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.

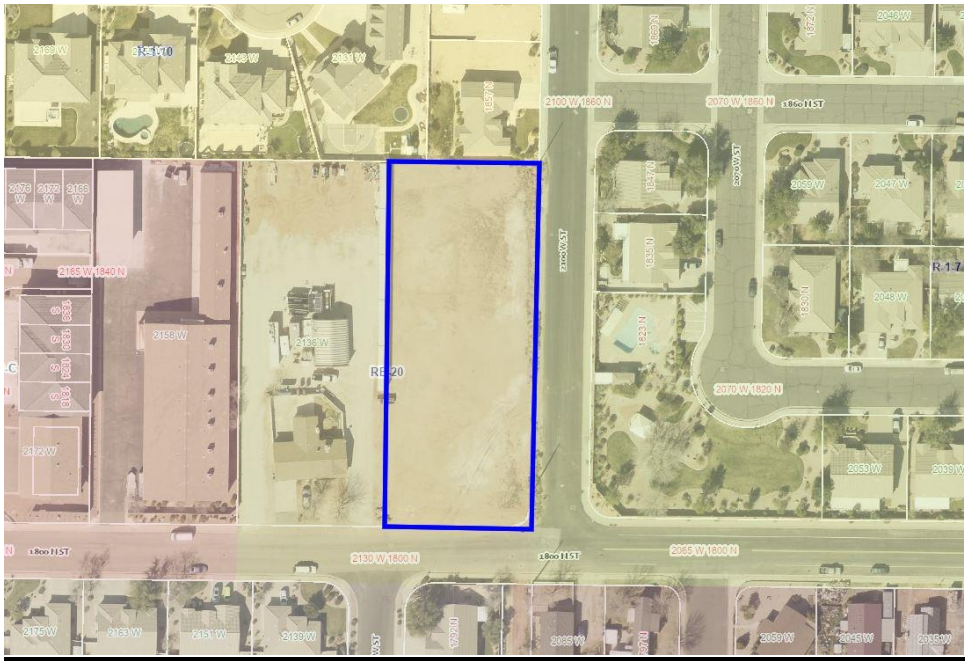
St.George
Community Development

Item 1

Zone Change

PLANNING COMMISSION AGENDA REPORT: 06/09/2026

Dixie Downs 9 Townhomes Zone Change (Case No. 2026-ZC-008)		
Request:	Consider changing the zone from RE-20 (Residential Estates 20,000 SF min lot size) to PD-R (Planned Development Residential) on approximately 1 acre, for the purpose of constructing 9 townhomes. The project will be known as Dixie Downs 9 Townhomes.	
Applicant:	Bob Hermandson, Bush & Gudgell, Inc.	
Location:	The property is generally located north of 1800 North and west of 2100 West.	
General Plan:	MDR (Medium Density Residential)	
Existing Zoning:	RE-20 (Residential Estates 20,000 SF min lot size)	
Surrounding Zoning:	North	R-1-10 (Single Family Residential 10,000 SF min lot size)
	South	R-1-6 (Single Family Residential 6,000 SF min lot size)
	East	R-1-7 (Single Family Residential 7,000 SF min lot size)
	West	RE-20 (Residential Estates 20,000 SF min lot size)
Land Area:	Approximately 1 acre	



BACKGROUND:

The subject property, consisting of approximately 1 acre, is located north of 1800 North and west of 2100 West. In February 2026, the City Council approved a General Plan amendment for the "Sullivan 1800 North GPA", approximately 2 acres, changing the land use designation from AE (Agricultural Estates) to MDR (Medium Density Residential).

This application, if approved, would change the zoning on the east property from RE-20 (Residential Estates 20,000 SF min lot size) to PD-R (Planned Development Residential). The purpose of the change is so that the applicant can construct 9 townhomes. That many townhomes over approximately 1 acre will produce a density of 9 units per acre which is compliant with the underlying general plan designation of MDR (up to nine units per acre). The site plan depicts the townhomes fronting on 2100 West.

The proposed townhome elevations indicate a total maximum height of 29 feet, measured to the highest point, which is consistent with City Code which will allow up to 40 feet. The proposed building materials include roof tiles, accents, stucco, and stone.

Please see the zoning requirements below for site details:

Zoning Requirements			
Regulation	**Section Number**	**Proposal**	**Staff Comments**
Setbacks	10-7F-5	Front – 25' driveways Rear – 65.3'	The required setbacks are: Front/ Street Side: 15' Side/ Rear: 10' and 20'
Uses	10-7F-1	Townhomes	With approval of the zone change request to PD-R, the use and proposed density is permitted.
Height and Elevation	10-7F-5	Proposed building height is 29' total.	The code allows up to 40' in height, therefore, the proposed townhomes are in compliance.
Signs	10-7F-2	Signage has not been proposed at this point.	Any signs will need to meet the sign regulations found in Title 9-13.

Landscape Plan	10-7F-6	26,942 ft² of landscape (63% of site); includes a trail. A minimum of 6,850 ft² of recreation area is provided with an outdoor amenity.	The code requires 30% of the lot area to be landscaped and at least 50% of the front setback area to be landscaped. A minimum of 1 amenity area is required with a minimum of 200 ft² per unit of usable recreation or playground areas.
Utilities	10-7F-2	Conceptual Utility Plan has been included.	All utilities will be determined and designed during the JUC process. Staff will ensure this is completed during the site plan approval process. Preliminary utility discussion has already occurred at a pre-application meeting.
Lighting	10-7F-2	A photometric plan has not been provided.	Staff will ensure a photometric plan that meets the current city code is submitted.
Lot Coverage	10-7F-5	The proposed building coverage is approx. 25% of the lot.	The PD-R zone allows building coverage up to 50%.
Solid Waste	10-7F-2	The plans will need to show the screened solid waste locations.	Staff will ensure solid waste storage is screened.
Parking	10-19-5	21 spaces required 22 spaces provided	Required: 2/unit (18) and 1 per every 3 units for guests (3) totaling 21 spaces.
Amenities	10-7F-6	1,800 ft² is required 6,850 ft² provided One amenity required One amenity provided	Meets requirements of the code

RECOMMENDATION:
Staff recommends approval of the application for Dixie Downs 9 Townhomes zone change from RE-20 to PD-R with the following conditions:

1. That a plan for the rolling garbage cans is provided, specifically detailing how they will be contained and possibly screened.

ALTERNATIVES:

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

POSSIBLE MOTION:

"I move that we forward a positive recommendation to the City Council for the Dixie Downs 9 Townhomes zone change as presented, Case No. 2026-ZC-008, based on the findings and subject to the condition listed in the staff report."

FINDINGS FOR APPROVAL:

1. The proposed multi-family use is a permitted use found in the PD-R zone.
2. The proposed project meets the PD-R general requirements found in Section 10-7F-2.
3. The height of the proposed townhomes is in harmony with other structures in the general vicinity.
4. The property will be served by approved sources and facilities: culinary and secondary irrigation water, power, sewer, and access to a dedicated public street.
5. The proposed project meets section 2.3 of the General Plan by increasing and diversifying housing supply across the city.
6. The proposed project will not negatively impact the health, stability, and/or formation of families within the City.

Exhibit A
Applicant's Narrative

Bush and Gudgell, Inc.
Engineers • Planners • Surveyors
www.bushandgudgell.com

April 16, 2026

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

Re: Parcel SG-6-2-10-2328 – Planned Development (PD) Zone Change Application

To Whom It May Concern:

On behalf of the property owner, Bush and Gudgell, Inc. respectfully submits this application requesting approval of a Planned Development (PD) zone change for parcel SG-6-2-10-2328, located within St. George City.

The subject property is currently designated as Medium Density Residential (MDR) under the City's General Plan and is zoned RE-20 (Residential Estates, 20,000 square foot minimum lot size). The applicant proposes to rezone the parcel to PD-R (Planned Development Residential) in order to allow for the development of a thoughtfully designed small-scale townhome community.

This proposed zone change is intended to better align the zoning of the property with both the existing MDR General Plan designation and the evolving housing needs of the St. George community. The PD-R designation will provide the flexibility necessary to create a cohesive, well-planned residential development that efficiently utilizes the site while maintaining compatibility with surrounding land uses.

In addition, the proposed development will contribute to the City's ongoing efforts to expand the availability of attainable and moderately priced housing options. As housing demand continues to increase in the region, projects such as this play an important role in offering diverse housing types that serve a broader segment of the population.

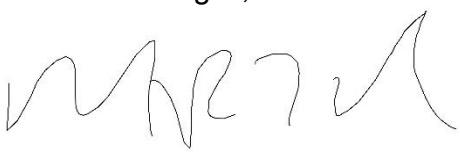
The applicant is committed to ensuring that the development meets all applicable City standards and reflects high-quality design, including appropriate site planning, landscaping, and infrastructure considerations. Supporting materials, including site maps and related exhibits, have been included for your review to further illustrate the proposal.

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 thoughtful review.

Sincerely,

Bush and Gudgell, Inc.



Bob Hermandson
President

205 East Tabernacle #4
St. George, UT 84770

Ph. 435-673-2337
Fax 435-673-3161

Exhibit B
Public Comments

St.George
THE BRIGHTER SIDE

Brian Dean <brian.dean@sgcityutah.gov>

Dixie Downs 9 Case No. 2026-ZC-008

1 message

L and J Jensen <[redacted]> Thu, Jun 4, 2026 at 7:57 AM
To: "brian.dean@sgcityutah.gov" <brian.dean@sgcityutah.gov>

We own a house that is close to this requested re-zone.
We would respectfully ask that the city NOT allow this, but keep it zoned RE-20 as intended and help maintain our small neighborhood.

