

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, May 26, 2026**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order

Flag Salute

Call for Disclosures

1. **PLANNED DEVELOPMENT AMENDMENT Desert Color Zone Booklet Amendment #4– PUBLIC HEARING** – Consider a request to amend the Desert Color Zone Plan. The proposed amendment would add “communication transmission facilities, including wireless, primary, height over 50 feet” to the list of permitted uses. This change would allow for consideration of future applications to construct a cell tower within the Desert Color development and would limit such requests to the Freedom Preparatory Academy property. The applicant is Desert Color, LLC and the representative is Bob Hermandson. Case No. 2026-PDA-012 (Staff – Dan Boles)
2. **ZONE CHANGE- Divario PA-2 Allora Village – PUBLIC HEARING** Consider a request to change the zone from R-1-10 (Single Family Residential) to PD-R (Planned Development Residential) on approximately 42.86 acres located generally south-west of the Gap Canyon Pkwy and 1790 West intersection. The applicant is proposing 438 residential units on the property with a combination of townhomes and stacked apartments. The applicant is Rosenberg Associates, and the representative is Jared Bates. Case No. 2026-ZC-009 (Staff – Dan Boles)
3. **ZONE REGULATION AMENDMENT xx project xx – PUBLIC HEARING** – Consider a request to amend portions of the Ridge Line Map. The amendment would change the designation from “Cuesta” to “Ridgeline” in the location of 785 W. Sir Monte Drive to allow construction of an Accessory Dwelling Unit. The applicant is Greg Rath. Case No. 2026-ZRA-003 (Staff – Wes Jenkins)
4. **PLANNING COMMISSION TRAINING – POWERS & DUTIES**
5. **MINUTES**

Consider a request to approve the meeting minutes of the May 12, 2026, meeting.

6. **CITY COUNCIL ACTIONS**

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



Brenda Hatch – Community Development

May 22, 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: 05/26/2026

Desert Color Zoning Book Amendment Planned Development Amendment (Case No. 2026-PDA-012)	
Request:	To amend the Desert Color zone plan booklet in order to add the use of “Communication transmission facilities, including wireless, primary, height over 50” as a conditional use along with an exhibit detailing the location of a potential cell tower.
Applicant:	Desert Color, LLC
Representative:	Bob Hermandson
Location:	A potential future conditional use permit would be limited to the Freedom Preparatory Academy site.
General Plan:	PD (Planned Development)
Existing Zoning:	PD-R (Planned Development Residential)

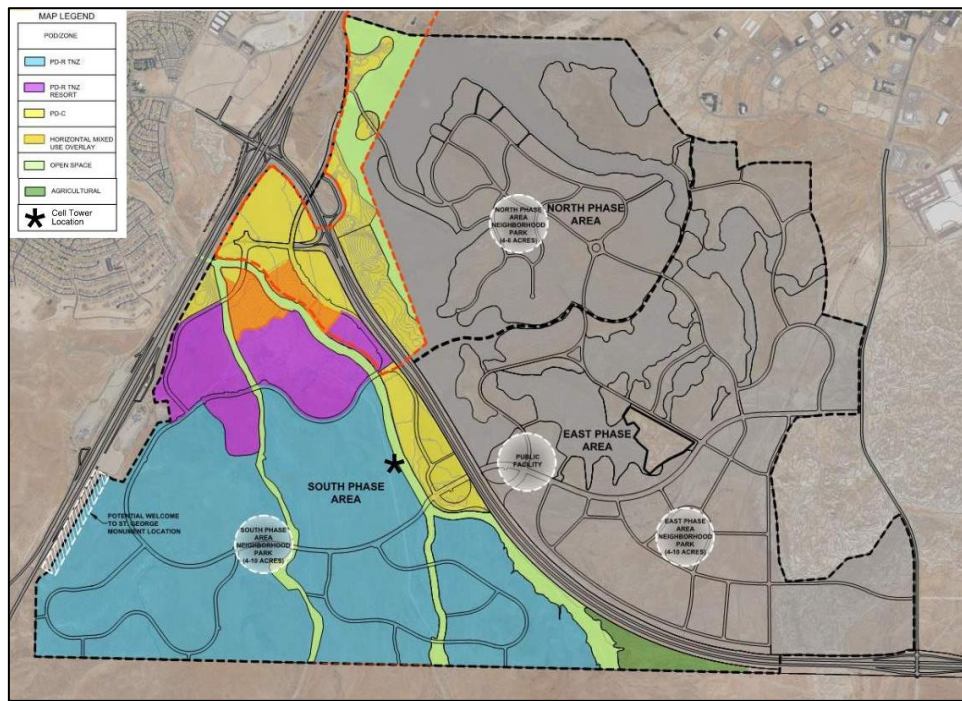
BACKGROUND & ANALYSIS:

On October 18, 2018, the City Council approved a zone change which created the Desert Color Planned Development. Over time, several items have been clarified through a series of amendments to the zoning booklet which serves as Desert Color’s “code” the last one being in February of 2022.

Recently, an application was submitted to the city for a cell tower in Desert Color. After reviewing the zone plan and consultation with the legal team, it was determined that because the zoning booklet didn’t include the use of a cell tower or communications facility as a permitted or conditional use, the application could not proceed. Though the Desert Color team was initially hesitant about a cell tower in their area, mainly due to aesthetics, they have determined that due to coverage issues in the area, a cell tower in a strategic position would be warranted. They have subsequently applied for an amendment to the Desert Color zoning booklet to include the use “*Communication transmission facilities, including wireless, primary, height over 50*”. If approved, this will allow the applicant to apply for a conditional use in the future.

The intention is to add the exact same wording that is found in the standard Title 10 of the St. George city zoning code for consistency. Because the use “*Communication*

transmission facilities, including wireless, primary, height over 50” is listed as a conditional use in residential zones in the zoning code, Desert Color is applying to add the same language to their zoning booklet. They are interested in limiting the number and location of the potential tower to the Freedom Preparatory Academy property (see map below). They are proposing an exhibit showing the general location of the cell tower in addition to the language being proposed.



RECOMMENDATION:

Staff recommends approval of this PD Amendment as presented in this staff report including the attached presentation.

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 amendment does not approve a cell tower outright; it only allows future proposals to go through the City’s conditional use review process.
2. Residents and businesses in Desert Color have experienced cell coverage issues, creating a need for improved wireless service in the area.

3. The proposed language matches the existing St. George zoning code, creating consistency between Desert Color and other residential zones in the city.
4. The request limits the potential tower location instead of allowing towers throughout Desert Color.

POSSIBLE MOTION:

“I move that we forward a positive recommendation to the City Council for the PD Amendment for Desert Color Zoning Booklet Amendment, Case No. 2026-PDA-012, based on the findings listed in the staff report.”

Exhibit A
Applicants Narrative



May 5, 2026

St. George City
Planning and Zoning Department
61 S. Main Street
St. George, UT 84770

Re: Desert Color Planned Development Amendment Application – DC Zone Book Amendment

To Whom It May Concern:

On behalf of Desert Color, Bush and Gudgell, Inc. respectfully submits this application requesting approval of a Planned Development Amendment.

As development within the Desert Color community has progressed, limited cellular coverage has become a growing concern for residents. To address this issue and enhance overall quality of life, Desert Color St. George, LLC proposes a minor amendment to the Desert Color Zone Book to permit the installation of a cell tower on the Freedom Academy parcel.

The proposed tower location is identified on page 24 (Exhibit 1-14) of the Zone Book, and “Cell Tower” has been added to the list of permitted uses on page 33. No additional modifications to the Zone Book are proposed at this time.

This improvement is intended to provide more reliable cellular service for residents, visitors, and surrounding areas.

We respectfully request your consideration and approval of this application. Should you have any questions or require additional information, please do not hesitate to contact our office.

Thank you for your time and consideration.

Sincerely,

Bush and Gudgell, Inc.

Bob Hermandson
President

Exhibit B
Public Comment

Desert Color Zone Plan Case No. 2026-PDA-012

1 message

jeff creer [REDACTED]
To: "daniel.boles@sgcityutah.gov" <daniel.boles@sgcityutah.gov>
Cc: Darci Berg Creer [REDACTED]

Wed, May 20, 2026 at 4:02 PM

Dear Mr. Boles-

As residents of Desert Color (St. George, UT), my wife and I recently received a letter notifying us of the City's request to amend the Desert Color Zone Plan, for the purpose of an amendment which would add "Communication transmission facilities, including wireless, primary, height over 50 feet" to the list of permitted uses. This change, as stated in the City's letter, would allow for "consideration of future applications to construct a cell tower within the Desert Color development, and would limit such requests to the Freedom Preparatory Academy property", which happens to be located across from our Desert Color townhome, at [REDACTED].

In essence, if successfully "re-zoned", this would allow the construction of a cellular tower across the street from our residence *without a maximum height restriction*, since the proposed amendment states "...height over 50 feet".

The letter notifying us of this request to amend, states that on Tuesday, May 26, 2026, the Planning Commission of the City will hold a regular meeting and public hearing for the purpose of gathering public comments. Since we will be unable to attend this meeting, I want to express our viewpoint and concerns regarding this proposed amendment to the Desert Color Zone Plan.

While we as residents, both Mrs. Darci Creer and myself, agree that reliable cellular communications are important, we have not seen or been informed of *any* information or data from Desert Color, LLC and/or Mr. Bob Hermandson to support the need for a cellular tower in such development. Additionally, it is alarming that the current wording and description of the proposed amendment is extremely, and possibly intentionally vague. For example, it does not state a *maximum* height restriction. Research will show that so called "traditional" cellular towers have an extremely broad height variance of from 50 ft. to 400 ft. Newer, smaller cellular towers for 5G can range in size from 20 ft. to 30 ft. These variances call for the applicant, with the City's enforcement, to be required to submit to the public a much higher degree of detailed information and transparency to ensure residents, such as ourselves, have the available data in-hand prior to any approved amendment for rezoning. In summary, regardless of height, we aggressively oppose any cellular tower located within the property of Freedom Preparatory Academy.

In addition, we find it deeply concerning that as a private school, on private property, the Freedom Preparatory Academy would allow or even consider such a "communication transmission facility" (cellular tower) at their site where children and youth are in such close proximity. With the abundance of wide open space around the outside boundaries of Desert Color, are there not other more suitable locations?

I would appreciate an acknowledgement and update from your office regarding these concerns, and I recognize that as the governing body responsible for approval of any requests to amend the Desert Color Zone Plan, your office is entrusted with preserving our rights as residents with the utmost in trust and integrity.

Thank you in advance for your assistance in this matter, and I look forward to a reply at your convenience.

Sincerely,
Mr. Jeff Creer

[REDACTED]

--
Jeff Creer
[REDACTED]

Public Comment on Proposed Zoning Amendment – Communication Transmission Facilities – Desert Color

1 message

Jeni Barlow [REDACTED]
To: dan.boles@sgcityutah.gov

Thu, May 21, 2026 at 3:20 PM

Dear Mr. Boles,

I am writing as a resident of the Desert Color community to provide feedback regarding the proposed amendment to the zone plan allowing for “communication transmission facilities, including wireless, primary, height over 50 feet,” specifically within the Freedom Prep school property.

I appreciate the efforts to expand access to reliable communication infrastructure, and I recognize the importance of these services for residents. However, I do have several concerns about both the intent and potential impact of this proposal on our community.

First, it is unclear whether this amendment is intended to support only a centralized communications hub, or if the intent is to later construct a full cell tower exceeding 50 feet in height. Greater clarity on this point would be helpful, as the long-term implications for the neighborhood may differ significantly depending on the scope of development that is being contemplated.

