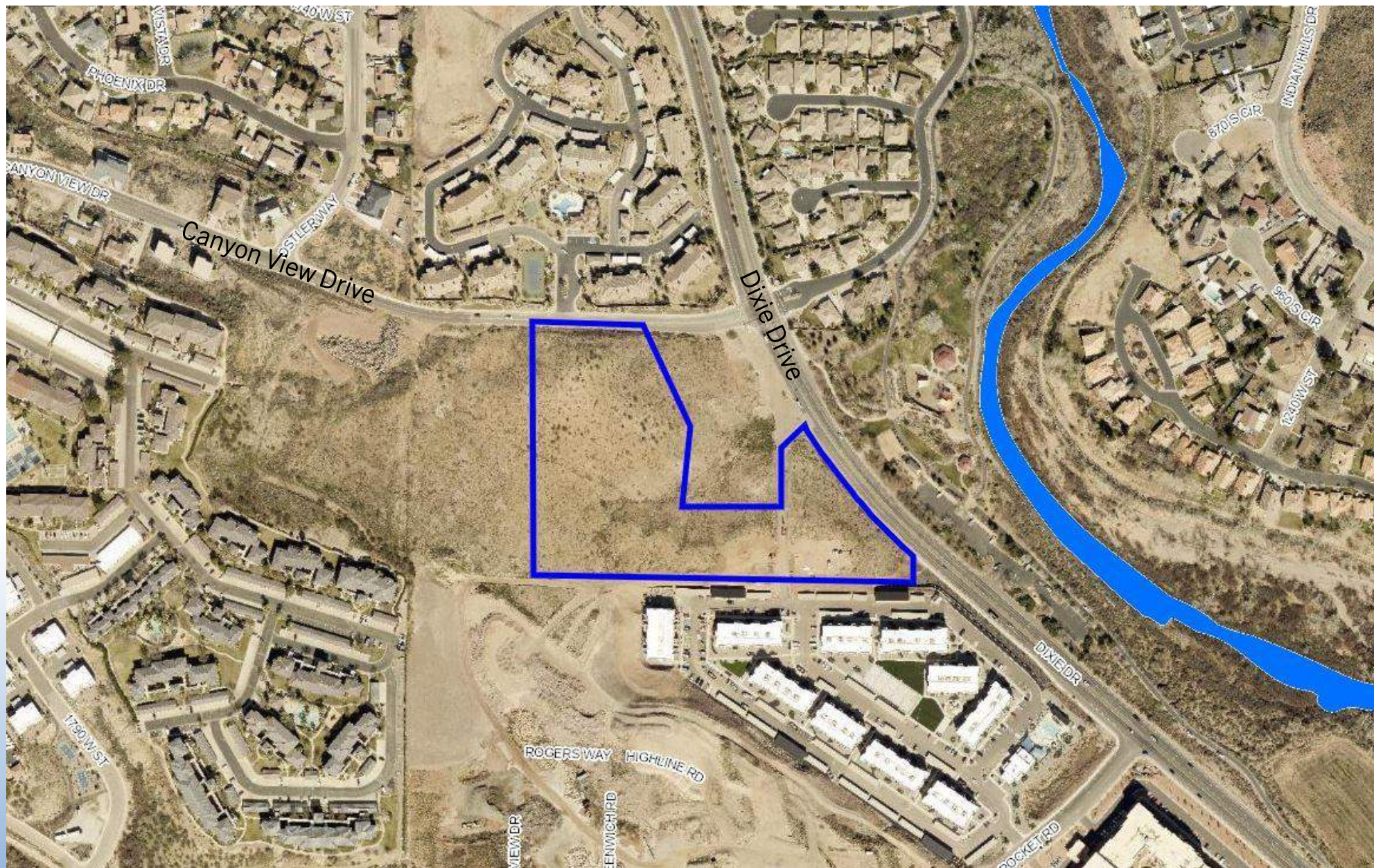
**Exhibit C
Presentation**

A desert landscape featuring a winding asphalt road that curves through the scene. On the right side of the road, there is a large, prominent, reddish-brown rock formation with a jagged peak. The sky is filled with soft, layered clouds, and the overall lighting suggests a sunset or sunrise. The text is overlaid on the left side of the image.

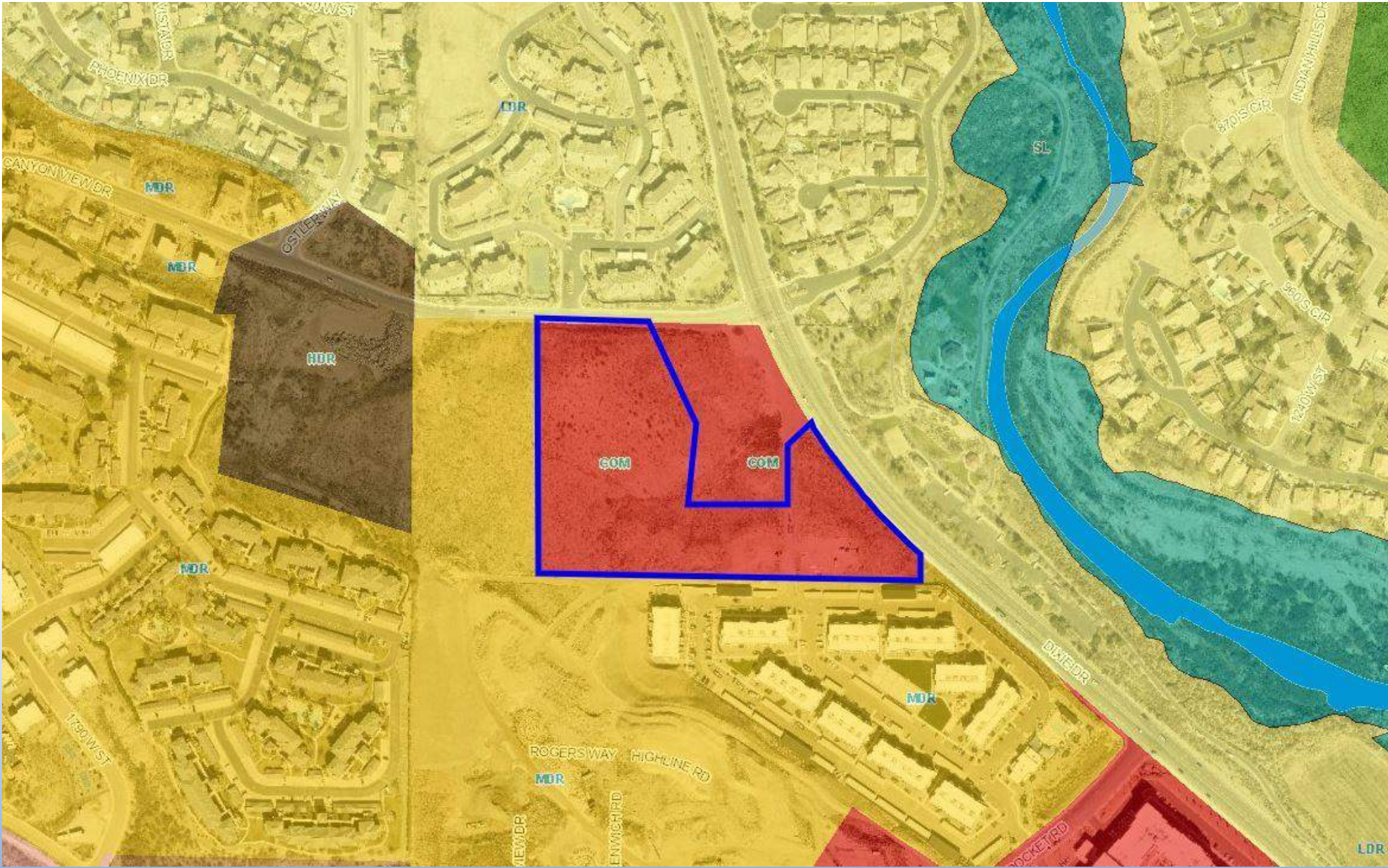
**DIXIE DRIVE
GENERAL PLAN AMENDMENT
CONTINUED**

2025-GPA-019

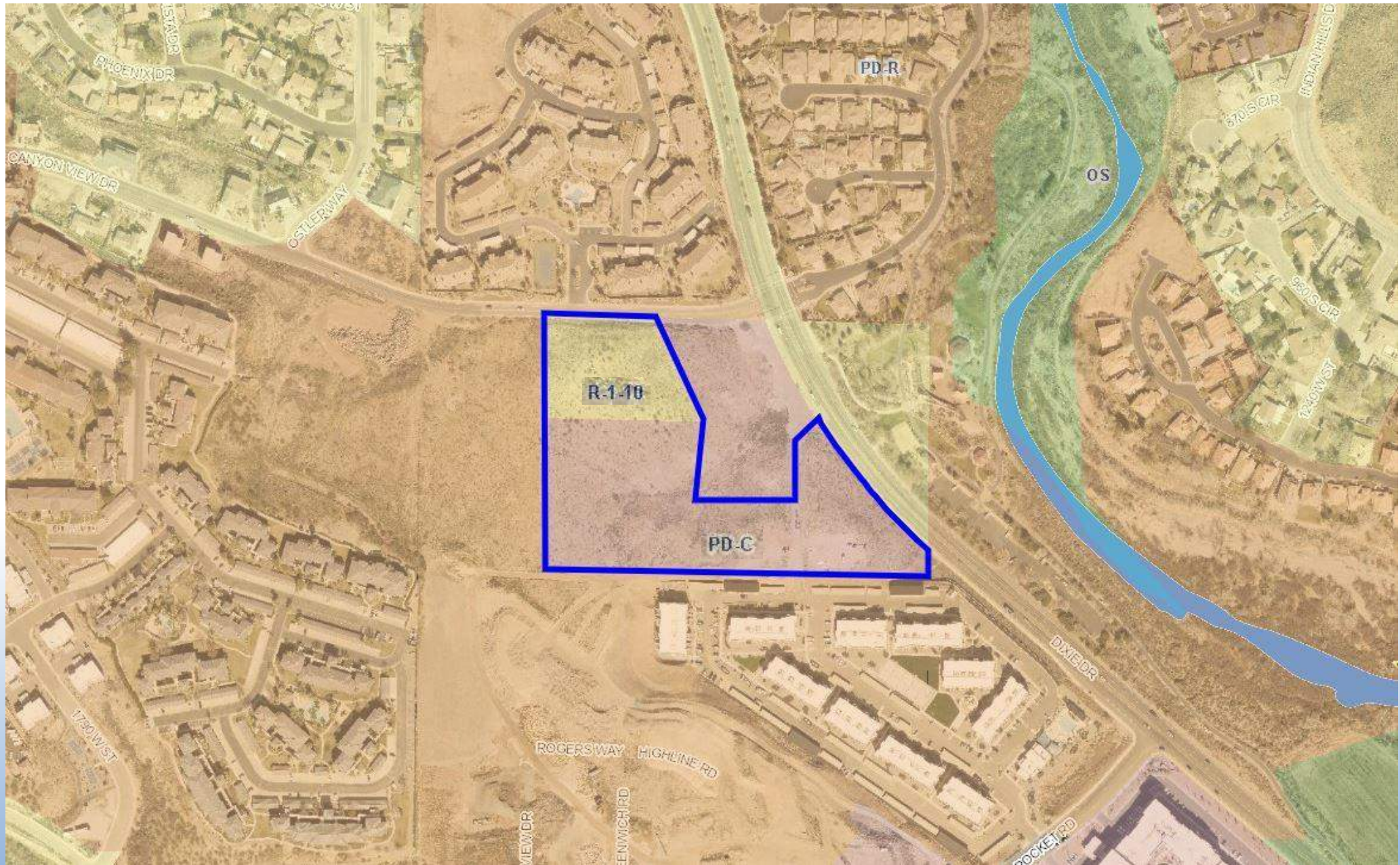
LOCATION



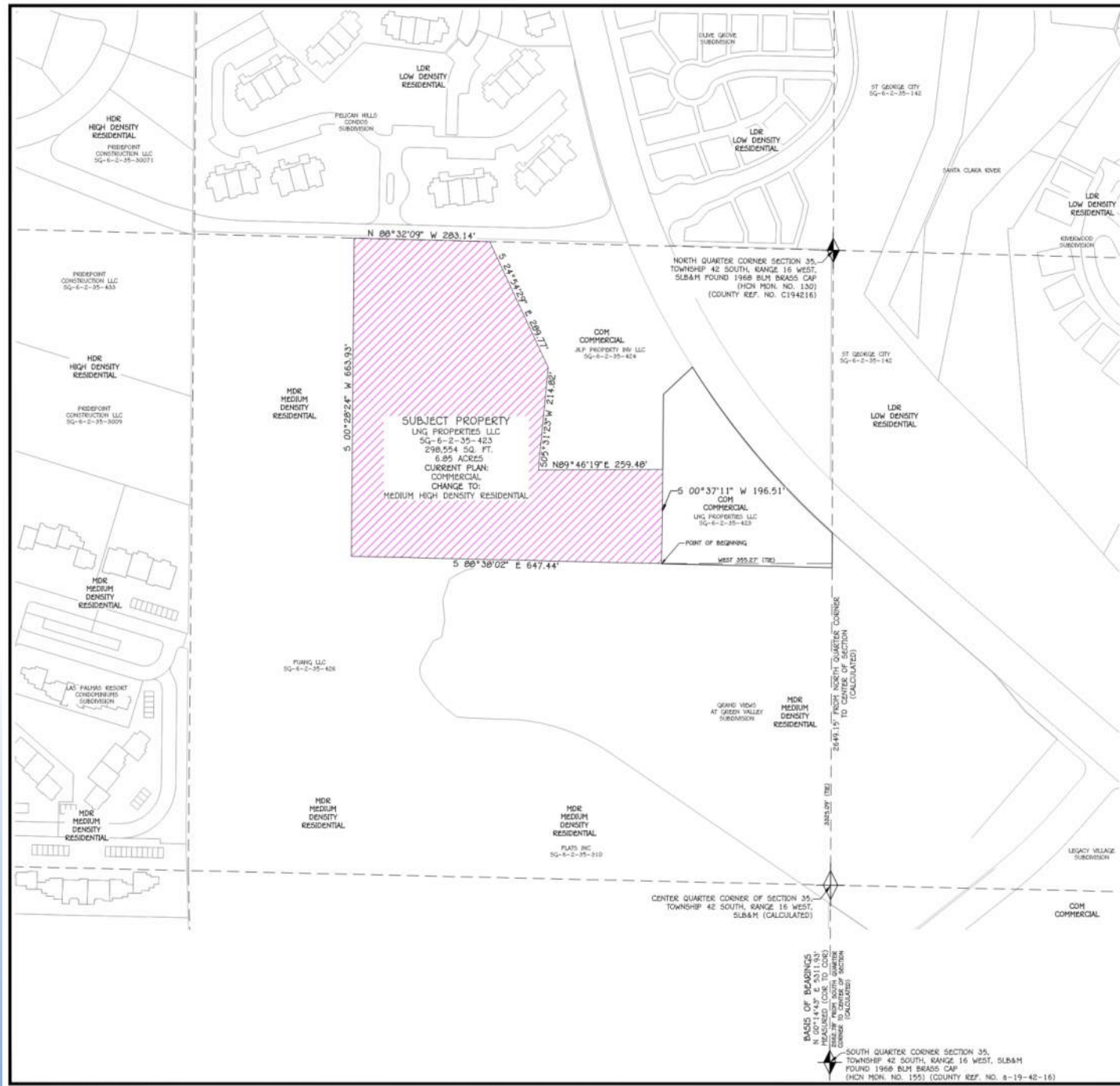
GENERAL PLAN



ZONING



AMENDED PROPOSAL



LEGAL DESCRIPTION
 BEGINNING AT A POINT THAT LIES NORTH 00°14'43" EAST ALONG THE SECTION LINE 3325.09 FEET, AND WEST 355.27 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 88°38'02" WEST 647.44 FEET; THENCE NORTH 00°28'24" EAST 563.93 FEET; THENCE SOUTH 88°32'09" EAST 283.14 FEET; THENCE SOUTH 24°54'29" EAST 289.77 FEET; THENCE SOUTH 09°31'23" WEST 214.82 FEET; THENCE NORTH 89°46'19" EAST 259.48 FEET; THENCE SOUTH 00°37'11" WEST 196.51 FEET; TO THE POINT OF BEGINNING.
 CONTAINING 298,554 SQUARE FEET OR 6.85 ACRES.



- LEGEND:**
- SECTION REQUIRMENT FOUND
 - SECTION REQUIRMENT NOT FOUND
 - BOUNDARY LINE
 - ADJOINING LOT LINE
 - SECTION LINE
 - QUARTER SECTION LINE
 - TE
 - CHANGE FROM CURRENT PLAN: COM TO MDR

REV.	DATE	NOTES
GENERAL PLAN AMENDMENT FOR LNG PROPERTIES LLC ST. GEORGE CITY, WASHINGTON COUNTY, UTAH SECTION 35, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SLB&M		
DATE: 04/09/2024		
JOB #: 25-051		
FILE: GEN PLAN.DWG		
SHEET	1	2
		SHEETS

RECOMMENDATION

Staff recommends approval of the General Plan Amendment with no conditions.

POSSIBLE MOTION

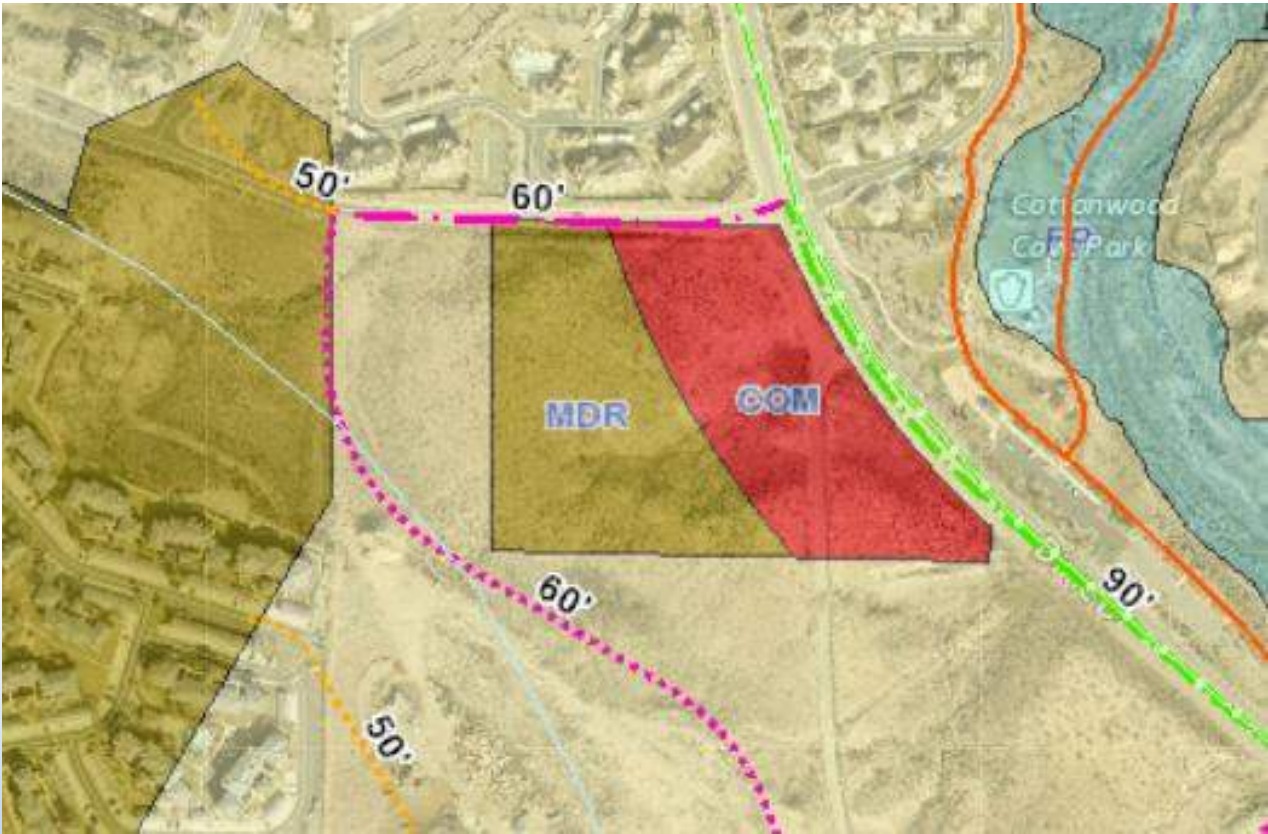
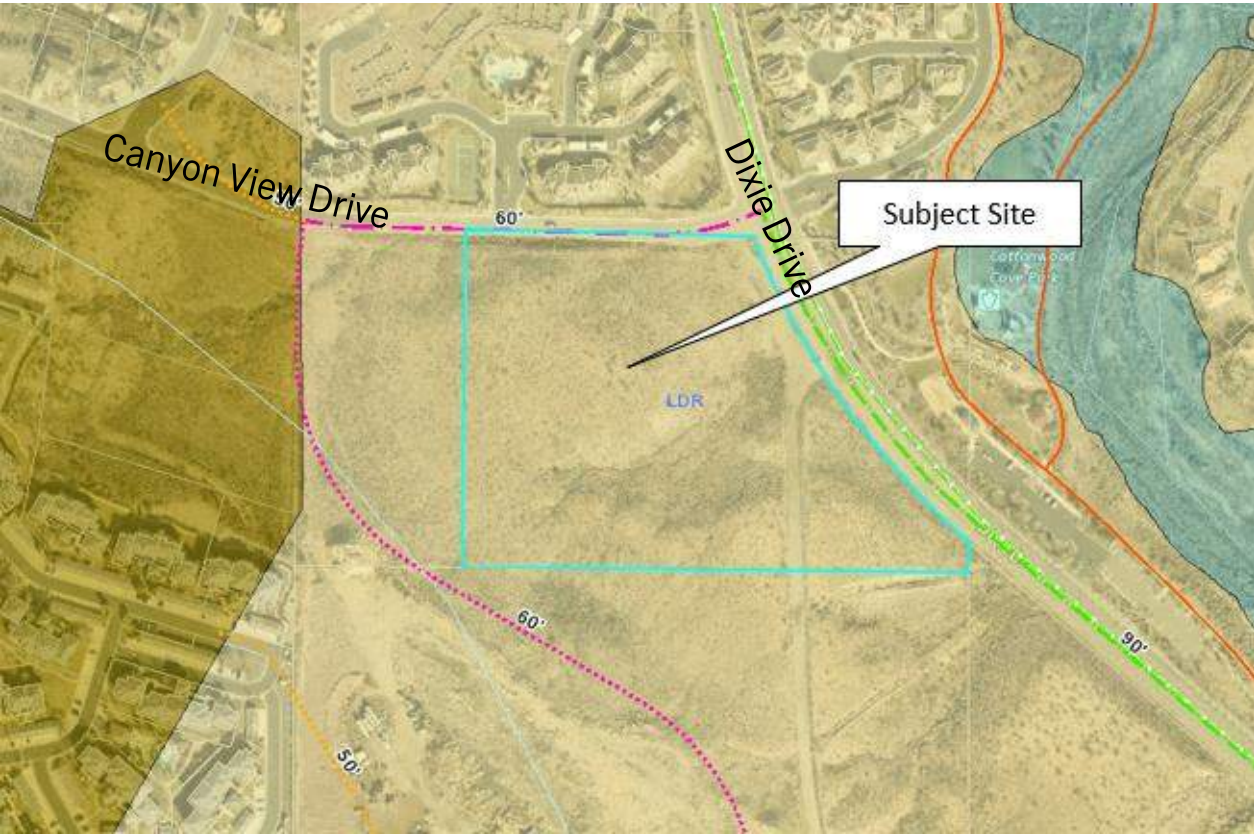
“I move that we approve the Dixie Drive General Plan Amendment, based on the findings listed in the staff report.”

CITY COUNCIL REQUESTS

(From February 19th Council Meeting)

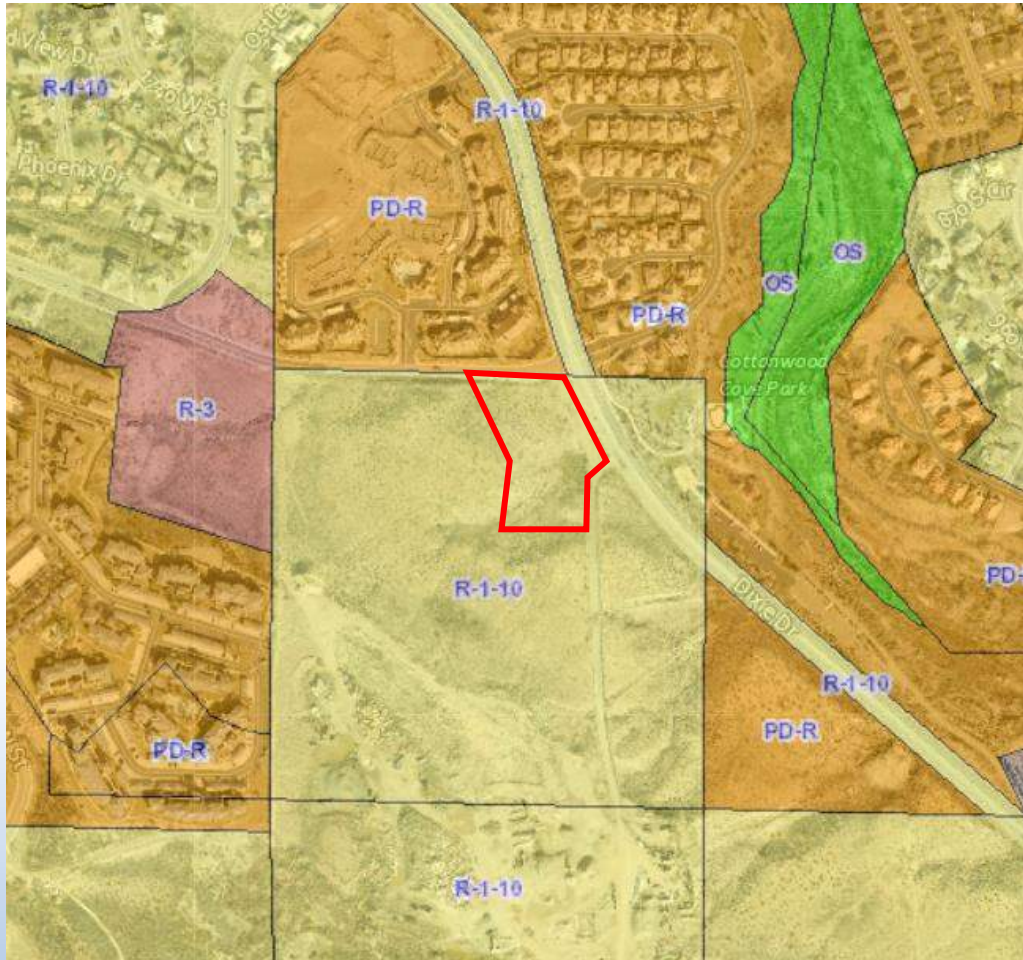
- Show past general plan amendments and zone changes
- Show previously presented accesses
- Contours and Cross Sections
- Road patent information

GENERAL PLAN AMENDMENT IN 2018 LDR TO MDR & COM

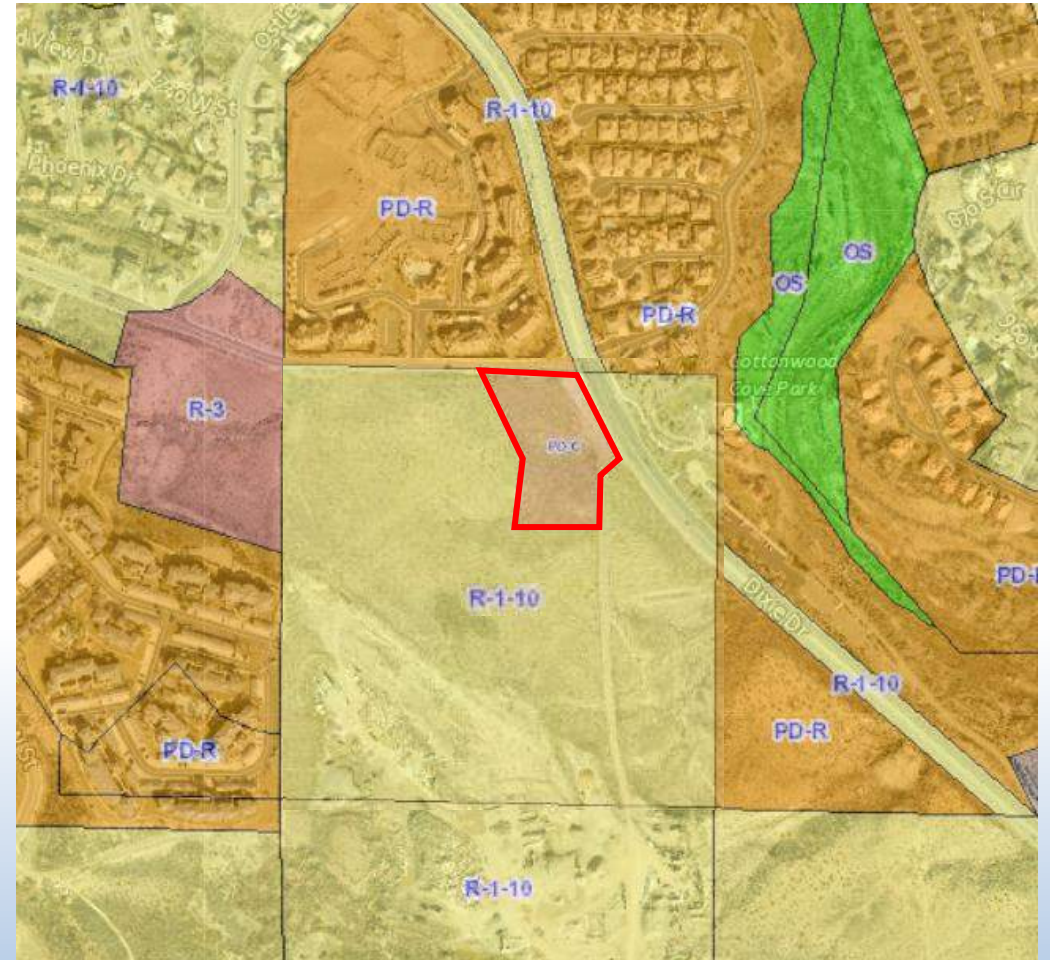


Approved 02/01/2018 (2018-GPA-001)
MDR = 5.91 acres, ~29-59 units
COM = 5.97 acres

ZONE CHANGE IN 2018



R-1-10 TO PD-C



Approved 10/18/2018 (2018-ZC-038)