Thank you for considering our request.
Jim & Lynette Jensen

Virus-free.www.avg.com

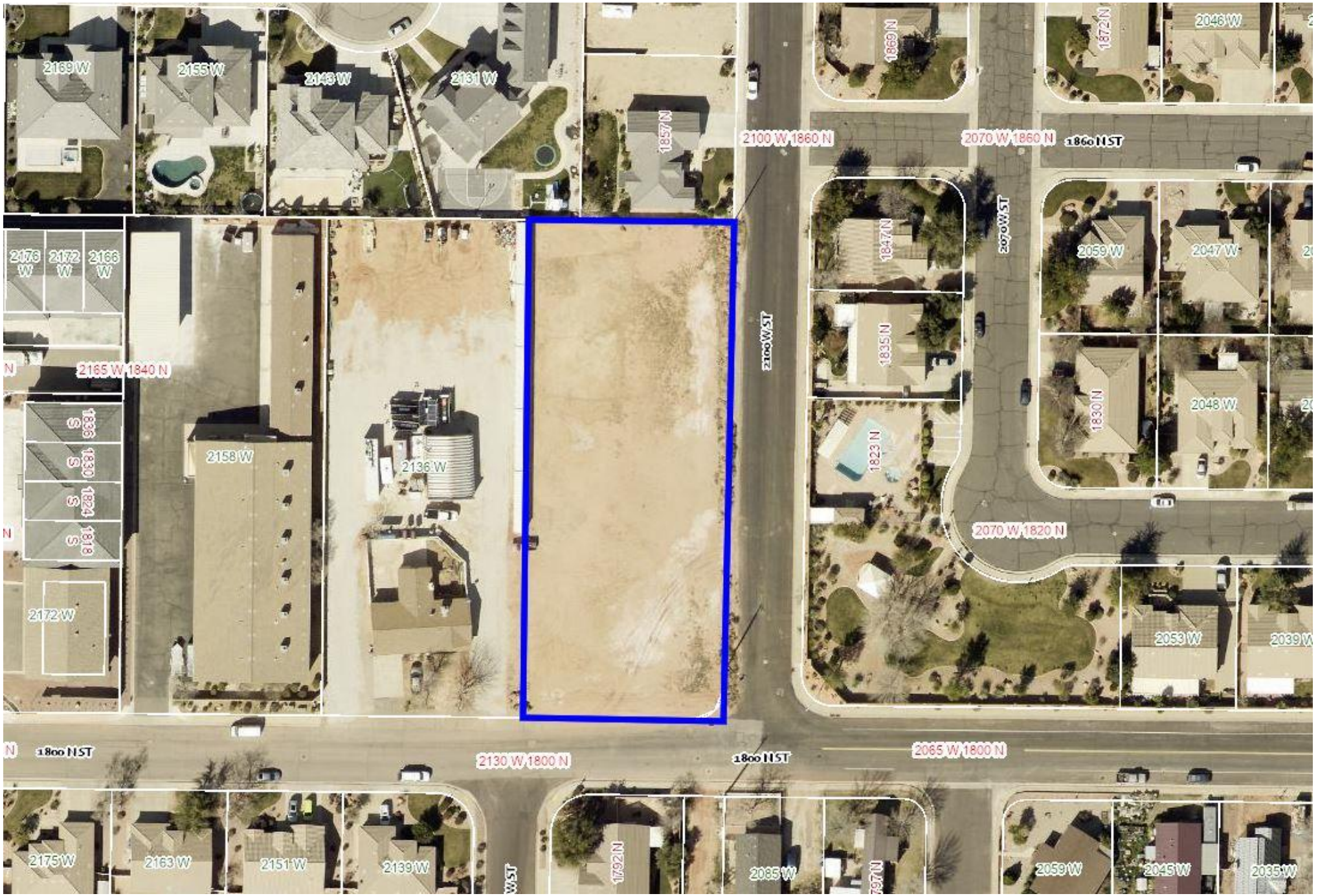
Exhibit C
PowerPoint Presentation

Dixie Downs 9
Zone Change
2026-ZC-008

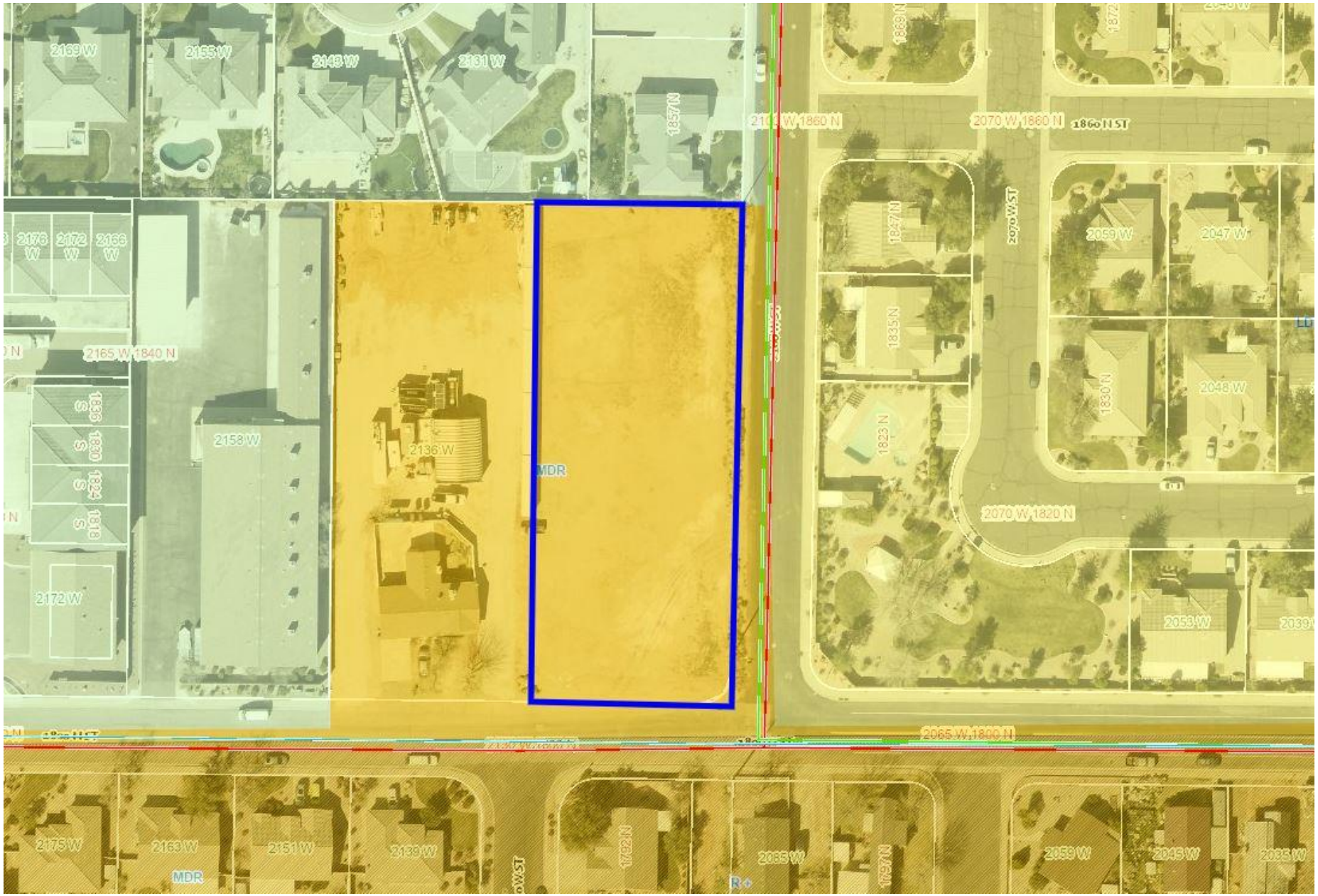
Vicinity Map



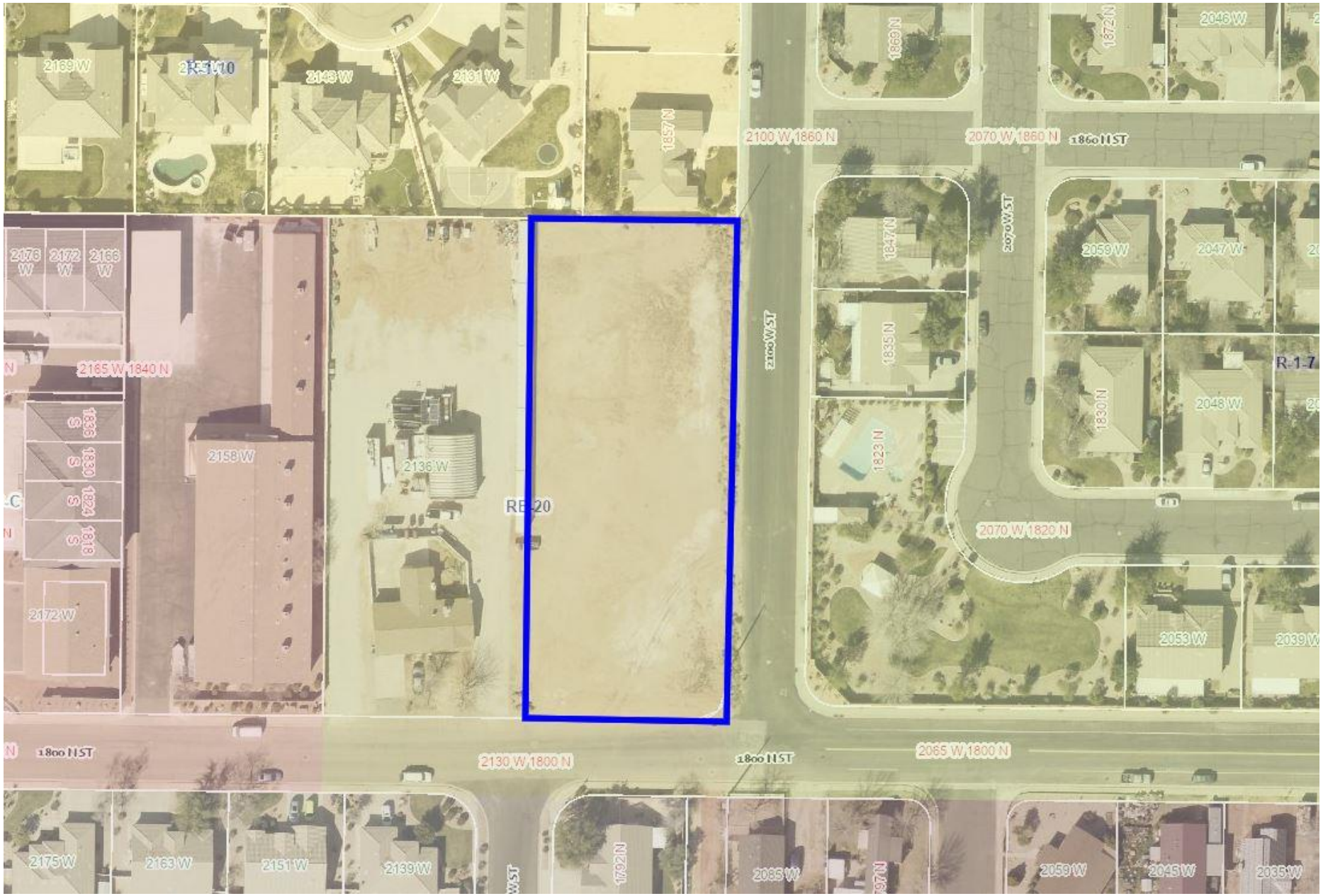
Aerial Map


2169 W
2155 W
2143 W
2131 W
1857 N
2100 W 1860 N
2070 W 1860 N
1860 N ST
1869 N
1872 N
2046 W
2070 W ST
1847 N
2059 W
2047 W
2100 W ST
1835 N
1830 N
2048 W
2176 W
2172 W
2166 W
2165 W 1840 N
1836 S
1830 S
1824 S
1818 S
2158 W
2136 W
1823 N
2070 W 1820 N
2172 W
2053 W
2039 W
1800 N ST
2130 W 1800 N
1800 N ST
2065 W 1800 N
2175 W
2163 W
2151 W
2139 W
1792 N
2085 W
2059 W
2045 W
2035 W