Second, I am concerned about the potential placement of a cell tower on or near the school property. While I understand the need for infrastructure, a structure of this size and type would be highly visible and could significantly impact the visual character of the area. Our community has been intentionally developed to maintain an open, clean, and cohesive aesthetic, and the introduction of a large vertical metal structure in a central location would detract from that environment.

Finally, I would respectfully ask the planning commission and Desert Color to consider whether alternative locations may better accommodate this type of infrastructure. Our community includes surrounding areas with more open or less centrally located space that may allow for the same level of service without placing a prominent structure in the heart of a residential and school-centered area.

Thank you for the opportunity to provide input, and for your continued work on behalf of our community.

Sincerely,

Jeni Barlow
Desert Color Resident
[REDACTED]

Exhibit C
PowerPoint Presentation

Desert Color Zoning Book Amendment

2026-PDA-012

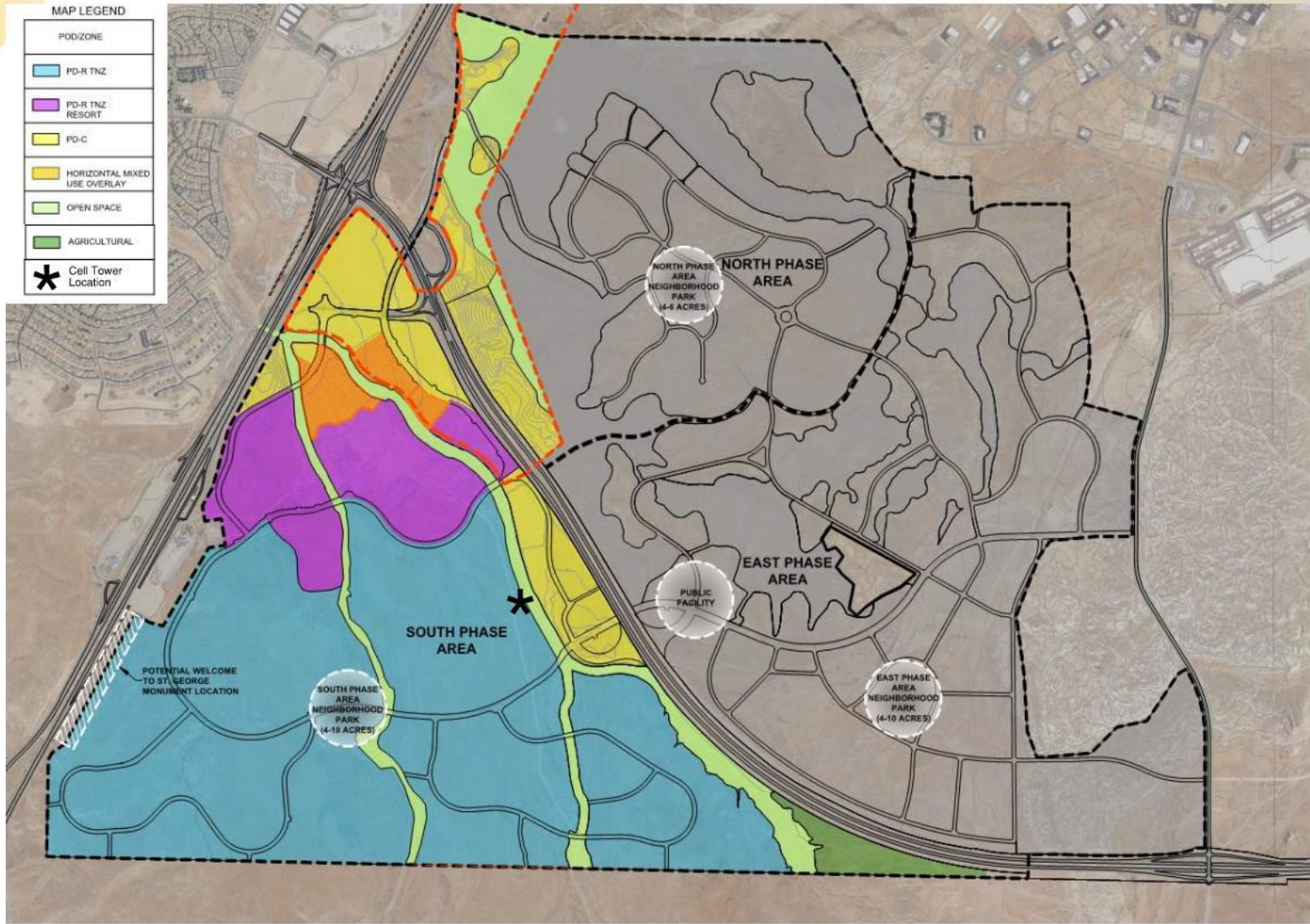


EXHIBIT 1-14 PUBLIC FACILITY LAND DONATION

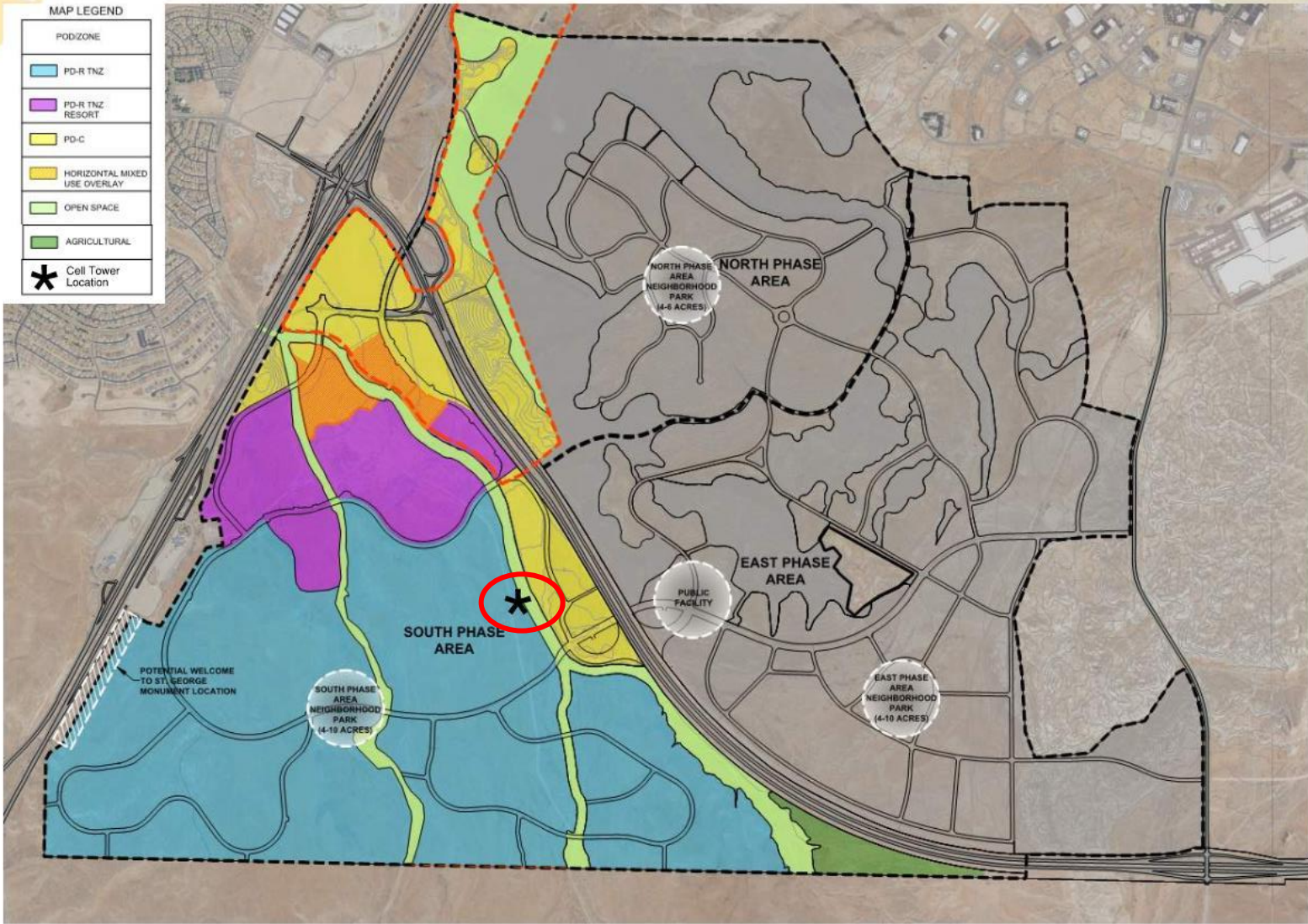
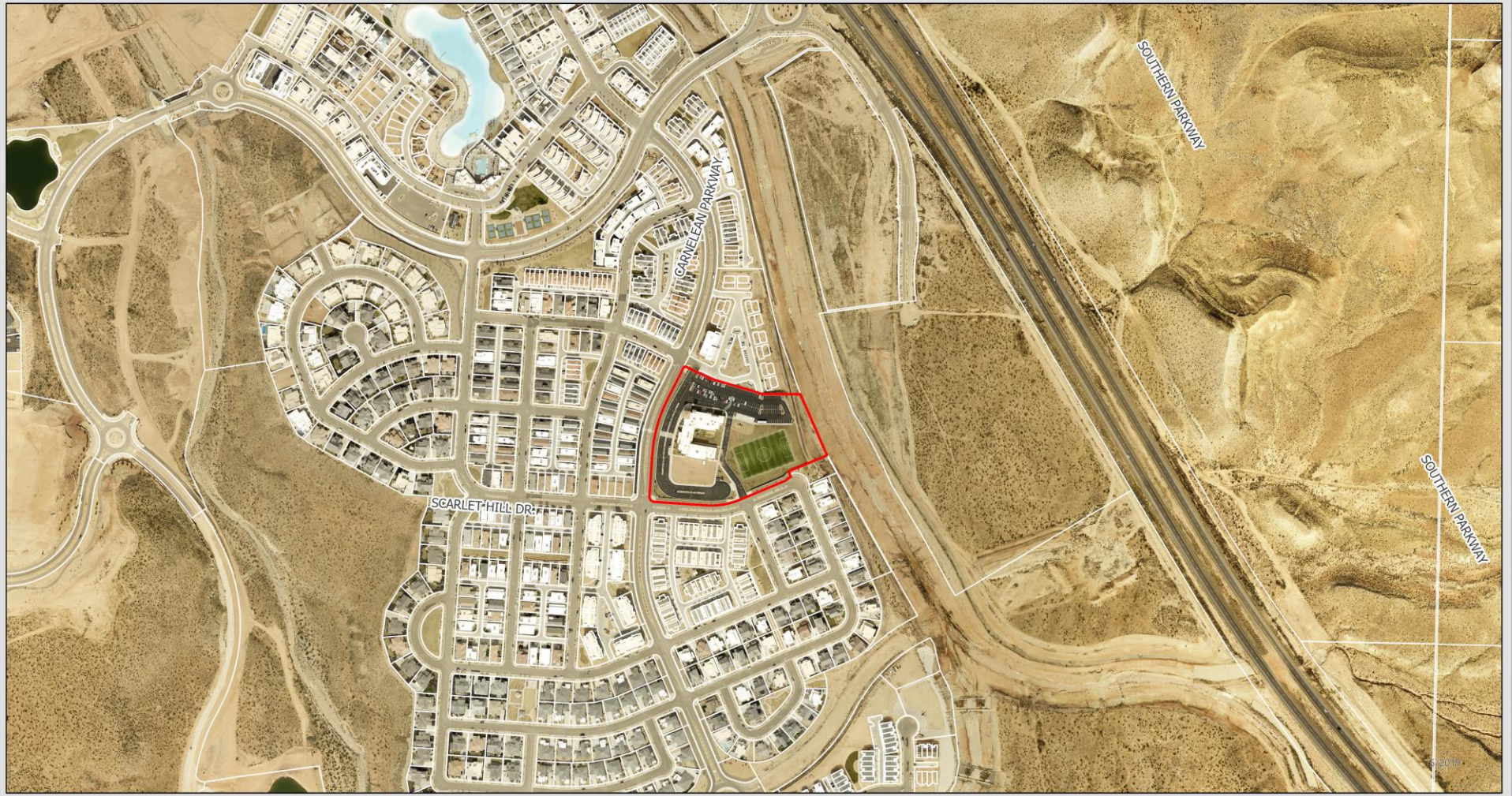


EXHIBIT 1-14 PUBLIC FACILITY LAND DONATION



FREEDOM PREPARATORY ACADEMY



2-2 PERMITTED USE MATRIX (CONT.)