PD-C = Convenience Store, Restaurant, and Retail

ZONE CHANGE IN 2018

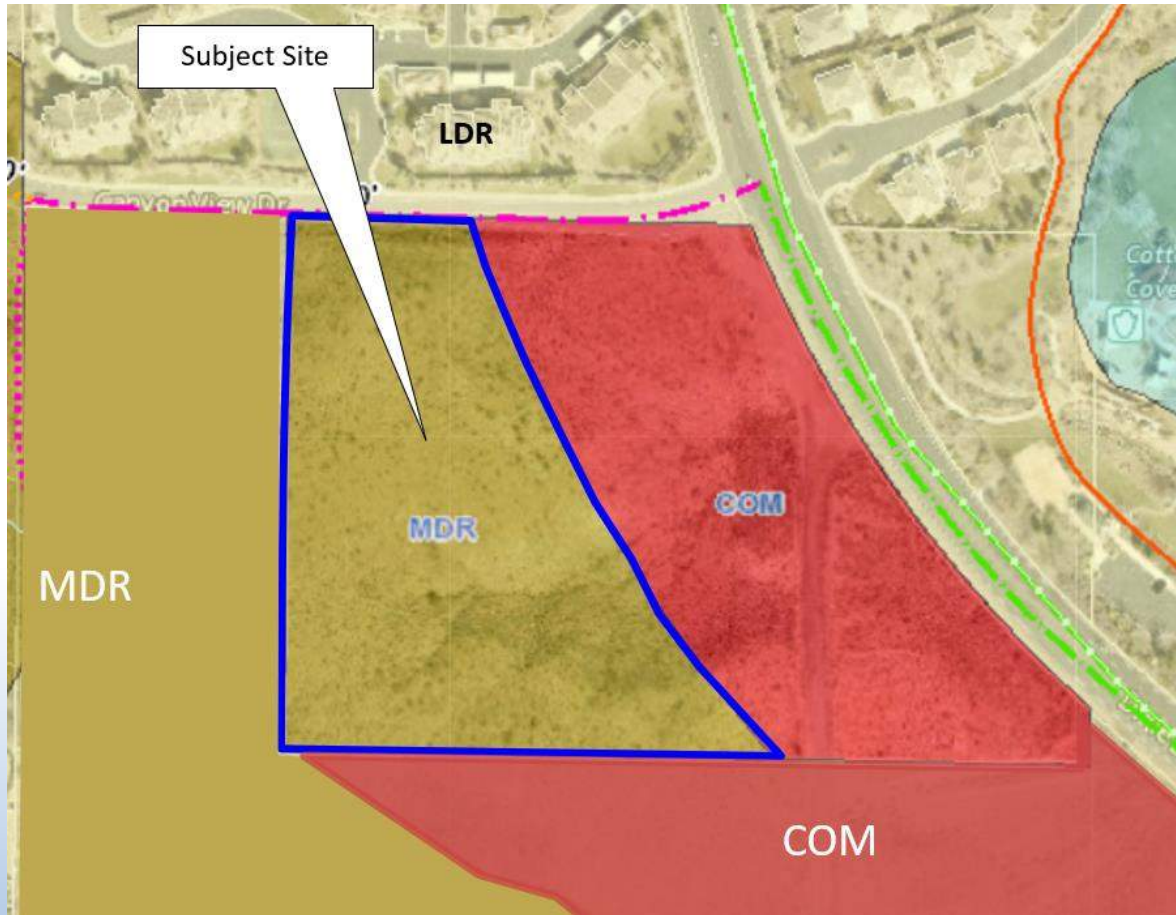
R-1-10 TO PD-C



SOUTHERN UTAH - C-STORE

Approved 10/18/2018 (2018-ZC-038)
PD-C = Convenience Store, Restaurant, and Retail

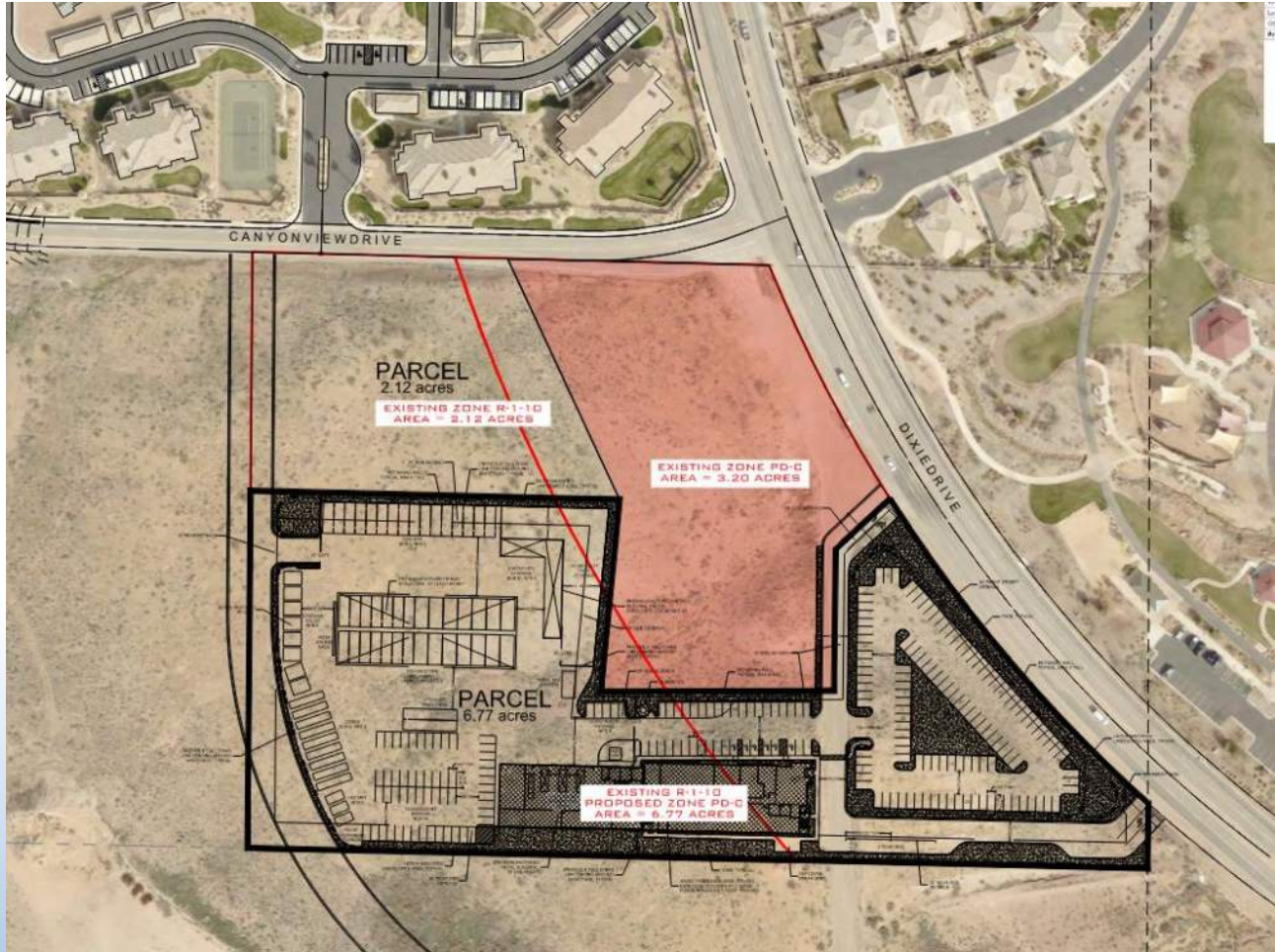
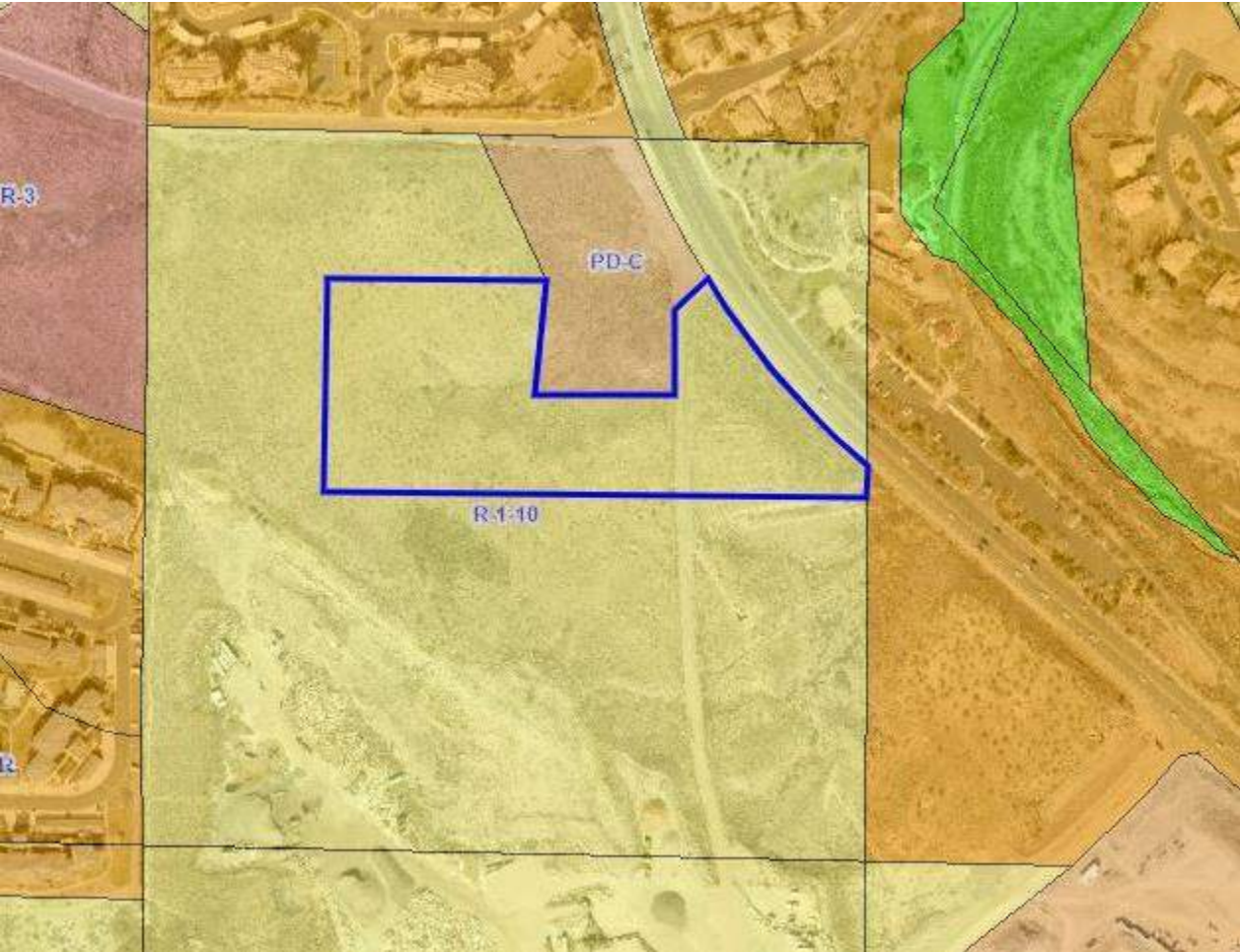
GENERAL PLAN AMENDMENT IN 2018 MDR TO MHDR



Approved 11/01/2018 (2018-GPA-015)
MHDR = Looking for up to 15 du/ac

ZONE CHANGE IN 2021

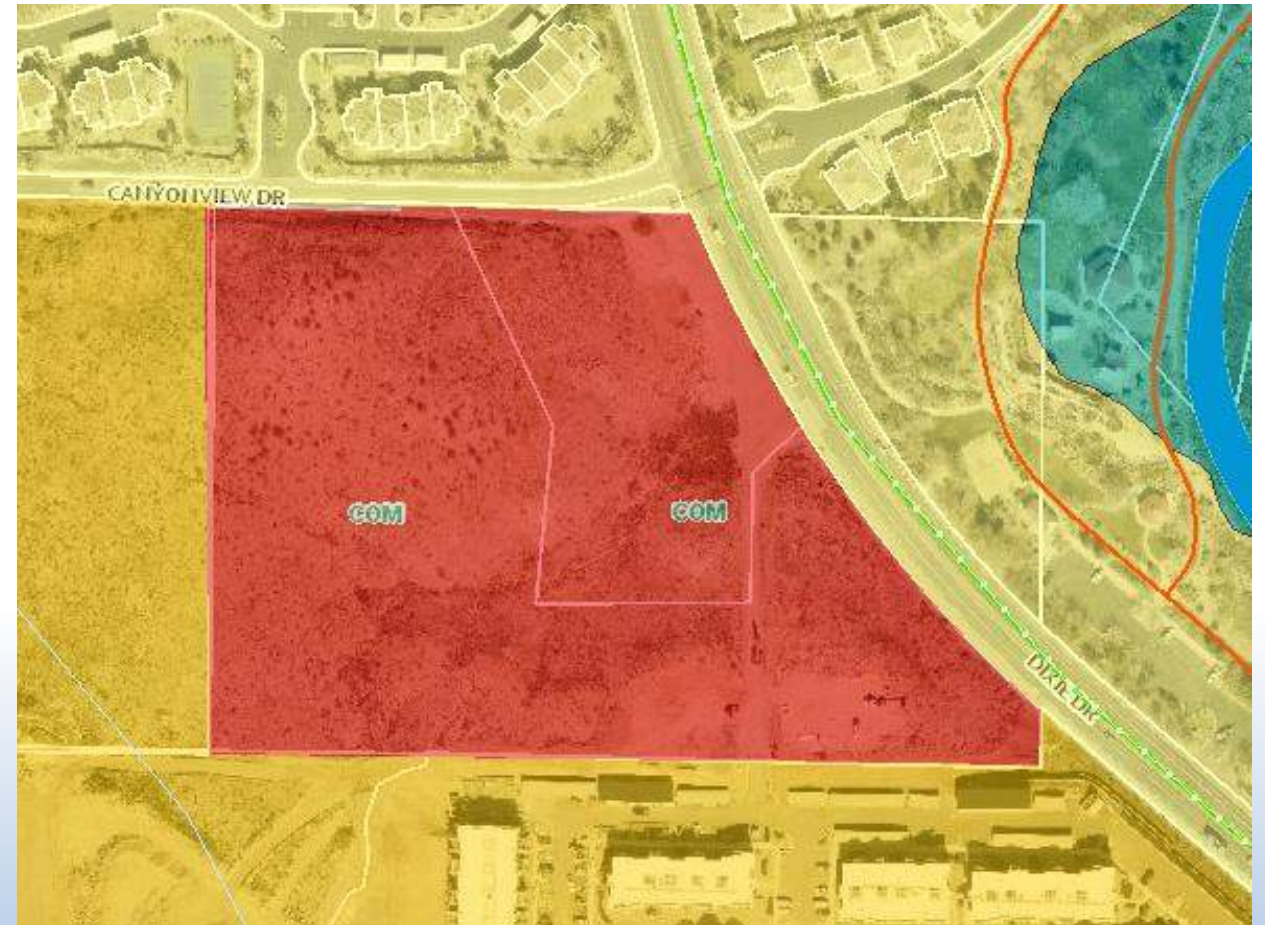
R-1-10 TO PD-C (BLM)



Approved 06/03/2021 (2021-ZC-038)
PD-C = Office (BLM) and Warehouse

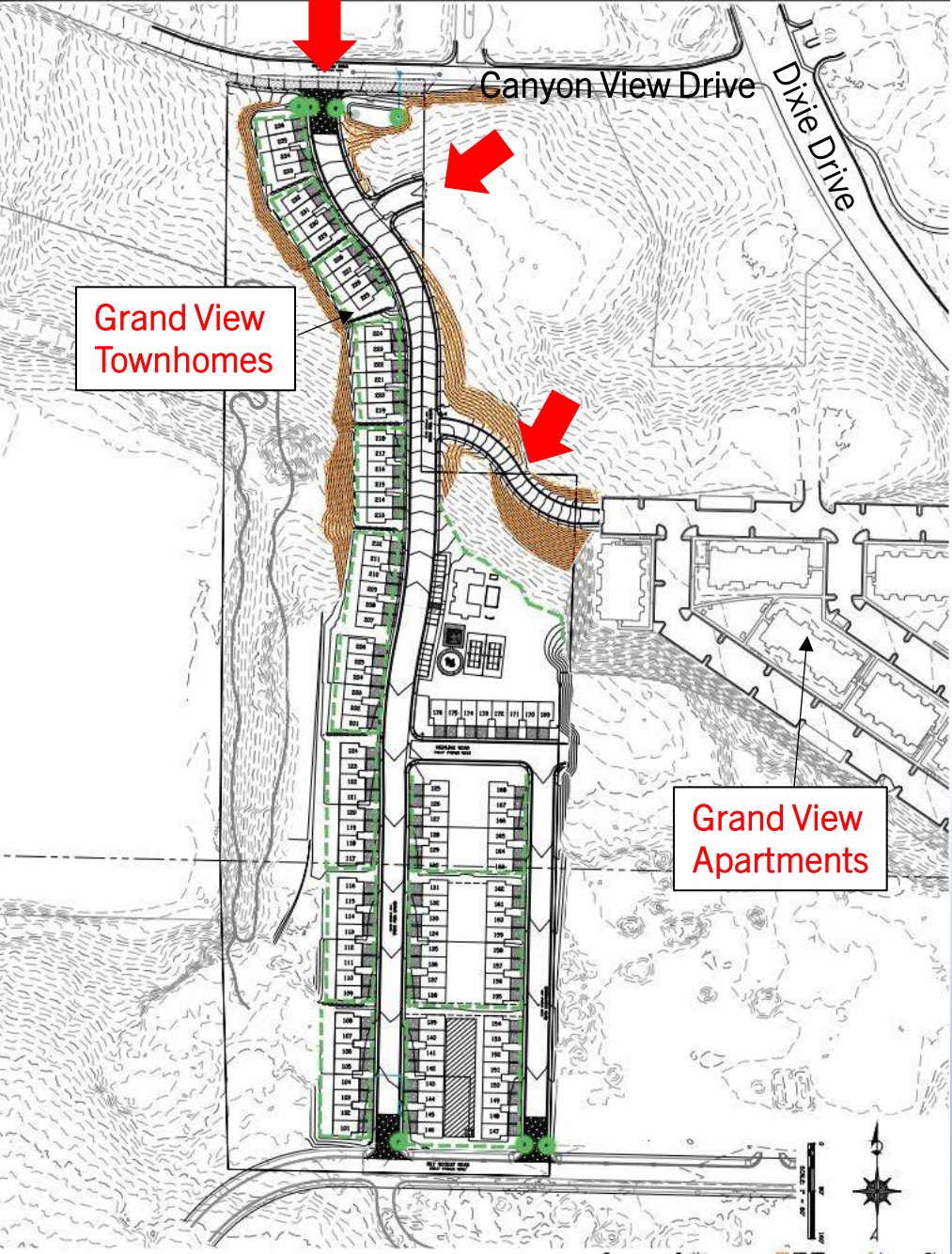
GENERAL PLAN AMENDMENT IN 2022

MHDR TO COM



Approved 02/03/2022 (2022-GPA-002)
COM = Proposed location of Rise Up Health

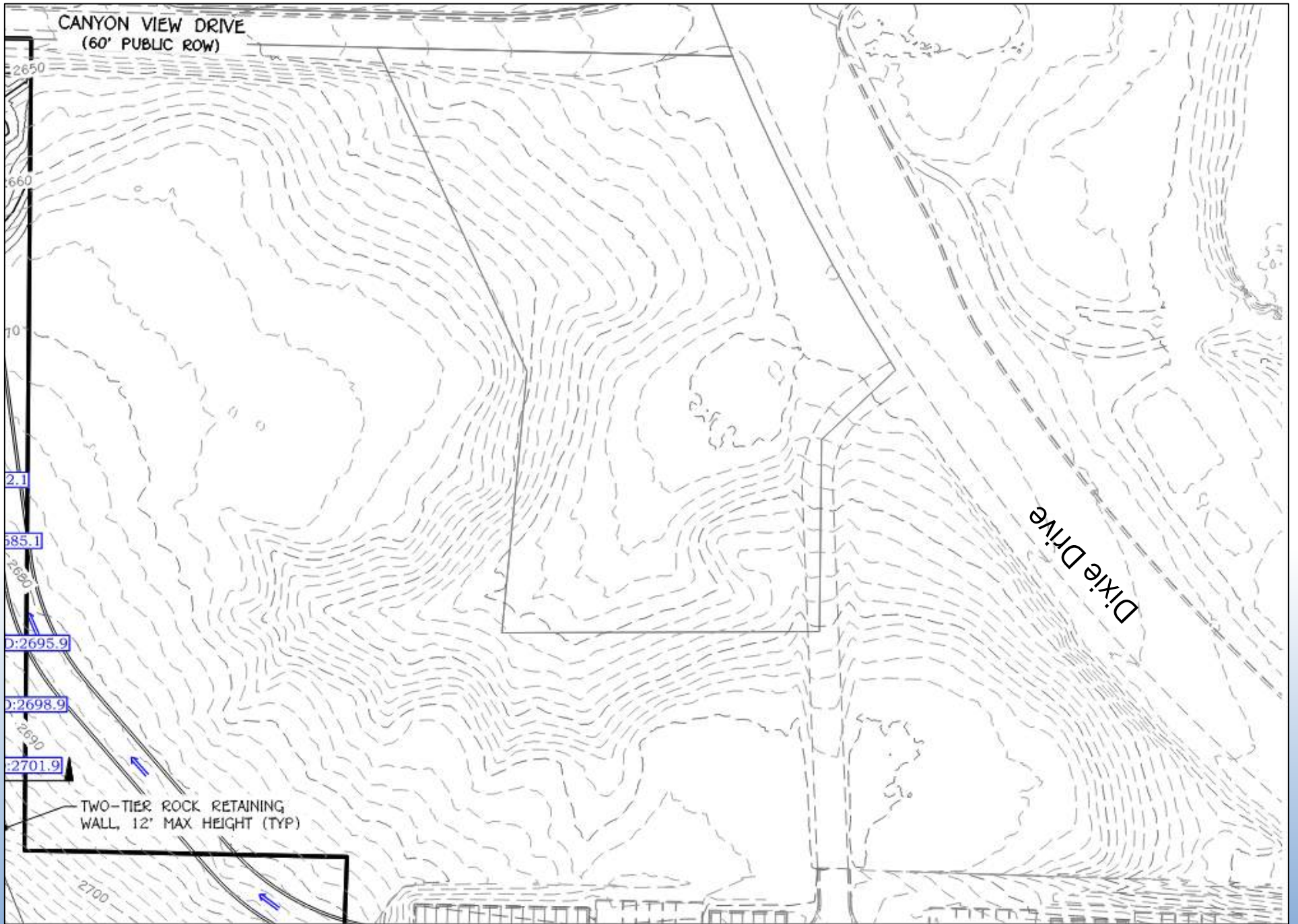
ACCESS FROM PREVIOUSLY PRESENTED PROJECTS



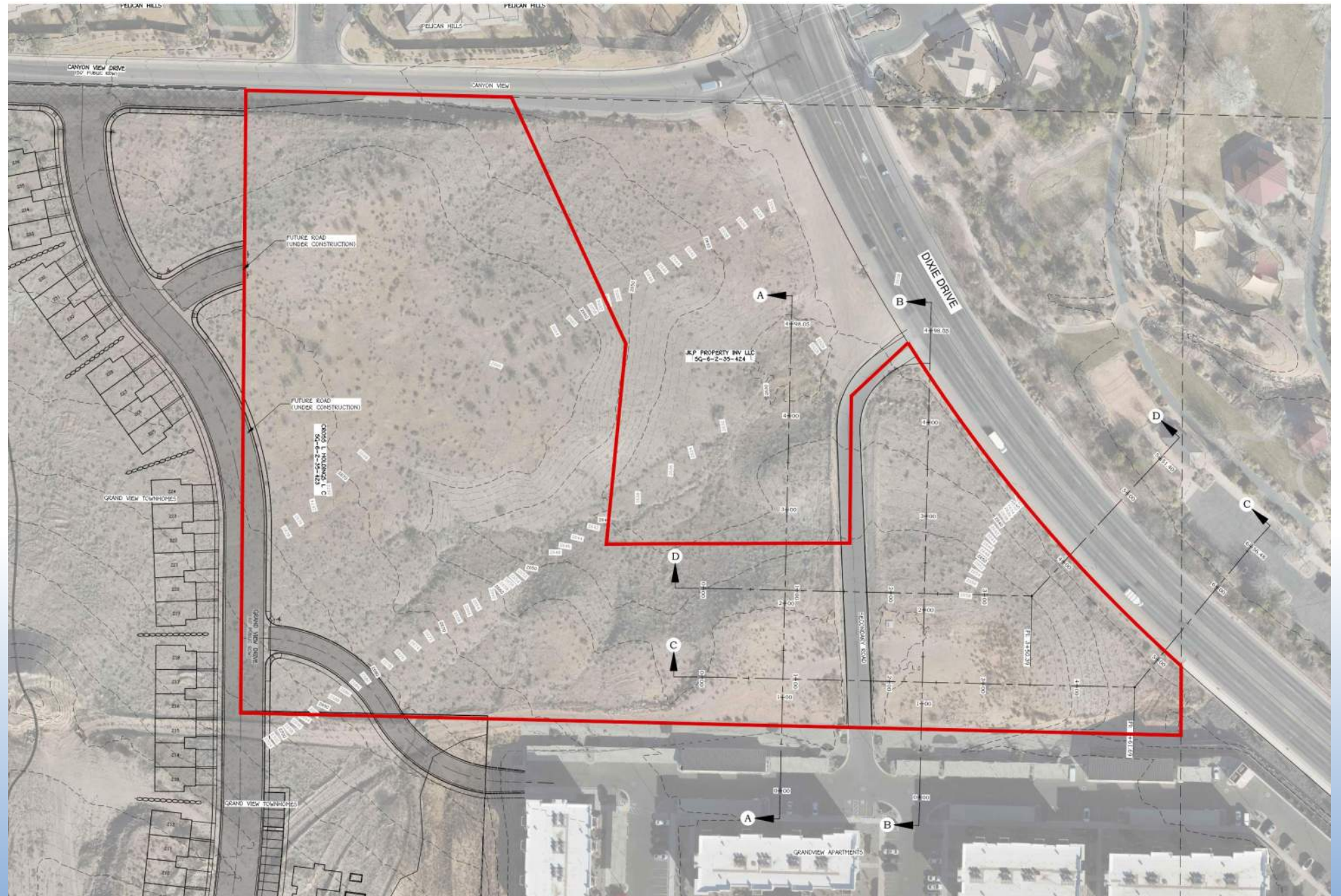
ACCESS FROM PREVIOUSLY PRESENTED PROJECTS