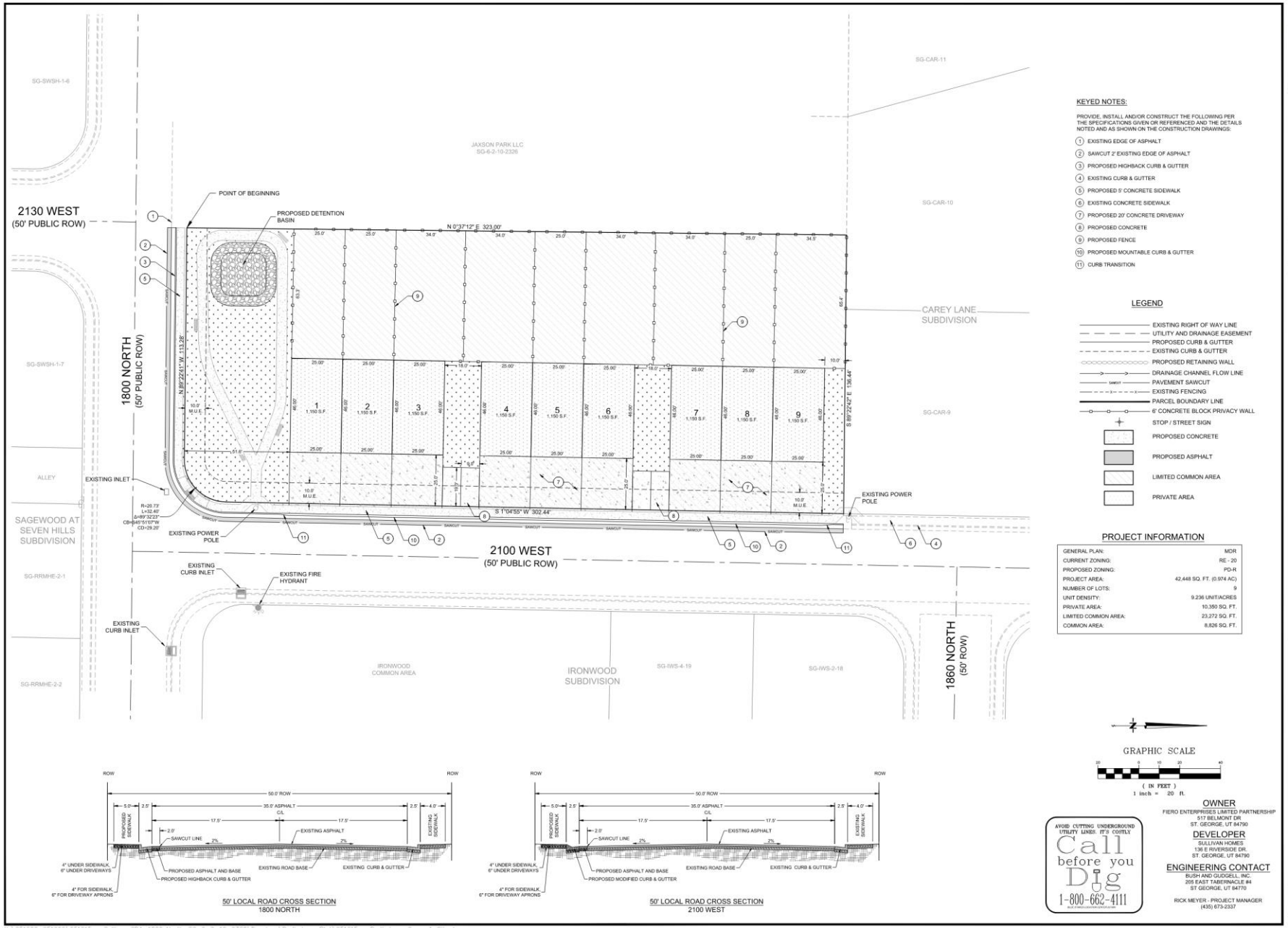
Land Use Map


2169 W
2155 W
2143 W
2131 W
1857 N
2070 W 1860 N
1860 N ST
2070 W ST
1847 N
1835 N
1830 N
1823 N
2059 W
2047 W
2048 W
2053 W
2070 W 1820 N
2065 W 1800 N
2176 W
2172 W
2166 W
2165 W 1840 N
1836 S
1830 S
1824 S
1818 S
2158 W
2172 W
2136 W
MDR
2175 W
2163 W
MDR
2151 W
2139 W
1792 N
1797 N
2085 W
2059 W
2045 W
2035 W

Zoning Map


2169 W
R-1-10
2143 W
2131 W
1857 N
2100 W 1860 N
2070 W 1860 N
1860 N ST
1869 N
1872 N
2046 W
2176 W
2172 W
2166 W
2165 W 1840 N
2158 W
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RE-20
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1847 N
2070 W ST
2059 W
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1836 S
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1824 S
1818 S
2172 W
1800 N ST
2130 W 1800 N
2065 W 1800 N
2175 W
2163 W
2151 W
2139 W
1792 N
2083 W
2059 W
2045 W
2035 W

Proposed Site Plan



KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. EXISTING EDGE OF ASPHALT
2. SAWCUT 2' EXISTING EDGE OF ASPHALT
3. PROPOSED HIGHBACK CURB & GUTTER
4. EXISTING CURB & GUTTER
5. PROPOSED 5' CONCRETE SIDEWALK
6. EXISTING CONCRETE SIDEWALK
7. PROPOSED 20' CONCRETE DRIVEWAY
8. PROPOSED CONCRETE
9. PROPOSED FENCE
10. PROPOSED MOUNTABLE CURB & GUTTER
11. CURB TRANSITION

LEGEND

- EXISTING RIGHT OF WAY LINE
- UTILITY AND DRAINAGE EASEMENT
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED RETAINING WALL
- DRAINAGE CHANNEL FLOW LINE
- PAVEMENT SAWCUT
- EXISTING FENCING
- PARCEL BOUNDARY LINE
- 6' CONCRETE BLOCK PRIVACY WALL
- STOP / STREET SIGN
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- LIMITED COMMON AREA
- PRIVATE AREA

PROJECT INFORMATION

GENERAL PLAN:	MDR
CURRENT ZONING:	RE - 20
PROPOSED ZONING:	PD-R
PROJECT AREA:	42,448 SQ. FT. (0.974 AC)
NUMBER OF LOTS:	9
UNIT DENSITY:	9.236 UNIT/ACRES
PRIVATE AREA:	10,350 SQ. FT.
LIMITED COMMON AREA:	23,272 SQ. FT.
COMMON AREA:	8,826 SQ. FT.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
Call before you Dig
1-800-662-4111

OWNER
FIERO ENTERPRISES LIMITED PARTNERSHIP
517 BELMONT DR
ST. GEORGE, UT 84790

DEVELOPER
SULLIVAN HOMES
136 E RIVERSIDE DR.
ST. GEORGE, UT 84790

ENGINEERING CONTACT
BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770
RICK MEYER - PROJECT MANAGER
(435) 673-2337

No. 5967007
WILLIAM F. MEYER, JR.
05/19/2026
STATE OF UTAH

No.	Date	By	Revision

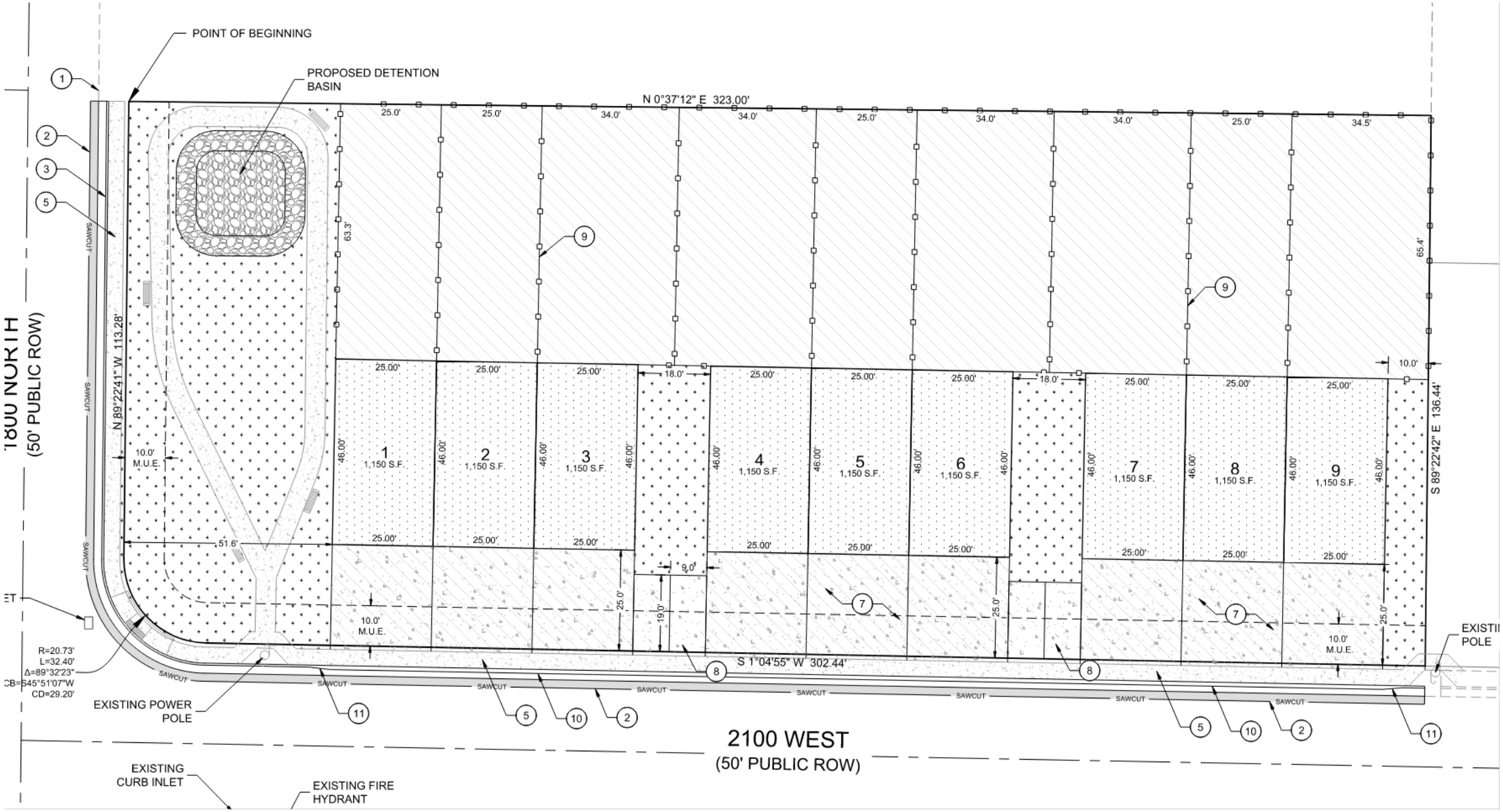
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2537 / Fax (435) 673-3161
www.bushandgudgell.com

