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, June 9, 2026,** commencing at **5:00 p.m.**

The agenda for the meeting is as follows:
Call to Order
Flag Salute
Call for Disclosures

1. **ZONE CHANGE- Dixie Downs 9 – PUBLIC HEARING** Consider a request to change the zoning from RE-20 (Residential Estates 20,000 SF min lot size) to PD-R (Planned Development Residential) on approximately 1 acre. The property is generally located north of 1800 North and west of 2100 West. The applicant is Bush & Gudgell, Inc. and the representative is Bob Hermandson. The project will be known as Dixie Downs 9. Case No. 2026-ZC-008 (Staff – Brian Dean)

2. **PRELIMINARY PLAT Dixie Downs 9** Consider a request for a 1-lot preliminary plat generally located north of 1800 North and west of 2100 West. The applicant is Bush & Gudgell, Inc. and the representative is Bob Hermandson. Case No. 2026-PP-013 (Staff – Brian Dean)

3. **ZONE CHANGE- Desert Haven – PUBLIC HEARING** Consider a request to change the zoning from A-1 (Agricultural 40,000 sq ft lot minimum) to R-1 (Single Family no minimum square footage, 60-foot minimum lot width/frontage) on approximately 55.03 acres. The property is generally located south of the Fort Pierce Wash, along the Utah-Arizona border in the far southeastern corner of the City of St. George. The applicant is Desert Canyons Development Inc and the representative is Curt Gordon. Case No. 2026-ZC-010 (Staff – Brenda Hatch)
   THIS ITEM WILL NOT BE HEARD AT THIS MEETING AND RE-NOTICED AT A LATER DATE

4. **ZONE CHANGE- Sullivan 2450 South Rezone– PUBLIC HEARING** Consider a request to change the zoning from A-1 (Agriculture, one-acre minimum lot size) to RE-20 (Residential Estates, 20,000 ft^2 minimum lot size) on approximately 3.48 acres. The property is generally located on the north-west corner of 2450 South and 3210 East. Case No. 2026-ZC-011. (Staff – Brian Dean)

5. **PLANNED DEVELOPMENT AMENDMENT Angel Arch Church Addition– PUBLIC HEARING** Consider a request for an amendment to the Sun River PD (Planned Development). The application is to allow construction of a 3,600 ft^2 addition to a religious facility on a 3.24-acre lot. The project is located south of Angel Arch Drive and west of Pearl Vista Drive. The applicant is Sky Engineering, and the representative is Jared Madsen. Case No. 2026-PDA-013 (Staff – Brian Dean)

6. **PLANNED DEVELOPMENT AMENDMENT White Dome Plaza Commercial Center Phase 1 PDA – PUBLIC HEARING –** Consider a request for a PD amendment to the White Dome Commercial Planned Development Commercial (PD-C) zone. The site is located west of River Road on White Dome Drive and is approximately 3.29 acres. The purpose of this amendment is to approve the elevations and site plan for Phase 1 of this commercial development. The applicant is DSG Engineering, and the representative is Mike Terry. Case No. 2026-PDA-014 (Staff – Brenda Hatch)

7. **PRELIMINARY PLAT White Dome Plaza Commercial Center Phase 1 PP–** Consider a request for a preliminary plat located west of River Road on White Dome Drive on approximately 3.285 acres for a 3-lot commercial subdivision. The applicant is DSG Engineering, and the representative is Mike Terry. Case No. 2026-PP-014 (Staff – Brenda Hatch)

8. **PLANNED DEVELOPMENT AMENDMENT Riverfront Medical Center Phase 3 – PUBLIC HEARING –** Consider a request for an amendment to the Riverfront Medical Center PD-C (Planned Development Commercial) zone for construction of a 17,700 ft² medical office building. The property is located Riverside Drive on the southern portion of the existing Riverfront medical office building site. The applicant is JTM SKY, LLC and the representative is Jared Madsen. Case No. 2026-PDA-015 (Staff – Brenda Hatch)

9. **HILLSIDE DEVELOPMENT PERMIT South Rim at Foremaster 59–** Consider a request for a hillside development permit to determine the location of the ridgeline and ridgeline setback on lot 59 of the South Rim at Foremaster subdivision in anticipation of the construction of a residential home. The applicant is Kelsey Enterprises, and the representative is Bryce Kelsey. Case No. 2026-HS-003 (Staff – Wes Jenkins)

10. **MINUTES**

Consider a request to approve the meeting minutes from the May 26, 2026, meeting.

11. **CITY COUNCIL ACTIONS**

Report on items heard at the June 4, 2026, City Council meeting.

1. 2026-ZRA-003 Rath ADA ADU

Angie Jessop — June 5, 2026

Angie Jessop – Community Development Office Supervisor — 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.