	NG-Resort	NG Res.	NE Res.	PD-C
Duplex stacked	P	P	N	N
Bungalow Court	P	P	N	N
Paseo	P	P	N	N
Shared Drive / Autocourt or Cluster	P	P	N	P
Multi-family <20 units / acre	P	P	N	P
Multi-family >20/units per acre	P	N	N	P
Townhouse / Row house	P	P	P	P
Mixed use - Vertical & Horizontal	P	P	N	P
Live work	P	P	N	P
Short Term Nightly Rentals	P	N	N	P
Other Uses				
Parking structures and lots	P	P	N	P
Pedestrian facilities, including, but not limited to: outdoor seating/dining areas, mobile vendors and shoe shine stands	P	P	N	P
Signs, subject to an approved sign program	P	P	P	P
Temporary Mining	P	P	P	P
Recreation / Entertainment without Liquor Service	P	P	N	P
Recreation / Entertainment with Liquor Service	P	N	N	P
Communication transmission facilities, including wireless, primary, height over 50' *(see Exhibit 1-14)	N	C	N	N

All uses specifically not listed herein shall be considered not permitted uses in each zone. Additional uses may be permitted but shall require a PD Amendment approval by the City. Permitted use terms shall have commonly used definitions as defined by the American Planning Association or as stated below. ***** Land use categories are permitted in PD-C areas located outside the Town Center Core District

Commercial Center - A commonly owned or developed project that shares parking, internal pedestrian circulation and public street access with a variety of commercial uses.

Manufacturing, Custom - An establishment primarily engaged in the on-site production of goods by hand manufacturing which involves only the use of hand tools or domestic mechanical equipment not exceeding two (2) horsepower or a single kiln not exceeding eight (8) kilowatts, and the incidental direct sale to customers of only those goods produced on site. Typical uses include ceramic studios, candle making shops or custom jewelry manufacturing.

Manufacturing, Light - An establishment engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing.

Neighborhood Commercial, Office or Business - Small scale office or business use, other than a Retail Shop, Financial Institution, Medical or Professional Office, that is limited to daytime operation, generates no public safety risks, little traffic, and emanates no offsite noise, light, odor or other adverse impact on a residential neighborhood and excludes hospital, pay-day loan, sexually oriented business, and tattoo establishment.

Retail Shop or Business - Retail shop or business use related to retail, financial institutions, medical or professional office that is not limited to daytime operations, generates no public safety risks, little traffic, and emanates no offsite noise, light, odor or other adverse impact on a residential neighborhood like a bakery, barber and beauty shop, books, bicycle shop (new) and repairs, gifts and stationery, cleaners without on-site laundry and dry cleaning operations, candy store, florist, jewelry store, etc.

NG-Resort

NG Res.

NE Res.

PD-C

Communication transmission facilities, including wireless, primary, height over 50' *(see Exhibit 1-14)	N	C	N	N
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PLANNING COMMISSION AGENDA REPORT: 05/26/2026

Allora Village (Divario PA-2) Zone Change Zone Change (Case No. 2026-ZC-009)	
Request:	Consider changing the zone from R-1-10 (Residential, 10,000 ft ² minimum lot size) to PD-R (Planned Development Residential) on approximately 42.86 acres to allow for the construction of a mix of townhomes and apartments. They are proposing a total of 410 units.
Applicant:	Unified Business Alliance, Jared Huish
Location:	The property is generally located south-west of the Gap Canyon Parkway and 1790 West intersection.
General Plan:	PD (Planned Development)
Existing Zoning:	R-1-10 (Residential, 10,000 ft ² minimum lot size)
Surrounding Zoning:	North PD-R (Planned Development Residential)
	South G&G (Gravel and Grazing)
	East PD-R (Planned Development Residential)
	West R-1-10 (Residential, 10,000 ft ² minimum lot size)
Land Area:	Approximately 42.86 acres (33.37 acres without open space)



Divario PA-2 - Allora Village



Background:

The property was annexed as part of the Plantations Land in 1994. A PD (Planned Development) was approved on at least two separate occasions, but because construction did not occur, those approvals expired and the property reverted back to its current R-1-10 zoning. In 2007, a development agreement was approved between the developer and the city for a project then known as “The Lakes.” The project has since been renamed “Divario.” An updated development agreement was approved in 2014, establishing the parameters of development, planning areas, and related requirements.

The zoning for this particular planning area, PA-2, was previously approved in September 2023. At that time, however, the applicant was unable to move the project forward due to market conditions. As a result, the PD zoning approval lapsed and the property reverted back to the underlying R-1-10 zoning. The applicant believes market conditions have improved and that the timing is now better for the project to move forward.

Development Agreement

Originally, PA-2 was slated for medium density development up to nine units per acre. The development agreement was amended and recorded to allow the transfer of units and allow up to 15 units per acre with a maximum number of 450 units (15 units per acre is high density under the terms of the Divario Development Agreement). The applicant, along with the master developer in 2023, requested to move density from PA-13 to the subject property allowing for up to a maximum of 450 units on PA-2. This agreement was recorded accordingly and is still in effect.

Old Site Vs. New Site Plan

When compared side by side, it would appear that the proposed site plan is busier than that of the old. Interestingly, the applicant has reduced the number of units from 450 down to 410 taking the density from 13.48 units per acre to 12.28 units per acre. They eliminated a number of stacked units in favor of townhomes due to the topography of the northern end of the property. They believe that they can work better with the existing topography with townhomes. They can step down the buildings unit by unit. This is more difficult with a single large apartment building. The amount of open space remains preserved (as described in the following paragraph), and the overall public road layout remains largely unchanged.

Proposed Site Details:

The site is currently free from any buildings or structures. It is situated directly west of the approved Circolo Villas (PA-1 – also vacant). That said, the property is not adjacent to existing development at this time. Finally, and very importantly, the Divario development agreement land use map (Exhibit B) depicts areas on the south and on the west of the proposed development which is to be left completely undisturbed and as described above may not be counted toward the density of the project. Additionally, in the same areas of the dedicated open space areas are floodplains. Buildings may not

be constructed in floodplains however, parking, open space, and amenities may be located in that space.

The proposed site plan illustrates where the buildings, streets, open space, parking, trails, etc. will be located. The site plan depicts two basic types of buildings to be constructed on

PC 2026-ZC-009

Allora Village (Divario PA-2)

the site: townhomes and apartments. The southern and the majority of the western boundaries have been left open in order to accommodate the required open space identified in the Divario Development Agreement.

Parking: Under section 10-19-4(A)(4) of the St. George zoning code, each unit is required to provide two parking stalls, one of which must be covered, plus one stall for every three units for guest parking. With 410 units, this would yield a total requirement of 957 stalls ($2 \times 410 = 820 + 137$ guest stalls). 410 of the stalls must be covered (garages may be included). The site provides a total of 958 stalls, which meets the requirement for both residents and guest parking. A breakdown of the parking can be found on the submitted plans.

Access: The site shows two access points onto Gap Canyon Parkway. From Gap Canyon, additional access onto Skyrocket Drive will be available as discussed with the Circolo Villas application. Timing on Sky Rocket Road is unknown currently though plats are currently being circulated for dedication of the right-of-way. The Fire Department has reviewed the access and has approved it conceptually from a Fire standpoint. The Fire code requires a minimum of two access points out of the development as proposed.

Elevations: Six building styles are proposed for the development. The first is a “tuck-under” townhouse, with garages located beneath the structure. These units are built into the hillside, are approximately 35 feet in height, and each includes a two-car garage. The second style is a more traditional townhome, approximately 30 feet in height, with garage parking provided for each unit. The third style consists of an eight-unit townhome building. These townhouse styles allow the applicant to better work with the existing topography rather than requiring significant grading of the site.

In addition, the applicant is proposing a series of stacked apartment buildings, primarily on the south side of the property. These buildings will be similar in height (approximately 36-38 feet tall) but will vary in footprint size. The following table provides a breakdown of the number of units within each building type.

	Stories	One-Bedroom	Two-Bedroom	Totals
Building 1	2/3	10	10	20
Building 2	2/3	2	8	10
Building 3	2/3	15	10	25
Building 4	2/3	15	10	25
Building 5	3	12	12	24
Building 6	3	12	12	24
Building 7	3	12	6	18
Building 8	3	12	6	18
Building 9	3	12	6	18
Building 10	2	8	4	12
Building 11	3	12	12	24
Building 12	3	12	12	24
Building 13	3	12	12	24
Totals:		146	120	266
		55%	45%	

Landscaping/Amenities: The site is required to maintain a minimum of 30% landscaping/open space. The site has been designed with 32% formal landscaping and to be clear, the site is not allowed to count the open, undisturbed areas shown on the Divario Exhibit 'B' as non-disturbable. Additionally, a multi-family development must provide usable recreation areas, in this case at least 82,000 ft². The applicant is indicating over 599,000 ft² of open space/landscape area with approximately 112,000 ft² usable amenity area. The site depicts a community pool, clubhouse, children's play area, trail along south perimeter, sports courts scattered throughout the community, and an exterior social area. The details on all the amenities and landscaping will be reviewed at the time of site plan but are noted on the site plan.

Traffic Impact: Staff have had concerns about the scale and number of units in the area, especially in relation to the other projects. Though this project will likely have less direct impact on existing development than some of the other recently proposed planning areas, there is still an impact on the road system in the area. That said, this project has the benefit of being directly across from the Gap Canyon Pkwy and Sky Rocket Road intersection. Sky Rocket will take a bulk of people directly to Dixie Drive and Gap Canyon will take traffic to the north (and south once completed).

Staff Comments and Conditions:

Power

1. The placement of power equipment to serve the units in this type of development can be challenging. The Developer and Engineer should be aware that comments will be made during the JUC process regarding powerline and equipment installation meeting the current Underground Power standards.
2. Power design is subject to JUC review.

Fire

1. Fire reviewed the proposed plan and had no comments.

Parks

1. This plan gives good access to open space along the west road and retains more of the native landscape and public open space.
2. Access to trails will be required.

Engineering

1. Any public roads on the interior of the site must meet all standards for public streets including cross-section.

Planning

1. A site plan must be submitted prior to any construction on the site.

Recommendation:

If the Planning Commission finds that the proposed development is consistent and blends well with its surroundings, staff recommends approval of this Zone Change as proposed with the conditions and comments outlined in this staff report.

Alternatives:

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Continue the proposed zone change and development agreement amendment to a future date.

Possible Motion: “I move that we forward a positive recommendation to the City Council for the zone change for Allora Village as presented, case no. 2026-ZC-009, based on the findings and subject to the conditions listed in the staff report.”

Findings for Approval:

1. The proposed zoning is consistent with the Divario Development Agreement and General Plan designation for the property.
2. The development provides a mix of housing types while reducing the overall number of units from the previously approved concept.
3. The site plan responds to the natural topography of the property.
4. The project meets applicable site design requirements for parking, access, and open space.
5. The development preserves required open space and avoids disturbance in sensitive areas identified in the development agreement. The southern and western portions of the property remain open as required, and buildings are not proposed within designated floodplain areas.