DATE: MAY, 2026
DRAWN: JAS
APPROVED: RM
SCALE: MICRO
JOB NO.: 251215

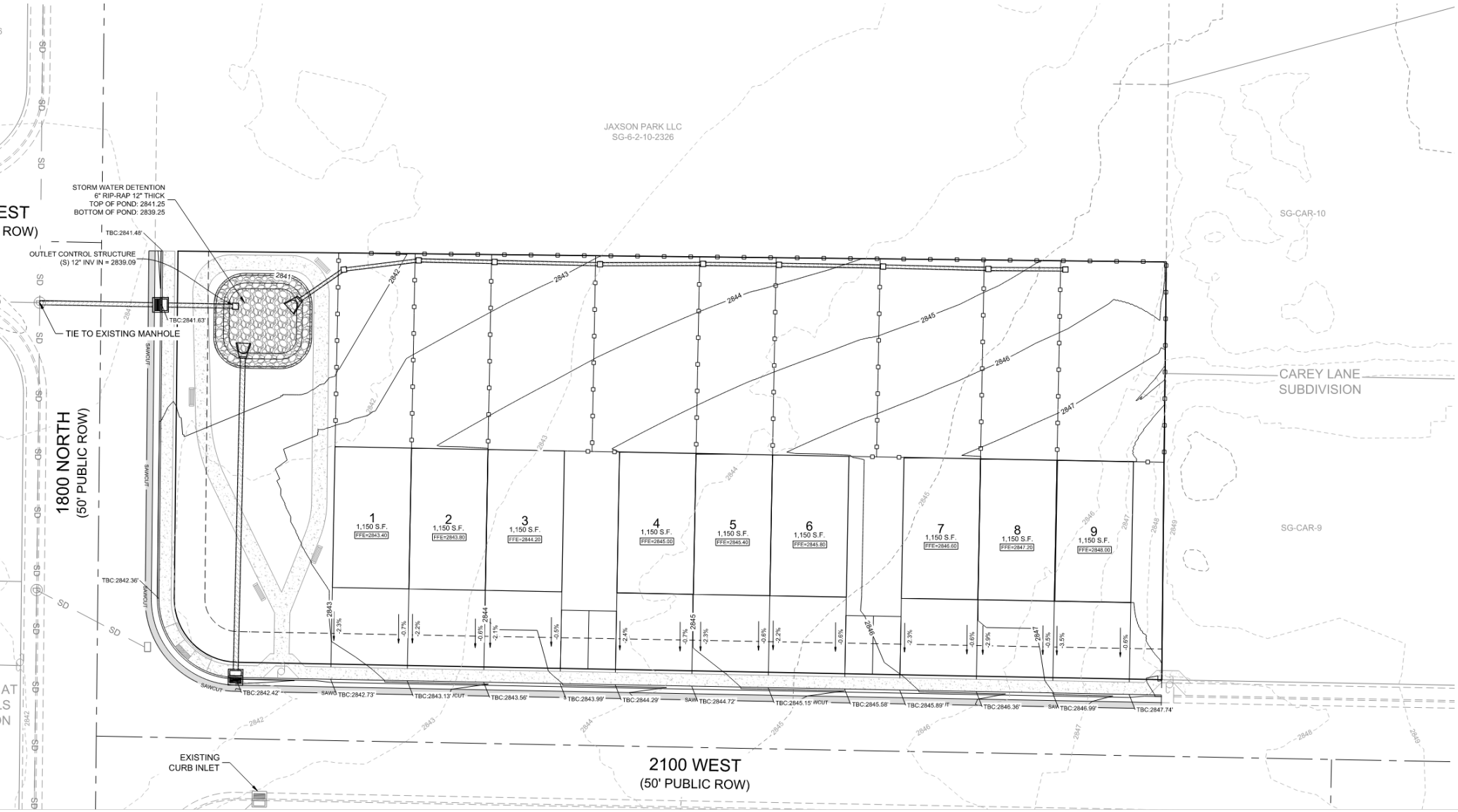
PRELIMINARY PLAT
N5 DIXIE TOWNHOMES
LOCATED IN SAINT GEORGE, UTAH

SHEET 2 OF 5 SHEETS
FILE: 251215

Proposed Site Plan



Proposed Grading Plan



GRADING NOTES

APPROXIMATELY **90** CU.YD. OF CUT, **1,410** CU.YD. OF FILL AND **1,320** CU.YD. OF **IMPORT** MATERIAL IS REQUIRED (FOR GRADING PERMIT ONLY) THE CONTRACTOR SHOULD VERIFY THE QUANTITIES FOR COMPLETION OF WORK. QUANTITIES ARE BASED ON FINISH GRADE OF ROADS & PADS.

ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED 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).

ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.

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.

ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF WASHINGTON CITY AND APPENDIX J OF THE INTERNATIONAL BUILDING CODE, 2018 EDITION, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

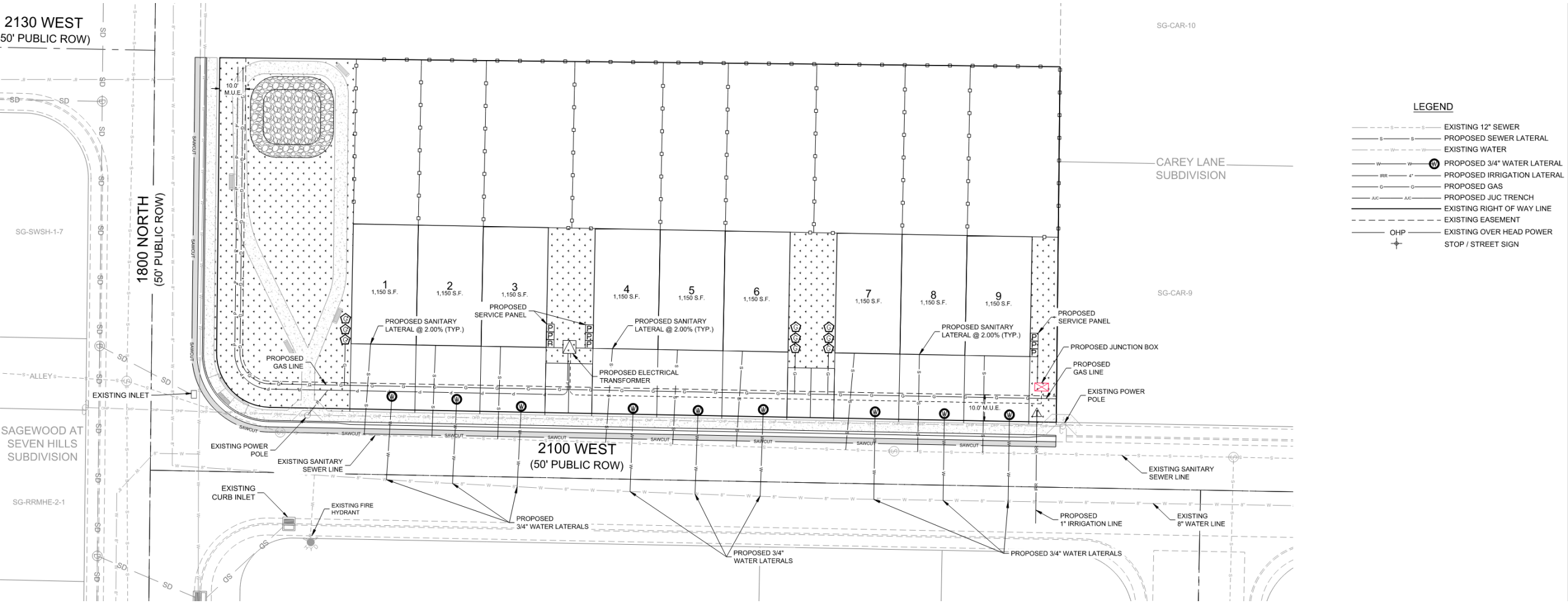
GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.

OWNER IS RESPONSIBLE FOR ALL ON-SITE DRAINAGE AND DETENTION.

LEGEND

- EXISTING GROUND CONTOUR
- FINISH GROUND CONTOUR
- LOT LINE
- CURB & GUTTER
- EXISTING CURB & GUTTER
- LOT EASEMENT
- EXISTING RETAINING WALL
- DRAINAGE FLOW LINE
- SAWCUT LINE
- DRAINAGE FLOW
- FFE= 00.0 — FINISH FLOOR ELEVATION
- LOCATION ELEVATION — SPOT ELEVATION
- TW:77.90 — TOW: TOP OF WALL
- BW:77.90 — BOW: BOTTOM OF WALL
- FL — FLOW LINE
- GB — GRADE BREAK
- TC — TOP CONCRETE
- TA — TOP ASPHALT

Proposed Utility Plan



Proposed Landscape Plan



PLANT SCHEDULE

SYMBOL	PLANT CODE	BOTANICAL NAME	COMMON NAME	SIZE	COUNT
	MUH CAP	Mulenbergia capillaris	Pink Muhly Grass	5 gal.	9
	AGA MGN	Agave angustifolia 'Marginata'	Variegated Caribbean Century Plant	5 gal.	13
	SPA JUN	Spartium junceum	Spanish Broom	5 gal.	9
	MIS MOR	Miscanthus sinensis 'Morning Light'	Morning Light Eulalia Grass	5 gal.	11
		Prosopis glandulosa 'Maverick' - Multi-Trunk	Maverick Honey Mesquite	24 box	7
			Decorative Rock Mulch		
			Grass		
				TOTALS	49