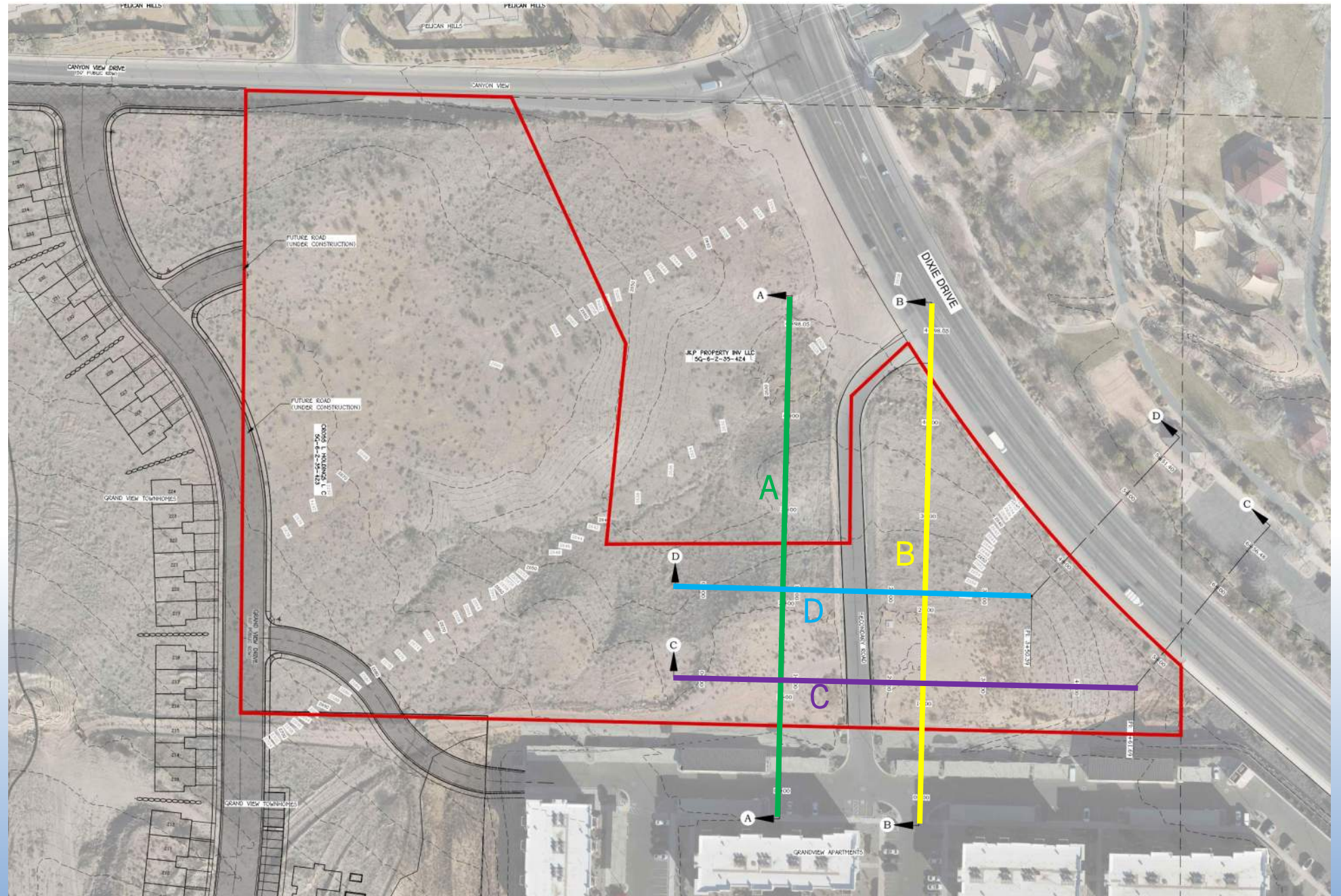
CONTOURS



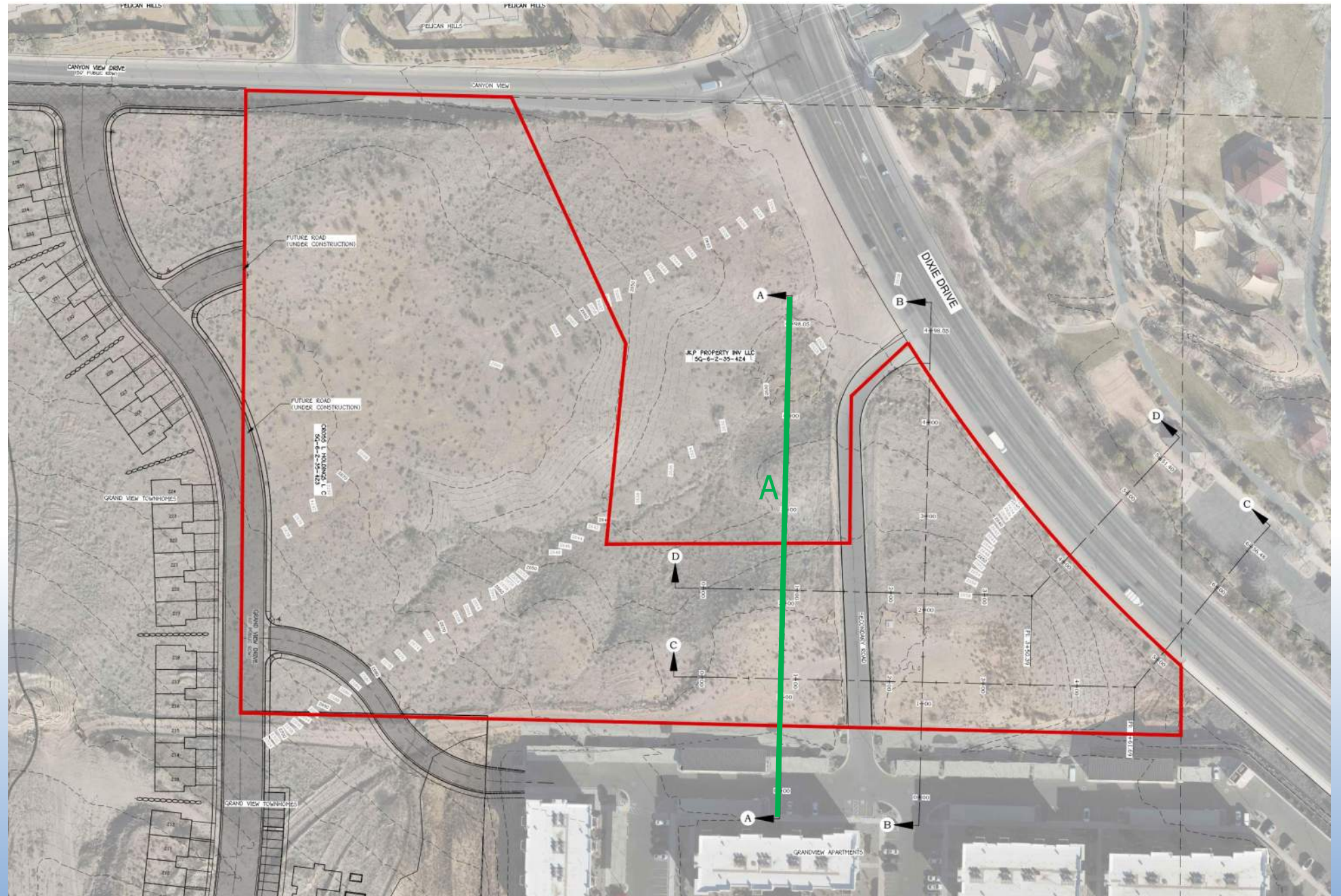
CONTOURS



CONTOURS

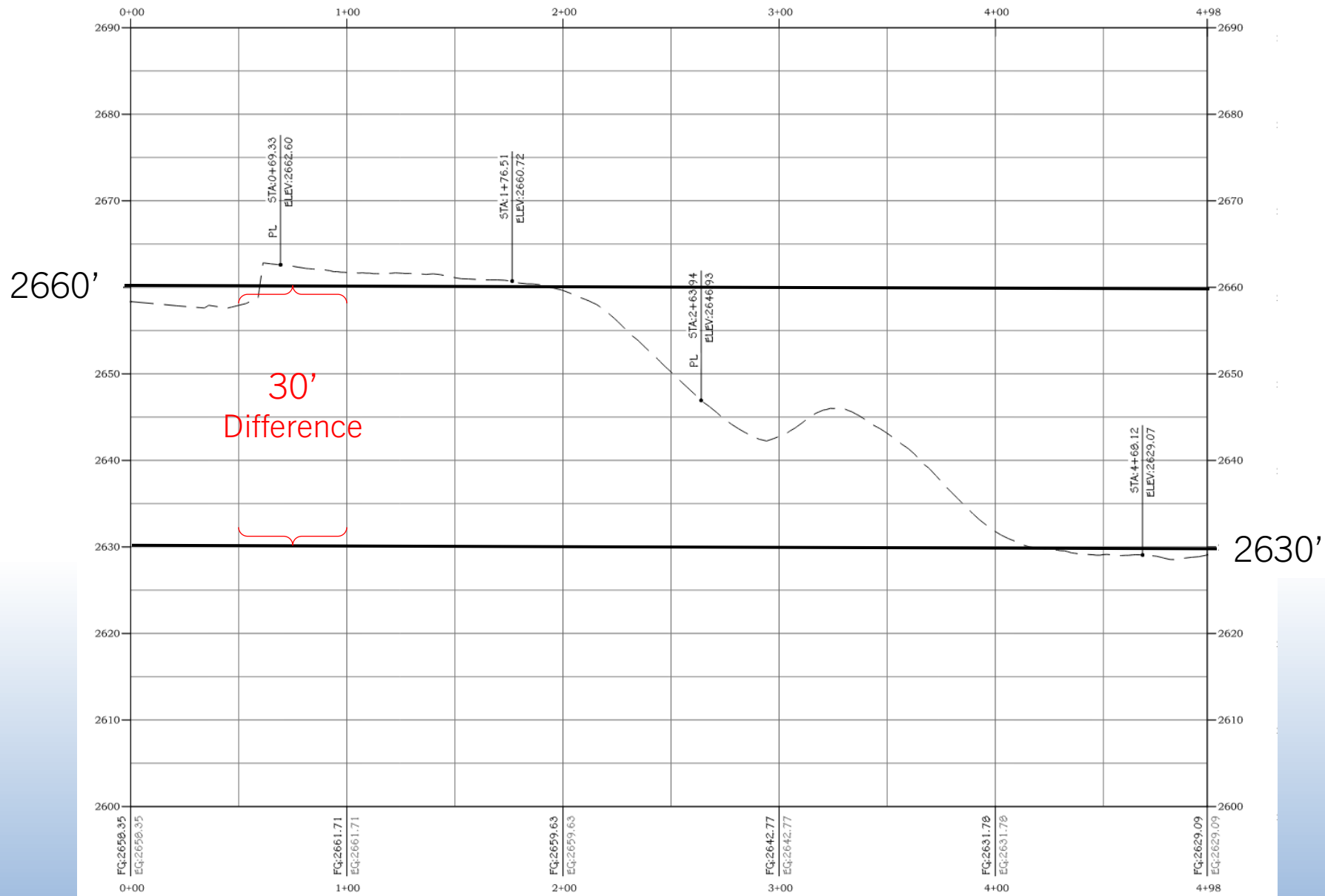


CONTOURS



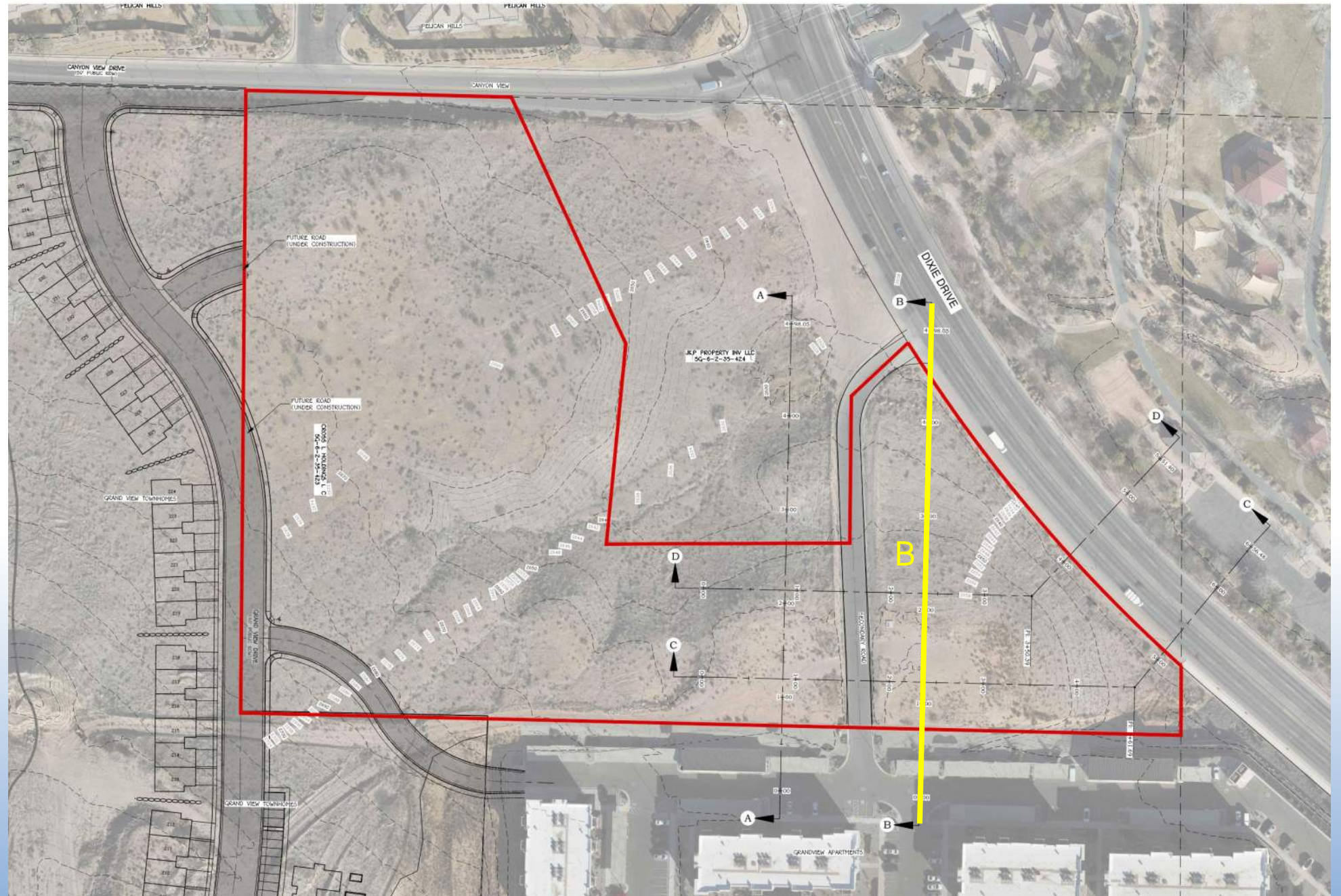
CROSS SECTION

A



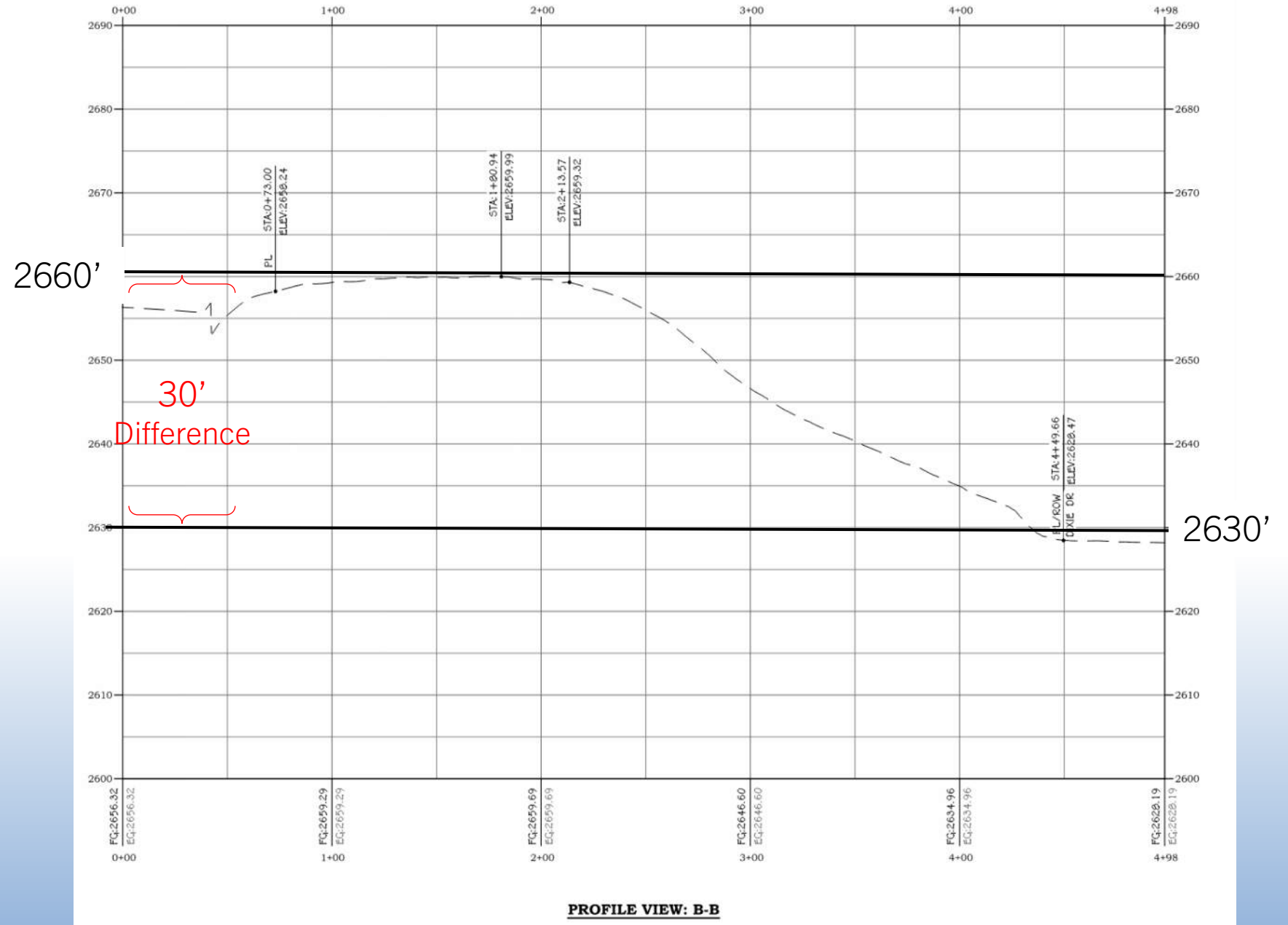
PROFILE VIEW: A-A

CONTOURS

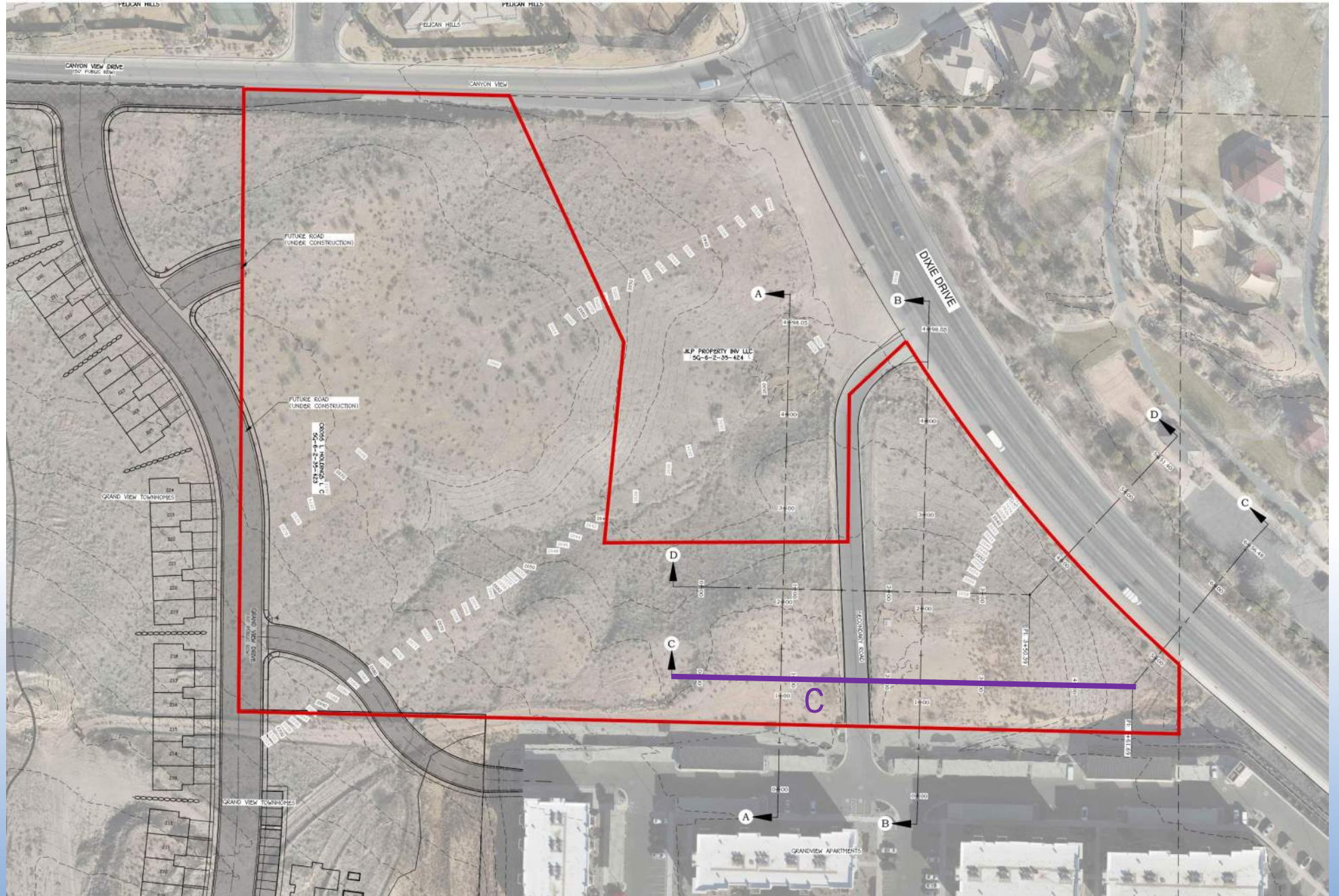


CROSS SECTION

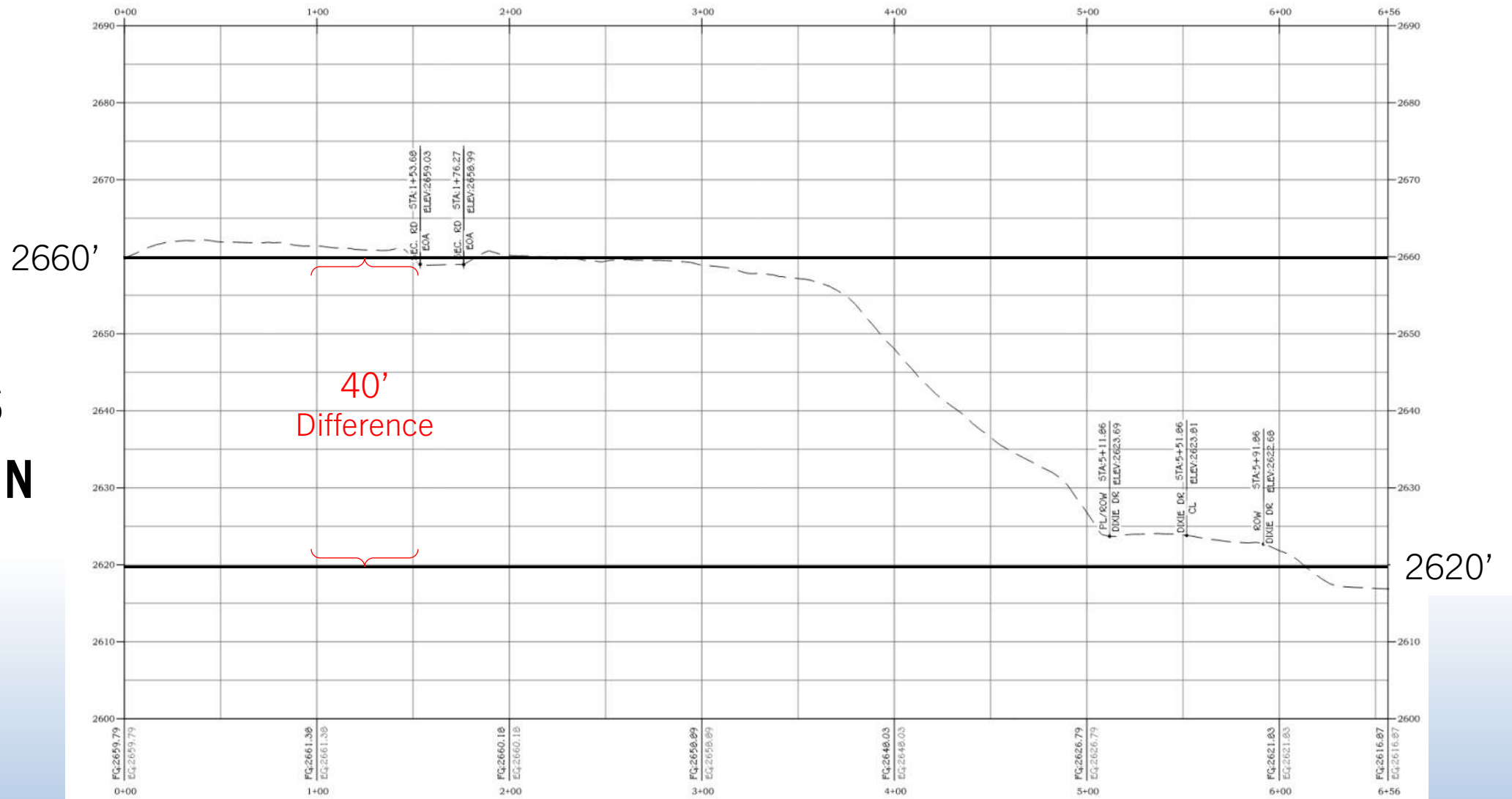
B



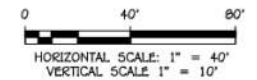
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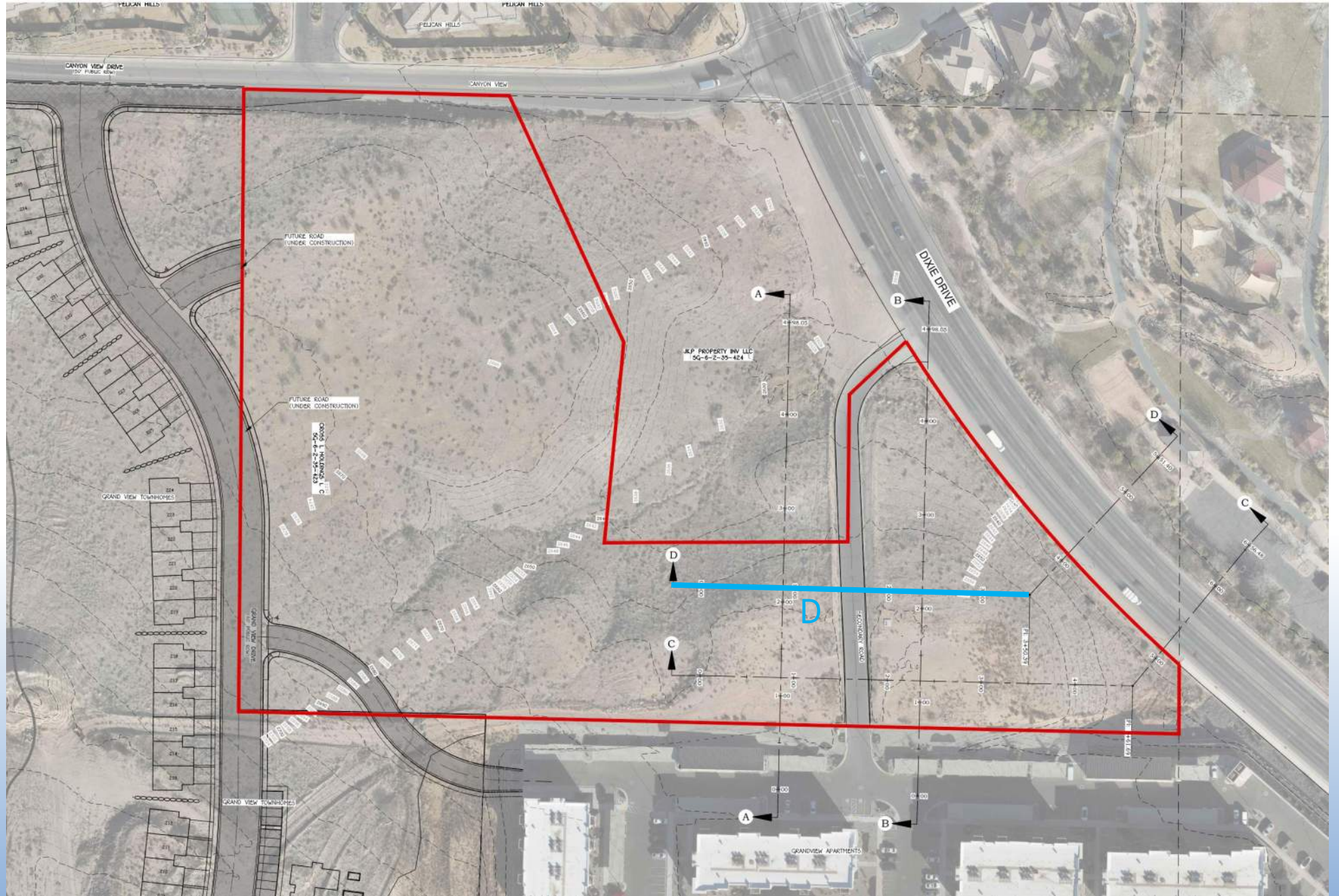
CROSS SECTION C