EXHIBIT A

APPLICANT NARRATIVE

DIVARIO PA-2

Planned Development Residential (PD-R)

Detailed Project Narrative

St. George, Utah

May 20, 2026

1. Project Overview

This narrative accompanies the Planned Development Residential (PD-R) zone change application for Planning Area 2 (PA-2) within the Divario Master Planned Community in St. George, Utah. The site development plan has been prepared by Pel-Ona Architects & Urbanists (Ronnie Pelusio, AIA, LEED AP; Korkut Onaran, Ph.D., CNU).

Divario is a 730-acre mixed-use master planned community approved for up to 3,186 residential units under a fully entitled and recorded City Development Agreement. PA-2 is designated as a Residential development parcel. The parcel is located along Gap Canyon Parkway within the northern portion of the Divario master plan, bounded by the parkway on its north and east edges and adjoining open space and canyon areas to the south and west.

The proposed development of PA-2 delivers a cohesive, walkable residential neighborhood comprising 410 dwelling units across two distinct product types: 144 for-sale townhouse units and 266 apartment units distributed among 13 multifamily buildings. The plan preserves approximately 9.49 acres (22.3%) as untouched open space and dedicates an additional 1.43 acres to a central park, ensuring that the community's defining relationship with the surrounding natural canyons and trail systems is maintained.

2. Detailed List of Proposed Uses

PA-2 proposes two primary residential use categories and several supporting amenity and infrastructure uses, described in detail below.

2.1 Townhouse Residential (Area 1)

A total of 144 townhouse units is organized into four development blocks (Blocks 1 through 4) and are configured in three distinct building types adapted to the site's topography:

Flat Townhouses: 59 units are located on relatively level terrain and present a conventional two-to three-story townhouse form with at-grade attached garages.

Uphill (Tuck-Under) Townhouses: 50 units are designed for sloped conditions, with garage-level parking tucked beneath the primary living level, taking advantage of the grade change to reduce visible building mass from the uphill side.

Downhill Townhouses: 35 units address downslope conditions, presenting a stepped building form that follows the natural grade and minimizes the need for earthwork.

The townhouse blocks are distributed as follows:

Type	Block 1	Block 2	Block 3a	Block 4
Flat	12	24	23	0
Uphill (Tuck-Under)	30	14	6	0
Downhill	23	12	0	0
Block Total	65	50	29	0

2.2 Apartment Residential (Area 2)

A total of 266 apartment units is proposed within 13 multifamily buildings, located in the southern portion of the site (Area 2). The buildings range from 2 stories to 3 stories in height and contain a mix of one-bedroom and two-bedroom floor plans. The overall unit mix is approximately 55% one-bedroom units (146 units) and 45% two-bedroom units (120 units).

The apartment buildings are distributed as follows:

Building	Stories	1-BR	2-BR	Total Units
Bldg 1	2/3	10	10	20
Bldg 2	2/3	2	8	10
Bldg 3	2/3	15	10	25
Bldg 4	2/3	15	10	25
Bldg 5	3	12	12	24
Bldg 6	3	12	12	24
Bldg 7	3	12	6	18
Bldg 8	3	12	6	18
Bldg 9	3	12	6	18
Bldg 10	2	8	4	12
Bldg 11	3	12	12	24
Bldg 12	3	12	12	24
Bldg 13	3	12	12	24
Totals		146	120	266

2.3 Community Amenities and Supporting Uses

The plan includes the following amenity and supporting uses that serve both the townhouse and apartment residents:

Community Building and Swimming Pool: A centrally located clubhouse and resort-style swimming pool are positioned at the interface between the townhouse area (Area 1) and the apartment area (Area 2), providing shared amenities accessible to residents.

Sport Courts: Dedicated sport courts (pickleball, basketball, or similar) are located adjacent to the community building, providing active recreation opportunities.

Central Park: A 1.43-acre central park is situated between the townhouse and apartment areas, functioning as the neighborhood’s primary communal gathering space and providing a landscaped buffer between the two residential zones.

Sheltered Parking (Carports): Covered carport structures are distributed throughout the site to supplement garage and surface parking for apartment residents.

2.4 Non-Residential Uses

No commercial, office, retail, or other non-residential uses are proposed within PA-2. The parcel is designated for residential use only under the Divario Development Agreement. Commercial uses are provided elsewhere within the master plan, including the 26-acre commercial allocation and the PA-8 mixed-use village center.

3. Proposed Density

3.1 Dwelling Units Per Gross Acre

The total PA-2 site encompasses 42.49 gross acres (1,850,975 square feet), as detailed in the area counts provided by Pel-Ona Architects & Urbanists. With 410 total dwelling units proposed, the gross density is calculated as follows:

410 dwelling units ÷ 42.49 gross acres = 9.65 dwelling units per gross acre

This density is consistent with the approved density designation of PA-2, under the Divario Development Agreement.

3.2 Net Density by Sub-Area

When analyzed by developable sub-area (excluding open space and rights-of-way), the net densities are as follows:

Sub-Area	Acres	Units	Units/Acre (Net)
Area 1 (Townhouses)	11.46	144	12.57
Area 2 (Apartments)	14.32	266	18.58
Combined Developable	25.78	410	15.90

3.3 Non-Residential Floor Area

As noted above, no non-residential uses are proposed within PA-2. The proposed floor area ratio for non-residential uses is zero (0.0 FAR). All commercial and mixed-use allocations within the Divario master plan are addressed in separate planning areas.

4. Description of Proposed Land Use and Coverage

The following table summarizes the allocation of land within PA-2 by use category, based on the area calculations provided in the Pel-Ona site development plan:

Land Use Category	Square Feet	Acres / % of Total
Area 1 – Townhouses	499,222 SF	11.46 ac (27.0%)
Area 2 – Apartment Buildings	623,607 SF	14.32 ac (33.7%)
Untouched Open Space	413,169 SF	9.49 ac (22.3%)
Central Park	62,398 SF	1.43 ac (3.4%)
Rights-of-Way (ROW)	252,579 SF	5.80 ac (13.6%)
TOTAL	1,850,975 SF	42.49 ac (100.0%)

The combined open space and park allocation totals 10.92 acres, representing 25.7% of the gross site area. This substantially exceeds typical PD-R open space requirements and reflects the Divario master plan’s commitment to preserving the natural canyon landscape and providing community recreation areas.

Building coverage, parking area, and landscaped area within Areas 1 and 2 will be further delineated at the preliminary plat and site plan review stages. However, the following general characterization applies:

Building Coverage: Townhouse footprints within Area 1 are configured in attached rowhouse clusters of varying width. Apartment buildings within Area 2 are primarily 2- and 3-story walk-up structures with a mix of breezeway and direct-entry configurations. Estimated building coverage across the developable area is approximately 30–35%.

Parking Area: Townhouse parking is provided through attached garages (140 garage spaces in Block 1, 100 in Block 2, for a total of 300 attached garage spaces across all townhouses). Apartment parking includes a combination of surface parking, carport/covered parking (174 carport spaces total), and surface lots (484 surface spaces), totaling 958 provided off-street parking spaces across the entire development.

Landscaped Area: The remaining developable area not occupied by buildings, parking, or internal drives is landscaped, along with the 1.43-acre central park and perimeter buffering. Combined with the 9.49 acres of untouched open space, total green and landscaped area is estimated at approximately 40–45% of the gross site.

5. Parking Analysis

The development provides parking through a combination of attached garages, surface parking, and sheltered carport structures. The following table summarizes provided parking by block:

Parking Type	Block 1	Block 2	Block 3a	Block 3b	Block 4	Total
Units	65	50	29	236	30	410
Carport	0	0	0	154	20	174
Surface	36	16	0	376	56	484
Attached Garages	140	100	60	0	0	300
Total Provided	176	116	60	530	76	958

In addition to the 958 off-street parking spaces summarized above, the site plan identifies 269 on-street parking spaces available along internal streets, bringing the total available parking to 1,227 spaces.

The standard City of St. George parking requirement for this development would be 957 spaces (288 spaces for townhouses at 2.0 per unit, 532 spaces for apartment units at 2.0 per unit, and 137 guest parking spaces). With 958 off-street spaces provided, the development exceeds the standard code requirement.

6. Location and Boundaries of Parks, Open Spaces, and Common Areas

6.1 Untouched Open Space (9.49 acres)

Approximately 413,169 square feet (9.49 acres) of natural terrain along the southern and western edges of PA-2 is designated as untouched open space. This area preserves the existing canyon topography and native vegetation, maintaining visual and physical continuity with the broader Divario trail system and the adjacent BLM land. No grading, construction, or improvements are proposed within this area. This open space buffer provides a natural transition between the developed portions of PA-2 and the surrounding canyon landscape that defines the Divario community's character.

6.2 Central Park (1.43 acres)

A 62,398-square-foot (1.43-acre) central park is located at the heart of the PA-2 development, situated between the townhouse area (Area 1) to the north and the apartment area (Area 2) to the south. The park provides a shared amenity for both residential zones and is intended to include passive recreation areas, landscaping, and pedestrian pathways connecting the two neighborhoods. The central park also visually separates the lower-density townhouse product from the higher-density apartment buildings, creating a green buffer that reduces the perceived density of the development.

6.3 Community Building, Pool, and Sport Courts

A community building with a swimming pool is located centrally within the site, adjacent to the central park. Sport courts are positioned nearby. Together, these facilities provide the active recreation component required under the PD-R amenity standards. These amenities are accessible to all PA-2 residents and are consistent with the lifestyle-oriented design philosophy of the Divario master plan.

6.4 No School or Church Sites

No school sites, church sites, or other institutional uses are proposed within PA-2. The Washington County School District and area places of worship are served by facilities located outside the Divario master plan boundaries.

7. Phasing Plan

The applicant intends to develop PA-2 in a phased approach, although specific phasing boundaries and timelines will be refined during the preliminary plat stage. The following general phasing framework is anticipated:

Phase 1 – Infrastructure and Townhouse Blocks 1–2: Initial development would focus on extending Gap Canyon Parkway frontage improvements, constructing internal roadways serving the northern portion of the site, and delivering the first townhouse blocks (Block 1: 65 units; Block 2: 50 units). Utility infrastructure (water, sewer, storm drainage) would be installed to serve the full buildout, with initial connections sized to accommodate Phase 1 demand.

Phase 2 – Townhouse Block 3a and Community Amenities: The second phase would complete the townhouse program (Block 3a: 29 units) and construct the community building, swimming pool, sport courts, and central park improvements. Delivering the amenities in Phase 2 ensures that they are available to residents of the initial townhouse phases and are in place before the higher-density apartment development commences.

Phase 3 – Apartment Buildings: The apartment buildings in Area 2 (266 units across 13 buildings) would be constructed in the final phase or potentially split into two sub-phases depending on market absorption. Carport structures and surface parking serving the apartment buildings would be constructed concurrently with the apartment buildings they serve.

The phasing plan is designed to ensure that infrastructure capacity, community amenities, and parking are delivered in a logical sequence that supports each phase's occupancy. Specific phasing commitments, including any required infrastructure triggers and bonding, will be addressed in the development agreement and preliminary plat conditions of approval.

8. Architectural Character and Materials

The Pel-Ona site development plan establishes a cohesive architectural vocabulary for PA-2 that is consistent with the broader Divario design standards. Key architectural elements include:

The 24-Unit Apartment Building presents a 3-story walk-up form with articulated facades, varied roof planes, covered entry porches, and a mix of lap siding and panel materials. The building

massing is broken into distinct modules to reduce apparent scale. The rendering shows a flat/low-slope roofline with parapet elements, consistent with the desert contemporary and territorial design character common to southern Utah.