Building Elevations



Front Elevation



Right Elevation

Left Elevation



Rear Elevation

Materials


ROOF TILE
STUCCO
GARAGE DOOR – END UNITS
GARAGE DOOR – MIDDLE UNITS
FRONT DOOR – MIDDLE UNITS
FRONT DOOR – END UNITS
WINDOWS
GUTTERS
COACHLIGHTS
EXTERIOR STONE

Recommendation

Staff recommends approval with the following conditions:

1. That a plan for the rolling garbage cans is provided specifically how they will be contained and screened.

Possible Motion

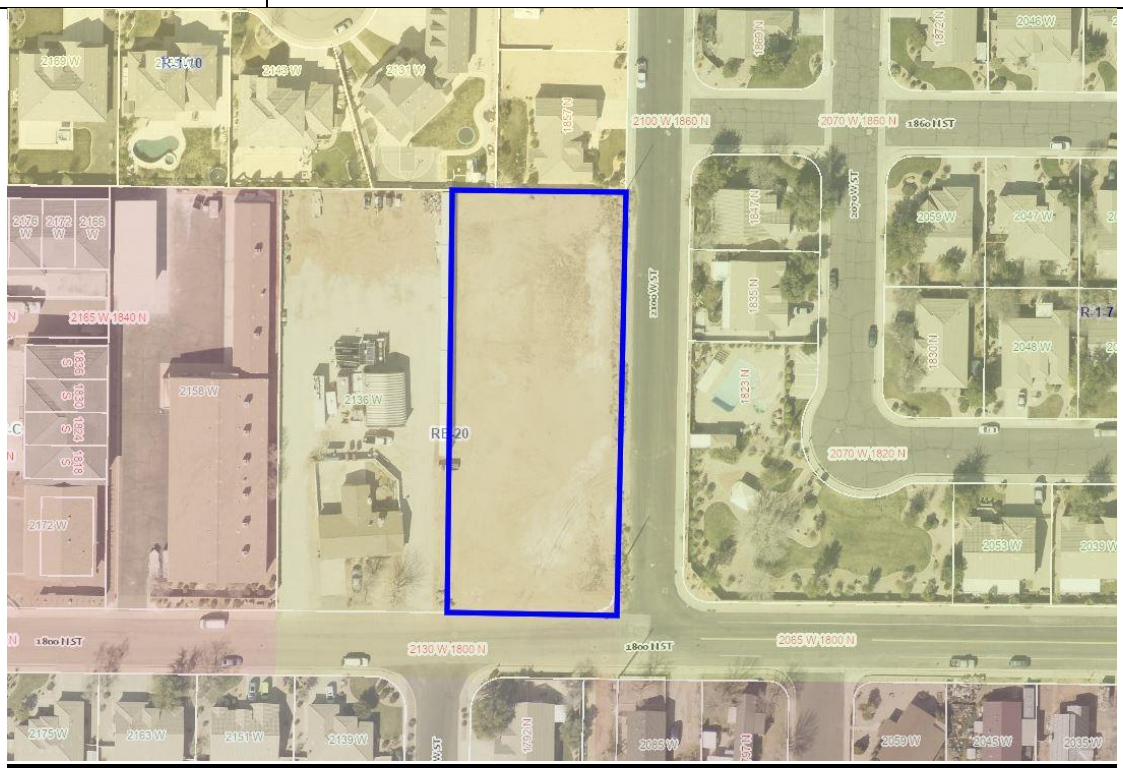
“I move that we forward a positive recommendation to the City Council for the Dixie Downs 9 townhomes zone Change request as presented, Case No. 2026-ZC-008, based on the findings and subject to the condition noted in the staff report.”

St.George
Community Development

ITEM 2
Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: **06/09/2026**

Dixie Downs 9 Preliminary Plat (Case No. 2026-PP-013)		
Request:	Consider a request for a preliminary plat for a residential subdivision for 9 townhomes located at the corner of 1800 N and 2100 W on approximately 1 acre.	
Applicant:	Bush & Gudgell, Inc.	
Representative:	Bob Hermandson	
Location:	Generally located north of 1800 North and west of 2100 West.	
General Plan:	MDR (Medium Density Residential)	
Existing Zoning:	RE-20 (Residential Estates 20,000 SF min lot size)	
Surrounding Zoning:	North	R-1-10 (Single Family Residential 10,000 SF min lot size)
	South	R-1-6 (Single Family Residential 6,000 SF min lot size)
	East	R-1-7 (Single Family Residential 7,000 SF min lot size)
	West	RE-20 (Residential Estates 20,000 SF min lot size)
Land Area:	Approximately 1 acre	



BACKGROUND:
The property is located at the corner of 1800 North and 2100 West. The subject property is currently zoned RE-20 (Residential Estates 20,000 SF min lot size) and its General Plan land use designation was changed to MDR (Medium Density Residential) on February 19, 2026. A Zone Change request is running simultaneously with this application to change the zoning from RE-20 to PD-R (Planned Development Residential) to allow for 9 townhomes to be developed at this location.

REQUEST:
This application for a preliminary plat is intended to accompany the PD-R (Planned Development Residential) zone change. The plat would consist of 9 townhome lots with common and limited common area.

RECOMMENDATION:
Staff recommends approval of this preliminary plat with the following conditions:

1. That the approval of the plat is contingent upon approval of the rezone to PD-R by the City Council.
2. That the final plat shall meet all requirements of Title 10 and City standards and specifications.

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 Dixie Downs 9 Preliminary Plat request, Case No. 2026-PP-013, based on the findings and subject to the conditions noted in the staff report."

FINDINGS FOR APPROVAL:

1. The proposed Preliminary Plat meets the requirements of Section 10-25C-3 of the Sub-division Regulations.
2. The proposed project meets the lot size and setback requirements of Section 10-7F-5.
3. Approval of the preliminary plat is in the best interest of the health, safety, and welfare of the community.
4. The proposed Preliminary Plat supports goal 2.3 of the General Plan by increasing and diversifying housing supply across the city.
5. The proposed project will not negatively impact the health, stability, and/or formation of families within the City.