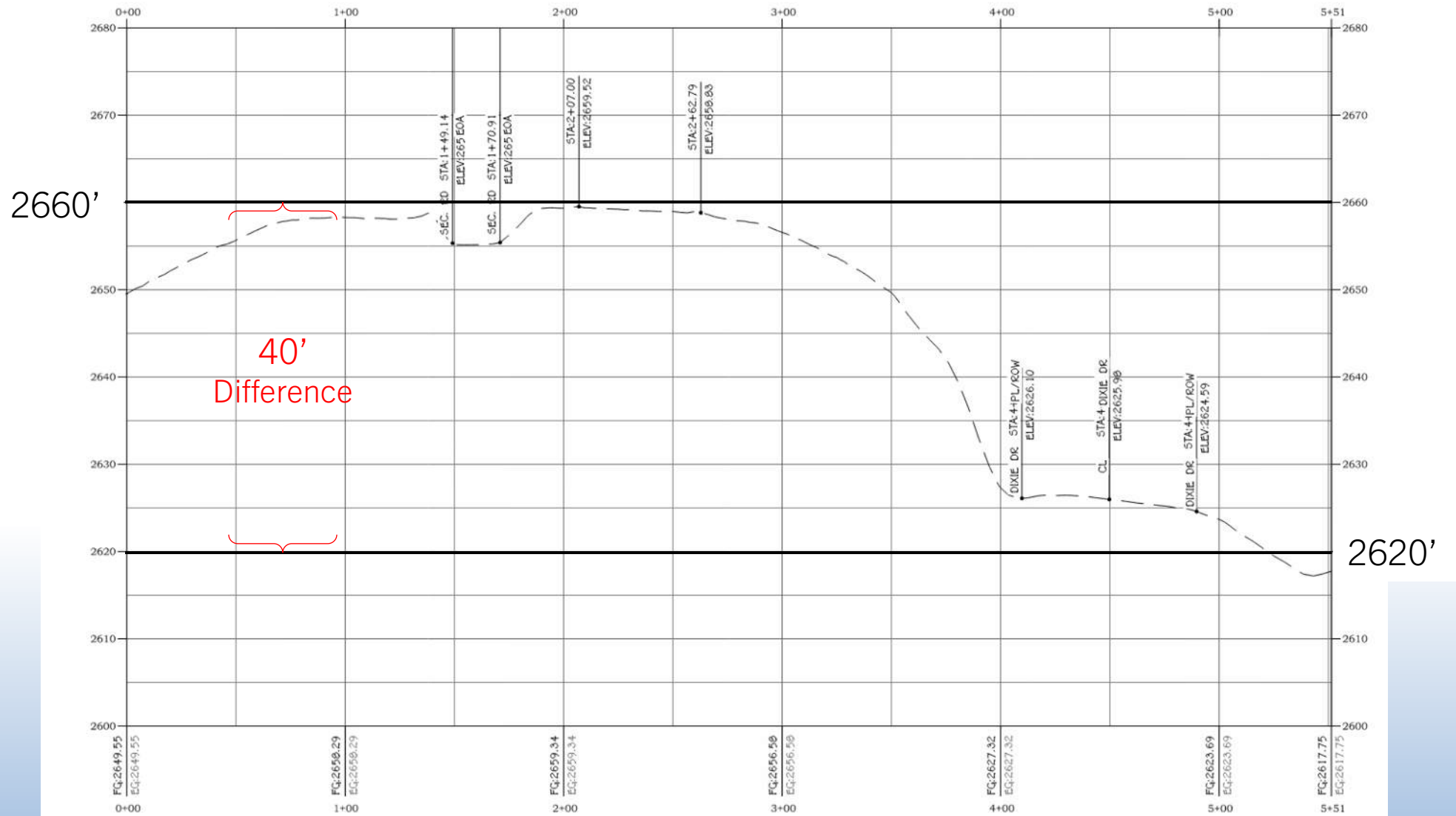
PROFILE VIEW: C-C



CONTOURS



CROSS SECTION D

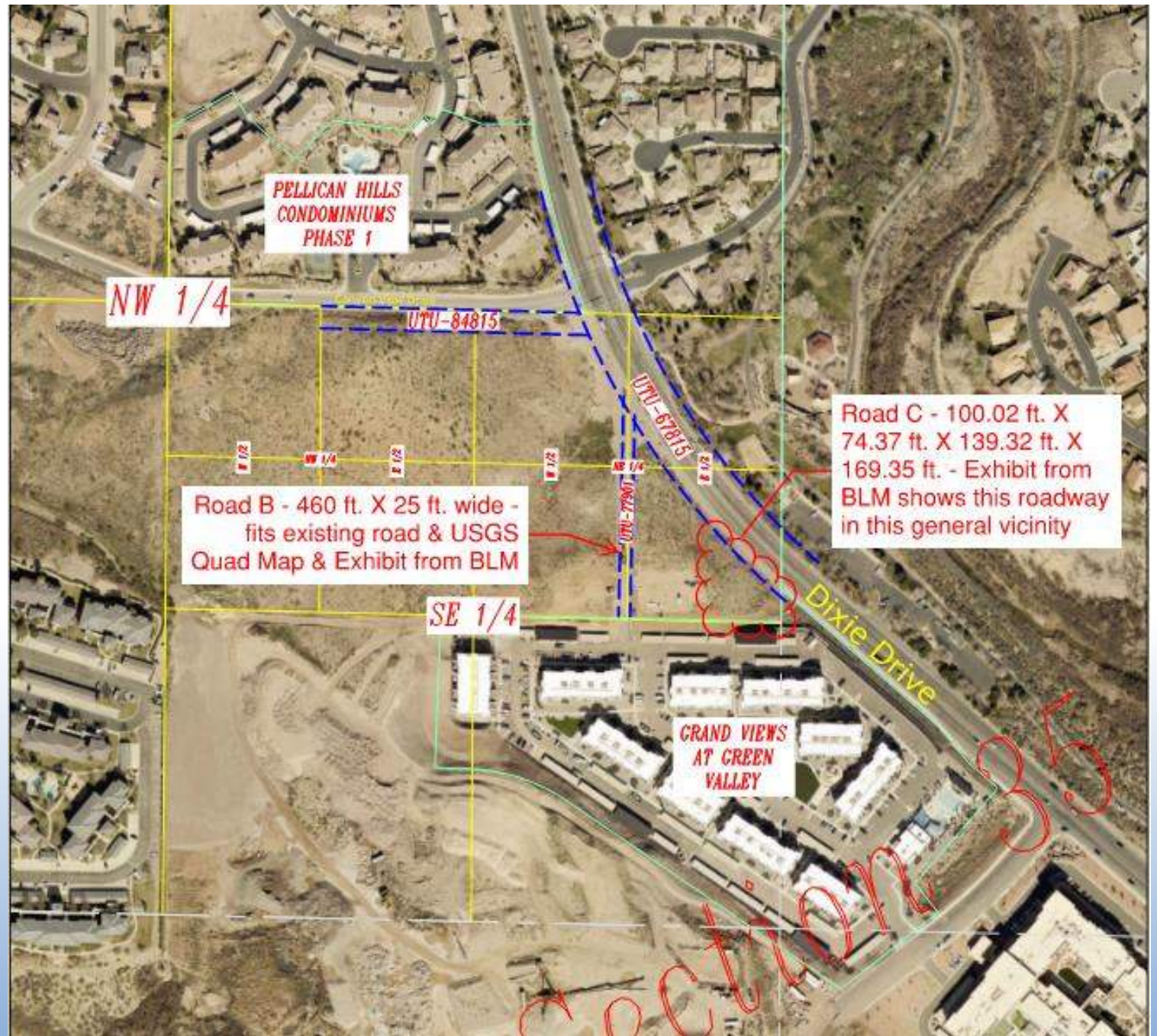


PROFILE VIEW: D-D

ROAD PATENT



ROAD PATENT

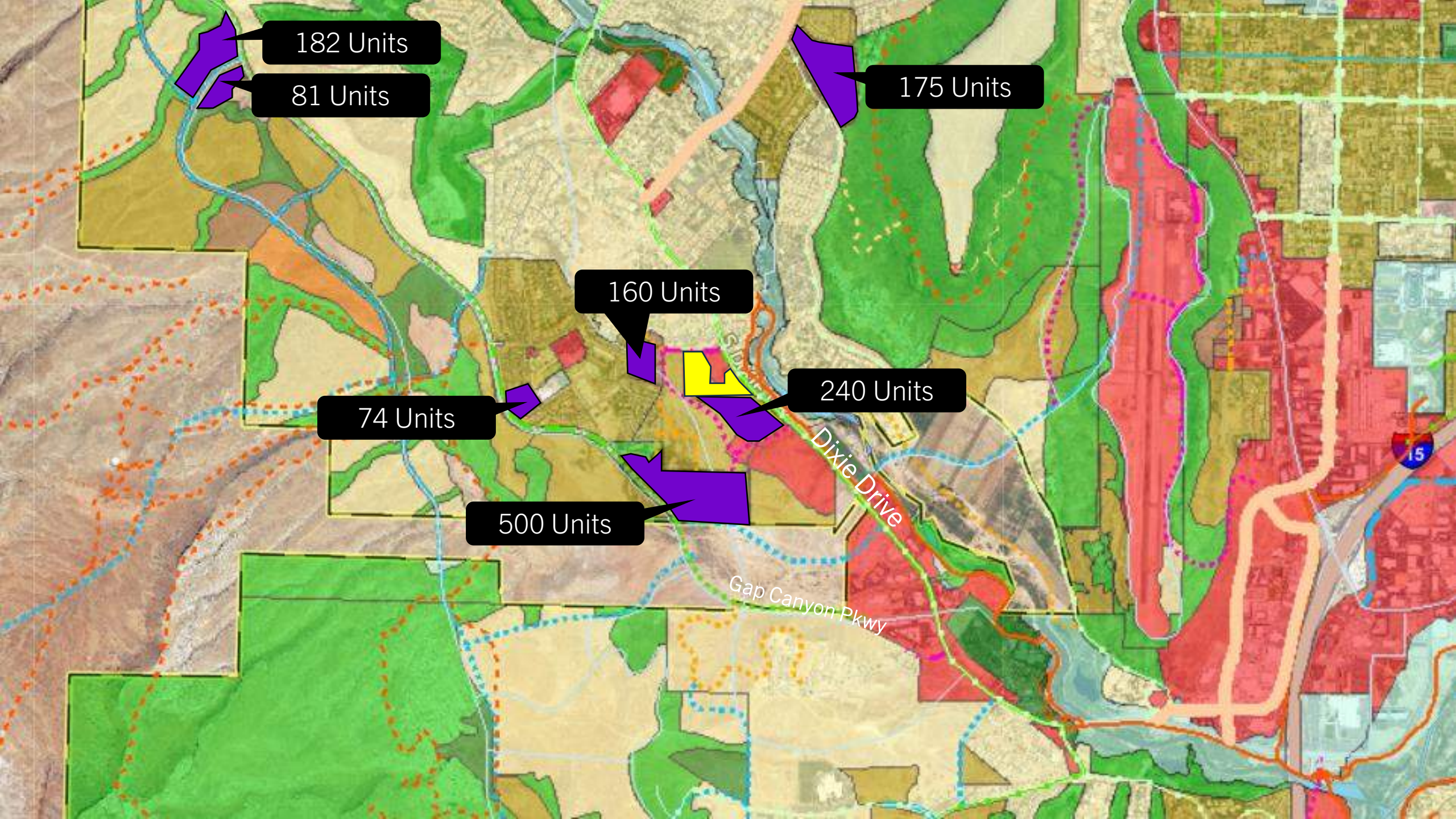












182 Units

81 Units

175 Units

160 Units

240 Units

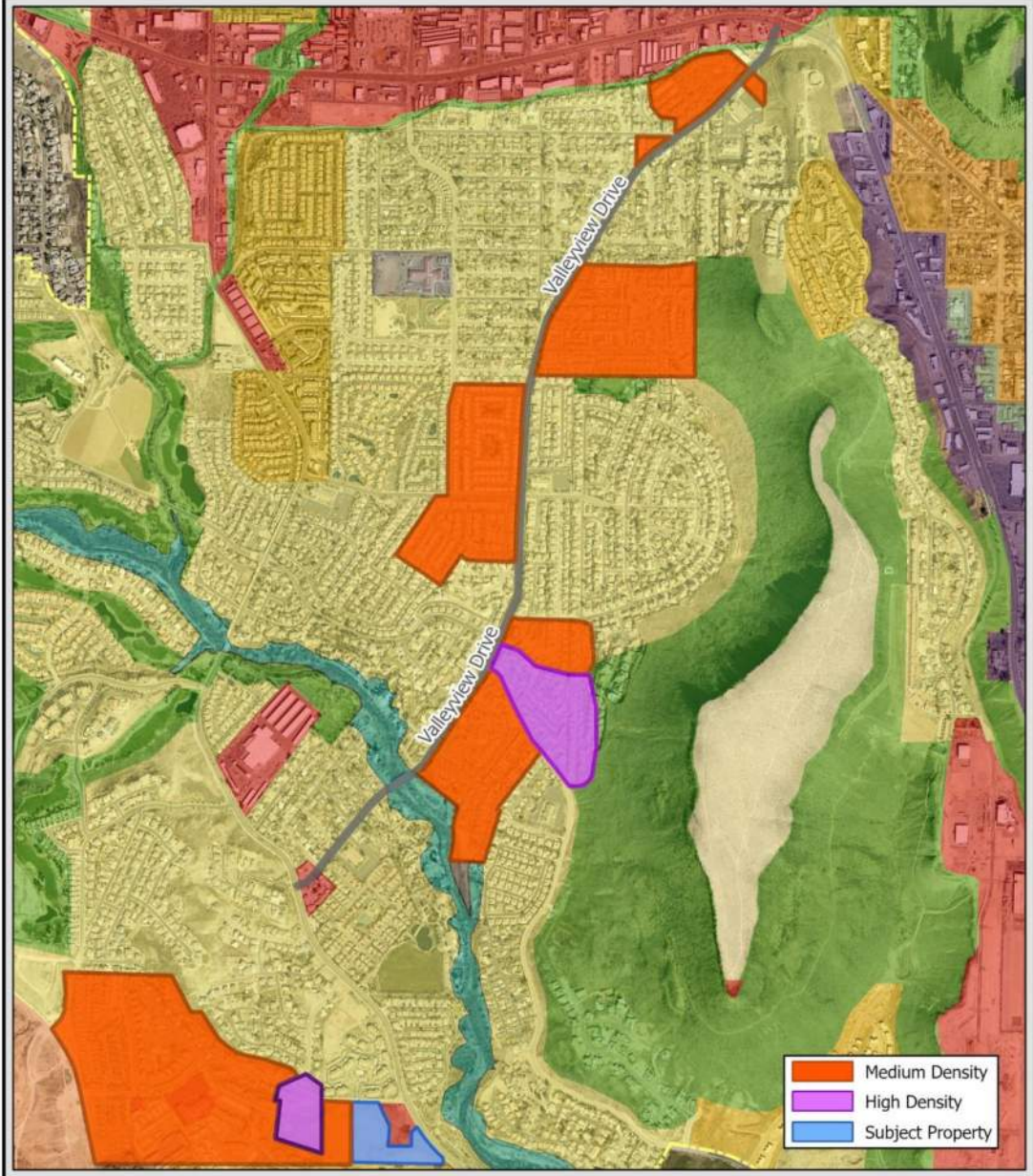
74 Units

500 Units

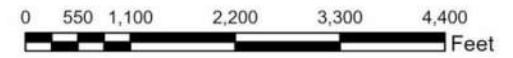
Dixie Drive

Gap Canyon Pkwy

15



**DIXIE DRIVE
GENERAL PLAN AMENDMENT**



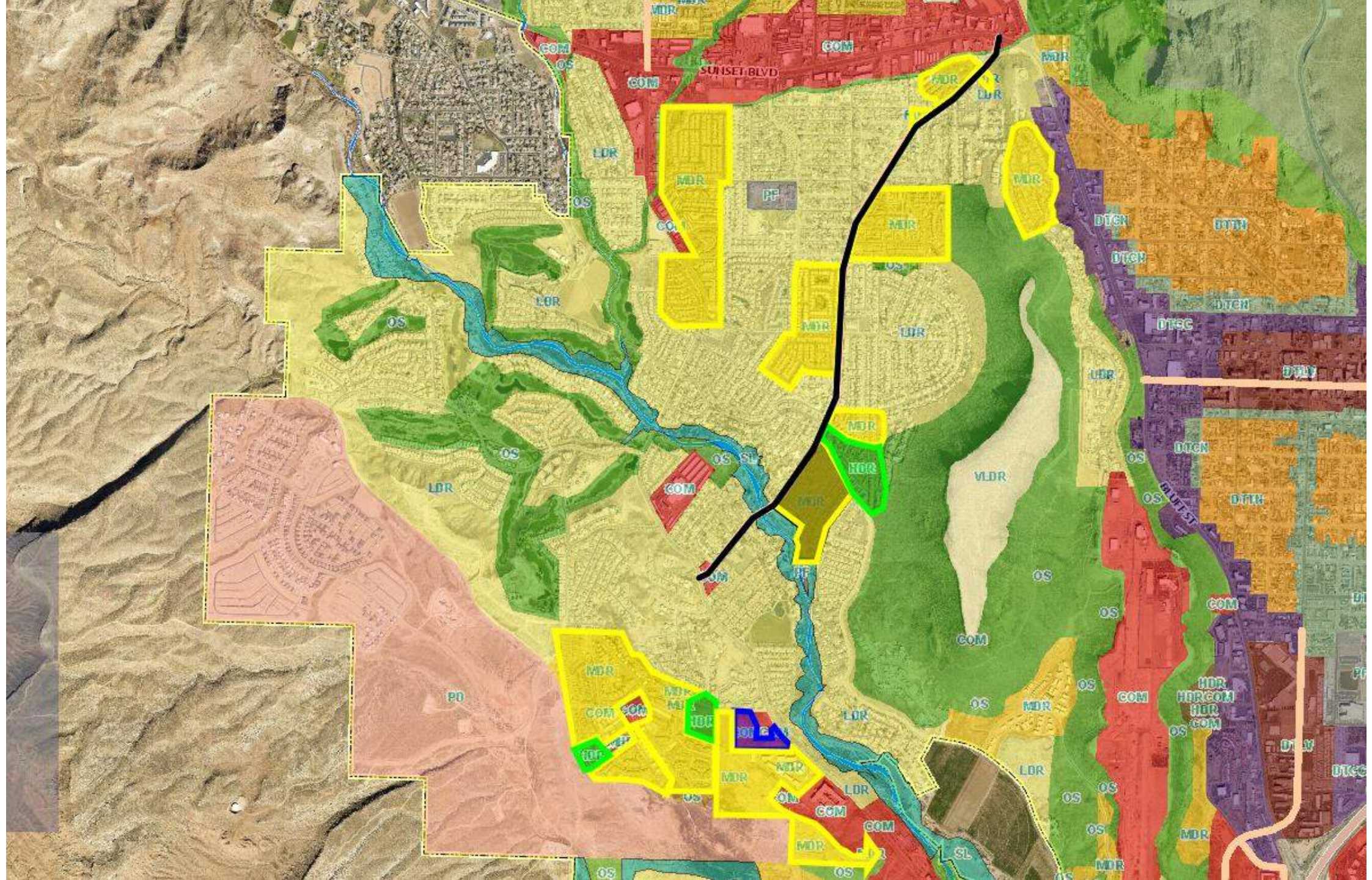


Exhibit D
Bureau of Land Management ROW Document



United States Department of the Interior



BUREAU OF LAND MANAGEMENT
Color Country District - St. George Field Office
345 East Riverside Drive
St. George, Utah 84790
Phone: (435) 688-3200 Fax: (435) 688-3252
<http://www.blm.gov>

December 17, 2009

IN REPLY REFER TO:

2710/2800
(ROW serial number) UTU-77901
(Sale serial number) UTU-87603
(UT-100)

CERTIFIED MAIL NO. 7007 2560 0000 8449 8413
RETURN RECEIPT REQUESTED

Richard Rogers Construction
PO Box 10
St. George, Utah 84771

Dear Mr. Rogers:

This letter is to advise you the following described public land which encompasses a portion of Right-of-Way (ROW) UTU-77901 has been proposed for sale (BLM Serial Number UTU-87603) under the authority of Section 203 of the Federal Land Policy and Management Act of 1976 (FLPMA):

T 42 S., R 16 W., Salt Lake Meridian, Washington County, Utah
Section 35: Lot 2, E $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ (5.09 acres)

containing 12.56 acres, more or less.

A copy of your ROW grant and map of sale parcel are enclosed for your reference.

The regulations at 43 CFR 2807.15(b) entitle you to notification prior to the transfer out of Federal ownership of land encumbered by your ROW. This letter is formal notification of the proposed sale and of the options available for future administration of the portions of the ROW within the above-described lands, in conformance with existing policies and procedures. Please note that any portions of the ROW not affected by the proposed sale will continue to be administered by the BLM under the terms, conditions, and stipulations of the existing ROW grant.

The available options for the portions of the ROW within the above-described lands are:

- 1) You can maintain the ROW under its current terms and conditions, including expiration date of **in perpetuity** (status quo). The patent, if issued, would be subject to the ROW, and the patentee would succeed to the interest of the United States in all matters relating to the management of the ROW. Any disputes over compliance with the use and the terms and conditions of the ROW would be considered a civil matter between the patentee and yourself.
- 2) You can attempt to negotiate an easement with the prospective patentee that would become effective at the time of patent issuance. Upon request, the name(s) and address(es) of the apparent high bidder(s) of the sale parcel(s) shall be available immediately after the sale date. You and the prospective patentee must jointly notify BLM at the above address in writing if an agreement is reached prior to patent issuance, and if so, the patent shall not be issued subject to the ROW. If an agreement cannot be reached prior to patent issuance, Option 1 above (the status quo) shall automatically be implemented. Failure of you and the prospective patentee to reach an agreement shall not be justification to postpone issuance of the patent.
- 3) You may request amendment of the ROW to convert the term of the ROW to perpetuity. An application to amend the ROW must be submitted, and the amendment application shall be subject to payment of applicable application processing and monitoring fees and potential changes in the terms, conditions, and stipulations of the ROW. In the application (Standard Form 299) copy enclosed, you must check Item 5.c., and must indicate in Item 7 that you are requesting conversion of the existing ROW to a perpetual ROW. Issuance of an amendment grant shall require a one-time payment of rental in accordance with the regulations, and must be submitted in full prior to issuance of an amendment grant. Individuals shall not be allowed to make incremental payments. This one-time rental payment shall be in addition to any previous rental paid for the ROW, however credit for rental previously paid shall be given for the "unused" portion of the rental on a prorated, actual dollar basis. Please be aware that a perpetual ROW shall only be granted if the public land is conveyed out of Federal ownership. The patent, if issued, would be subject to the perpetual ROW, and the patentee would succeed to the interest of the United States in all matters relating to the management of the ROW. Any disputes over compliance with the use and the terms and conditions of the ROW would be considered a civil matter between the patentee and yourself. In the event the amendment application would be rejected, Option 1 above (the status quo) shall automatically be implemented. If the public land is not sold and is retained in Federal ownership, the amendment application may be held in abeyance pending a determination for future consideration of disposal of the land.
- 4) You may request amendment of the ROW to convert the ROW to a perpetual easement. An application to amend the ROW must be submitted, and the amendment application shall be subject to payment of applicable application processing and monitoring fees and potential changes in the terms, conditions, and stipulations of the ROW/easement. In the application (Standard Form 299), you must check Item 5.c., and

must indicate in Item 7 that you are requesting conversion of the existing ROW to a perpetual easement. Issuance of a perpetual easement shall require a one-time payment of rental (determined by the appraisal for the land disposal action), and must be submitted in full prior to issuance of an amendment grant. Individuals shall not be allowed to make incremental payments. This one-time payment shall be in addition to any previous rental paid for the ROW, however credit for rental previously paid shall be given for the "unused" portion of the rental on a prorated, actual dollar basis. Please be aware that an easement shall only be granted if the public land is conveyed out of Federal ownership. The patent, if issued, would be subject to the easement, and the patentee would succeed to the interest of the United States in all matters relating to the management of the easement. Any disputes over compliance with the use and the terms and conditions of the easement would be considered a civil matter between the patentee and yourself. In the event the amendment application would be rejected, Option 1 above (the status quo) shall automatically be implemented. If the public land is not sold and is retained in Federal ownership, the amendment application may be held in abeyance pending a determination for future consideration of disposal of the land.

You have sixty (60) days from receipt of this letter to notify us, in writing, at the above address as to which option you choose. If you choose either Option 3 or Option 4, your response must include the complete application to amend the ROW, except that for an easement application, submittal of the easement plat(s) may be deferred. A separate application must be submitted for each ROW. For an easement application, a separate easement plat must be submitted for the portion of each ROW within each sale parcel. The easement plat(s) must comply with the requirements of State law and local ordinances for preparation of survey plats and document recording. Suggested plat guidelines are available upon request. If the easement plat is not submitted with the application, it must be received in this office no later than 60 days after the publication of the Notice of Realty Action in the FEDERAL REGISTER for the proposed sale. Your failure to submit required information or payments within required timeframes shall not be a reason to postpone processing of the proposed sale, including issuance of the patent, and will subject the amendment application to rejection.

Please note, since your ROW has been issued in perpetuity already, just notify us in writing that you wish to elect Option 1. No other documentation would be required from you.

This shall be your **only** opportunity to select one of the above options, and any requested change after the 60-day time period shall not be considered. If your **complete** written response is not received in this office within 60 days from your receipt of this letter, Option 1 above (the status quo) shall automatically be implemented for any ROW for which information is not received.

This notification is an interlocutory determination from which no appeal may be taken.

If you have any questions, please contact Chuck Valentine, Realty Specialist, in this office at the above address or via email chuck_valentine@blm.gov or telephone (435) 688-3326.

United States Department of the Interior
Bureau of Land Management
St. George Field Office
345 East Riverside Drive
St. George, Utah, 84790

Ref:
2710/2800
(Row Serial Number) Utu 77901
(Sale Serial Number) Utu 87603
Ut 100

BUREAU OF LAND MANAGEMENT
ST. GEORGE FIELD OFFICE
FEB 16 2010

Attention:
Chuck Valentine
Jimmy Tyre

To Whom it May Concern:

Rogers Construction Company
Richard Rogers P. O. Box 10
St. George, Utah 84771

We here by request that
(Row Serial Number) Utu 77901
Be option Number (one)
Per your listed option (Elected option No. one)

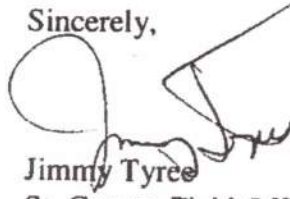
Document hand delivered
St. George BLM Field Office
345 East Riverside Drive
Friday Feb. 12, 2010

Sent by certified mail
Friday Feb. 12, 2010

Rogers Construction
Richard Rogers

Richard Rogers
Feb. 12 2010

Sincerely,

A handwritten signature in black ink, appearing to read "Jimmy Tyree". The signature is stylized with a large initial "J" and a long horizontal stroke.

Jimmy Tyree
St. George Field Office Manager

Enclosures: ROW Grant
Sale Parcel Map
SF-299

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
RIGHT-OF-WAY GRANT
ROGERS CONSTRUCTION COMPANY
SERIAL NUMBER UTU-77901

1. A right-of-way is hereby granted pursuant to Title V of the Federal Land Policy and Management Act of October 21, 1976 (90 Stat. 2776; 43 U.S.C. 1761).

2. Nature of Interest:

a. By this instrument, the holder:

Rogers Construction Company
P.O. Box 10
St. George, UT 84770

receives a right to construct, operate, maintain, and terminate access roads, on public lands described as follows:

Salt Lake Meridian:
T. 42 S., R. 16 W.,
sec. 35, NE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$.

b. The right-of-way areas granted herein for access roads are:



Road B 460 ft. long X 25 ft. wide = .26 acres,
Road C 100.02 ft. X 74.37ft. X 139.32 ft. X 169.34 ft. = .28 acres.

c. This instrument shall be perpetual from the effective date of this grant unless, prior thereto, it is relinquished, abandoned, terminated, or modified pursuant to the terms and conditions of this instrument or of any applicable Federal law or regulation.

d. This instrument may be renewed. If renewed, the right-of-way shall be subject to the regulations existing at the time of renewal and any other terms and conditions that the authorized officer deems necessary to protect the public interest.

e. Notwithstanding the expiration of this instrument or any renewal thereof, early relinquishment, abandonment, or termination, the provisions of this instrument, to the extent applicable, shall continue in effect and shall be binding on the holder, its successors, or assigns, until they have fully satisfied the obligations and/or liabilities accruing herein before or on account of the expiration, or prior termination, of the grant.

3. Rental:

For and in consideration of the rights granted, the holder agrees to pay the Bureau of Land Management fair market value rental as determined by the authorized officer unless specifically exempted from such payment by regulation. Provided, however, that the rental may be adjusted by the authorized officer, whenever necessary, to reflect changes in the fair market rental value as determined by the application of sound business management principles, and so far as practicable and feasible, in accordance with comparable commercial practices.

4. Terms and Conditions:

- a. This grant is issued subject to the holder's compliance with all applicable regulations contained in Title 43 Code of Federal Regulations part 2800.
- b. Upon grant termination by the authorized officer, all improvements shall be removed from the public lands within 90 days, or otherwise disposed of as provided in paragraph (4)(d) or as directed by the authorized officer.
- c. Each grant issued for a term of 20 years or more shall, at a minimum, be reviewed by the authorized officer at the end of the 20th year and at regular intervals thereafter not to exceed 10 years. Provided, however, that a right-of-way granted herein may be reviewed at any time deemed necessary by the authorized officer.
- d. The stipulations, plans, maps, or designs, attached hereto as "Exhibit A", are incorporated into and made a part of this grant instrument as fully and effectively as if they were set forth herein in their entirety.
- e. Failure of the holder to comply with applicable law or any provision of this right-of-way grant shall constitute grounds for suspension or termination thereof.
- f. The holder shall perform all operations in a good and workmanlike manner so as to ensure protection of the environment and the health and safety of the public.
- g. The holder of Right-of-Way UTU-77901 agrees to indemnify the United States against any liability arising from the release of any hazardous substance or hazardous waste (as these terms are defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. 9601 et seq. or the Resource Conservation and Recovery Act, 42 U.S.C. 6901, et seq.) on the Right-of-Way (unless the release or threatened release is wholly unrelated to the Right-of-Way holder's activity on the Right-of-Way. This agreement applies without regard to whether a release is caused by the holder, its agent, or unrelated third parties.

IN WITNESS WHEREOF, The undersigned agrees to the terms and conditions of this right-of-way grant.

<u>Richard Rogers</u> (Signature of Holder)	<u>James D. Crest</u> (Signature of Authorized Officer)
<u>President</u> (Title)	<u>St. George Field Office Manager</u> (Title)
<u>10/28/99</u> (Date)	<u>11/1/99</u> (Effective Date of Grant)

EXHIBIT A
PLAN OF DEVELOPMENT
FOR
ROGERS CONSTRUCTION COMPANY
ACCESS ROAD
UTU-77901

Purpose and Need for the Facility:

Richard Rogers is in the process of acquiring public land near Green Valley in St. George Utah. To access the property that Mr. Rogers is acquiring, he needs to cross a parcel of public land leased to the Washington County School District. There is an existing road that crosses the parcel. The school district plans to build an elementary school on the leased land and the existing road would be moved to accommodate development. The school district has agreed to allow Mr. Rogers to use the existing road until development takes place. They have also agreed to allow Mr. Rogers to develop a permanent access road on the east border of the leased property.

Facility Location:

The proposed action location would be described as follows:

Salt Lake Meridian
T. 42 S., R. 16 W.,
sec. 35, NE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$.

Facility Design Factors:

The proposed action would be to use the existing road, (Road B on attached map), until development of the elementary school. At such time the portion of the right-of-way for the existing road would be terminated. The existing road would not be improved and is approximately 460 feet in length and 25 feet wide encompassing .26 acres. A permanent road, (Road C on attached map), would be developed on the east border of the leased land starting at Dixie Drive and continuing for approximately 160 feet to the Mr. Rogers acquired property. This road would encompass approximately .28 acres. Mr. Rogers would build the new road according to City of St. George road standards, and would acquire the proper City authorizations. The road would be designed to properly control drainage. The roads surface would be asphalt and a water truck would be used to sprinkle the area for dust abatement during construction. Use of the road would be permanent and year round. The project would have no relationship to Bureau transportation plans as the road leads to Mr. Rogers private property. All activities associated with the construction, operation, and termination of the rights-of-way would be within the authorized limits of the rights-of-way. The construction site would be maintained in a clean and sanitary condition at all times. Waste materials including trash, garbage, petroleum products, human waste, etc. would be disposed of promptly at an appropriate waste disposal site.

Resource Values and Concerns:

Threatened and endangered species and cultural resource clearances have been completed. The

proposed project would not conflict with these. Any cultural or paleontological resource discovered during construction would be immediately reported to the authorized officer of BLM. All operations in the immediate area of such discovery would be suspended until written authorization to proceed is issued by the authorized officer. The project would have minor or temporary impacts on soils, visual resources, air quality and noise during construction. Other resource values would not be affected.

Hazardous Materials:

No hazardous materials would be used, produced, transported or stored on or within the rights-of-way or used in the construction, operation, maintenance or termination of the rights-of-way.

Termination:

If the project is terminated or abandoned a joint inspection would be held with the authorized officer of BLM prior to termination. This would be held to agree upon an acceptable rehabilitation plan for the area.





Road B
Existing Road



Road C (coming off of Dixie Drive to private property)

Exhibit E
Recorded Land Patent



The United States of America

To all whom these presents shall come, Greetings:

WHEREAS,

Cross L Holdings, LLC, a Utah Limited Liability Company

is entitled to a land patent pursuant to Sections 203 and 209 of the Federal Land Policy and Management Act of 1976, 43 U.S.C. 1713 and 1719, for the following described land:

Salt Lake Meridian, Utah

T. 42 S., R. 16 W.,
sec. 35, lot 2, E1/2NW1/4SE1/4NW1/4.

The area described contains 12.56 acres.

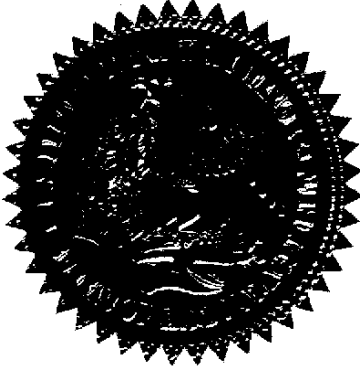
NOW KNOW YE, that there is, therefore, granted by the **UNITED STATES** unto **Cross L Holdings, LLC, a Utah Limited Liability Company** the land described above; **TO HAVE AND TO HOLD** the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto **Cross L Holdings, LLC, a Utah Limited Liability Company** and to its successors and assigns, forever.

EXCEPTING AND RESERVING TO THE UNITED STATES: A right-of-way thereon for ditches or canals constructed by the authority of the United States (Act of August 30, 1890, 43 U.S.C. 945).

SUBJECT TO:

1. Those rights for a road, granted to Rogers Construction Company, their successors or assigns, by Right-of-Way No. UTU-77901, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761).
2. Those rights for a road, granted to the City of St. George, its successors or assigns, by Right-of-Way No. UTU-84815, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761).
3. Those rights for a road, granted to the City of St. George, its successors or assigns, by Right-of-Way No. UTU-67815, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761).