The Uphill (Tuck-Under) Townhouse is designed for graded lots where the garage level is partially below grade on the uphill side. This results in a 2.5- to 3-story presentation from the street, with the garage level reading as a foundation. Roof forms include a mix of gable and shed elements. Materials include fiber cement lap siding, board and batten accents, and stone-look foundation cladding.

The Downhill Townhouse is designed for lots that slope away from the street, presenting a 2-story face to the street with an additional level revealed on the downhill side. Roof forms are predominantly gable with shed dormers. The architectural character is residential in scale and is designed to transition harmoniously to the adjacent single-family neighborhoods.

The submittal of the material board accompanies this application and the exterior color palette is also documented on Page 6 of the Pel-Ona plans, which draws from 35 Sherwin-Williams colors in the 2021 Color Series, organized into body/trim, door, woodwork, and foundation categories. The palette emphasizes warm earth tones, muted greens, and soft grays that complement the surrounding red rock landscape. Roofing materials include Tamko asphalt shingles (Olde English Pewter, Desert Sand, Weathered Wood, Rustic Redwood, Rustic Black) and Bartile concrete roof tiles in complementary slate tones.

9. Building Heights

Per the Pel-Ona site development plan, the apartment buildings within PA-2 range from 2 stories to 3 stories. No 4-story buildings are proposed within this planning area. The tallest buildings on the site are the 3-story apartment buildings (Buildings 5 through 9 and 11 through 13), which are anticipated to measure approximately 36 to 38 feet.

The townhouse buildings vary in presentation depending on topographic configuration: flat townhouses present 2 to 3 stories above grade; uphill (tuck-under) townhouses present 2.5 to 3 stories from the street with a partially below-grade garage level; and downhill townhouses present 2 stories to the street with an additional level on the downhill elevation. In all cases, building heights are expected to fall within the 40-foot maximum permitted under the PD-R zone (St. George City Code § 10-7F-5).

No request for increased building height beyond the 40-foot PD-R standard is anticipated for PA-2.

10. Consistency with the Divario Master Plan

The proposed PA-2 development is consistent with the vision and framework established by the Divario Development Agreement and master plan. The development delivers medium-density residential product in a planning area designated for that purpose, preserves more than 25% of the site as open space, provides community amenities and recreation facilities, and transitions

sensitively from higher-density apartment buildings in the interior of the site to lower-density townhouse forms along the perimeter. The architectural character, exterior materials, and color palette are designed to complement the natural landscape setting and the existing built environment within other Divario neighborhoods. Access is provided via Gap Canyon Parkway, which is the primary collector road serving the northern portion of the Divario master plan.

EXHIBIT B

PUBLIC COMMENT

Divario -Allora Village

1 message

Shirlene Peck [REDACTED]
To: dan.boles@sgcityutah.gov

Thu, May 21, 2026 at 12:47 PM

Dan,

I am Shirlene Peck, an owner of a condo in Estancia, which borders this project. I am concerned that 438 new units, which could easily produce 1,533 new drivers on the road next to us (3.5 people per unit), is not reasonable, especially when an R-10 zone using the same 3.5 ratio per unit would only produce 150 new drivers. I was looking at the map you provided and knowing the road to get in and out of our area, there is only one road in and out of this large area now. Adding that many drivers would create a public safety issue that I hope the City would never allow.

I do not see an additional exit road even proposed for this development. Therefore, as a very concerned citizen, I would ask the Council and Planning Commission to not allow this Zone change without further changes to this proposal. The developers need to provide a new exit road for this area.

Sincerely,
Allen and Shirlene Peck

[REDACTED]

EXHIBIT C

POWERPOINT PRESENTATION

Divario PA-2 Allora Village

2026-ZC-009



Aerial Map

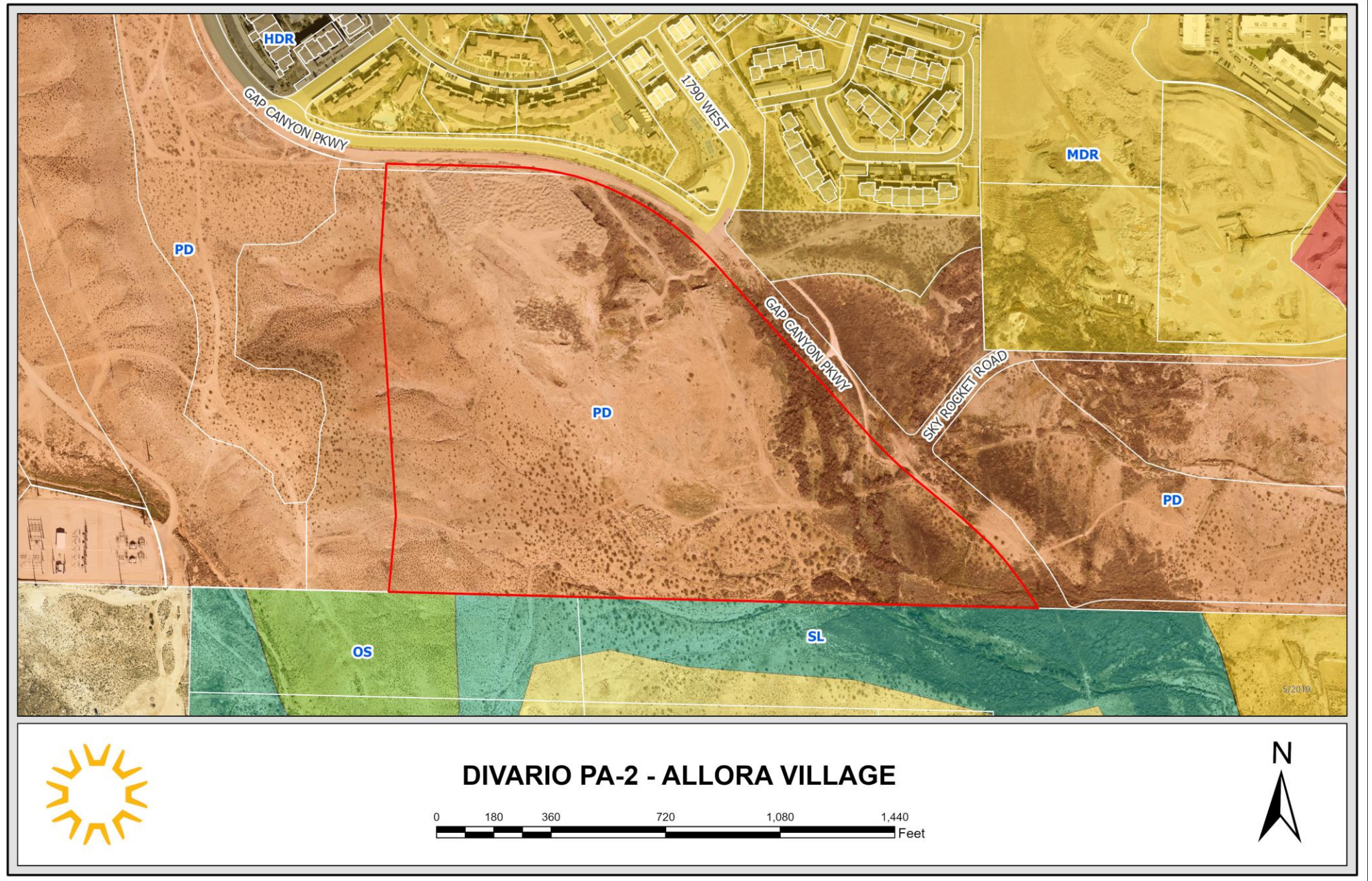


DIVARIO PA-2 - ALLORA VILLAGE

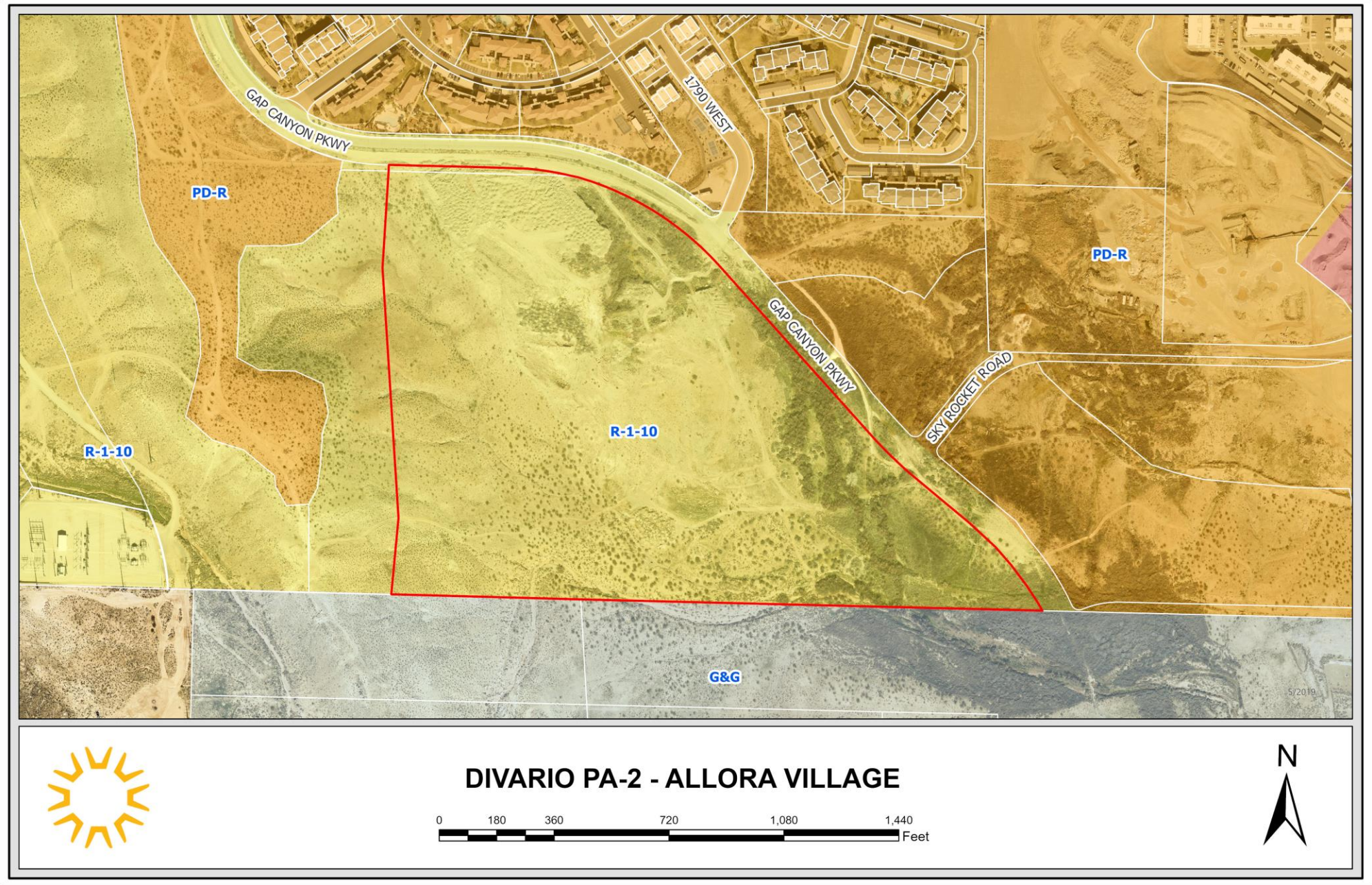
0 180 360 720 1,080 1,440 Feet



Land Use Map



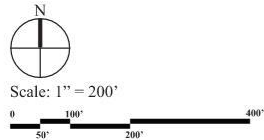
Zoning Map



Site Plan

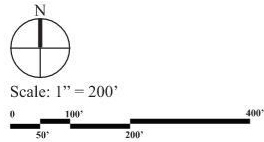
SITE DEVELOPMENT PLAN

-  TOWNHOUSES
-  TUCK-UNDER TOWNHOUSES (UPHILL)
-  DOWNHILL TOWNHOUSES
-  APARTMENT BUILDINGS
-  SHELTERED PARKING (CARPORT)
-  COMMUNITY BUILDING & SWIMMING POOL
-  SPORT COURTS