EXHIBIT A
PowerPoint Presentation

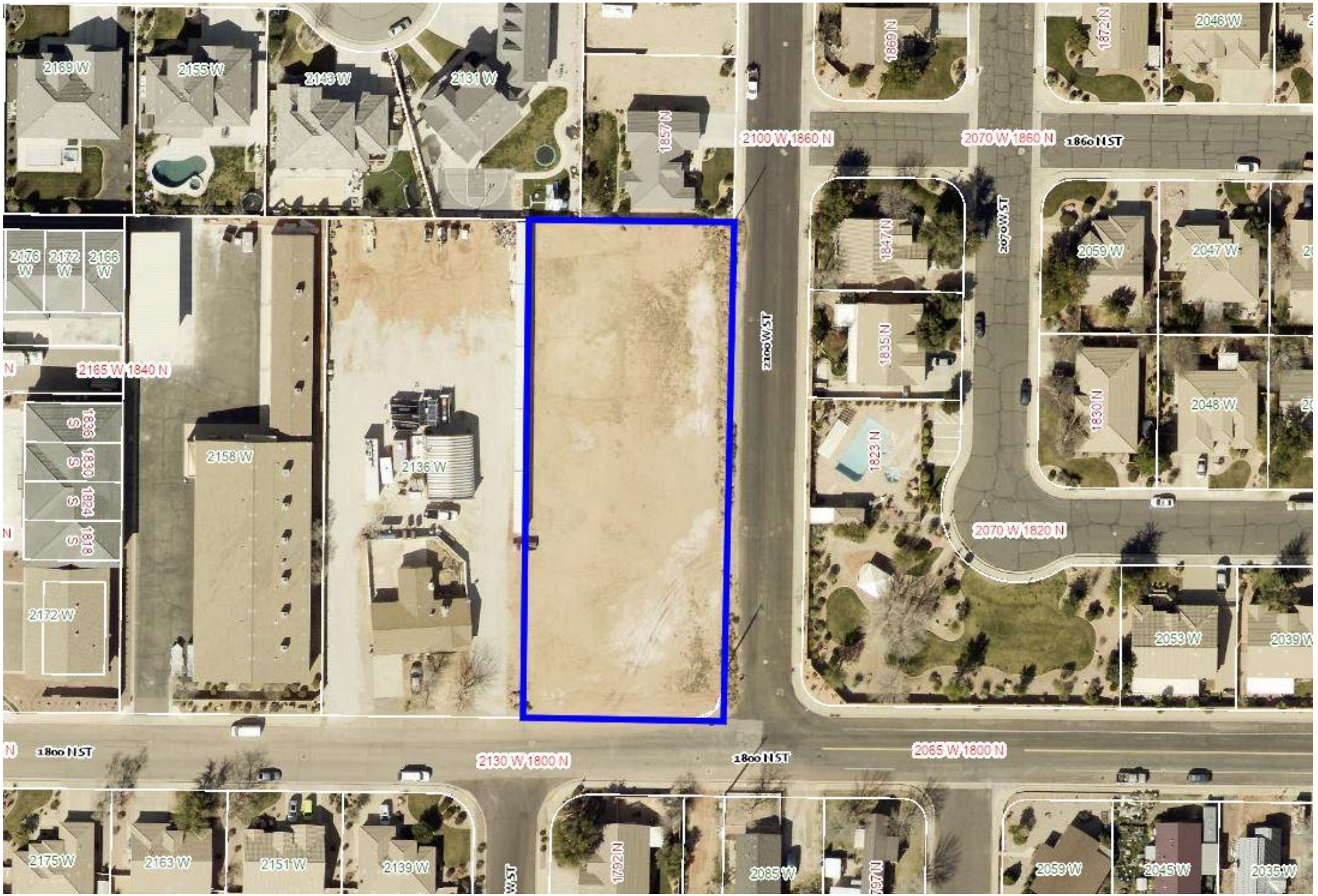
Dixie Downs 9 Preliminary Plat

2026-PP-013

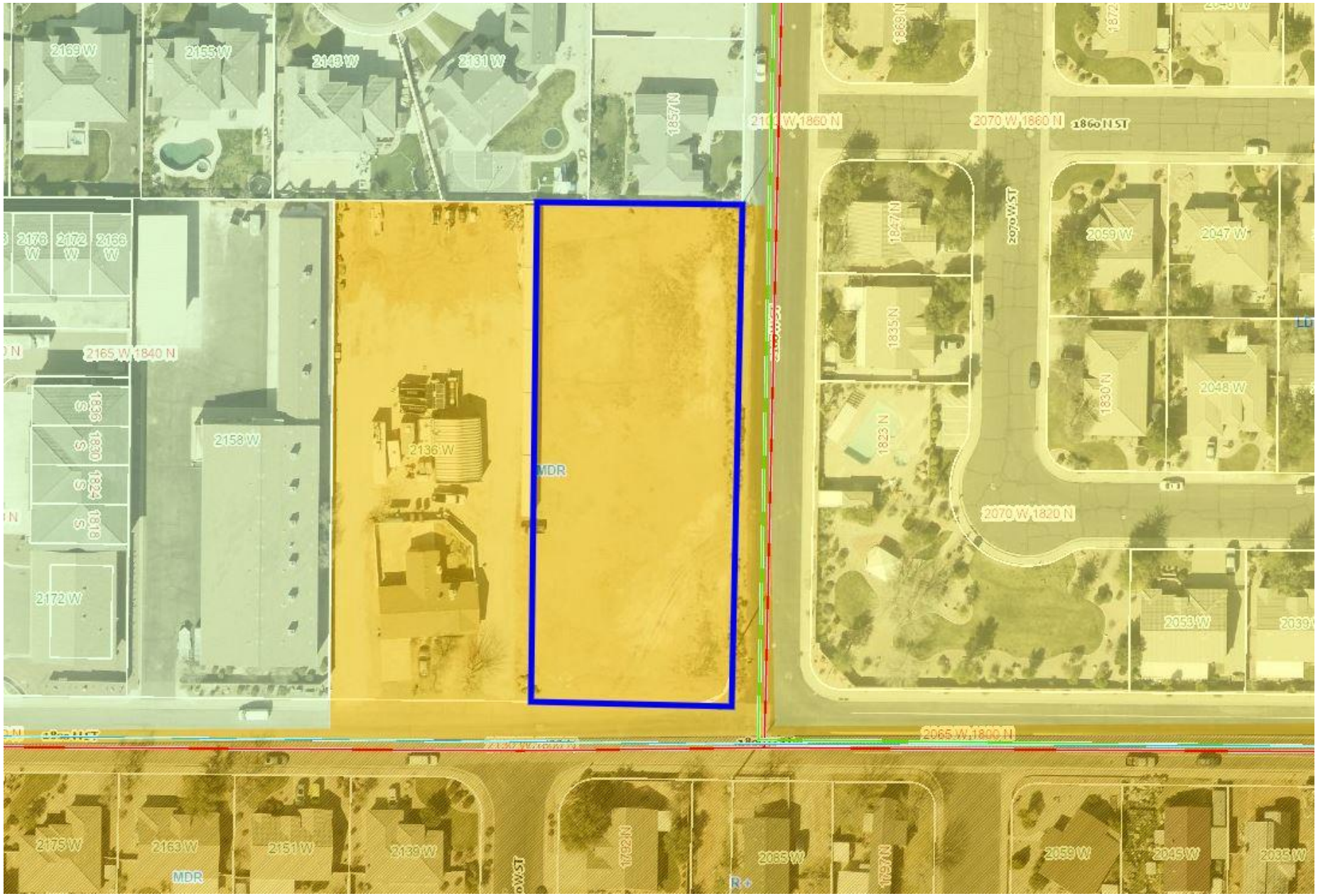
Vicinity Map



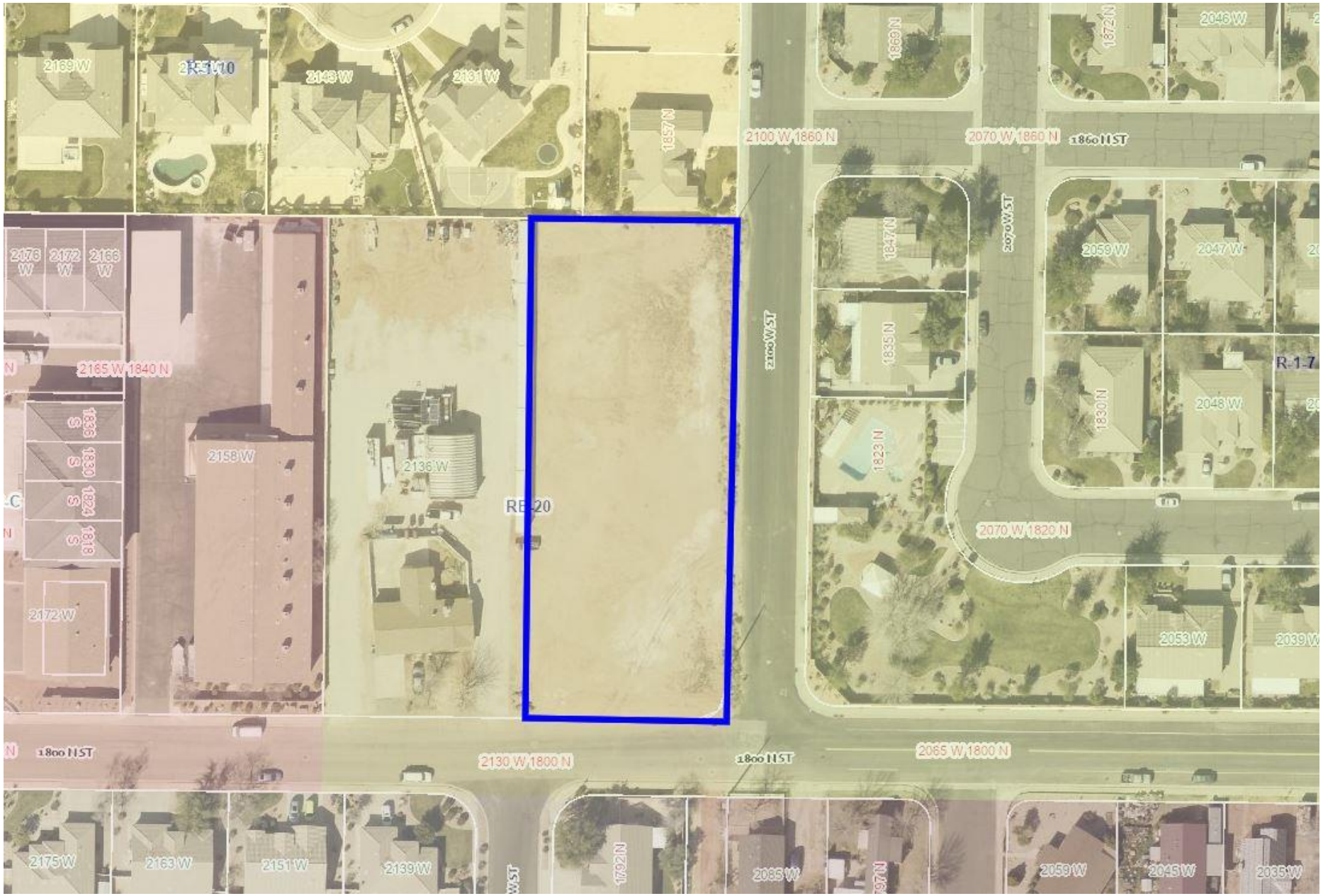
Aerial Map


2169 W
2155 W
2143 W
2131 W
1857 N
2100 W 1860 N
2070 W 1860 N
1860 N ST
1869 N
1872 N
2046 W
2070 W ST
1847 N
2059 W
2047 W
2100 W ST
1835 N
1830 N
2048 W
2176 W
2172 W
2166 W
2165 W 1840 N
1836 S
1830 S
1824 S
1818 S
2158 W
2136 W
1823 N
2070 W 1820 N
2172 W
2053 W
2039 W
1800 N ST
2130 W 1800 N
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2059 W
2045 W
2035 W

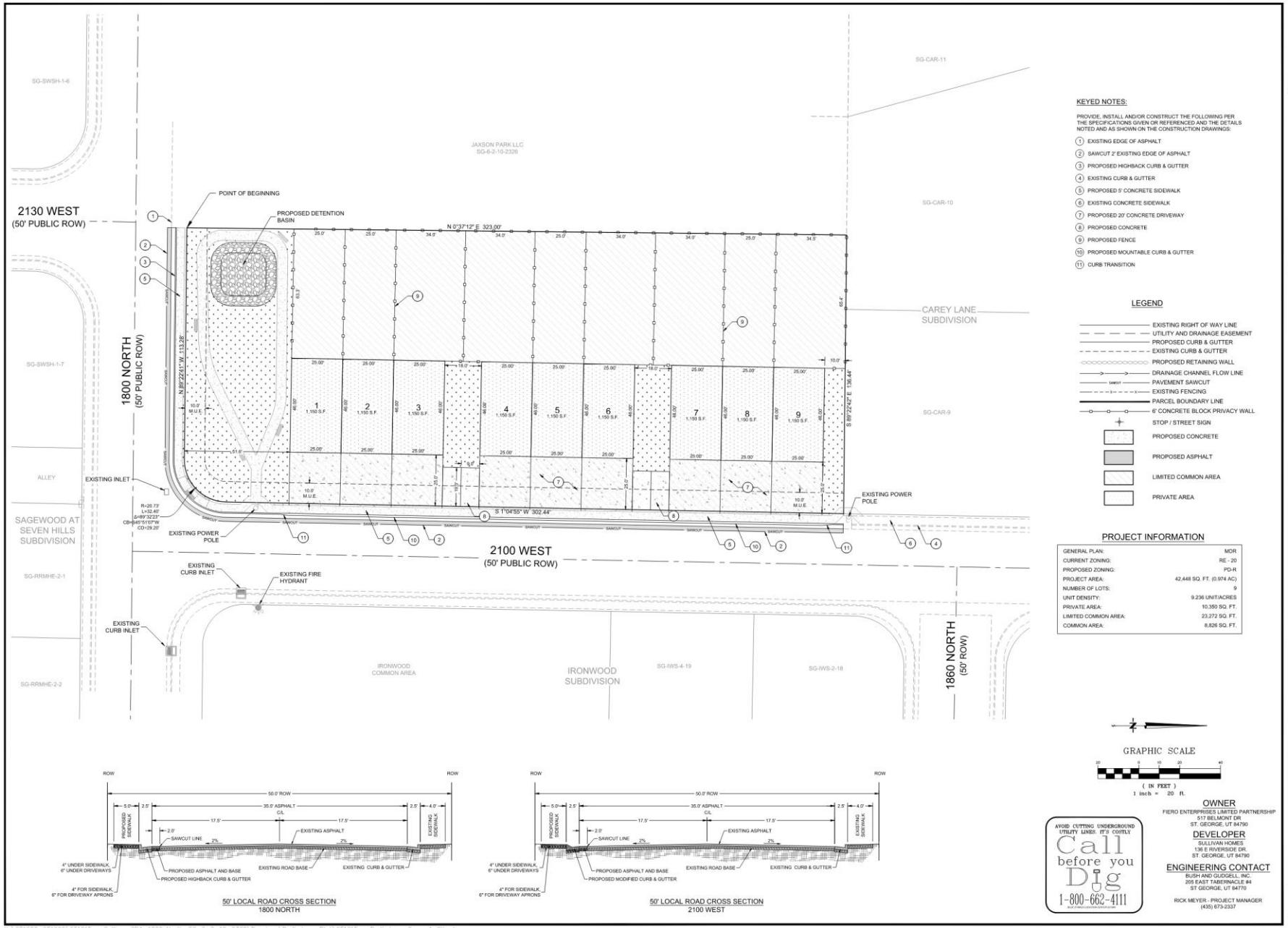
Land Use Map


2169 W
2155 W
2143 W
2131 W
1857 N
2070 W 1860 N
1860 N ST
2070 W ST
1847 N
1835 N
1830 N
1823 N
2059 W
2047 W
2048 W
2053 W
2070 W 1820 N
2065 W 1800 N
2176 W
2172 W
2166 W
2165 W 1840 N
1836 S
1830 S
1824 S
1818 S
2158 W
2172 W
2136 W
MDR
2175 W
2163 W
MDR
2151 W
2139 W
1792 N
1797 N
2085 W
2059 W
2045 W
2035 W