4. Those rights for a gas pipeline, granted to Questar Gas Company, its successors or assigns, by Right-of-Way No. UTU-62308, pursuant to the Act of February 25, 1920, as amended, (30 U.S.C. 185).



IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in SALT LAKE CITY, UTAH, the SIXTEENTH day of JUNE in the year of our Lord TWO THOUSAND and SEVENTEEN and the Independence of the United States the Two Hundred and Forty-First

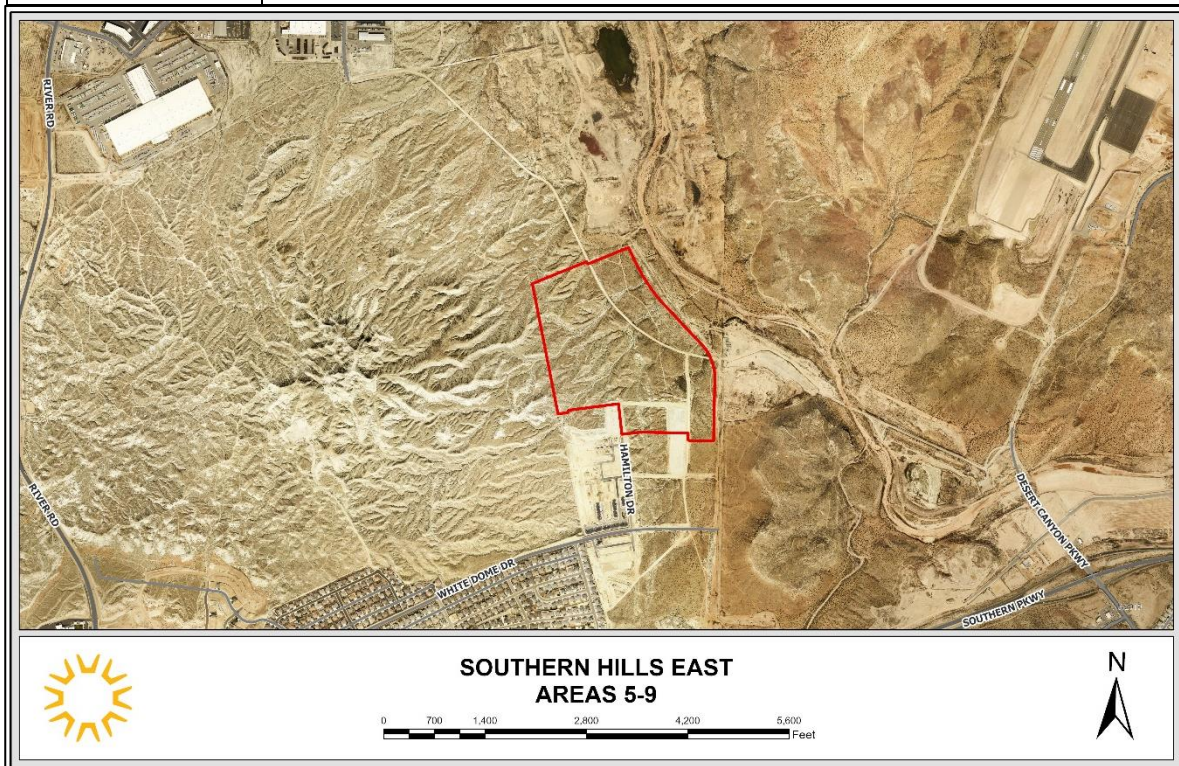
By Edwin L. Roberson

Edwin L. Roberson
State Director
Bureau of Land Management

Exhibit F
Contours and Cross Sections

PLANNING COMMISSION AGENDA REPORT: 04/28/2026

Southern Hills East Areas 5-9 Zone Change (Case No. 2026-ZC-007)	
Request:	Consider a request to amend the City Zoning Map by amending the zone from PD-R (Planned Development Residential) and R-1-7 (Residential Single-Family 7,000 sq ft lot minimum) to R-1 (Single-Family no minimum square footage, 40-foot minimum lot width/frontage) on approximately 101.61 acres generally located north of South Desert Townhomes and the current end of Hamilton Drive.
Applicant:	DSG Engineering, Mike Terry
Location:	Generally located north of South Desert Townhomes and the current end of Hamilton Drive
General Plan:	MDR (Medium Density Residential)
Existing Zoning:	PD-R (Planned Development Residential) and R-1-7 (Residential Single-Family 7,000 sq ft lot minimum)
Surrounding Zoning:	North PD-R (Planned Development Residential) and AV-1 (Airport Vicinity Industrial)
	South PD-R (Planned Development Residential) and R-1-7 (Residential Single-Family 7,000 minimum sq ft lots)
	East AV-1 (Airport Vicinity Industrial)
	West OS (Open Space)
Land Area:	Approximately 101.61 acres



BACKGROUND:

This application proposes a zoning map amendment for 101.61 acres, changing the designation from PD-R (Planned Development Residential) and R-1-7 (Residential Single-Family 7,000 sq. ft. minimum) to R-1 (Single-Family no minimum square footage, 40-foot minimum lot width/frontage).

The R-1 zone is a new designation heard and recommended by the Planning Commission in February 2026 then approved by the City Council on March 25, 2026. This zone allows for various lot sizes as there is no minimum square footage requirement. However, because the underlying General Plan is MDR (Medium Density Residential), a minimum frontage requirement of 40 feet applies, and density is capped at nine units per acre.

The Southern Hills East Area Zone Plan was approved by City Council on June 3, 2021. In this plan, Areas 6, 7, and 8 were designated as R-1-7 (Residential Single-Family, minimum 7,000 sq. ft. lots), while Areas 5 and 9 were designated as PD-R (Planned Development Residential). The total 101.61 acres is designated as MDR (Medium Density Residential).

Please note that this zone change was an “Initial PD.” Consequently, individual details for these areas were intended to be finalized through subsequent Planned Development Amendments or Plats, as required by the zoning designations.

The table below summarizes the proposals from the initial zone plan:

Area	Name	Zoning	Units	Unit Type	Acres	DUA
5	Rolling Desert PD	PD-R	94	Patio Homes	23.4	4.02
6	Cove Valley Subdivision	R-1-7	158	Single Family	39.27	4.02
7	Dry Wash Subdivision	R-1-7	48	Single Family	14.9	3.22
8	TBD	R-1-7	57	Single Family	15.78	3.61
9	TBD	PD-R	134	PD-Residential	16.2	8.98

Phases 1, 2 and 3 of Cove Valley Subdivision have been developed at the R-1-7 zoning designation and are not included in this application.

NOTICING:

Notice letters were sent to property owners within a 500 ft. radius of the rezone and notices were posted in four (3) public places on the City website, State website, and on the bulletin board in the City.

RECOMMENDATION:

Staff recommends approval of this zone change for Southern Hills East Areas 5-9.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend denial.
3. Continue the proposed zone change amendment to a specific date.

POSSIBLE MOTION:

“I move that we forward a positive recommendation to the City Council for the zone change for Southern Hills East Areas 5-9, case number 2026-ZC-007, based on the findings listed in the staff report.”

FINDINGS FOR APPROVAL:

1. That the proposed zone change still lines up with the Medium Density Residential designation in the General Plan, and it gives a little more flexibility on lot sizes while staying within the expected density.
2. That this zone change is a continuation of what was already anticipated with the original PD zoning, where the details were anticipated to be worked out later through plats and follow-up approvals.
3. That the surrounding area already has a mix of zoning and residential development, so moving to R-1 here isn't introducing anything out of character with what's already out there.
4. That shifting to the R-1 zone should make it easier to design and phase the subdivision, with the understanding that the plat process will still work through specifics like layout, access, and infrastructure.

Exhibit A

PowerPoint Presentation

Southern Hills East Areas 5-9

2026-ZC-007



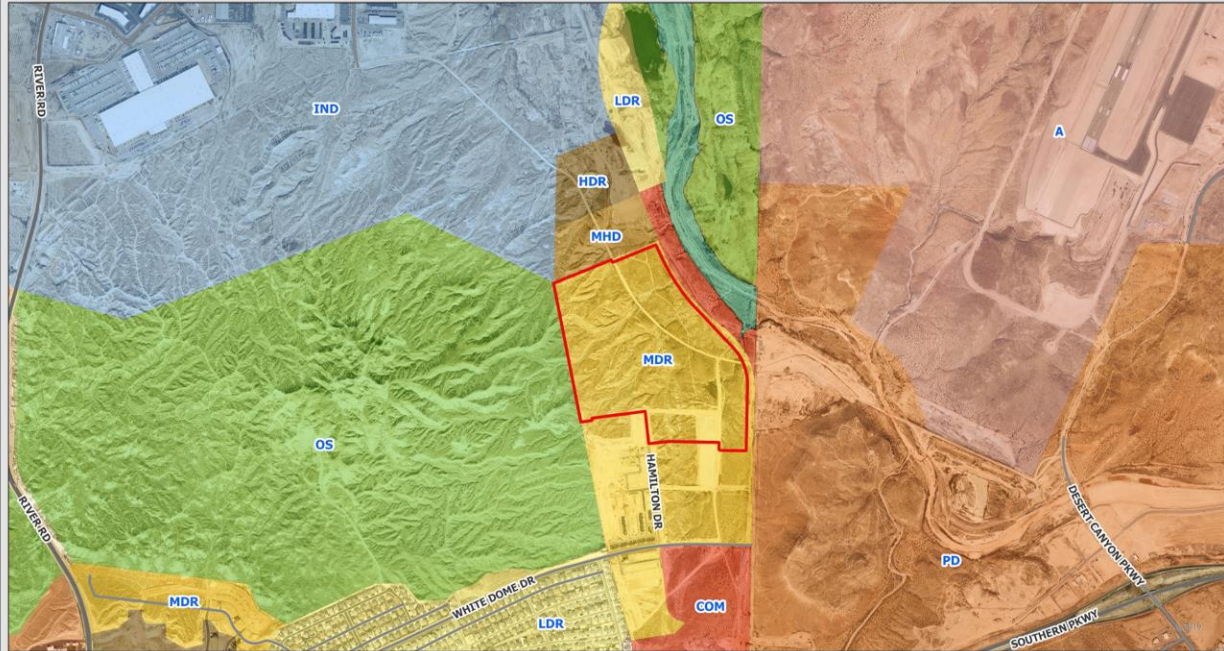
Location



**SOUTHERN HILLS EAST
AREAS 5-9**



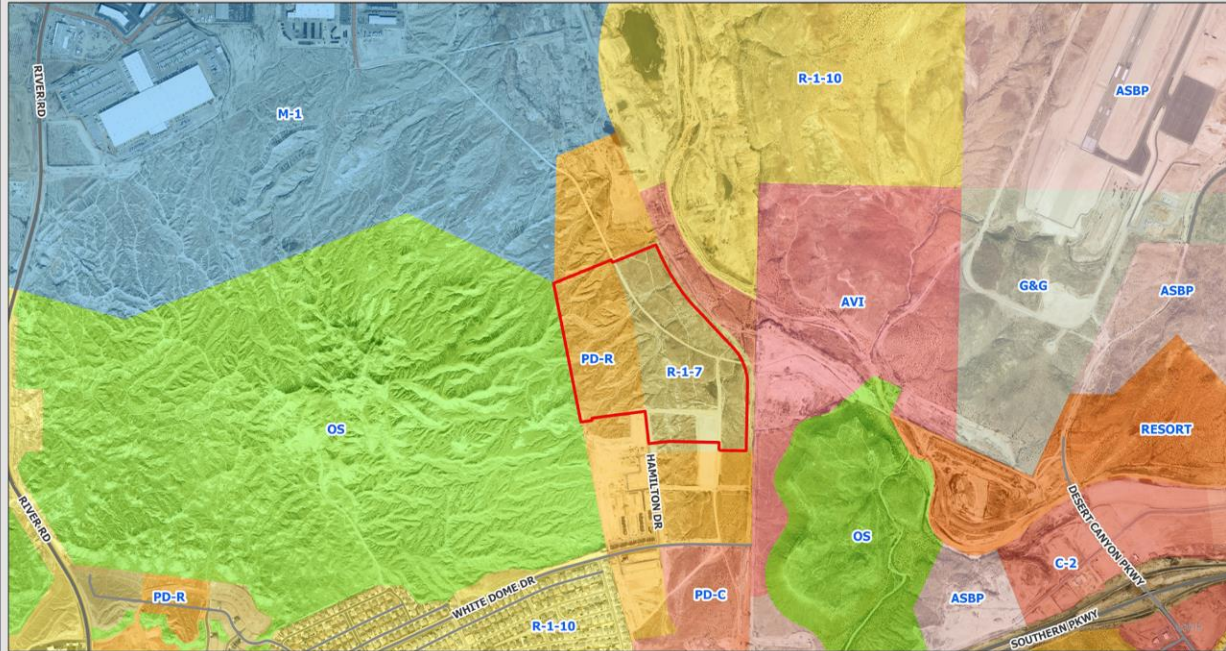
Land Use



SOUTHERN HILLS EAST AREAS 5-9



Zoning



SOUTHERN HILLS EAST AREAS 5-9

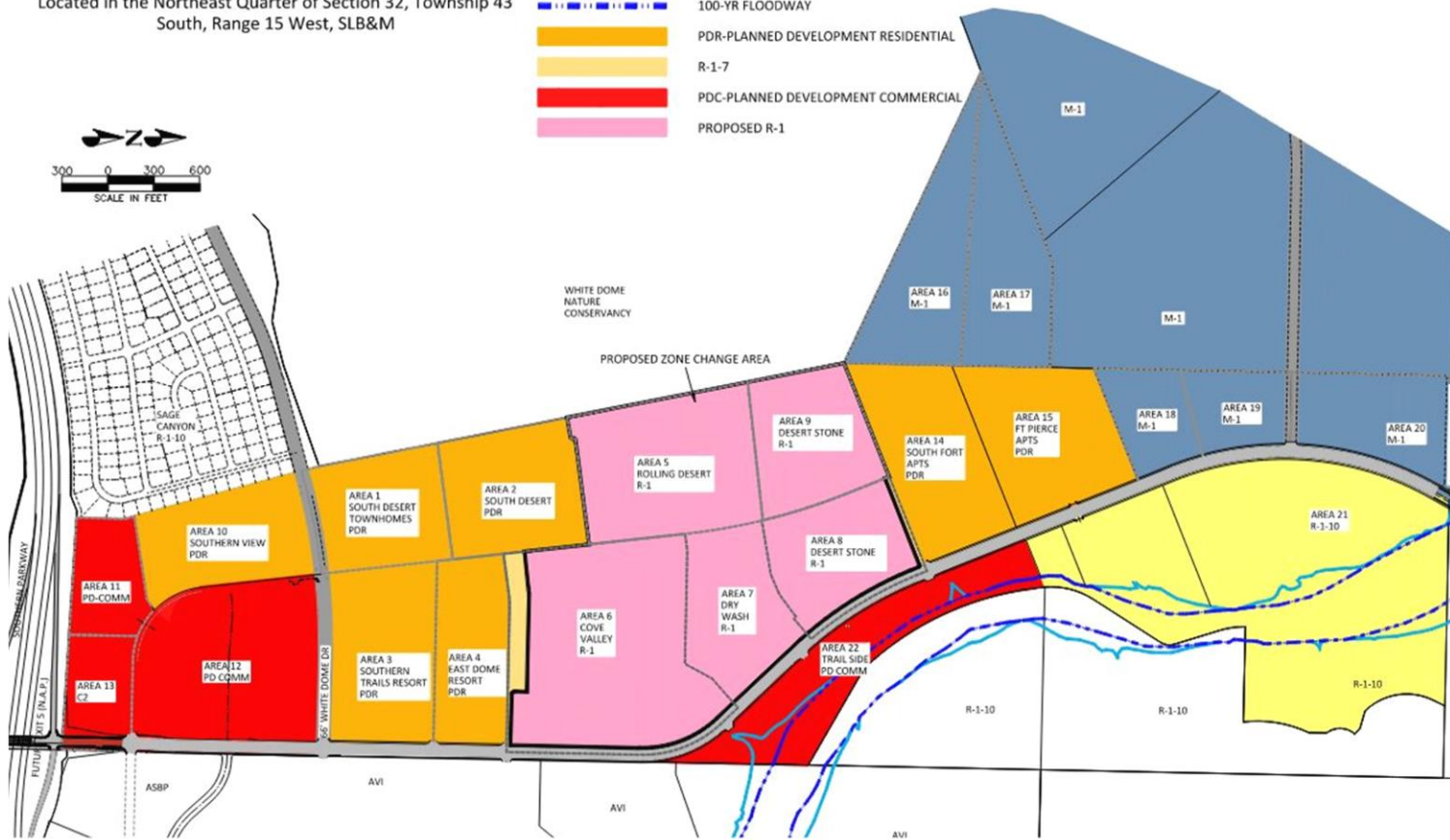
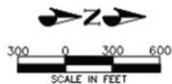


Zone Plan Change for SOUTHERN HILLS EAST

Located in the Northeast Quarter of Section 32, Township 43
South, Range 15 West, SLB&M

LEGEND

-  100-YR FLOODPLAIN
-  100-YR FLOODWAY
-  PDR-PLANNED DEVELOPMENT RESIDENTIAL
-  R-1-7
-  PDC-PLANNED DEVELOPMENT COMMERCIAL
-  PROPOSED R-1



Possible Motion

“I move that we forward a positive recommendation to the City Council for the zone change for Southern Hills East Areas 5-9, case number 2026-ZC-007, based on the findings listed in the staff report.”

PLANNING COMMISSION AGENDA REPORT: **4/28/2026**

Buck's Ace Sun River Planned Development Amendment (Case No. 2026-PDA-009)	
Request:	Consider an ordinance to amend an approved PD-C (Planned Development Commercial) zone to allow the design and site plan for a new 45,686 sq. ft. hardware store on a 3.4-acre site.
Applicant:	Sky Engineering, BH Architecture
Representative:	Jared Madsen, Brandon Hall
Location:	Located east of Arrowhead Canyon Drive and south of Havasu Drive.
General Plan:	PD (Planned Development), AIZP - MU (Mixed-Use)
Existing Zoning:	PD-C (Planned Development Commercial)
Surrounding Zoning:	North PD-C (Planned Development Commercial)
	South PD-C (Planned Development Commercial)
	East PD-C (Planned Development Commercial)
	West PD-R (Planned Development Residential)
Land Area:	Approximately 3.4 acres



BACKGROUND AND REQUEST:

This project site is part of the Sun River Commons area and within the AIZP (Atkinville Interchange Area Zone Plan), Planning Area 3.1. The applicant is proposing a new hardware store building, approximately 45,686 square feet in size on a 3.4-acre site. The AIZP permitted uses list identifies “Hardware Store” less than 40,000 sq ft as a permitted use within the MU (mixed use) zone, which is the designation for Planning Area 3.1

There are 112 parking spaces proposed, and 163 spaces are required for the use. This project is short 51 parking stalls. There is approximately 17,591 square feet of proposed landscaping which is about 11.9% of the project site, exceeding the minimum commercial requirement of 10%. The building would reach a height of 37 feet 2 inches, with architectural features up to 39 feet 2 inches. The zone allows for a 35-foot building height with architectural features allowed up to 45 feet. The building will primarily be constructed of stucco, wood-look metal aluminum cladding, composite panels, and painted steel. Elevation drawings have been included in this packet.

Additional Requests

-As mentioned above, the AIZP permits a maximum building height of 35 feet, with architectural features allowed up to 45 feet. The applicant is requesting an amendment to the Zone Plan to increase the allowable height for this site. The proposed amendment would allow a building height of 37 feet 2 inches with architectural height of 39 feet 2 inches. For comparison, the existing Hampton Inn & Suites on Sun River Parkway, also within the AIZP and subject to the same height regulations, received City Council approval for a building height increase to 59 feet, with architectural features reaching 67 feet 10 inches. Additionally, the professional office building on the east side of the development received City Council approval for a building height of 50 feet. The Home 2 Suites hotel on the northeast side of the development also received City Council approval for a building height of 46 feet 4 inches with an architectural height of 53 feet 5 inches.

-The AIZP currently permits hardware stores under 40,000 square feet. The applicant is requesting an amendment to the Zone Plan to allow a hardware store of approximately 45,686 square feet.

-The applicant is also requesting that the 6’ masonry wall on the west side of the property, required for the residential buffer, extend to the point where it meets the Ace building, rather than continuing to the south property line.

Please see the table below for a summary of the zoning requirements.

Zoning Requirements			
Regulation	Section Number	Proposal	Staff Comments
Setbacks	AIZP 4.2	Proposed setbacks: Arrowhead Canyon Dr – 27’	The required setbacks are: Arrowhead Canyon Dr – 25’ Private Streets – 10’

		Havasu Dr (private) – 141' 6" Side – 25' 9"	PD-C zone - 0'
Pedestrian Circulation Plan	10-8-6	Pedestrian circulation is shown on the plans.	Staff will ensure the plans meet the required pedestrian circulation at site plan review.
Uses		Hardware Store less than 40,000 sq ft.	The hardware store is a permitted use, but this building is looking for approval to exceed the 40,000 sq ft maximum at 45,686 sq ft.
Height and Elevation	AIZP 4.2	37' 2" to top of parapet and 39' 2" to top of architectural features.	The maximum allowed height is 35' with architectural features up to 45'. This building would exceed the maximum building height but is less than maximum architectural height.
Phasing Plan	10-8D-2	No phasing proposed.	No comment.
Landscape Plan	10-8D-2 & AIZP 4.2	Conceptual landscape plan provided.	This will require a residential landscape buffer along Arrowhead Canyon Drive with a 6' masonry wall and average 15' of landscaping between east side of trail and parking/building.
Utilities	10-8D-2	Conceptual utility plan provided.	Utilities will be evaluated in detail during the JUC & site plan review process.
Signs	10-8D-2	Potential conceptual monument signage site provided. Wall signage is included.	Signs will be approved through the sign permit process and need to meet the Sun River Commons Master Sign Plan and 9-13 of City Code.
Lighting	10-8D-2, 10-14-1	A photometric plan has been included.	During site plan review, staff will ensure that site lighting meets the requirements in Title 10-14 (outdoor lighting).
Lot Coverage	10-8D-6	Conceptual plan shown (30.9%)	The site plan meets lot coverage regulations < 50%
Solid Waste	10-8D-6	Solid waste receptacle location is shown on the site plan.	The waste enclosure will be required to have a solid wall surrounding it.
Parking	10-19-5	112 parking stalls	163 parking stalls are required, making this site 51 stalls short.

EVCS And Bike Parking	10-19-6	None shown.	During site plan review, staff will ensure the plans meet the EVCS and bike parking requirements.
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RECOMMENDATION:

Staff cannot recommend approval as the project does not meet the parking requirements outlined in 10-19 of the City Code.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial of the request.
4. Continue the proposed PD amendment to a later date.

FINDINGS:

1. Increased building height is less than the maximum architectural height in the AIZP Plan and is like other buildings in the area that have received approval for height increases.
2. Adjacent residential zone will likely not be impacted by reduced 6' masonry wall length along the west side of property as there would be no windows and only landscape where open.
3. The AIZP plan states that hardware stores must be less than 40,000 square feet and this building would only have approximately 27,411 square feet of hardware use.
4. This project would not meet 10-19 of City Code as it is short 51 parking spaces based on provided square footages.

POSSIBLE MOTION:

"I move that we recommend denial to the City Council for the PD Amendment for Buck's Ace Sun River, Case No. 2026-PDA-009, based on finding number 4 listed in the staff report."

Exhibit A

Applicants Narrative

BHArchitecture

Date:	March 18, 2026
To:	City of St. George 61 S Main St St. George, UT 84770
Subject:	Project Narrative for Planned Development Amendment Application Proposed Buck's at Sun River
	<p>Buck's Ace is coming to Sun River! The proposed development consists of one large building for retail, retail storage (stockroom) and offices for operations. The footprint is about 43,000 square feet, of which about 36,800 is the retail floor.</p> <p>The building was designed to be in harmony with the surrounding architecture and design guidelines by Sun River. It is also designed with tall facades to mimic two and three-stories, however, no part of the building is 3 stories and only two small areas have a second floor for offices and a breakroom.</p> <p>The site prioritizes easy visibility and access to the store, coupled with safe and inviting maneuvering and parking. To enhance safety and welcome visitors after dark, the parking lot and building lighting is designed with light levels slightly above the minimum required, ensuring a safe environment without causing glare. Parking calculations are provided on the colored site plan, and description of a request to reduce the parking calculation for retail. See explanation there on.</p> <p>As demonstrated by the Buck's Ace owners and team in other locations (Santa Clara, St. George (Mall drive) and Hurricane) they are dedicated to the community and strive for quality and connection. They are also known to hire local, young people to give them opportunities to work and develop skills.</p> <p>Areas: Property: 147,668 sf (3.39 acres) Building: 43,000 sf ~ 29 % Coverage Landscaping: 15,500 sf Concrete sidewalks at streets, building and loading: 17,300 sf Parking (Asphalt/curb/gutter, part of street in property): 71,800 sf asphalt/curb/gutter</p>

Thank you,



Brandon E. Hall, Principal Architect

3/18/2026

Date

Exhibit B
Public Comment



Brian Dean <brian.dean@sgcityutah.gov>

Comments on Case 2026-PDA-009

1 message

brian stine <[REDACTED]>

Tue, Apr 21, 2026 at 5:26 AM

To: "brian.dean@sgcityutah.gov" <brian.dean@sgcityutah.gov>

Dear Members of the Planning Commission,

I am a resident of SunRiver Villas, located near the site of the proposed Buck's Ace Sun River hardware store.

I believe this project would be a valuable and complementary addition to the neighborhood, providing convenient access to essential goods and services for local residents. I respectfully express my support for the proposed development.

Thank you for your consideration.

Regards,
Brian Stine

[REDACTED]

Exhibit C
PowerPoint Presentation

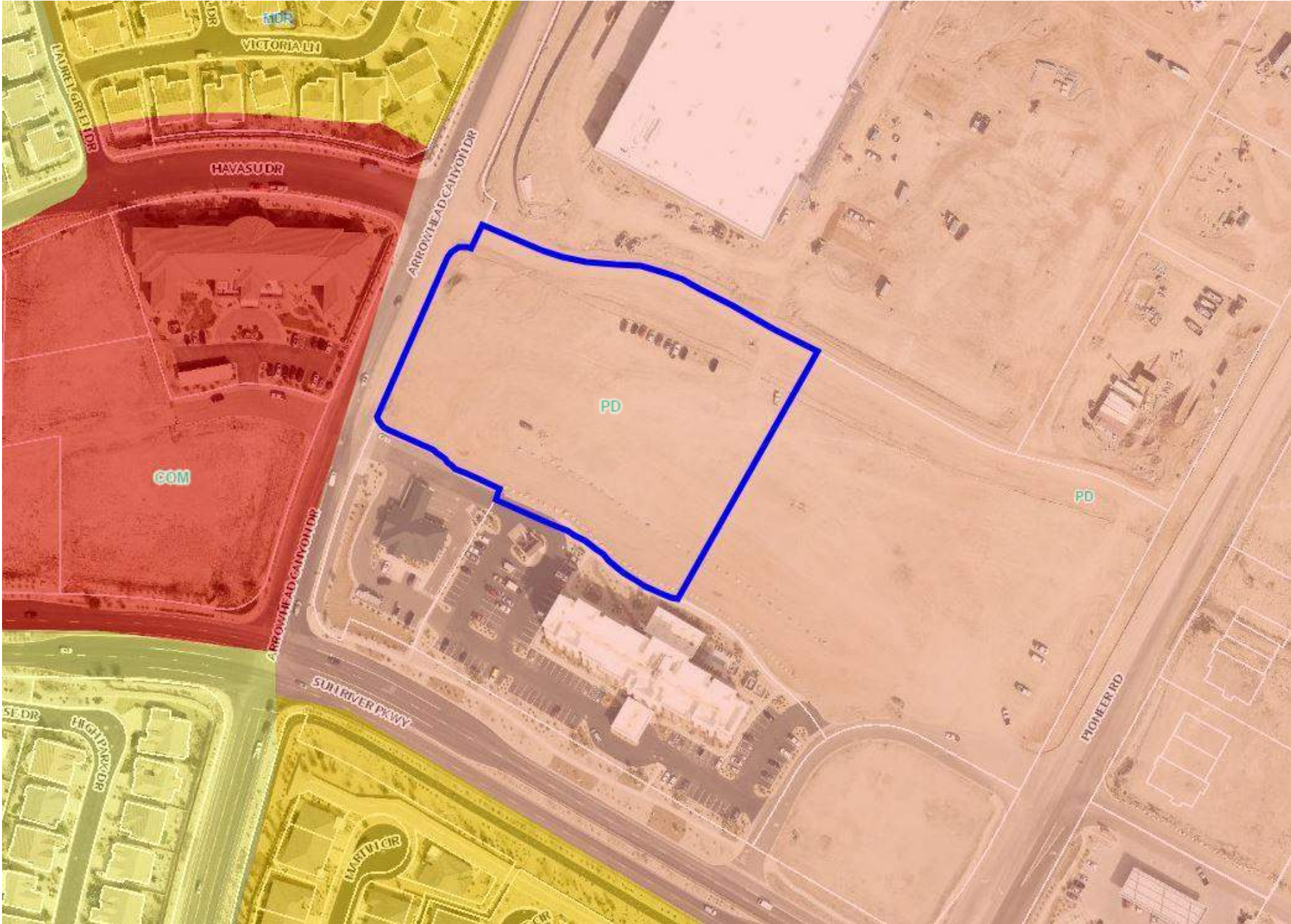
Buck's Ace
Sun River
2026-PDA-009



Aerial Map



Land Use Map

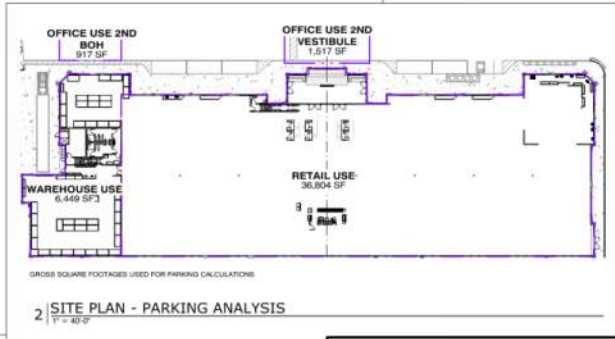


Zoning Map



Site and Landscape Plan

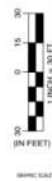
Note: This drawing, as an instrument of professional service, is the property of BRANDON E. HALL and shall not be used, in whole or part, for any other project without the written permission of Brandon E. Hall. Unauthorized use will be prosecuted to the fullest extent of the law. Copyright © 2026 by Brandon E. Hall



2 SITE PLAN - PARKING ANALYSIS
1" = 40'-0"

AREAS FOR PARKING	
Name	Area
WAREHOUSE USE	6,449 SF
OFFICE USE 2ND VESTIBULE	1,517 SF
OFFICE USE 2ND BOH	917 SF
RETAIL USE	36,804 SF
TOTAL	45,687 SF