Site Plan

SITE DEVELOPMENT PLAN WITH NO LANDSCAPING



Site Plan Details

TOWNHOUSES PER BLOCKS

		Block 1	Block 2	Block 3	Block 4	TOTAL
TOWNHOUSES	Flat	12	24	23	0	59
	Uphill (tuck under)	30	14	6	0	50
	Downhill	23	12	0	0	35
	Townhouse total	65	50	29	0	144

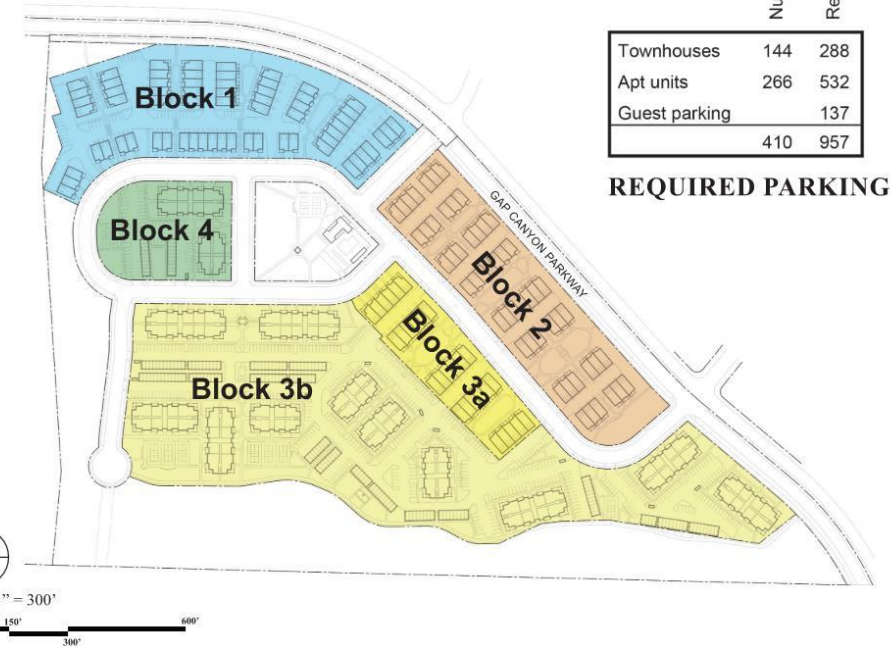
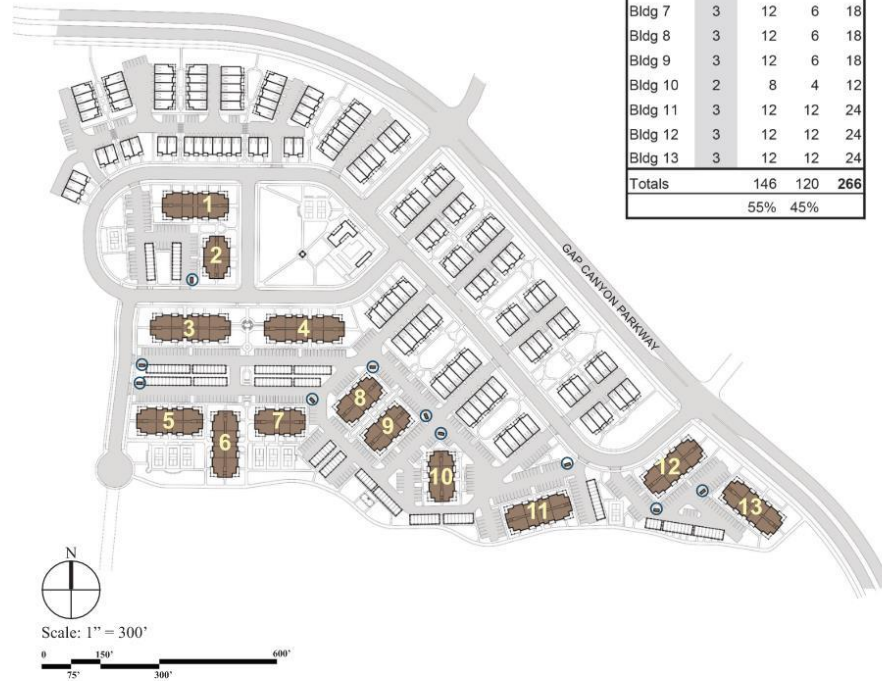
APARTMENT UNIT DISTRIBUTION AMONG APARTMENT BUILDINGS

	Number of stories	One-bedroom apt.	Two-bedroom apt.	Totals
Bldg 1	2/3	10	10	20
Bldg 2	2/3	2	8	10
Bldg 3	2/3	15	10	25
Bldg 4	2/3	15	10	25
Bldg 5	3	12	12	24
Bldg 6	3	12	12	24
Bldg 7	3	12	6	18
Bldg 8	3	12	6	18
Bldg 9	3	12	6	18
Bldg 10	2	8	4	12
Bldg 11	3	12	12	24
Bldg 12	3	12	12	24
Bldg 13	3	12	12	24
Totals		146	120	266
		55%	45%	

PROVIDED PARKING PER BLOCKS

		Block 1	Block 2	Block 3a	Block 3b	Block 4	TOTALS
Parking	Number of units	65	50	29	236	30	410
	Carpport	0	0	0	154	20	174
	Surface parking	36	16	0	376	56	484
	Attached garages	140	100	60	0	0	300
Total provided		176	116	60	530	76	958

In addition to above listed off-street parking spaces, **269** on-street parking spaces are available



REQUIRED PARKING

Site Plan Areas

AREA COUNTS

	SF	Acre
Area 1 (townhouses)	499,222	11.46
Area 2 (Apartment bldgs)	623,607	14.32
Untouched open space	413,169	9.49
Central park	62,398	1.43
ROW	252,579	5.80
TOTAL	1,850,975	42.49



Scale: 1" = 200'



Landscape Plan

Allora Village A ST. GEORGE COMMUNITY

LANDSCAPE DESIGN INTENT

- *Shade trees with flowering accent trees
 - *Palm trees as accents
 - *Traditional and Desert adaptive plants
 - *Desert accent plants in groupings
 - *Plant groupings and massing with accent plants
 - *Base gravel with accent gravel of different colors/sizes
 - *Boulder groupings with accent plantings
 - *Lawn is to be used only in recreation spaces
- Water efficient landscape will be developed in all common areas and will be installed in keeping with waterwise landscape principles.



PLANT PALETTE

TREES - MEDIUM SHADE TREES

- | NAME |
|---|
| <i>Chilopsis linearis</i> 'L. Hamilton' |
| Desert Willow |
| <i>Olea europaea</i> 'Wilsonii' |
| Wilson Olive |
| <i>Prosopis glandulosa</i> 'maverick' |
| Maverick Honey Mesquite |
| <i>Quercus virginiana</i> |
| Live Oak |
| <i>Pistachia chinensis</i> |
| Chinese Pistache |
| <i>Quercus virginiana</i> |
| Live Oak |

TREES - SMALL, ACCENT FLOWERING

- | |
|-------------------------------------|
| <i>Vitex agnus-castus</i> |
| Chaste Tree |
| <i>Lagerstroemia indica</i> |
| Crape Myrtle |
| <i>Cercis canadensis</i> 'Oklahoma' |
| Oklahoma Red Bud |

PALMS

- | |
|------------------------------|
| <i>Washingtonia filifera</i> |
| California Fan Palm |

SHRUBS - TRADITIONAL

- | |
|------------------------------------|
| <i>NERIUM oleander</i> 'Hardy Red' |
| Hardy Dwarf Oleander |
| <i>EUONYMUS j. Aureo-marginata</i> |
| Gold Spot Euonymus |
| <i>ABELIA x grand.</i> 'Sunrise' |
| Sunrise Variegated Abelia |
| Rosa x 'Noare' |
| Flowering Carpet Rose |
| <i>ROSMARINUS o. Prostratus</i> |
| Prostrate Rosemary |

SHRUBS - DESERT ADAPTIVE

- | |
|--|
| <i>LEUCOPHYLLUM langmaniae</i> |
| Lynn's Legacy Ranger |
| <i>PEROVSKIA atriplicifolia</i> |
| Russian Sage |
| <i>SALVIA greggii</i> |
| Red Sage |
| <i>MUHLENBERGIA capillaris</i> 'R. Mist' |
| Regal Mist Deer Grass |
| <i>CHRYSACTINIA mexicana</i> |
| Damianita |

DESERT ACCENTS

- | |
|--|
| <i>DASYLIRION longissimum</i> |
| Toothless Desert Spoon |
| <i>DASYLIRION wheeleri</i> |
| Desert Spoon |
| <i>HESPERALOE parviflora</i> |
| Red Yucca |
| <i>YUCCA filamentosa</i> 'Color Guard' |
| Color Guard Yucca |
| <i>AGAVE americana</i> 'Marginata' |
| Variegated Century Plant |
| <i>AGAVE parryi</i> |
| Parry's Agave |



ALLORA VILLAGE
CONCEPTUAL LANDSCAPE PLAN

DATE	BY	REVISIONS

Scale:	1" = 60'-0"
Date:	APRIL 13, 2024
Drawn By:	
Approved By:	

ALLORA VILLAGE
CONCEPT LANDSCAPE PLAN



Job No.
misc.

Sheet No.
L-1
of 1

Townhome Elevations

DIVARIO PA-2

ST. GEORGE, UTAH

MAY 20, 2026



DOWNHILL TOWNHOME - REAR VIEW



SIDE VIEW



DOWNHILL TOWNHOME - FRONT VIEW

Townhome Elevations



SIDE VIEW



UPHILL (TUCK UNDER) TOWNHOME - FRONT VIEW



UPHILL (TUCK UNDER) TOWNHOME - REAR VIEW

Apartment Elevations

APARTMENT



CONTEMPORARY SOUTHWEST APARTMENT



APARTMENT RIGHT SIDE ELEVATION

(Proposed building height: 36-38 feet)
Left side elevation is the mirror image of the right side. This side elevation applies to all apartment building sizes.

Apartment Elevations

APARTMENT
24-UNIT APARTMENT ELEVATIONS



24-UNIT APARTMENT FRONT ELEVATION
(Proposed building height: 36-38 feet)



24-UNIT APARTMENT REAR ELEVATION
(Proposed building height: 36-38 feet)

Apartment Elevations

APARTMENT
18-UNIT APARTMENT ELEVATIONS



18-UNIT APARTMENT FRONT ELEVATION
(Proposed building height: 36-38 feet)



18-UNIT APARTMENT REAR ELEVATION
(Proposed building height: 36-38 feet)

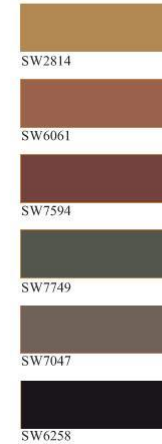
Materials & Colors

EXTERIOR COLOR PALETTE

BODY AND TRIM



DOORS



WOODWORK



FOUNDATION



ROOFING ASPHALT



ASPHALT



The paint colors shown above and their reference numbers are from the 2021 Sherwin Williams Color Series. Roofing shingles are from Tamko, and tiles are from Bartile. They are for reference only to convey the general color palette for this neighborhood. Actual colors and manufacturers may vary.



24-UNIT APARTMENT BUILDING

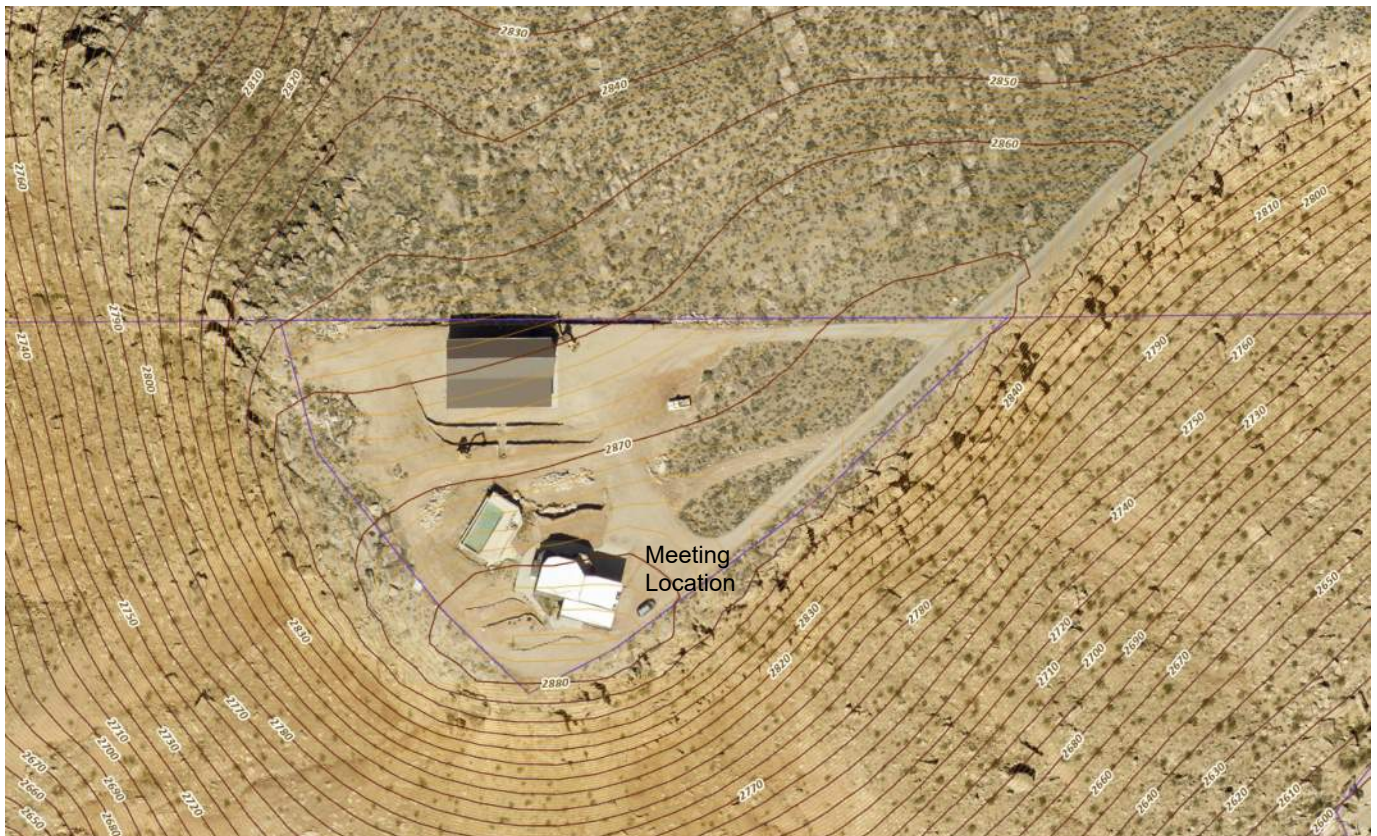


UPHILL (TUCKUNDER) TOWNHOUSE

HILLSIDE REVIEW BOARD AGENDA REPORT: **03/24/2026**

PLANNING COMMISSION AGENDA REPORT: **05/26/2026**

Greg Rath Property – 785 W. Sir Monte Drive (SG-6-3-12-4311) Hillside Development Permit (Case No. 2026-HS-001)	
Request:	A Hillside Development Permit to adjust the designation of the ridgeline setback on parcel SG-6-3-12-4311 from "Cuesta" to "Ridgeline" to reduce the ridgeline setback from 100' to 30' for a residential ADU.
Applicant:	Greg Rath
Location:	785 W. Sir Monte Drive
General Plan:	Low Density Residential (LDR)
Existing Zoning:	Single Family Residential
Surrounding Zoning:	North Open Space
	South Open Space
	East Open Space
	West Open Space
Land Area:	Approximately 2.24 acres



BACKGROUND

This is a request is to change the ridgeline designation for the property located at 785 W. Sir Monte Drive (SG-6-3-12-4311) from "Cuesta" to a "Ridge line". (See Exhibit A, Ridge Line Map) This location is surrounded by open space, and the applicant would like to build an ADU Accessory Dwelling Unit on this lot. The approved city Ridge Line Map identifies the applicant's property as "Cuesta" with a 100' setback from the existing ridge line.

The applicant is requesting to change the ridgeline designation as shown on the Ridge Line Map from a "Cuesta" to a "Ridge Line" and propose a new ridgeline designation which the owner feels is more indicative of the actual ridge line.

APPLICABLE ORDINANCE(S) (Selected portions)

10-13A-6: Building Setbacks and Additional Design Standards:

- A. *Front Setback along Streets:* Along streets where the slope of the adjacent property to the street is over fifteen percent (15%), the minimum setback is twenty feet (20').
- B. *Setbacks:* All setbacks shall conform to the underlying zone criteria except as provided herein. No structure or accessory structure shall be constructed within the setback area as defined below. However, a see-through wrought iron fence with at least fifty percent (50%) of the fence open, landscaping, and a nonvertical swimming pool are permitted in the setback area.
 - 1. *Ridgelines:* All ridgelines as shown on the ridgeline map shall be subject to the setback provisions contained herein. Setbacks from ridgelines not identified on the ridgeline map shall be a minimum of thirty feet (30'), or greater if recommended in the geotechnical reports.
 - 2. *Plateaus:* On plateaus, the setback from the ridgeline shall be a minimum of fifty feet (50') unless a greater setback is recommended in the geotechnical reports.
- C. *Cuesta:* Where a ridgeline occurs on a cuesta, the minimum setback shall be one hundred feet (100') measured normal (perpendicular) to the closest point of the ridge, unless a greater setback is recommended in the geotechnical report.

EXHIBITS PROVIDED

1. Exhibit A – Ridge Line Map
“Exhibit A” in the packet shows the Ridge Line Map.
2. Exhibit B – Ridge Line Map - Site Location
“Exhibit B” is the Ridge Line Map zoomed into the location of the site reduction request.
3. Exhibit C – Aerial View from South
“Exhibit C” - Aerial View
4. Exhibit D - Images
Images are showing the location of the proposed ADU.

RECOMMENDATION

The Hillside Review Board conducted a site visit on March 24, 2026. A motion was made to recommend approval of the hillside permit for the application passing with a unanimous 4-0 vote with the following condition:

1. That the ridgeline on the south of the property extending to the east remain "Cuesta", passing with a unanimous 4-0 vote

General Plan – LDR (Low Density Residential)