PARKING CALCULATIONS:
 ORDINANCE 15.19.S. NONRESIDENTIAL AREA REQUIREMENTS:
 Retail stores and shops:
 1 space for each 250 sf of gross floor area.
 Business or professional offices:
 1 space for each 250 sf of gross floor area.
 Warehouses:
 1 space for each 1,000 sf of gross floor area.
 THUS:
 RETAIL: 36,804 / 250 = 147.2 SPACES
 OFFICE: 2,434 / 250 = 9.7 SPACES
 WAREHOUSE: 6,449 / 1,000 = 6.4 SPACES
TOTAL SPACES REQUIRED: 163
 TOTAL SPACES PROVIDED ON PROPERTY: **112**
 (INCLUDES 5 ADA SPACES REQUIRED/PROVIDED)
TOTAL SPACES SHORT: 51



1 OVERALL SITE PLAN
1" = 30'-0"

PROJECT # BH25007
BH Architecture
 (435) 701-7002
 WWW.BH.ArchITECTURE.COM
 ST. GEORGE, UT
COLORED SITE PLAN & PARKING
 BUCKS EXIT 2 SUN RIVER
 ST. GEORGE, UT
 SHEET DATE: 4/17/2026
 AAS2

Photometric Plan

ALED376/PCS



Specifications

Parameter	Symbol	Value	Unit	Min	Max	Min	Max
Beam of Fixture	θ	1.25	°	0.75	1.75	0.75	1.75
Part No.		ALED376					
Part No. (with 1000lm)		ALED376-1000					
Part No. (with 1500lm)		ALED376-1500					
Part No. (with 2000lm)		ALED376-2000					

Technical Specifications

Warranty

Notes

WEDGE LED

Specifications

Parameter	Symbol	Value	Unit	Min	Max	Min	Max
Beam of Fixture	θ	1.25	°	0.75	1.75	0.75	1.75

Technical Specifications

Warranty

Notes

ALD2ST

Specifications

Parameter	Symbol	Value	Unit	Min	Max	Min	Max
Beam of Fixture	θ	1.25	°	0.75	1.75	0.75	1.75

Technical Specifications

Warranty

Notes

LITHONIA LIGHTING

LDN4 STATIC WHITE

Specifications

Parameter	Symbol	Value	Unit	Min	Max	Min	Max
Beam of Fixture	θ	1.25	°	0.75	1.75	0.75	1.75

Technical Specifications

Warranty

Notes

NLS

KLIP

Specifications

Parameter	Symbol	Value	Unit	Min	Max	Min	Max
Beam of Fixture	θ	1.25	°	0.75	1.75	0.75	1.75

Technical Specifications

Warranty

Notes

KLIP

Specifications

Parameter	Symbol	Value	Unit	Min	Max	Min	Max
Beam of Fixture	θ	1.25	°	0.75	1.75	0.75	1.75

Technical Specifications

Warranty

Notes



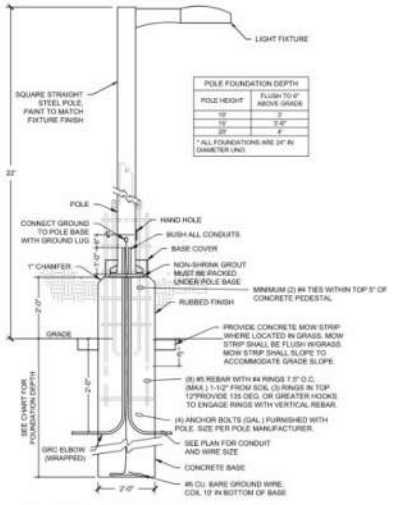
Summary

Item	Quantity	Unit	Value
Light Fixtures	10	Each	10

Summary

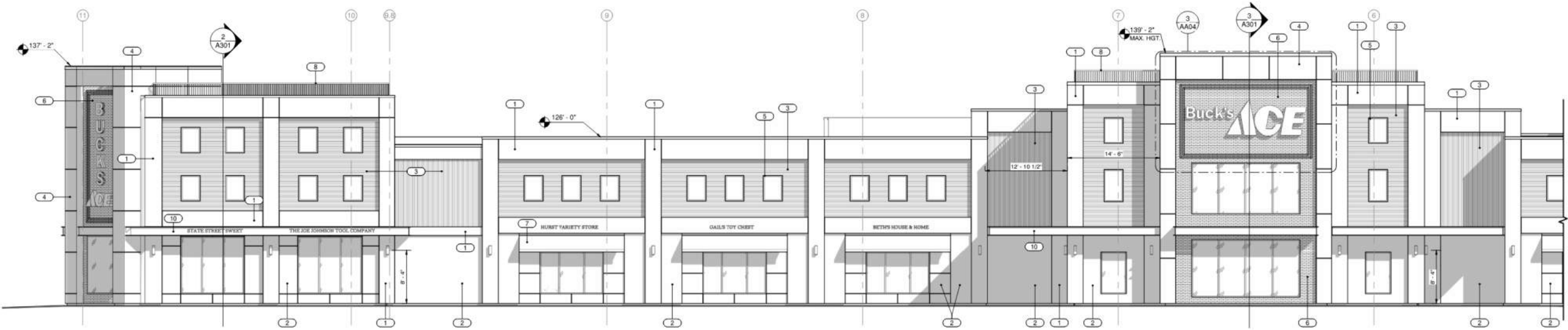
Symbol	Label	Height	Qty	Beam Number	Description	Number of Lamps	Lumens per Lamp	LF	Wattage
□	SF1	11	1	ALED376-1000 (1000LM)	LED FINE-METAL HOUSING, 6.0 DEGREE BEAM ANGLE WITH 1 LED, HOUSING PLASTIC REFLECTOR WITH SPECULAR PLATE GLASS LENS IN CAST WHITE PAINTED WITH 1.00 FINISH	1	1000	0.8	70.0
□	SF2	11	1	ALED376-1500 (1500LM)	LED FINE-METAL HOUSING, 6.0 DEGREE BEAM ANGLE WITH 1 LED, HOUSING PLASTIC REFLECTOR WITH SPECULAR PLATE GLASS LENS IN CAST WHITE PAINTED WITH 1.00 FINISH	1	1500	0.8	105.0
□	SF4	11	1	WEDGE LED 1000LM (1000LM)	WEDGE LED WITH 1000LM PERFORMANCE PACKAGE, 6.0 DEGREE BEAM ANGLE WITH 1 LED, HOUSING PLASTIC REFLECTOR WITH SPECULAR PLATE GLASS LENS IN CAST WHITE PAINTED WITH 1.00 FINISH	1	1000	0.8	70.0
□	SF7	11	1	LDN4 STATIC WHITE (1000LM)	LDN4 STATIC WHITE WITH 1000LM PERFORMANCE PACKAGE, 6.0 DEGREE BEAM ANGLE WITH 1 LED, HOUSING PLASTIC REFLECTOR WITH SPECULAR PLATE GLASS LENS IN CAST WHITE PAINTED WITH 1.00 FINISH	1	1000	0.8	70.0
□	SF9	11	1	KLIP 1000LM (1000LM)	KLIP 1000LM WITH 1000LM PERFORMANCE PACKAGE, 6.0 DEGREE BEAM ANGLE WITH 1 LED, HOUSING PLASTIC REFLECTOR WITH SPECULAR PLATE GLASS LENS IN CAST WHITE PAINTED WITH 1.00 FINISH	1	1000	0.8	70.0
□	SF10	11	1	KLIP 1500LM (1500LM)	KLIP 1500LM WITH 1500LM PERFORMANCE PACKAGE, 6.0 DEGREE BEAM ANGLE WITH 1 LED, HOUSING PLASTIC REFLECTOR WITH SPECULAR PLATE GLASS LENS IN CAST WHITE PAINTED WITH 1.00 FINISH	1	1500	0.8	105.0
□	SF5	11	1	ALED376-2000 (2000LM)	ALED376-2000 WITH 2000LM PERFORMANCE PACKAGE, 6.0 DEGREE BEAM ANGLE WITH 1 LED, HOUSING PLASTIC REFLECTOR WITH SPECULAR PLATE GLASS LENS IN CAST WHITE PAINTED WITH 1.00 FINISH	1	2000	0.8	140.0

1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"



2 LIGHT POLE BASE DETAIL
NO SCALE

Elevations



1 NORTH ELEVATION - LEFT SIDE
1/8" = 1'-0"



2 NORTH ELEVATION - RIGHT SIDE
1/8" = 1'-0"

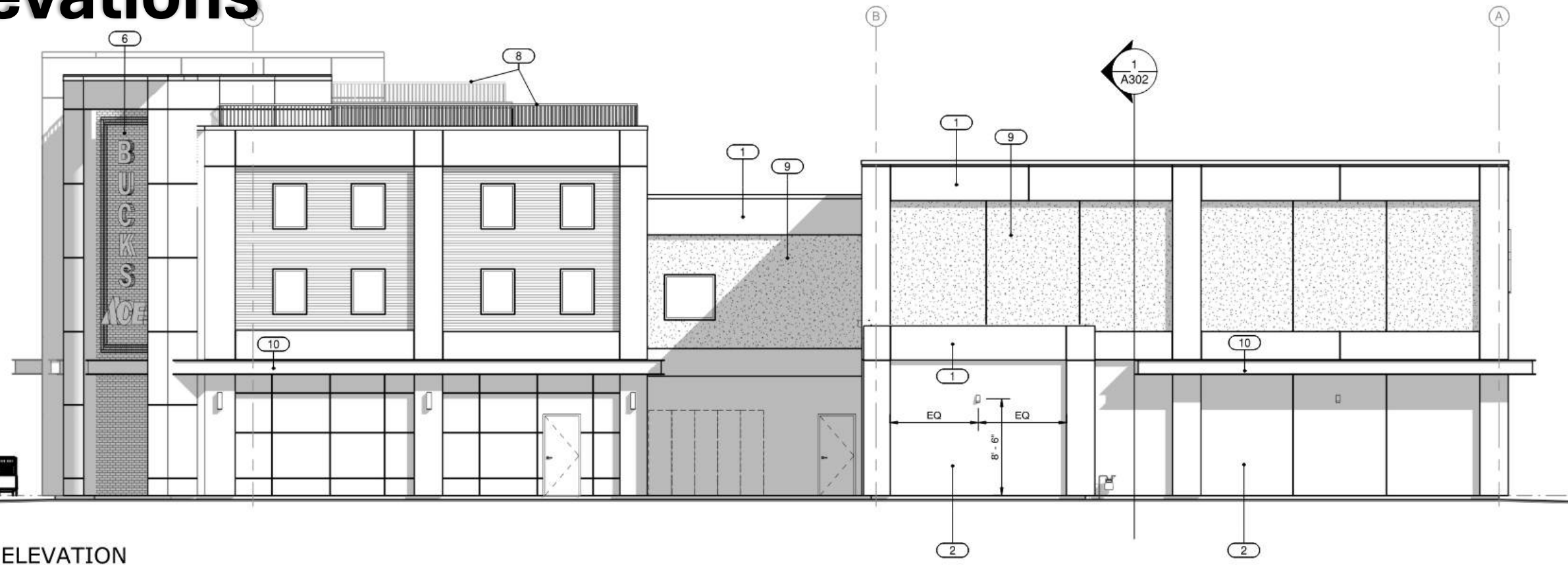
Elevations



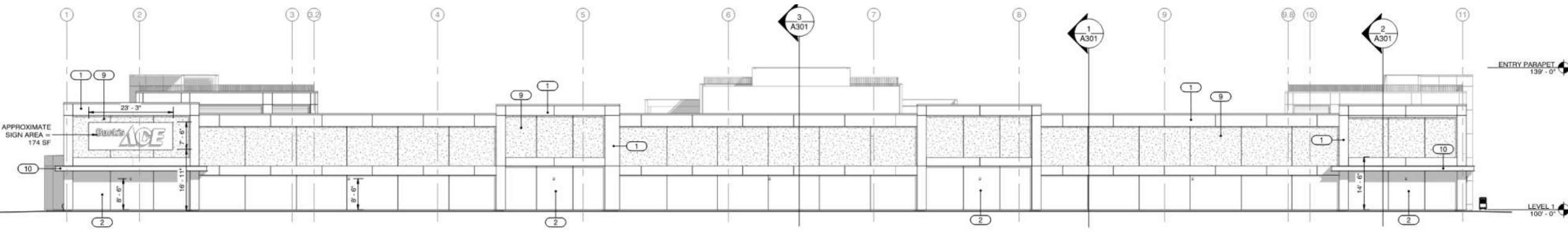
3 EAST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE				
#	ITEM	MANUFACTURER	MODEL/STYLE/COLOR	COMMENTS
1	LIGHT GREY STUCCO	OMEGA DIAMOND WALL	SMOOTH SAND, SW7035 AESTHETIC WHITE	
2	DARK BLACK STUCCO	OMEGA DIAMOND WALL	SMOOTH SAND, SW6258 TRICORN BLACK	
3	WOOD-LOOK METAL	LUMABUILT OR EQUAL	MODAIC, 6" V-GROOVE PLANK, DARK NATIONAL WALNUT	
4	MCM COMPOSITE PANELS	ALPOLIC MCM	A1000, DRY, BLACK	ENTRANCE
5	WINDOWS, METAL	ARCADIA & CMG	BLACK ANODIZED & BLACK	WINDOW/DOOR FRAMES
6	THINBRICK	GENERAL SHALE	BLACK LAKE MODULAR	
7	FABRIC AWNINGS		RED	
9	BROWN STUCCO		SMOOTH SAND, SWXXXX COLOR NEEDED	
10	PAINTED STEEL	PER GC	PAINTED STEEL, BLACK	STEEL AWNINGS

Elevations



1 WEST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"

Renderings



Renderings



Renderings



Renderings



Renderings



Renderings



Materials Board



EXTERIOR FINISH SCHEDULE				
#	ITEM	MANUFACTURER	MODEL/STYLE/COLOR	COMMENTS
1	LIGHT GREY STUCCO	OMEGA DIAMOND WALL	SMOOTH SAND, SW7035 AESTHETIC WHITE	
2	DARK BLACK STUCCO	OMEGA DIAMOND WALL	SMOOTH SAND, SW6258 TRICORN BLACK	
3	WOOD-LOOK METAL	LUMABUILT OR EQUAL	MODAIC, 6" V-GROOVE PLANK, DARK NATIONAL WALNUT	
4	MCM COMPOSITE PANELS	ALPOLIC MCM	A1000, DRY, BLACK	ENTRANCE
5	WINDOWS, METAL	ARCADIA & CMG	BLACK ANODIZED & BLACK	WINDOW/DOOR FRAMES
6	THINBRICK	GENERAL SHALE	BLACK LAKE MODULAR	
7	FABRIC AWNINGS		RED	
9	BROWN STUCCO		SMOOTH SAND, SWXXXX COLOR NEEDED	
10	PAINTED STEEL	PER GC	PAINTED STEEL, BLACK	STEEL AWNINGS



EXTERIOR FINISH SCHEDULE				
#	ITEM	MANUFACTURER	MODEL/STYLE/COLOR	COMMENTS
1	LIGHT GREY STUCCO	OMEGA DIAMOND WALL	SMOOTH SAND, SW7035 AESTHETIC WHITE	
2	DARK BLACK STUCCO	OMEGA DIAMOND WALL	SMOOTH SAND, SW6258 TRICORN BLACK	
3	WOOD-LOOK METAL	LUMABUILT OR EQUAL	MODAIC, 6" V-GROOVE PLANK, DARK NATIONAL WALNUT	
4	MCM COMPOSITE PANELS	ALPOLIC MCM	A1000, DRY, BLACK	ENTRANCE
5	WINDOWS, METAL	ARCADIA & CMG	BLACK ANODIZED & BLACK	WINDOW/DOOR FRAMES
6	THINBRICK	GENERAL SHALE	BLACK LAKE MODULAR	
7	FABRIC AWNINGS		RED	
9	BROWN STUCCO		SMOOTH SAND, SWXXXX COLOR NEEDED	
10	PAINTED STEEL	PER GC	PAINTED STEEL, BLACK	STEEL AWNINGS

Increased Height Request

Atkinville Interchange Zone Plan Allowance:

- Maximum building height of 35 feet with architectural up to 45 feet.

Request:

- Building height of 37 feet 2 inches, architectural height of 39 feet 2 inches.

Previously approved:

- Hampton Inn & Suites - building height of 59 feet with architectural of 67 feet 10 inches.
- Professional office building (east) – building height of 50 feet.
- Home 2 Suites – building height of 46 feet 4 inches with architectural of 53 feet 5 inches.

Additional Requests

Atkinville Interchange Zone Plan Allowance:

- Hardware store less than 40,000 square feet.

Request:

- Hardware store 43,382 square feet.
- Applicant feels when this zone plan was approved “Hardware or home improvement store” was referring to a big box hardware store like Home Depot or Lowe’s. Buck’s Ace is approximately 60% hardware and 40% non-hardware items.

Exhibit 2-5 Atkinville Interchange Plan Area - Planned Development Zone Permitted Use Matrix. Planning Areas 1.5, 1.6, 3.1, 4.1, 4.2, 5.1, 5.2, 6.1, and 6.2

Land Use	Land Use District							
	Commercial and Mixed Use				Employment		Other	
	VC1	VC2	MU	RV	EM1	EM2	MF	PF
General Commercial Uses (continued)								
Equipment rental (enclosed in building with no outdoor storage)	P	P	P	P	N	P	N	N
Fast food restaurants with drive-in or drive-through facilities	P	P	P	N	N	N	N	N
Fast food restaurants without drive-in or drive-through	P	P	P	N	N	N	N	N
Feed and tack store	N	N	N	N	N	N	N	N
Financial institutions with drive-thru	P	P	P	N	N	N	N	N
Florist shops	P	P	P	N	N	N	N	N
Food store (<40,000 square feet)	P	N	P	N	N	N	N	N
Furniture, carpet home furnishings, or home decorations store	P	P	P	N	N	N	N	N
Gasoline service station with or without car wash	P	P	P	N	C	C	N	N
Hardware or home improvement store (> 40,000 S.F.)	N	N	N	N	N	N	N	N
Hardware or home improvement store (< 40,000 S.F.)	N	N	P	N	N	N	N	N

- Here are their non-Hardware:
- Toys
 - Men's and Women's clothing
 - Housewares
 - Ice cream & Candy
 - Team Sports: Basketball, Baseball etc.
 - Home Goods
 - Sporting Goods: Camping, Hiking & Fishing

Additional Requests

PD-C City Code Standard:

- Residential buffer with a minimum 6' solid masonry wall.

Request:

- 6' block wall that continues along south of the property until it meets the south wall of the Ace building.



Parking

AREAS FOR PARKING

Name	Area
WAREHOUSE USE	6,449 SF
OFFICE USE 2ND VESTIBULE	1,517 SF
OFFICE USE 2ND BOH	917 SF
RETAIL USE	36,804 SF
TOTAL	45,686 SF

PARKING CALCULATIONS:

ORDINANCE 10-19-5: NONRESIDENTIAL AREA REQUIREMENTS:

Retail stores and shops:
1 space for each 250 sf of gross floor area.

Business or professional offices:
1 space for each 250 sf of gross floor area.

Warehouses:
1 space for each 1,000 sf of gross floor area,

THUS:

RETAIL: 36,804 / 250 = 147.2 SPACES

OFFICE: 2,434 / 250 = 9.7 SPACES

WAREHOUSE: 5,726 / 1,000 = 5.7 SPACES

TOTAL SPACES REQUIRED: 163

TOTAL SPACES PROVIDED ON PROPERTY: 112
(INCLUDES 5 ADA SPACES REQUIRED/PROVIDED)

TOTAL SPACES SHORT: 51



Recommendation

Staff cannot recommend approval as the project falls short of the parking requirements found in 10-19 of City Code.

Possible Motion

“I move that we recommend denial to the City Council for the PD Amendment for Buck’s Ace Sun River, Case No. 2026-PDA-009, based on finding number 4 listed in the staff report.”

PLANNING COMMISSION AGENDA REPORT: **4/28/2026**

Irvine Mixed Use Commercial Planned Development Amendment (Case No. 2026-PDA-010)	
Request:	Consider an ordinance amending an approved Planned Development Commercial (PD-C) zone for the design and site plan of a new three-story, mixed use commercial building on approximately 3.04 acres.
Applicant:	Premier Design and Engineering, Inc.
Representative:	Eric Mcfadden
Location:	The property is generally located east of Pioneer Road and north of Sun River Parkway.
General Plan:	COM (Commercial)
Existing Zoning:	PD-C (Planned Development Commercial)
Surrounding Zoning:	North PD-C (Planned Development Commercial)
	South PD-C (Planned Development Commercial)
	East PD-C (Planned Development Commercial)
	West PD-C (Planned Development Commercial)
Land Area:	Approximately 3.04 acres



BACKGROUND:

This project site is located within the Sun River Commons area and falls in the Atkinville Interchange Area Zone Plan (AIZP), specifically within Planning Area 2.1. The applicant is proposing the development of a new three-story, mixed use commercial building that would include office, retail, and restaurant space. Permitted uses align with those listed in the City of St. George Highway Commercial (C-2) zone.

The proposed building would have a footprint of 22,744 square feet, occupying approximately 17.2% of the site. Site access would be provided via a private driveway connected to Pioneer Road. Access to the property will come from the Municipal Utility and Public Access Easement along the east boundary. This access also provides access for Les Schwab and Home 2 Suites. This will connect to the existing development to the south, providing access from the north and the south of the property. The commercial building would offer office spaces in the east three-story section of the structure with retail and restaurant spaces in the west single story section. The building height is proposed at 48 feet 6 inches to the top of the parapet. The nearest residential property is approximately 1000 feet north of the project site.

The building is proposed to be constructed using a variety of materials, including EIFS (Exterior Insulation and Finish System), brick, siding, and metal paneling. The color palette includes several finishes such as sawgrass, modular brick, blond pear and autumn cherry siding, pearly white EIFS, and Brooklyn steel metal siding. Elevation drawings have been submitted and are included in this packet for reference.

Please see the table below for a summary of the zoning requirements.

Zoning Requirements			
Regulation	Section Number	Proposal	Staff Comments
Setbacks	10-8D-6 & AIZP	Proposed setbacks: Front - ~50' Rear - ~87'	Required setbacks: Front, rear from public streets – 25' Building Separation – 0'
Pedestrian Circulation Plan	10-8-6	Pedestrian circulation is shown on the plans	During site plan review, staff will ensure code compliance.
Uses		Office, retail, and restaurant	Office, retail, and restaurant are permitted uses.
Height and Elevation	10-8D-6 & AIZP	48'6" building height	The AIZP has a maximum building height of 35', with architectural features up to 45'
Phasing Plan	10-8D-2	No phasing proposed.	No comment.
Landscape Plan	10-8D-2 & AIZP	Conceptual landscape plan provided (approx. 15.5% of site)	The landscaping seems to be sufficient. During site plan review, staff will ensure code compliance.

Utilities	10-8D-2	Conceptual utility plan provided	Utilities will be reviewed in detail during site plan review. No significant issues are anticipated based on the conceptual plan and with the recommended conditions.
Signs	10-8D-2	Signage not provided.	Signs will be approved through the sign permit process and be required to follow the Sun River Commons Master Sign Plan.
Lighting	10-8D-2, 10-14-1	A photometric plan has been included	Site lighting appears to meet the requirements found in Title 10-14
Lot Coverage	10-8D-6 & AIZP	Conceptual plan shown (17.2%)	The site plan meets lot coverage regulations < 50%
Solid Waste	10-8D-6	Solid waste receptacle location is shown on the site plan.	Located away from the public street and includes a solid wall to screen from right of ways.
Landscaping	AIZP	Minimum 10% across project site	Conceptual landscaping exceeds AIZP requirement by providing 15.5% of the project site.
Parking	10-19-5	205 parking stalls	205 parking stalls required; 1 stall per 250 sf of office, retail, and kitchen and 1 stall per 100 sf of dining area.
EVCS & Bike Parking	10-19-6	Bike parking and electric vehicle parking are shown on plans.	During site plan review, staff will ensure the plans meet the EVCS and bike parking requirements.

Increased Height Request

The AIZP currently permits a maximum building height of 35 feet, with architectural features allowed up to 45 feet. The applicant is requesting an amendment to the Zone Plan to increase the allowable height for this site. The proposed amendment would allow a building height of 48 feet 6 inches. For comparison, the existing Hampton Inn & Suites on Sun River Parkway, also within the AIZP and subject to the same height regulations, received City Council approval for a building height increase to 59 feet, with architectural features reaching 67 feet 10 inches. Additionally, the professional office building south of the project site received City Council approval for a building height of 50 feet. The Home 2 Suites hotel to the north also received City Council approval for a building height of 46 feet 4 inches with an architectural height of 53 feet 5 inches. The applicant’s justification for the proposed height increase is included in the submitted narrative and expanded below.

1. **Significant Setbacks:** The project features large setbacks from neighboring properties, minimizing impacts on adjacent areas. The proposed commercial building is approximately 1000 feet away from the nearest residential property.
2. **Enhanced Landscaping:** The site includes 15.5% landscaping, exceeding the AIZP’s 10% minimum, enhancing visual appeal and buffering.

3. **Appropriate Mass, Architectural Design, and Scale:** The proposed height aligns with the area's commercial character, which includes other hotels and large buildings (see descriptions of the Hampton Inn & Suites, professional office building, and Home 2 Suites above)



RECOMMENDATION:

Staff recommends approval of this PD Amendment with the following conditions:

1. That the applicant shall meet all requirements found in Title 10 of the Zoning Regulations or the Atkinville Interchange Area Zone Plan as applicable.
2. That the increased building height request be limited to 48 feet 6 inches as depicted on the elevations.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend approval with modified conditions.
3. Recommend denial of the request.
4. Continue the proposed PD amendment to a later date.

FINDINGS FOR APPROVAL:

1. The proposed amendment meets the requirements of Title 10-8D and the Atkinville Interchange Area Zone Plan, with approval of an amendment to the building height.
2. There will be adequate parking on site to facilitate the development.

POSSIBLE MOTION:

"I move that we forward a positive recommendation to the City Council for the PD Amendment for Irvine Mixed Use Commercial, Case No. 2026-PDA-010, based on the findings and subject to the conditions listed in the staff report."

Exhibit A

Applicants Narrative



April 3, 2026

Parcel: SG-SURC-5-A-1

Project: Irvine Mixed-Use

Subject: Planned Development Amendment Narrative of the proposed development

The Irvine Mixed Use project is situated on the Southeast 3.03 acres of parcel # SG-SURC-5-A-1, recorded as Sun River Commons, Phase 5. The proposed site will consist of a Mixed-Use Office, Retail & Food building and associated improvements as follows:

Total Site Area = 132,330 Sq.ft.

Mixed-Use building (Footprint) = 22,744 Sq.ft. (17.2% of the site)

Parking lot & Sidewalks = 89,098 Sq.ft. (67.3% of the site)

Landscaping = 20,488 Sq.ft. (15.5% of the site)

The site & building have been designed in a manner to minimize wall mass along Pioneer Road, with a setback of 427 (feet) from the Pioneer Road right of way.

The property is situated as follows: North is Home 2 Suites, East is Interstate 15, South is existing commercial development, and West will be future development within the Sun River Commons Phase 5.

Access to the property will come from the existing Municipal Utility & Public Access Easement along the East boundary (which also provides access for Les Schwab & Home 2 suites). This access will be improved through this project and connected to existing development to the south. Providing access from both ends.

The property is Zoned PD-C, but is part of the Atkinville Interchange Area Zone Plan, Commercial Planning Area 2.1.

The Atkinville Interchange Area Zone Plan has maximum height allowances, which differ than the PD-C zoning allowances.

Atkinville Interchange Area Zone Plan: Maximum Building Height = 35'-0"
Maximum Height of Architectural features = 48'-6"

PD-C Zoning: Maximum Building Height = 50' feet

The proposed Mixed-Use Building maximum Height = 48'-6" to the top of the roof parapet and has a truss bearing height of 43'-0".

We ask the Planning Commission and City Council to grant a height variance for this project based on the following:

- 1.) Large setbacks from neighboring properties in all directions.
- 2.) Increased Landscaping throughout the entire site (15.5% of the site).
- 3.) Building Mass, Architectural design and Scale are appropriate for the location with other hotels & larger buildings in the area.
- 4.) The proposed height Increase is appropriate for the area, with other existing buildings in the area.
- 5.) The increased height is consistent with the existing hotels within Atkinville Interchange Area Zone Plan.

We believe the Irvine Mixed Use project will be a great addition to the fast-growing Exit 2 area and provide much needed office, retail and food accommodations for the St. George community.

Please feel free to contact us directly with any further questions or clarifications on this project at 435-313-2267 or email at premier.design_eric@yahoo.com.

Sincerely,



Eric A. Mcfadden
Premier Design & Engineering Inc

Exhibit B
PowerPoint Presentation

Irvine Mix Use Commercial
Planned Development Amendment
2026-PDA-010



Aerial Map



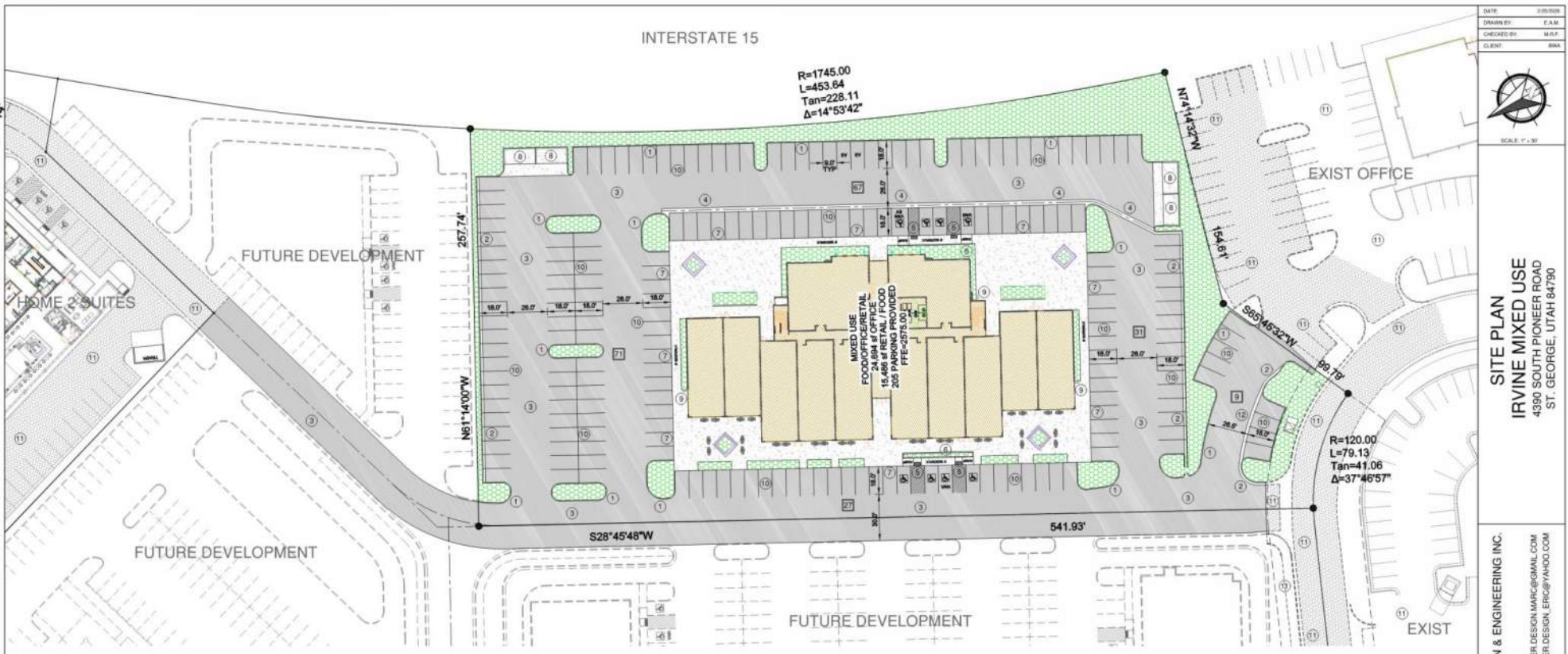
Land Use Map



Zoning Map



Site Plan



DATE	02/20/20
DRAWN BY	E.A.M.
CHECKED BY	M.A.P.
CLIENT	BWA



SITE PLAN
IRVINE MIXED USE
 4390 SOUTH PIONEER ROAD
 ST. GEORGE, UTAH 84790

PREMIER DESIGN & ENGINEERING INC.
 750 SOUTH PIONEER RD
 ST. GEORGE, UTAH 84790
 (775) 395-7647 - PREMIER.DESIGN.MARC@GMAIL.COM
 (435) 313-2267 - PREMIER.DESIGN.ERIC@YAHOO.COM

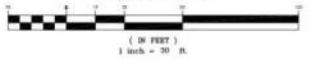
PROPERTY INFO

PROPERTY ADDRESS - POSITION OF PARCEL & SUBDIVISION
 SUNRISE COMMONS EAST
 ST GEORGE, UTAH 84790

OWNER / DEVELOPER
 IRVINE CONSTRUCTION & REALTY
 800 E. WOODDAK LN, SUITE 350
 SALT LAKE CITY, UTAH 84116
 JIM WHITE
 (801) 301-0100
 JWHITE@GMAIL.COM



GRAPHIC SCALE



KEY NOTES

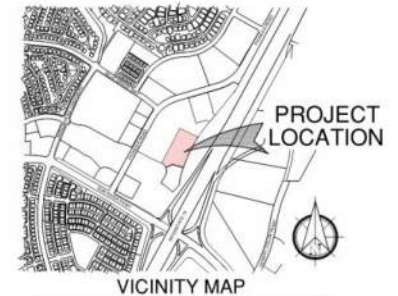
- 1 INSTALL 6" PARKING LOT CURB (PER DETAIL "A" ON SHEET C4.1)
- 2 INSTALL 24" HIGH BACK CURB & GUTTER (PER DETAIL "B" ON SHEET C4.1)
- 3 INSTALL PARKING LOT SECTION (PER DETAIL "C" ON SHEET C4.1)
- 4 INSTALL 2" CONCRETE VALLEY GUTTER (PER DETAIL "D" ON SHEET C4.1)
- 5 INSTALL ACCESSIBLE RAMP (PER DETAIL "E" ON SHEET C4.1)
- 6 INSTALL ACCESSIBLE PARKING SIGN (PER DETAIL "F" ON SHEET C4.1)
- 7 INSTALL TURF-DOWN SIDEWALK (PER DETAIL "G" ON SHEET C4.1)
- 8 INSTALL DUMPSTER ENCLOSURE (PER DETAIL "H" ON SHEET C4.1)
- 9 INSTALL BIKE RACK (2 BICYCLE CAPACITY)
- 10 4" WIDE PAINTED WHITE PARKING SPACE
- 11 EXISTING IMPROVEMENTS NOT A PART
- 12 INSTALL 2" CONCRETE VALLEY GUTTER (PER DETAIL "I" ON SHEET C4.1)

LEGEND

- IMPROVED LANDSCAPE AREA
- BUILDING AREA
- CONCRETE / SIDEWALK AREA
- ASPHALT AREA
- EXISTING ASPHALT AREA
- PARKING SPACE QUANTITY

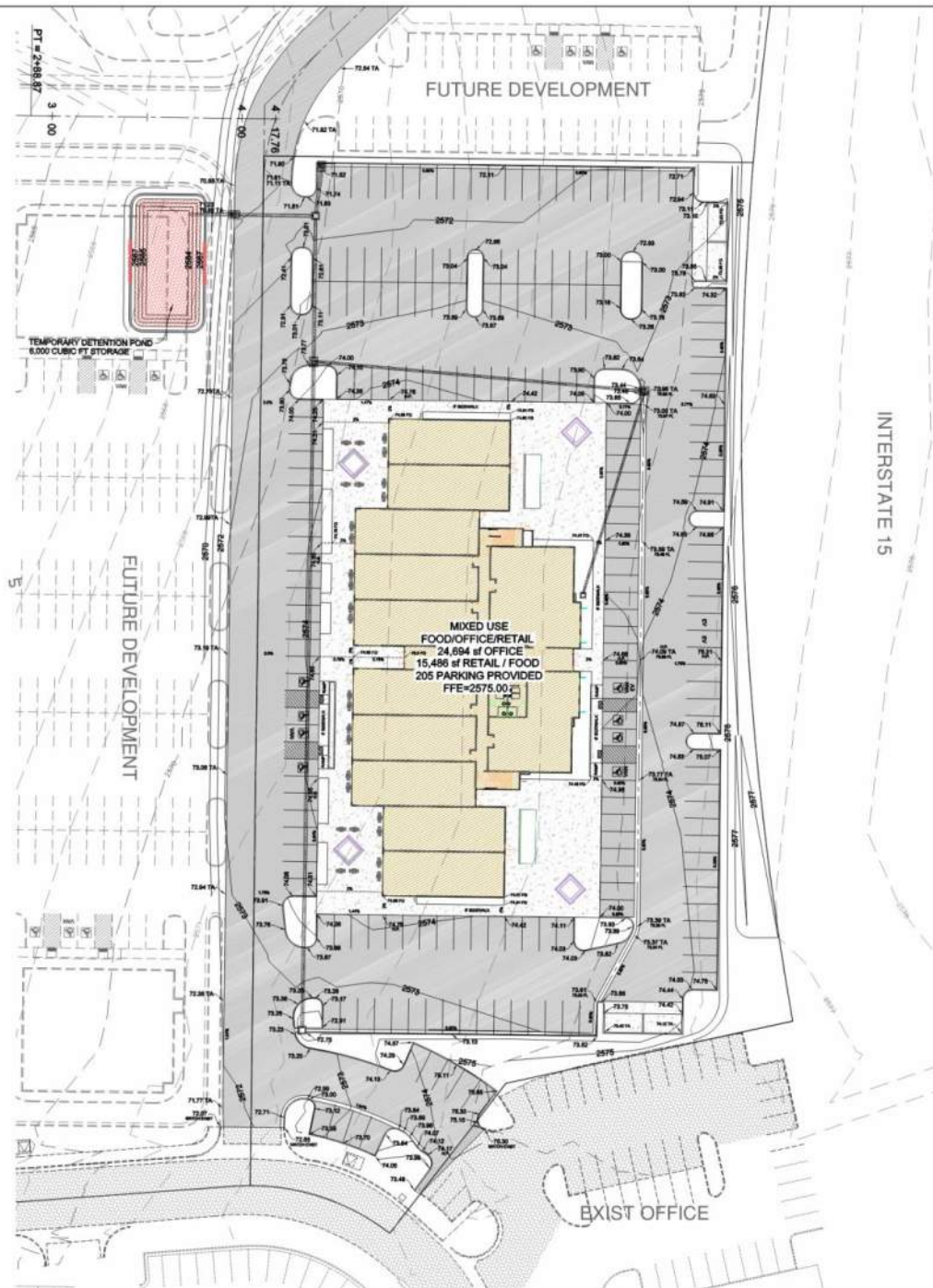
SITE DATA

ZONING: RD-C	
BUILDING HEIGHT: 48'-6" HIGHEST POINT	
BUILDING USE: OFFICE, RETAIL & RESTAURANT	
FIRE SPRINKLER: YES	
SITE AREA: 132,330 SQ. FT. / 3.037 ACRES	
BUILDING AREA (IMPERVIOUS): 22,744 SQ. FT. (FOOTPRINT) (17.2% OF SITE)	
PARKING/BIKEWAY ALK. AREA (IMPERVIOUS): 30,098 SQ. FT. (67.7%)	
LANDSCAPING AREA (PERVIOUS): 20,488 SQ. FT. (15.5% OF SITE)	
PARKING REQUIRED:	
OFFICE: 24,000 SQ. FT. / 250 = 96.77 SPACES REQ'D	
RETAIL: 4,500 SQ. FT. / 250 = 17.99 SPACES REQ'D	
FOOD: 11,231 SQ. FT. GROSS	
(1,231 SQ. FT. X 3% KITCHEN) STORAGE AREA = 3,693 SQ. FT. / 250 = 14.77 SPACES REQ'D	
TOTAL: 3,693 + 2200 SQ. FT. HEATING AREA = 5,893 SQ. FT. / 250 = 23.57 SPACES REQ'D	
TOTAL PARKING REQUIRED = 204.08 SPACES REQ'D	
*RETAIL AREA MAY RECEIVE FOOD IN FUTURE WITH SHARED PARKING AGREEMENT WITH THE OVERALLS COMPLEX.	
PARKING PROVIDED: 205 SPACES @ ACCESSIBLE	



SHEET
PDA3

Grading Plan



DRAINAGE NOTES

1. ALL DRAINAGE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF ST. GEORGE, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE DRAINAGE STUDY.

GRADING PLAN NOTES

1. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF ST. GEORGE, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.
2. THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
3. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL STRUCTURAL FILL SHALL BE PLACED IN 8 INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).
4. ALL EXCAVATIONS, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUBSOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.
5. ALL OVER EXCAVATIONS TO BE PERFORMED, TESTED & OBSERVED BY THE GEOTECHNICAL ENGINEER, PER THE RECOMMENDATIONS OF THE GEOTECHNICAL STUDY.
6. OWNER IS RESPONSIBLE FOR ALL ON SITE DRAINAGE AND DETENTION.

LEGEND

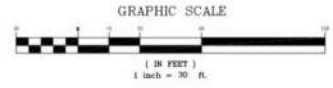
- 13.81 = TOP BACK OF CURBING ELEV.
- 12.02 TA = FINISHED GRADE TOP OF ASPHALT ELEV.
- 12.00 TA = FINISHED GRADE FLOW LINE ELEV.
- 2011--- = EXISTING 1' CONTOUR
- 2015--- = EXISTING 5' CONTOUR
- 2017--- = PROPOSED 1' CONTOUR
- 2018--- = PROPOSED 5' CONTOUR
- [Red Hatched Box] = TEMPORARY DETENTION AREA
- [Grey Hatched Box] = EXISTING ASPHALT AREA

EARTHWORK QUANTITIES

3,689 (C) CU. YD. CUT
 3,490 (F) CU. YD. FILL
 199 (C) CU. YD. NET CUT

CUT AND FILL VOLUMES SHOWN ARE BASED ON DIGITAL TERRAIN MODELING COMPUTATIONS. VOLUMES SHOWN ARE COMPACTED IN PLACE VOLUMES AND DO NOT REFLECT EXPANSION AND SHRINKAGE CONDITIONS EXPERIENCED DURING CONSTRUCTION. THESE VOLUMES ARE SHOWN AS REFERENCE ONLY.

THE CONTRACTOR SHALL BE RESPONSIBLE TO EVALUATE THE ONSITE SOILS, REVIEW THE GEOTECHNICAL INVESTIGATION AND DETERMINE THE ANTICIPATED EARTHWORK FOR THIS PROJECT.
 THESE VOLUMES ARE GENERATED TO THE SUB GRADE OF THE SITE



DATE:	0/0/00
DRAWN BY:	E.A.M.
CHECKED BY:	M.W.F.
CLIENT:	BMK



GRADING PLAN
IRVINE MIXED USE
 4390 SOUTH PIONEER ROAD
 ST. GEORGE, UTAH 84790

PREMIER DESIGN & ENGINEERING INC.
 100 NORTH
 IRVINE, UTAH 84701
 (775) 385-7447 - PREMIER DESIGN.MARCO@GMAIL.COM
 (435) 315-2267 - PREMIER DESIGN.ERIC@YAHOO.COM



SHEET
PDA4

Utility Plan



OFF-SITE SEWER CONNECTION TO PIONEER RD.

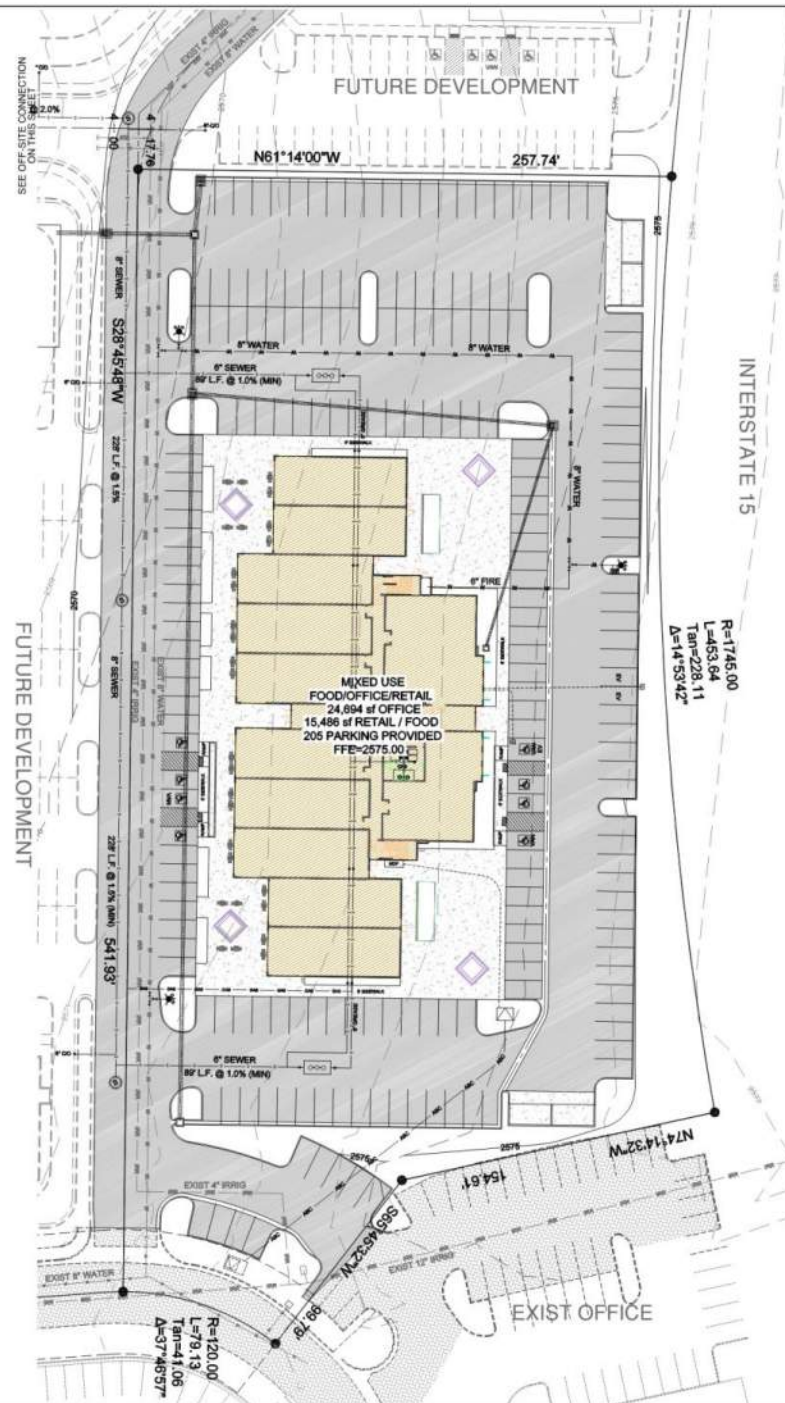
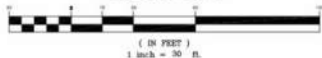
SCALE: 1"=30'

LEGEND

- EXISTING 1" CONTOUR
- EXISTING 5" CONTOUR
- SEWER LINE (SIZE NOTED)
- SEWER CLEANOUT (SIZE NOTED)
- WATER LINE (SIZE NOTED)
- WATER METER (SIZE NOTED)
- NEW FIRE HYDRANT ASSEMBLY
- NEW WATER VALVE & CONCRETE COLLAR
- EXIST WATER VALVE
- EXIST FIRE HYDRANT
- NEW TRANSFORMER (size noted on plan)
- SECONDARY POWER
- PRIMARY POWER
- COMMUNICATIONS
- EXIST GAS LINE (SIZE NOTED)
- NEW GAS LINE (SIZE NOTED)
- NEW IRRIGATION LINE (SIZE NOTED)



GRAPHIC SCALE

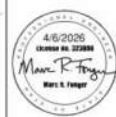


DATE: 2/25/2019
DRAWN BY: E.A.M.
CHECKED BY: M.H.P.
CLIENT: BWA



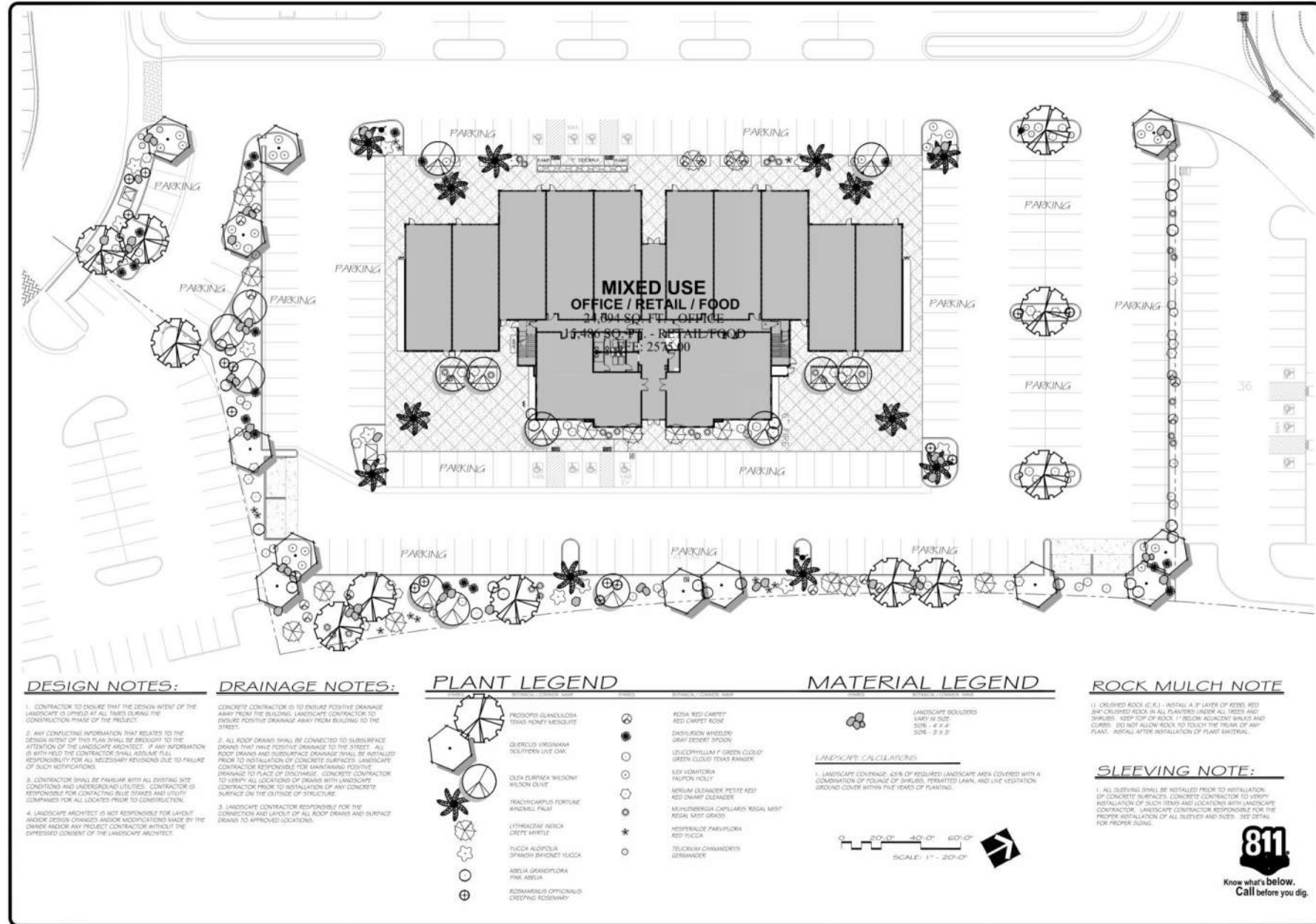
UTILITY PLAN
IRVINE MIXED USE
4390 SOUTH PIONEER ROAD
ST. GEORGE, UTAH 84790

PREMIER DESIGN & ENGINEERING INC.
75 EAST 100 NORTH
NVNS, UTAH 84738
(775) 385-7647 - PREMIER.DESIGN.MARK@GMAIL.COM
(435) 313-2267 - PREMIER.DESIGN_ERIC@YAHOO.COM



SHEET
PDA5

Landscape Plan

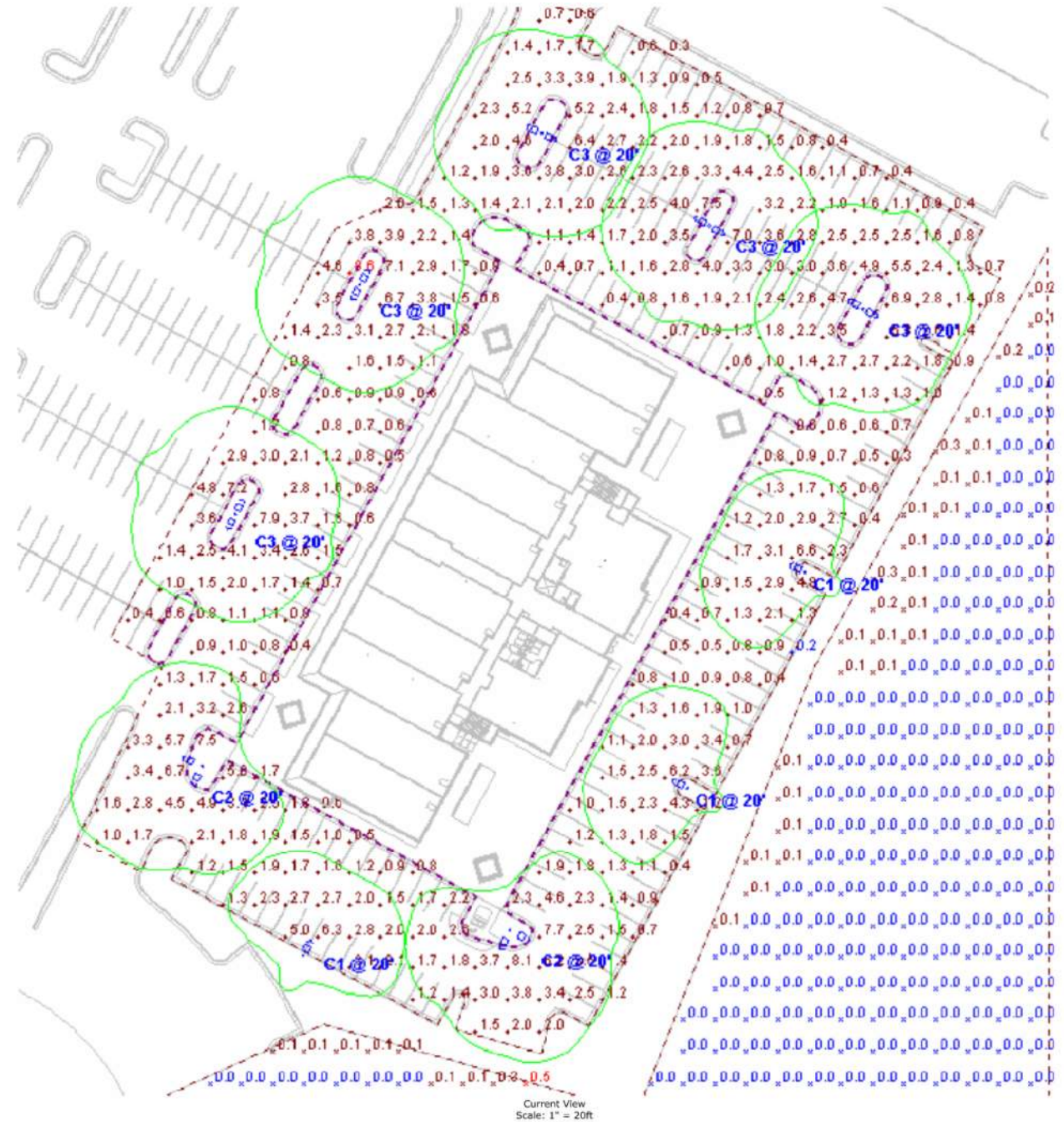


Photometric Plan

Schedule											
Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	C1		3	RSX1 LED P3 40K R4	RSX Area Fixture Size 1 P3 Lumen Package 4000K CCT Type R4 Distribution		1	14206	0.95	109.44	
	C2		2	RSX1 LED P3 40K R4	RSX Area Fixture Size 1 P3 Lumen Package 4000K CCT Type R4 Distribution		1	14206	0.95	218.88	
	C3		5	RSX1 LED P3 40K R4	RSX Area Fixture Size 1 P3 Lumen Package 4000K CCT Type R4 Distribution		1	14206	0.95	218.88	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EXTENTS	✗	0.0 fc	0.5 fc	0.0 fc	N/A	N/A
PARKING	+	2.2 fc	8.6 fc	0.2 fc	43.0:1	11.0:1



Elevations



C1 NORTH ELEVATION2
A301 1/8" = 1'-0"



A1 SOUTH ELEVATION
A301 1/8" = 1'-0"

Elevations



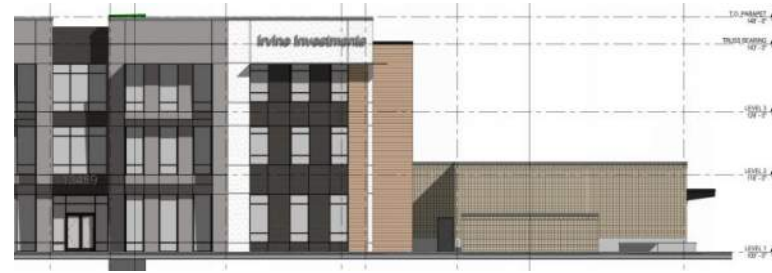
Increased Height Request

Atkinville Interchange Zone Plan Allowance:

- Maximum building height of 35 feet with architectural up to 45 feet.

Request:

- Overall building height of 48 feet 6 inches.



Previously approved:

- Hampton Inn & Suites - building height of 59 feet with architectural of 67 feet 10 inches.
- Professional office building (south) – building height of 50 feet.
- Home 2 Suites – building height of 46 feet 4 inches with architectural of 53 feet 5 inches.

Renderings



Renderings



Materials Board



METAL PANEL |
 MANUFACT: PURE + FREEFORM
 SYSTEM: FORGE
 COLOR: BROOKLYN STEEL



SIDING | MANUFACTURER: PURE + FREEFORM
 SYSTEM: PLANQ
 COLOR: AUTUMN CHERRY



SIDING | MANUFACTURER: PURE + FREEFORM
 SYSTEM: PLANQ
 COLOR: BLOND PEAR



EIFS | MANUFACTURER: TBD
 FINISH: FINE FINISH
 COLOR: SW 7009, PEARLY WHITE



FINISH: SAWGRASS, MODULAR
 GROUT: TBD



Recommendation

Staff recommends approval with conditions:

1. That the applicant shall meet all the requirements found in Title 10 of the Zoning Regulations or the Atkinville Interchange Zone Plan as applicable.
2. That the increased building height request be limited to 48 feet 6 inches as depicted on the elevations.

Possible Motion

“I move that we forward a positive recommendation to the City Council for the PD Amendment for the Irvine Mixed Use Commercial PD Amendment, Case No. 2026-PDA-010, based on the findings and subject to the conditions listed in the staff report.”

PLANNING COMMISSION AGENDA REPORT: **04/28/2026**

Sun River Commons Phase 5 Partial Amendment B, Irvine Mix Use Commercial Preliminary Plat (Case No. 2026-PP-012)	
Request:	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
Applicant:	Premier Design and Engineering Inc
Representative:	Eric Mcfadden
Location:	The property is generally located east of Pioneer Road and north of Sun River Parkway.
General Plan:	PD (Planned Development)
Existing Zoning:	PD-C (Planned Development Commercial)
Surrounding Zoning:	North PD-C (Planned Development Commercial)
	South PD-C (Planned Development Commercial)
	East PD-C (Planned Development Commercial)
	West PD-C (Planned Development Commercial)
Land Area:	Approximately 3.04 Acres



BACKGROUND:

The subject property is currently zoned PD-C (Planned Development Commercial) and is part of the Atkinville Interchange Area Zone Plan and designated as Community Commercial. This Preliminary Plat proposes the creation of one new lot (Lot 3) and would comprise approximately 3.04 acres. Lot 1, located on the north portion of the phase, was previously subdivided for the development of the Les Schwab site. Lot 2 was approved by the Planning Commission in May of 2025 for the development of a Home 2 Suites hotel. Lot 3 is intended for the future development of a mixed use commercial building that would include office, retail, and restaurant spaces.

RECOMMENDATION:

Staff recommends approval with the following conditions:

1. That an access easement from the adjacent properties will need to be provided granting public access to Pioneer Road.
2. That a drainage easement will need to be provided for the temporary detention basin on the adjacent parcel.
3. That municipal utility easements will be granted with the final plat.

ALTERNATIVES:

1. Approve as presented.
2. Approve with conditions.
3. Deny the application.
4. Continue the proposed preliminary plat to a later date.

POSSIBLE MOTION:


“I move that we approve the Sun River Commons Phase 5 Amendment B, Irvine Mix Use Commercial Preliminary Plat, case number 2026-PP-012, based on the findings and conditions noted in the staff report.”