Zoning - R-1-10



EXHIBIT A

Ridge Line Map

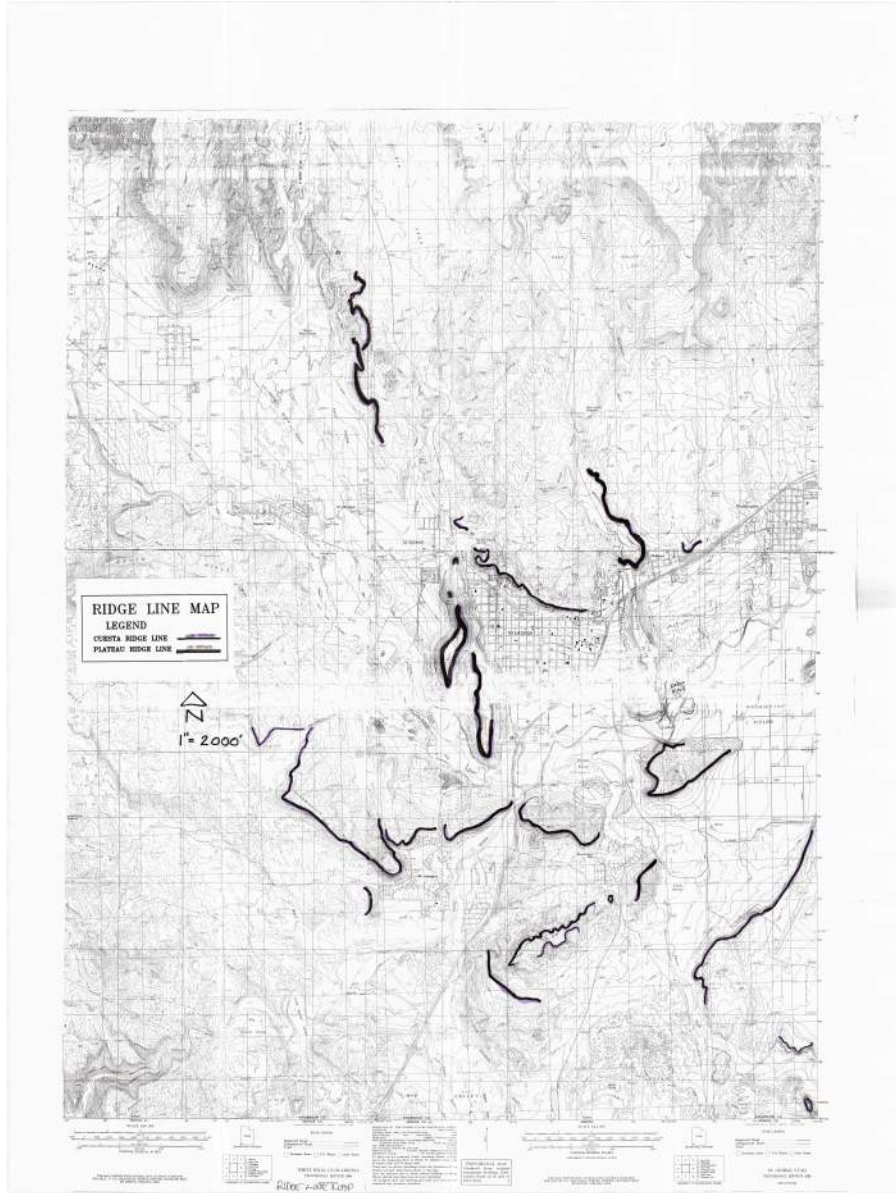


EXHIBIT B
Ridge Line Map
Ridgeline reduction location

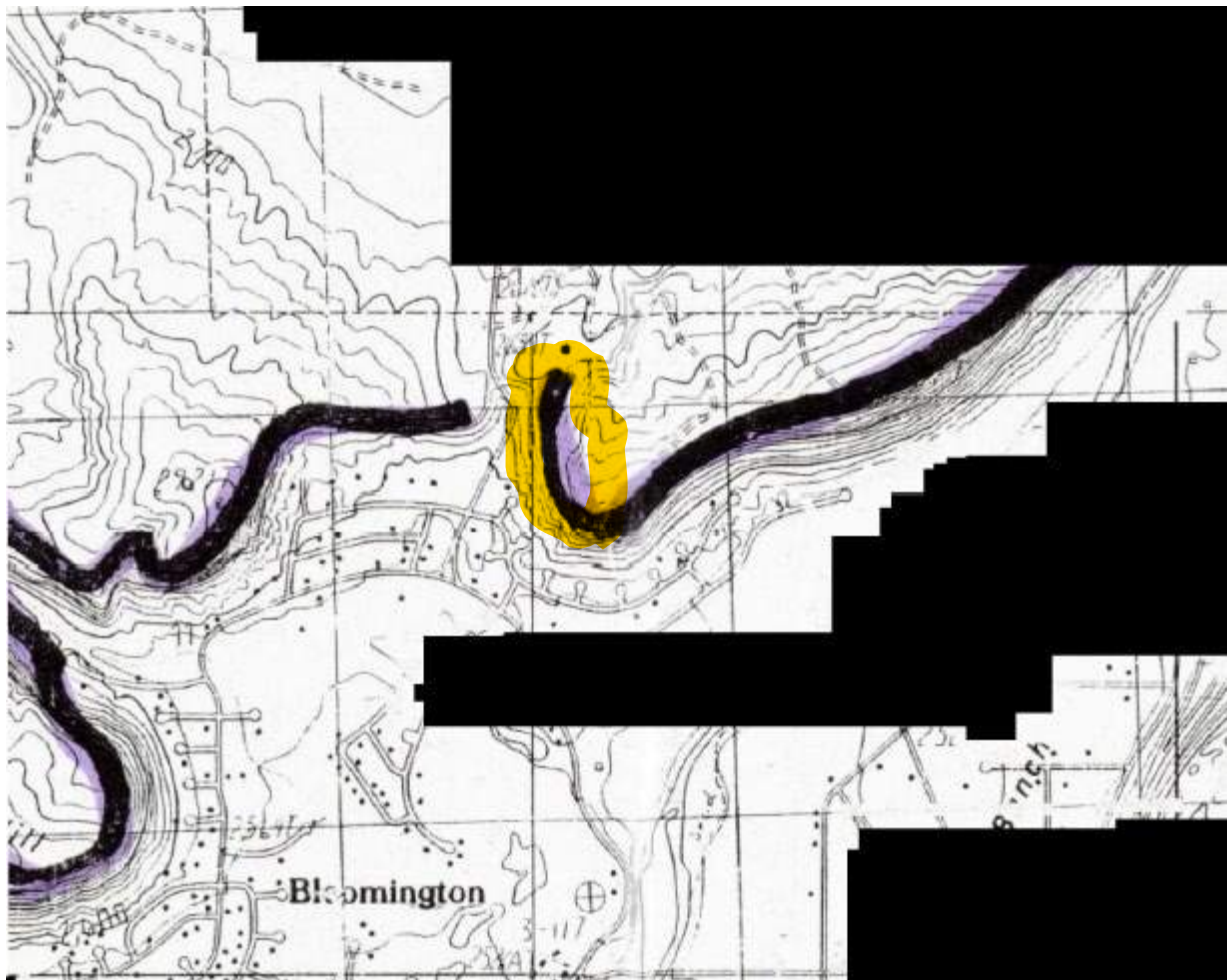


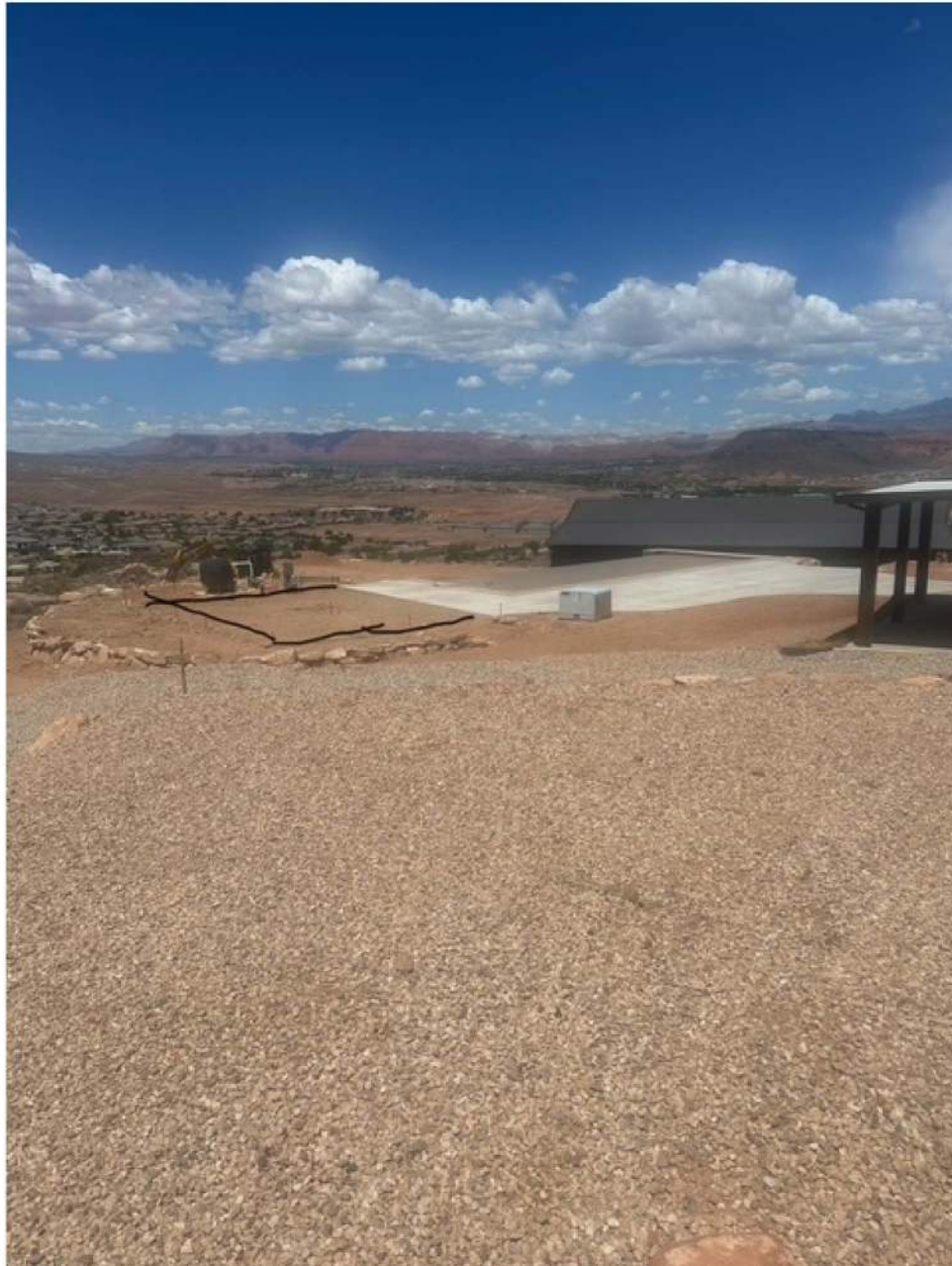
EXHIBIT C AERIAL VIEW FROM SOUTH



EXHIBIT D
IMAGES 785 W. Sir Monte Drive









1 **ST. GEORGE PLANNING COMMISSION MINUTES**
2 **May 12, 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 Lori Chapman**
10 **Planning Commission Member Nathan Fisher**

11
12 **EXCUSED:**

13 **Planning Commission Member Kelly Casey**
14 **Planning Commission Member Terri Draper**

15
16 **STAFF MEMBERS PRESENT:**

17 **Assistant City Attorney Alicia Carlton**
18 **Community Development Director Carol Winner**
19 **Assistant Public Works Director Wes Jenkins**
20 **Planner Dan Boles**
21 **Development Office Supervisor Angie Jessop**

22
23 **OTHERS PRESENT:**

24 **Applicant Brandee Walker**

25
26 **CALL TO ORDER:**

27 Planning Commission Chair Rogers called the meeting to order and welcomed all in
28 attendance. The Pledge of Allegiance to the Flag was led by Commission Member
29 Chapman.

30
31 Link to call to order and flag salute: [00:00:00](#)

32
33 Link to call for disclosures [00:00:55](#)

34
35 Commission Chair Rogers recused himself on Item 2.

36
37 **ITEM 1**

38 **PLANNED DEVELOPMENT AMENDMENT Taco Bell Desert Color – PUBLIC**
39 **HEARING** – Consider a request to amend the Desert Color zone plan to allow the
40 construction of a new Taco Bell restaurant on 0.75 acres. The site is located on the
41 west of Desert Color Pkwy just south of Southern Parkway. The applicant is AWA
42 Engineering and the representative is Rick Magness. Case No. 2026-PDA-011 (Staff –
43 Dan Boles)

44
45 Agenda Packet [\[Page 2\]](#)

46
47 Link to Presentation by Dan Boles [00:01:19](#)

48
49 Link to public hearing [00:05:52](#)

50
51 Public Hearing Closed

52
53 Link to question by Commission Member Chapman [00:06:10](#)

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Link to motion [00:06:50](#)

MOTION:

A motion was made by Planning Commission Member Fisher to recommend to City Council, this Taco Bell, subject to the conditions and as recommended by Staff.

SECOND:

The motion was seconded by Planning Commission Member Taysom.

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 – absent
- Planning Commission Member Chapman – aye
- Planning Commission Member Taysom –aye
- Planning Commission Member Draper –absent

The vote was unanimous. Motion carries.

ITEM 2

PRELIMINARY PLAT Trails East – Consider a request for a preliminary plat for seven large lots for future development and two parcels all on 332.64 acres. The applicant is Civil Science, and the representative is Brandee Walker. Case No. 2026-PP-011 (Staff – Dan Boles)

Agenda Packet [\[Page 20\]](#)

Link to Presentation by Dan Boles [00:07:36](#)

Link to motion [00:12:40](#)

MOTION:

A motion was made by Planning Commission Member Taysom to approve The Trails East preliminary plat as recommended by Staff, based on the findings and subject to the conditions listed in the staff report in addition to the additional conditions 1, 2, and 3 as listed.

SECOND:

The motion was seconded by Planning Commission Member Anderson.

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 – absent

- 1 Planning Commission Member Chapman – aye
- 2 Planning Commission Member Taysom –aye
- 3 Planning Commission Member Draper –absent

4
5 The vote was unanimous. Motion carries.

6
7 **ITEM 3**

8 **PLANNING COMMISSION TRAINING – Powers & Duties**

9
10 This item was postponed to a future date.

11
12
13 **CITY COUNCIL ITEMS:**

14 *Carol Winner, the Community Development Director, will report on items heard at the*
15 *May 7, 2026, City Council Meeting.*

- 16 1. 2025-ZC-022 Crimson Heights Behavioral Health
- 17 2. 2025-DA-005 Crimson Heights Behavioral Health
- 18 3. 2026-ZC-003 Trails East TNZ
- 19 4. 2026-ZC-004 Trails East PD-R
- 20 5. 2026-HS-002 Trails East HS
- 21 6. 2026-ZC-005 Zion Bible Church
- 22 7. 2026-ZC-006 Woodhaven Estates Amended & Extended
- 23 8. 2026-HS-001 Rath ADA ADU
- 24 9. 2025-GPA-019 Dixie Drive GPA
- 25 10. 2025-ZRA-017 Bare Foot Montessori Private Micro-School

26
27 **APPROVAL OF MINUTES:**

28 Consider a request to approve the meeting minutes from the April 28, 2026 meeting.

29
30 Agenda Packet [\[Page 30\]](#)

31
32 Link to motion [00:18:13](#)

33
34 **MOTION:**

35 A motion was made by Planning Commission Member Chapman to approve minutes
36 of April 28, 2026 meeting.

37
38 **SECOND:**

39 The motion was seconded by Planning Commission Member Fisher.

40
41 **VOTE:**

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

- 43
- 44 Planning Commission Chair Rogers – aye
- 45 Planning Commission Member Anderson -aye
- 46 Planning Commission Member Fisher – aye
- 47 Planning Commission Member Casey – absent
- 48 Planning Commission Vice Chair Chapman –aye
- 49 Planning Commission Member Taysom – aye