FINDINGS FOR APPROVAL:

1. The proposed Preliminary Plat meets the requirements found in Section 10-25C-3 of the Subdivision Regulations.
2. The proposed project meets the lot size and frontage requirements found in Section 10-8D-6.
3. Approval of the preliminary plat is in the best interest of the health, safety, and welfare of the community.

PC 2026-PP-012
Irvine Mix Use Commercial Subdivision
Preliminary Plat

EXHIBIT A
PowerPoint Presentation



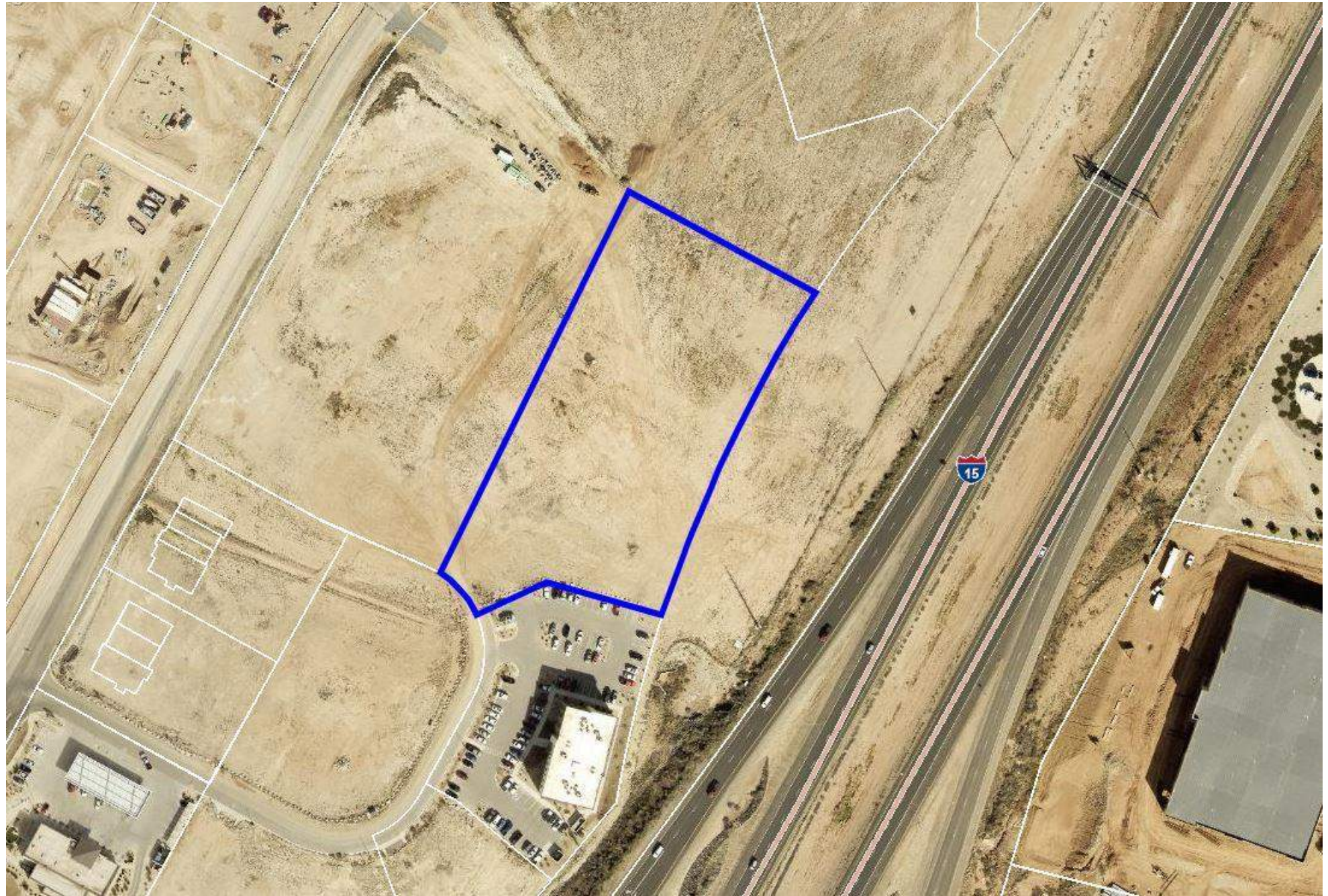
Sun River Commons Phase 5 Partial Amendment B,
Irvine Mix Use Commercial

Preliminary Plat
2026-PP-012

Vicinity Map



Aerial Map



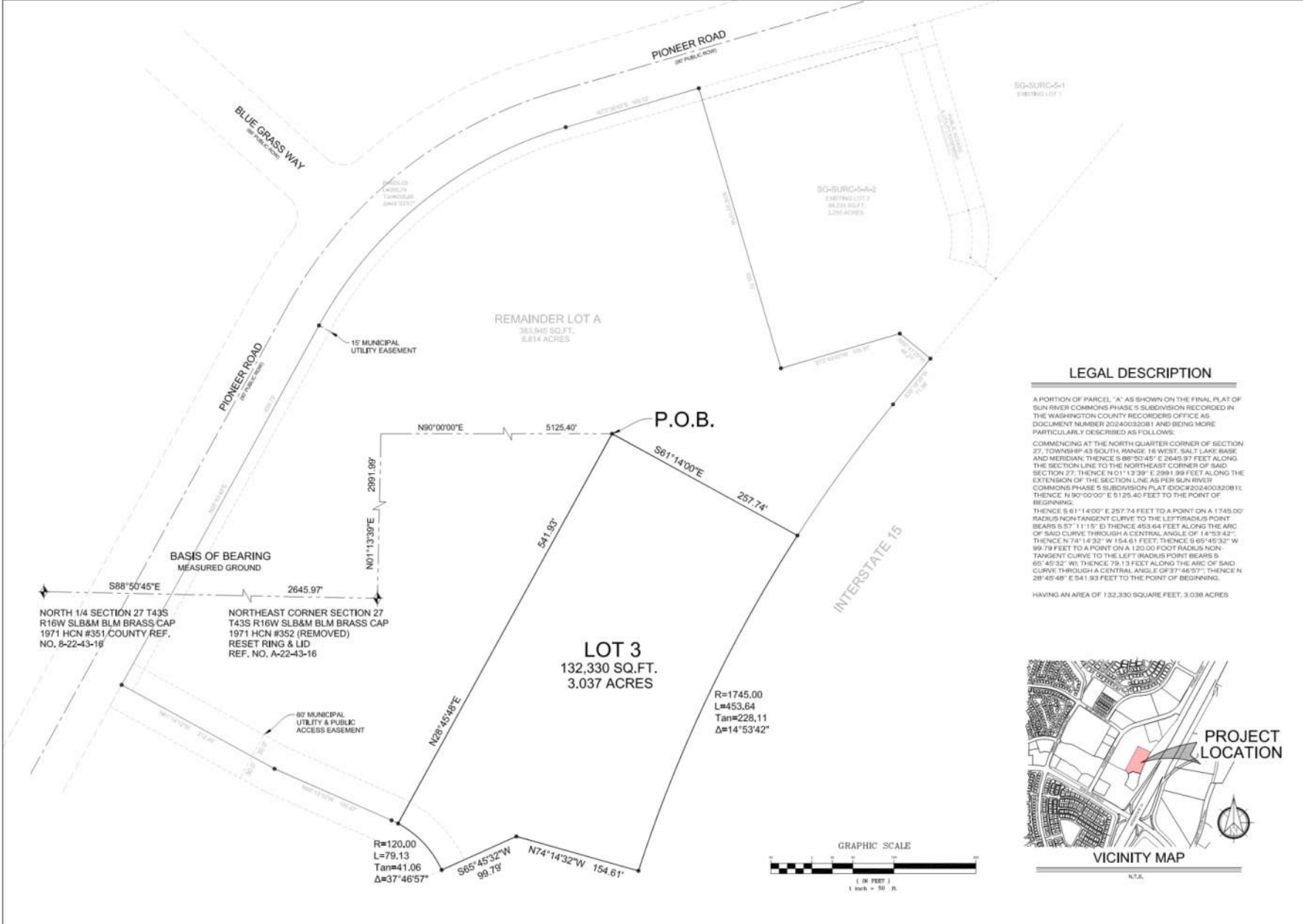
Land Use Map



Zoning Map



Proposed Preliminary Plat



DATE:	3/13/2026
DRAWN BY:	SAJA
CHECKED BY:	MARK
CUSTOMER:	PREM

SCALE: 1" = 50'

LOT 3 EXHIBIT
A PORTION OF PARCEL #SG-SURC-5-A-1
4390 SOUTH PIONEER ROAD
ST. GEORGE, UTAH 84790

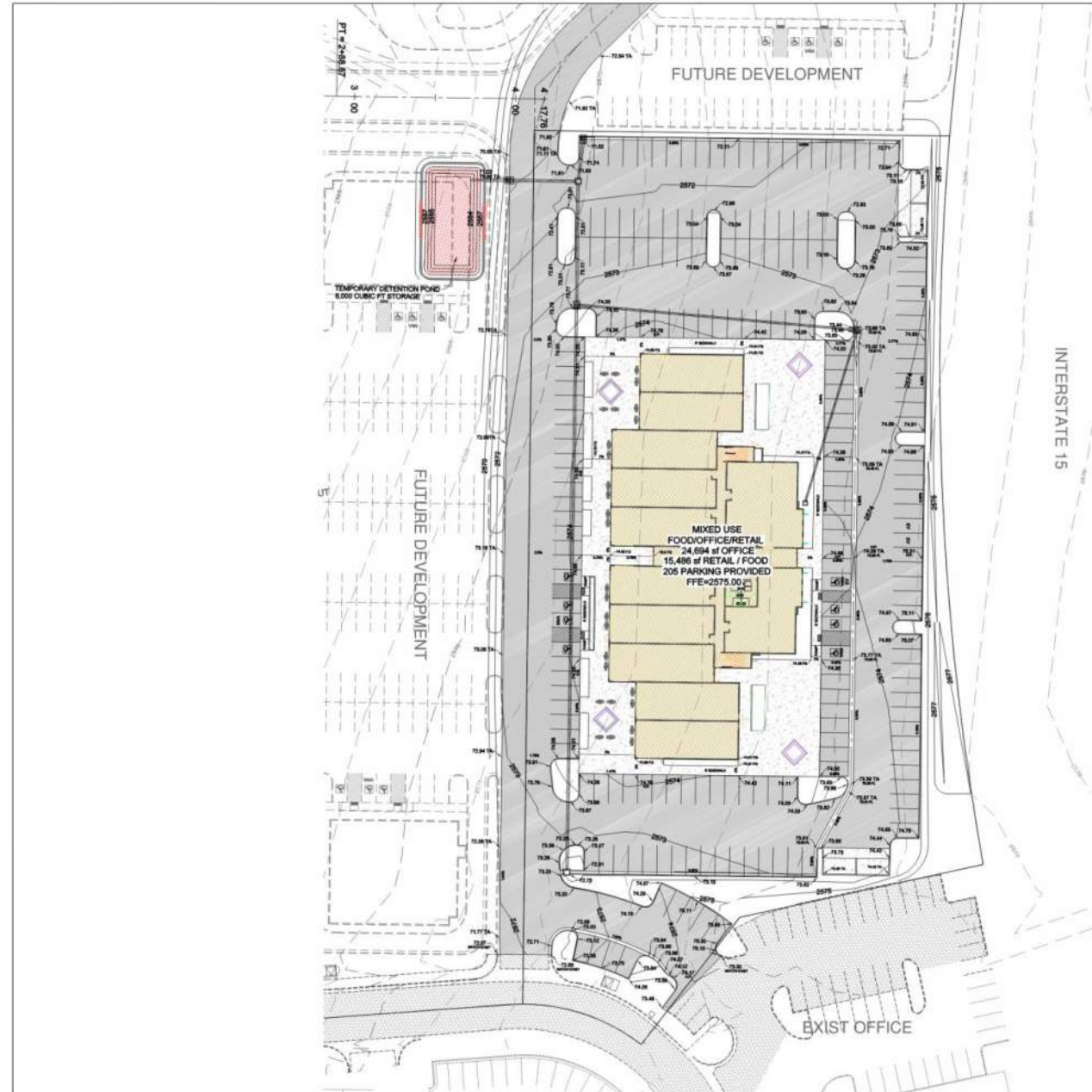
PREMIER DESIGN & ENGINEERING INC.
75 EAST 100 NORTH
MNS, UTAH 84738
(773) 385-7647 - PREMIER-DESIGN@GMAIL.COM
(435) 313-6287 - PREMIER-DESIGN_PRC@YAHOO.COM

PREMIER

3/13/2026
License No. 52390
Mark R. Fry
Mark R. Fry, P.E.

SHEET
EXH

Proposed Preliminary Plat



DRAINAGE NOTES

1. ALL DRAINAGE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF ST. GEORGE, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE DRAINAGE STUDY.

GRADING PLAN NOTES

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5. ALL OVER EXCAVATIONS TO BE PERFORMED, TESTED & OBSERVED BY THE GEOTECHNICAL ENGINEER PER THE RECOMMENDATIONS OF THE GEOTECHNICAL STUDY.
6. OWNER IS RESPONSIBLE FOR ALL ON SITE DRAINAGE AND DETENTION.

LEGEND

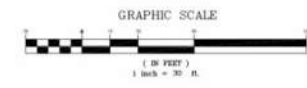
- 13.87' = TOP BACK OF CURBING ELEV.
- 12.28' TA 12.28' FL = FINISHED GRADE TOP OF ASPHALT ELEV. FINISHED GRADE FLOW LINE ELEV.
- 20' --- = EXISTING 1' CONTOUR
- 20' --- = EXISTING 5' CONTOUR
- 20' --- = PROPOSED 1' CONTOUR
- 20' --- = PROPOSED 5' CONTOUR
- [Red hatched box] = TEMPORARY DETENTION AREA
- [Grey hatched box] = EXISTING ASPHALT AREA

EARTHWORK QUANTITIES

3,689 (C) CU. YD. CUT
 3,490 (F) CU. YD. FILL
 199 (C) CU. YD. NET CUT

CUT AND FILL VOLUMES SHOWN ARE BASED ON DIGITAL TERRAIN MODELING COMPUTATIONS. VOLUMES SHOWN ARE COMPACTED IN PLACE VOLUMES AND DO NOT REFLECT EXPANSION AND SHRINKAGE CONDITIONS EXPERIENCED DURING CONSTRUCTION. THESE VOLUMES ARE SHOWN AS REFERENCE ONLY.

THE CONTRACTOR SHALL BE RESPONSIBLE TO EVALUATE THE ON-SITE SOILS, REVIEW THE GEOTECHNICAL INVESTIGATION AND DETERMINE THE ANTICIPATED EARTHWORK FOR THIS PROJECT. THESE VOLUMES ARE GENERATED TO THE SUB-GRADE OF THE SITE.



DATE:	03/09/20
DRAWN BY:	S.A.W.
CHECKED BY:	M.A.P.
CLIENT:	WMA



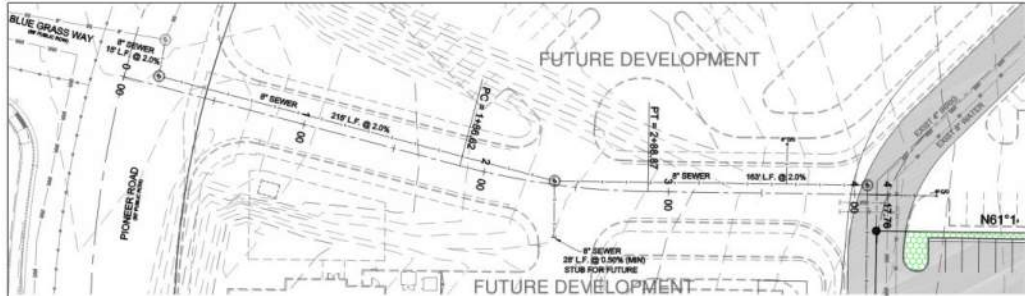
GRADING PLAN
IRVINE MIXED USE
 4390 SOUTH PIONEER ROAD
 ST. GEORGE, UTAH 84790

PREMIER DESIGN & ENGINEERING, INC.
 75 EAST 100 NORTH
 IRVINE, UTAH 84738
 (775) 365-7447 - PREMIER.DESIGN.MARC@GMAIL.COM
 (435) 313-2267 - PREMIER.DESIGN.ERIC@YAHOO.COM



SHEET
PP3

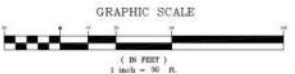
Proposed Preliminary Plat



OFF-SITE SEWER CONNECTION TO PIONEER RD.

SCALE: 1"=30'

- LEGEND**
- EXISTING 1" CONTOUR
 - EXISTING 5" CONTOUR
 - SEWER LINE (SIZE NOTED)
 - SEWER CLEANOUT (SIZE NOTED)
 - WATER LINE (SIZE NOTED)
 - WATER METER (SIZE NOTED)
 - NEW FIRE HYDRANT ASSEMBLY
 - NEW WATER VALVE & CONCRETE COLLAR
 - EXIST WATER VALVE
 - EXIST FIRE HYDRANT
 - NEW TRANSFORMER (SEE NOTED ON SHEET)
 - SECONDARY POWER
 - PRIMARY POWER
 - COMMUNICATIONS
 - EXIST GAS LINE (SIZE NOTED)
 - NEW GAS LINE (SIZE NOTED)
 - NEW IRRIGATION LINE (SIZE NOTED)



DATE: 03/08/20
 DRAWN BY: E.A.M.
 CHECKED BY: M.R.P.
 CLIENT: BAA



UTILITY PLAN
 IRVINE MIXED USE
 4390 SOUTH PIONEER ROAD
 ST. GEORGE, UTAH 84790

PREMIER DESIGN & ENGINEERING INC.
 75 EAST 100 NORTH
 IRVINE, UTAH 84790
 (773) 385-7667 - PREMIER DESIGN, LLC@PDM.COM
 (435) 373-2267 - PREMIER DESIGN, LLC@PDM.COM



DRAWING NO.
PP4

Recommendation

Staff recommends approval with the following conditions:

1. That an access easement from the adjacent properties will need to be provided granting public access to Pioneer Road.
2. That a drainage easement will need to be provided for the temporary detention basin on the adjacent parcel.
3. That municipal utility easements will be granted with the final plat.

Possible Motion

“I move that we approve the Irvine Mix Use Commercial Preliminary Plat request, Case No. 2026-PP-012, based on the findings and conditions noted in the staff report.”

1 **ST. GEORGE PLANNING COMMISSION MINUTES**
2 **April 14, 2026, 5:00 P.M.**
3 **CITY COUNCIL CHAMBERS**
4

5 **PRESENT:**

6 **Planning Commission Chair Ben Rogers**
7 **Planning Commission Member Brandon Anderson**
8 **Planning Commission Member Kelly Taysom**
9 **Planning Commission Member Terri Draper**
10 **Planning Commission Member Lori Chapman**
11 **Planning Commission Member Nathan Fisher**
12 **Planning Commission Member Kelly Casey**
13

14 **EXCUSED:**

15
16 **STAFF MEMBERS PRESENT:**

17 **Assistant City Attorney Kristopher Pearson**
18 **Community Development Director Carol Winner**
19 **Assistant Public Works Director Wes Jenkins**
20 **Planner Brenda Hatch**
21 **Planner Dan Boles**
22 **Planner Brian Dean**
23 **Development Office Supervisor Angie Jessop**
24

25 **OTHERS PRESENT:**

26 **Applicant Brandee Walker**
27 **Applicant Curt Gordon**
28 **Applicant Bob Hermandson**
29

30 **CALL TO ORDER:**

31 Planning Commission Chair Rogers called the meeting to order and welcomed all in
32 attendance. The Pledge of Allegiance to the Flag was led by Commission Member
33 Anderson.
34

35 Link to call to order and flag salute: [00:00:35](#)

36
37 Link to call for disclosures [00:01:08](#)
38

39 Commission Chair Rogers recused himself on items 1,2, and 3.
40

41 **ITEM 1**

42 **HILLSIDE DEVELOPMENT PERMIT Trails East HS –**

43 Consider a request for a hillside development permit to allow disturbance of areas in the 20-
44 30%, 30-40% and 40% and above slope areas for property generally located east of
45 Highway 18, between approximately 3200 North and 4300 North. The applicant is Civil
46 Science, and the representative is Brandee Walker.
47 Case No. 2026-HS-002 (Staff – Dan Boles)
48

49 Agenda Packet [\[Page 3\]](#)

50
51 Link to Presentation by Dan Boles [00:01:50](#)
52

1 Link to questions by Commission Member Chapman and discussion with Mr. Boles
2 [00:19:58](#)

3
4 Link to comments by applicant Brandee Walker and discussion with Commission
5 Members [00:24:13](#)

6
7 Link to motion [00:49:40](#)

8
9 **MOTION:**

10 A motion was made by Planning Commission Member Anderson for a positive
11 recommendation on Item 1, the Hillside Development Permit, for Trails East,
12 with recommendations and conditions from Staff.

13
14 **SECOND:**

15 The motion was seconded by Planning Commission Member Fisher.

16
17 **VOTE:**

18 Commission Vice Chair Chapman called for a vote, as follows:

19
20 Planning Commission Chair Rogers – recused
21 Planning Commission Member Anderson –aye
22 Planning Commission Member Fisher – aye
23 Planning Commission Member Casey – aye
24 Planning Commission Member Chapman – aye
25 Planning Commission Member Taysom –aye
26 Planning Commission Member Draper –aye

27
28 The vote was unanimous. Motion carries.

29
30 **ITEM 2**

31 **ZONE CHANGE- Trails East PD-R- PUBLIC HEARING**

32 Consider a request to change the zoning from G&G (Gravel & Grazing) to PD-R (Planned
33 Development Residential) on approximately 207 acres. The property is generally located east
34 of Highway 18, between approximately 3400 North and 4200 North. The applicant is Civil
35 Science, and the representative is Brandee Walker.

36 Case No. 2026-ZC-004 (Staff – Dan Boles)

37
38 Agenda Packet [\[Page 165\]](#)

39
40 Link to Presentation by Dan Boles [00:01:50](#)

41
42 Link to public hearing [00:28:50](#)

43
44 Link to comment by Gai Bowler [00:28:50](#)

45
46 Public Hearing Closed

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48 Link to discussion by Commission Members and Mr. Boles [00:34:38](#)

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50 Link to comments by applicant Brandee Walker [00:38:43](#)

51
52 Link to discussion with Commission Members and Assistant Public Works Director
53 Wes Jenkins and Mr. Boles [00:39:45](#)

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Link to comments by Community Development Director Carol Winner [00:45:23](#)

Link to discussion with applicant and Commission Members [00:47:08](#)

Link to motion [00:50:17](#)

MOTION:

A motion was made by Planning Commission Member Anderson for a positive recommendation for Item 2, Trails East PD, with Staff’s recommendations and conditions.

SECOND:

The motion was seconded by Planning Commission Member Draper.

VOTE:

Commission Vice Chair Chapman called for a vote, as follows:

- Planning Commission Chair Rogers – recused
- Planning Commission Member Anderson –aye
- Planning Commission Member Fisher – aye
- Planning Commission Member Casey – aye
- Planning Commission Member Chapman – aye
- Planning Commission Member Taysom –aye
- Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

ITEM 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)

Agenda Packet [\[Page 165\]](#)

Link to Presentation by Dan Boles [00:01:50](#)

Link to public hearing [00:48:38](#)

No Comment, Public Hearing Closed

Link to motion [00:50:50](#)

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MOTION:

A motion was made by Planning Commission Member Fisher to recommend approval to City Council, the Trails East TNZ zone change as presented, case no 2026-ZC-003, based on the findings and subject to the conditions that are presented in the staff report.

SECOND:

The motion was seconded by Planning Commission Member Taysom.

VOTE:

Commission Vice Chair Chapman called for a vote, as follows:

- Planning Commission Chair Rogers – recused
- Planning Commission Member Anderson –aye
- Planning Commission Member Fisher – aye
- Planning Commission Member Casey – aye
- Planning Commission Member Chapman – aye
- Planning Commission Member Taysom –aye
- Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

ITEM 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)

Agenda Packet [\[Page 243\]](#)

Link to Presentation by Brenda Hatch [00:51:50](#)

Link to public hearing [00:53:40](#)

No Comments, Public Hearing Closed

Commission Member Taysom excused himself for a phone call and did not vote on items 4 and 5.

Link to motion [00:53:55](#)

MOTION:

A motion was made by Planning Commission Member Draper to forward a positive recommendation to City Council for the zone change for Zion Bible Church, subject to the conditions and findings listed in the report.

SECOND:

The motion was seconded by Planning Commission Member Fisher.

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VOTE:

Commission Chair Rogers called for a vote, as follows:

- Planning Commission Chair Rogers – aye
- Planning Commission Member Anderson –aye
- Planning Commission Member Fisher – aye
- Planning Commission Member Casey – aye
- Planning Commission Member Chapman – aye
- Planning Commission Member Taysom –absent
- Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

ITEM 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)

Agenda Packet [\[Page 252\]](#)

Link to Presentation by Brenda Hatch [00:54:45](#)

Link to public hearing [00:56:20](#)

No Comments, Public Hearing Closed

Link to motion [00:56:50](#)

MOTION:

A motion was made by Planning Commission Member Chapman to recommend approval to City Council for zone change for item 5, Woodhaven Estates, along with any staff recommendations.

SECOND:

The motion was seconded by Planning Commission Member Fisher.

VOTE:

Commission Chair Rogers called for a vote, as follows:

- Planning Commission Chair Rogers – aye
- Planning Commission Member Anderson –aye
- Planning Commission Member Fisher – aye
- Planning Commission Member Casey – aye
- Planning Commission Member Chapman – aye
- Planning Commission Member Taysom –absent
- Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

1 **ITEM 6**

2 **HILLSIDE DEVELOPMENT PERMIT Rath ADA ADU**

3 Consider a request for a hillside development permit to adjust the designation of the ridgeline
4 setback on parcel SG-6-3-12-4311 from "Cuesta" to "Ridgeline" to reduce the ridgeline
5 setback from 100' to 30' for a residential ADU. The applicant is Gregory Rath.
6 Case No. 2026-HS-001 (Staff – Wes Jenkins)

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8 Agenda Packet [\[Page 261\]](#)

9
10 Link to Presentation by Wes Jenkins [00:58:08](#)

11
12 Link to discussion with Commission Members and Mr. Jenkins [01:08:45](#)

13
14 Link to comment by Community Development Director Carol Winner and further
15 discussion with Commission Members and Mr. Jenkins [01:15:05](#)

16
17 Link to motion [01:22:19](#)

18
19 **MOTION:**

20 A motion was made by Planning Commission Member Draper to follow the
21 recommendation of the Hillside Committee and forward a positive
22 recommendation for the request for this change from cuesta to ridgeline on
23 that side.

24
25 **SECOND:**

26 The motion was seconded by Planning Commission Member Casey.

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28 **VOTE:**

29 Commission Chair Rogers called for a vote, as follows:

- 30
31 Planning Commission Chair Rogers – aye
32 Planning Commission Member Anderson –nay
33 Planning Commission Member Fisher – nay
34 Planning Commission Member Casey – aye
35 Planning Commission Member Chapman – aye
36 Planning Commission Member Taysom –aye
37 Planning Commission Member Draper –aye

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39 The vote was 5-2. Motion carries.

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41 **ITEM 7**

42 **PRELIMINARY PLAT Desert Corner Commercial Subdivision**

43 Consider a request for a preliminary plat for a 9-building commercial subdivision totaling
44 approximately 6.62 acres. The applicant is DSG Engineering Inc., and the representative is
45 Ken Miller.
46 Case No. 2026-PP-008 (Staff – Brian Dean)

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48 Agenda Packet [\[Page 271\]](#)

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50 Link to Presentation by Brian Dean [01:23:58](#)

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52 Link to discussion by Commission Members [01:26:02](#)

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Link to motion [01:26:18](#)

MOTION:

A motion was made by Planning Commission Member Draper to approve the plat for Desert Corner Commercial Subdivision with conditions and findings.

SECOND:

The motion was seconded by Planning Commission Member Fisher.

VOTE:

Commission Chair Rogers called for a vote, as follows:

- Planning Commission Chair Rogers – aye
- Planning Commission Member Anderson –aye
- Planning Commission Member Fisher – aye
- Planning Commission Member Casey – aye
- Planning Commission Member Chapman – aye
- Planning Commission Member Taysom –aye
- Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

ITEM 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)

Agenda Packet [\[Page 282\]](#)

Link to Presentation by Brenda Hatch [01:26:52](#)

Link to discussion by Commission Members and applicant Bob Hermandson [01:29:17](#)

Link to motion [01:30:26](#)

MOTION:

A motion was made by Planning Commission Member Fisher to approve item 8, Preliminary Plat Desert Color Commercial Phase 5 and adopting the conditions and subject to the findings.

SECOND:

The motion was seconded by Planning Commission Member Anderson.

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VOTE:

Commission Chair Rogers called for a vote, as follows:

- Planning Commission Chair Rogers – aye
- Planning Commission Member Anderson –aye
- Planning Commission Member Fisher – aye
- Planning Commission Member Casey – aye
- Planning Commission Member Chapman – aye
- Planning Commission Member Taysom –aye
- Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

APPROVAL OF MINUTES:

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

Agenda Packet [\[Page 291\]](#)

Link to motion [01:31:02](#)

MOTION:

A motion was made by Planning Commission Member Draper to approve minutes of March 24, 2026, meeting.

SECOND:

The motion was seconded by Planning Commission Member Chapman.

VOTE:

Commission Chair Rogers called for a vote, as follows:

- Planning Commission Chair Rogers – aye
- Planning Commission Member Anderson -aye
- Planning Commission Member Fisher – aye
- Planning Commission Member Casey – aye
- Planning Commission Vice Chair Chapman –aye
- Planning Commission Member Taysom – aye
- Planning Commission Member Draper- aye

The vote was unanimous. Motion carries.

CITY COUNCIL ITEMS:

Carol Winner, the Community Development Director, will 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*

1 Link to comments by Commission Member Draper [01:33:30](#)

2

3 Link to comments by Community Development Director Winner [01:34:37](#)

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5 **ADJOURN:**

6 Link to motion: [01:37:26](#)

7

8 **MOTION:**

9

A motion was made by Planning Commission Member Fisher to adjourn.

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11 **SECOND:**

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The motion was seconded by Planning Commission Member Chapman.

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14 **VOTE:**

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Commission Chair Rogers called for a vote, as follows:

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Planning Commission Chair Rogers – aye

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Planning Commission Member Anderson –aye

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Planning Commission Member Fisher – aye

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Planning Commission Member Casey –aye

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Planning Commission Member Chapman –aye

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Planning Commission Member Taysom –aye

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Planning Commission Member Draper – aye

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The vote was unanimous, and the motion carries.

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/s/
Angie Jessop, Development Services

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