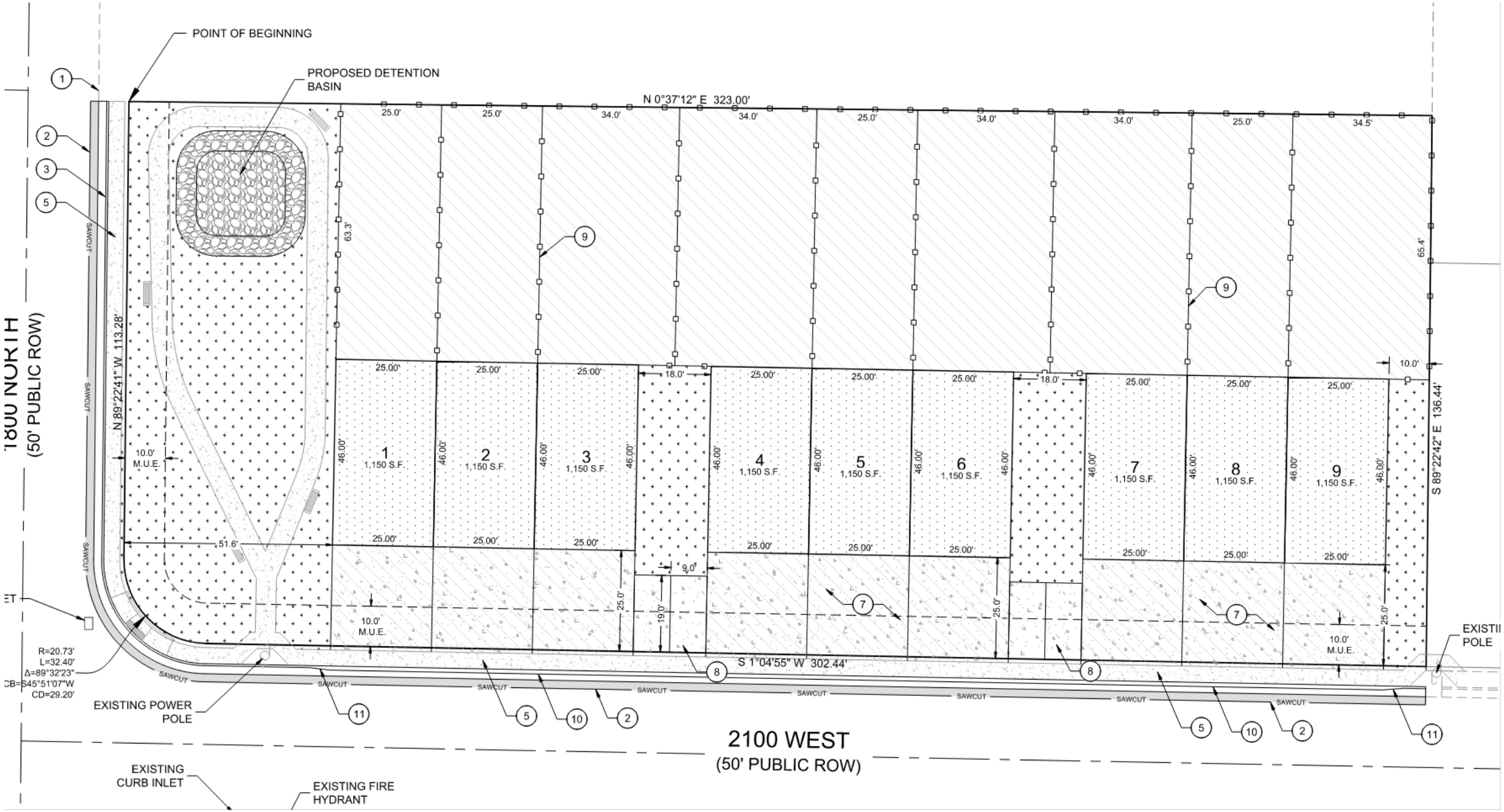
Zoning Map


2169 W
R-1-10
2143 W
2131 W
1857 N
2100 W 1860 N
2070 W 1860 N
1860 N ST
1869 N
1872 N
2046 W
2176 W
2172 W
2166 W
2165 W 1840 N
2158 W
2136 W
RE-20
2100 W ST
1847 N
2070 W ST
2059 W
2047 W
1835 N
1830 N
2048 W
1823 N
2070 W 1820 N
2053 W
2039 W
1836 S
1830 S
1824 S
1818 S
2172 W
1800 N ST
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2163 W
2151 W
2139 W
1792 N
2083 W
2059 W
2045 W
2035 W

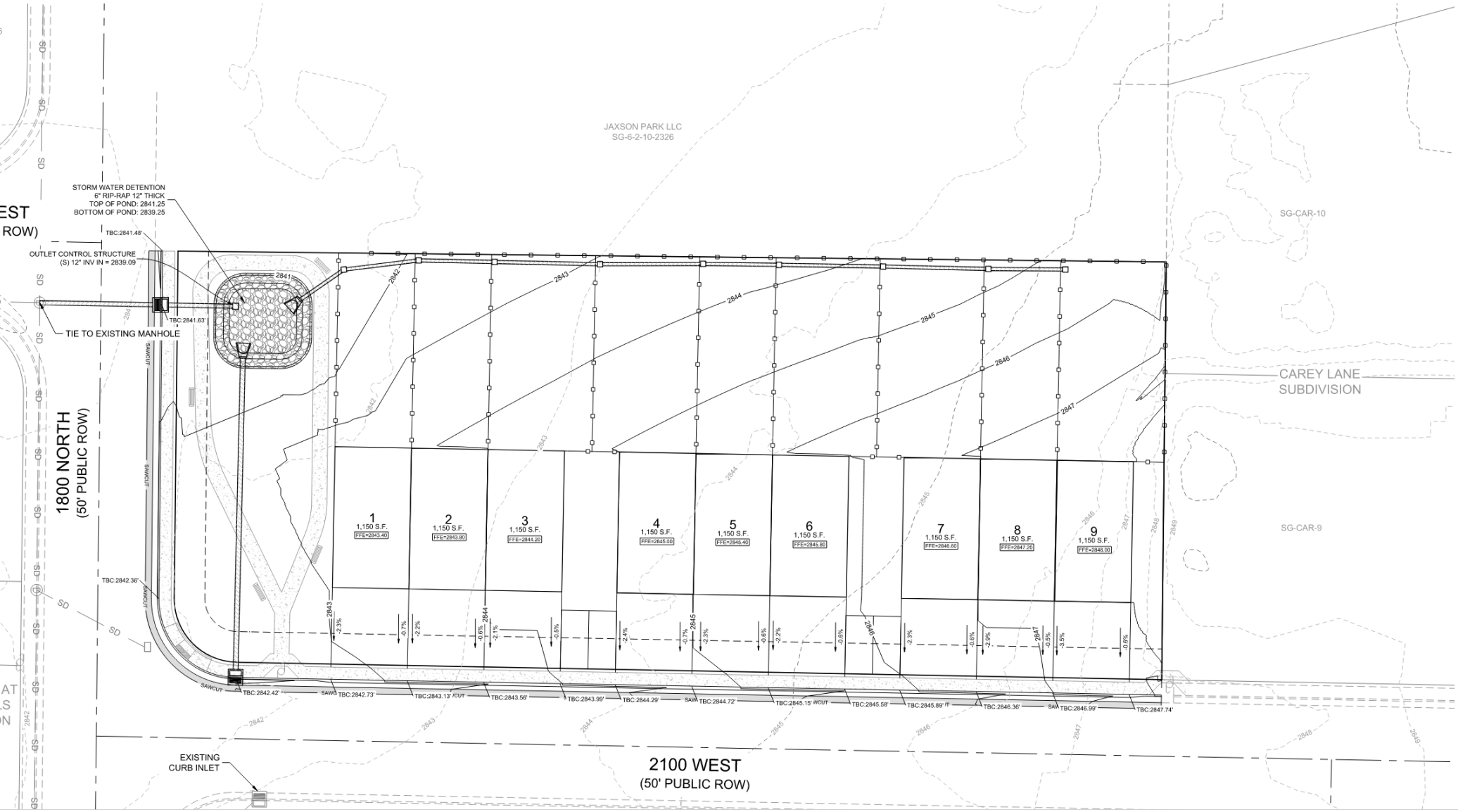
Proposed Preliminary Plat



Proposed Preliminary Plat



Proposed Grading Plan



GRADING NOTES

APPROXIMATELY **90** CU.YD. OF CUT, **1,410** CU.YD. OF FILL AND **1,320** CU.YD. OF **IMPORT** MATERIAL IS REQUIRED (FOR GRADING PERMIT ONLY) THE CONTRACTOR SHOULD VERIFY THE QUANTITIES FOR COMPLETION OF WORK. QUANTITIES ARE BASED ON FINISH GRADE OF ROADS & PADS.

ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED 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).

ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.

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.

ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF WASHINGTON CITY AND APPENDIX J OF THE INTERNATIONAL BUILDING CODE, 2018 EDITION, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

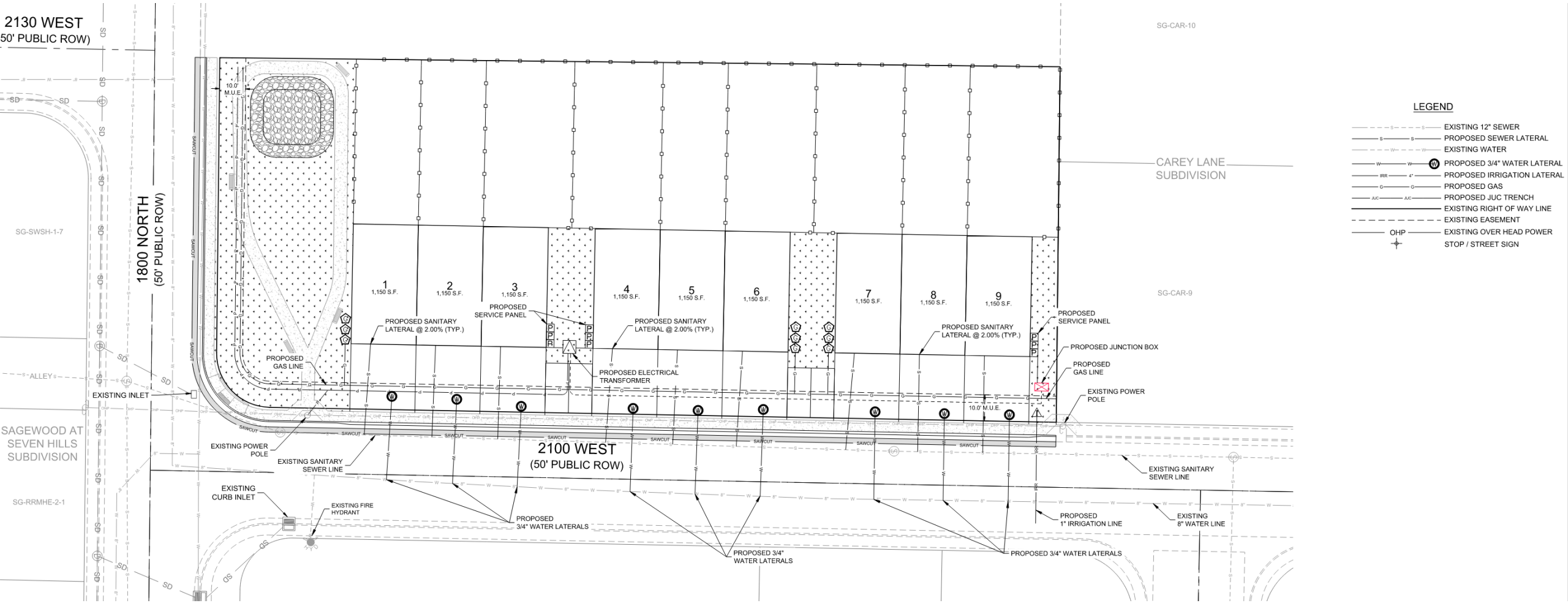
GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.

OWNER IS RESPONSIBLE FOR ALL ON-SITE DRAINAGE AND DETENTION.

LEGEND

- EXISTING GROUND CONTOUR
- FINISH GROUND CONTOUR
- LOT LINE
- CURB & GUTTER
- EXISTING CURB & GUTTER
- LOT EASEMENT
- EXISTING RETAINING WALL
- DRAINAGE FLOW LINE
- SAWCUT LINE
- DRAINAGE FLOW
- FFE= 00.0 — FINISH FLOOR ELEVATION
- LOCATION ELEVATION — SPOT ELEVATION
- TW:77.90 — TOW: TOP OF WALL
- BW:77.90 — BOW: BOTTOM OF WALL
- FL — FLOW LINE
- GB — GRADE BREAK
- TC — TOP CONCRETE
- TA — TOP ASPHALT

Proposed Utility Plan



Proposed Landscape Plan



PLANT SCHEDULE

SYMBOL	PLANT CODE	BOTANICAL NAME	COMMON NAME	SIZE	COUNT
	MUH CAP	Mulenbergia capillaris	Pink Muhly Grass	5 gal.	9
	AGA MGN	Agave angustifolia 'Marginata'	Variegated Caribbean Century Plant	5 gal.	13
	SPA JUN	Spartium junceum	Spanish Broom	5 gal.	9
	MIS MOR	Miscanthus sinensis 'Morning Light'	Morning Light Eulalia Grass	5 gal.	11
		Prosopis glandulosa 'Maverick' - Multi-Trunk	Maverick Honey Mesquite	24 box	7
			Decorative Rock Mulch		
			Grass		
				TOTALS	49

Recommendation

Staff recommends approval with the following condition:

1. That the approval of the plat is contingent upon approval of the rezone to PD-R by the City Council.
2. That the final plat shall meet all requirements of Title 10 and City standards and specifications.

Possible Motion

“I move that we approve the Dixie Downs 9 Preliminary Plat request, Case No. 2026-PP-013, based on the findings and conditions noted in the staff report.”

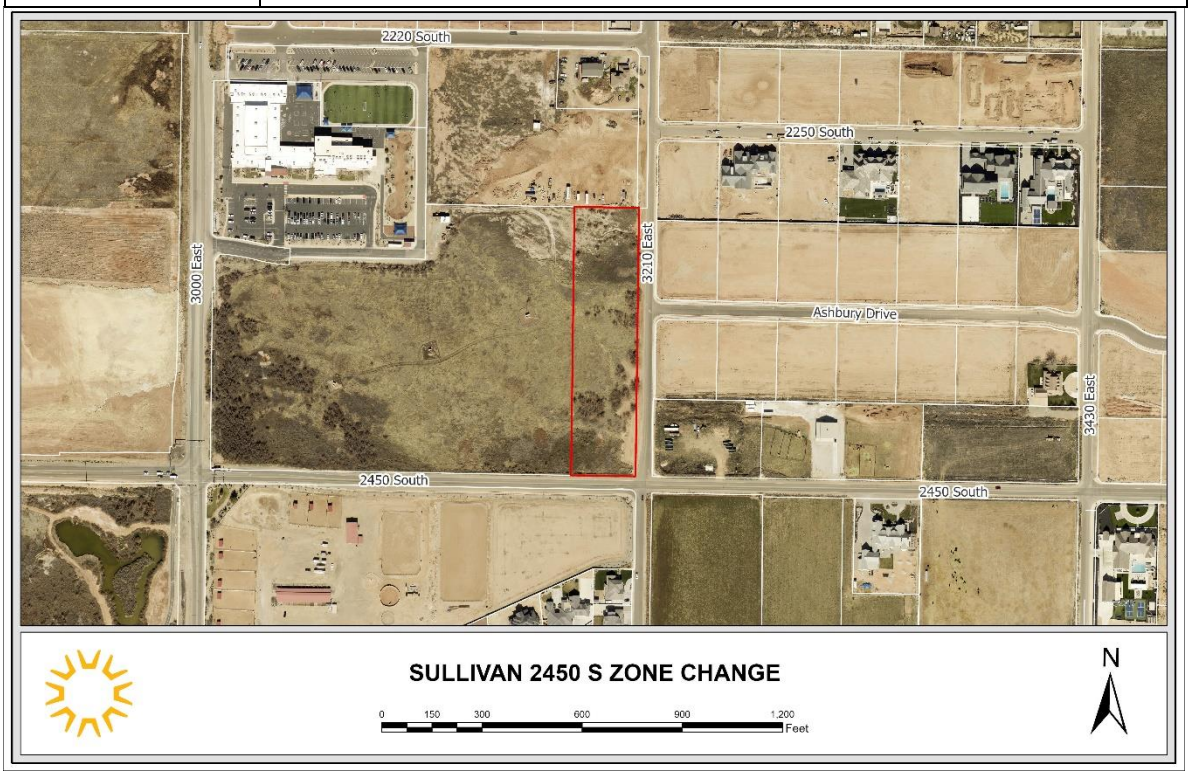
St.George
Community Development

ITEM 4

Zone Change

PLANNING COMMISSION AGENDA REPORT: **06/09/2026**

Sullivan 2450 South Zone Change (Case No. 2026-ZC-011)		
Request:	Consider a request to amend the City Zoning Map by amending the zone from A-1 (Agriculture 40,000 ft² minimum) to RE-20 (Residential Estates, 20,000 ft² minimum lot size) on approximately 3.48 acres generally located on the north-west corner of 2450 South and 3210 East.	
Applicant:	Bush & Gudgell – Bob Hermandson	
Location:	Generally located on the north-west corner of 2450 South and 3210 East.	
General Plan:	AE (Agricultural Estates)	
Existing Zoning:	A-1 (Agricultural, 40,000 ft² minimum lot size)	
Surrounding Zoning:	North	A-1 (Agricultural, 40,000 ft² minimum lot size)
	South	RE-12.5 (Residential Estates, 12,500 ft² minimum lot size)
	East	A-1 (Agricultural, 40,000 ft² minimum lot size)
	West	A-1 (Agricultural, 40,000 ft² minimum lot size)
Land Area:	Approximately 3.48 acres	



BACKGROUND:
The applicant is seeking to change the zone from A-1 (Agricultural, 40,000 ft² minimum lot size) to RE-20 (Residential Estates, 20,000 ft² minimum lot size). Currently, this is part of a larger piece of property. It is often identified as the property that has the three large radio antennae. This is the far east side of the property which abuts the 3210 East Road. To the east of 3210 East are large single-family residential lots, some of which have homes and some which are still vacant. The owner of the subject property wishes to develop the western three-quarters of the property into commercial development. However, in an attempt to provide a buffer between the commercial development and the larger homes to the east, he is proposing half acre lots.

If the proposed zone change is approved and the property is subsequently subdivided, it is anticipated that a maximum of seven residential lots could be created. Development of single-family homes would likely increase water demand compared to current conditions, as the property has not been actively used for agricultural purposes in recent years. However, the existing radio towers are scheduled to be removed this summer, at which point the property could potentially be returned to agricultural production, which would likely require substantially more water than seven single-family residences. Given the limited number of lots that could be developed under the proposed zoning, the anticipated impact on the City's overall water resources is expected to be minimal.

RECOMMENDATION:
Staff recommend approval of the zone change for Sullivan 2450 South from A-1 to RE-20.

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

POSSIBLE MOTION:
“I move that we forward a positive recommendation to the City Council for the zone change for Sullivan 2450 South, case number 2026-ZC-011, based on the findings listed in the staff report.”

FINDINGS FOR APPROVAL:
1. The proposed RE-20 zoning provides a compatible transition between the planned commercial development to the west and the existing large-lot residential properties to the east.
2. The request is consistent with the Agricultural Estates designation of the General Plan, which contemplates low-density residential development.

3. At full build-out, the property is expected to accommodate a limited number of residential lots, resulting in minimal impacts on surrounding public infrastructure and roadways.
4. The proposed zoning would allow development that is similar in character and density to nearby residential neighborhoods along 3210 East.
5. The rezone would provide a logical land use pattern by placing residential development adjacent to existing residential properties while helping buffer future commercial uses from neighboring homes.

Exhibit A

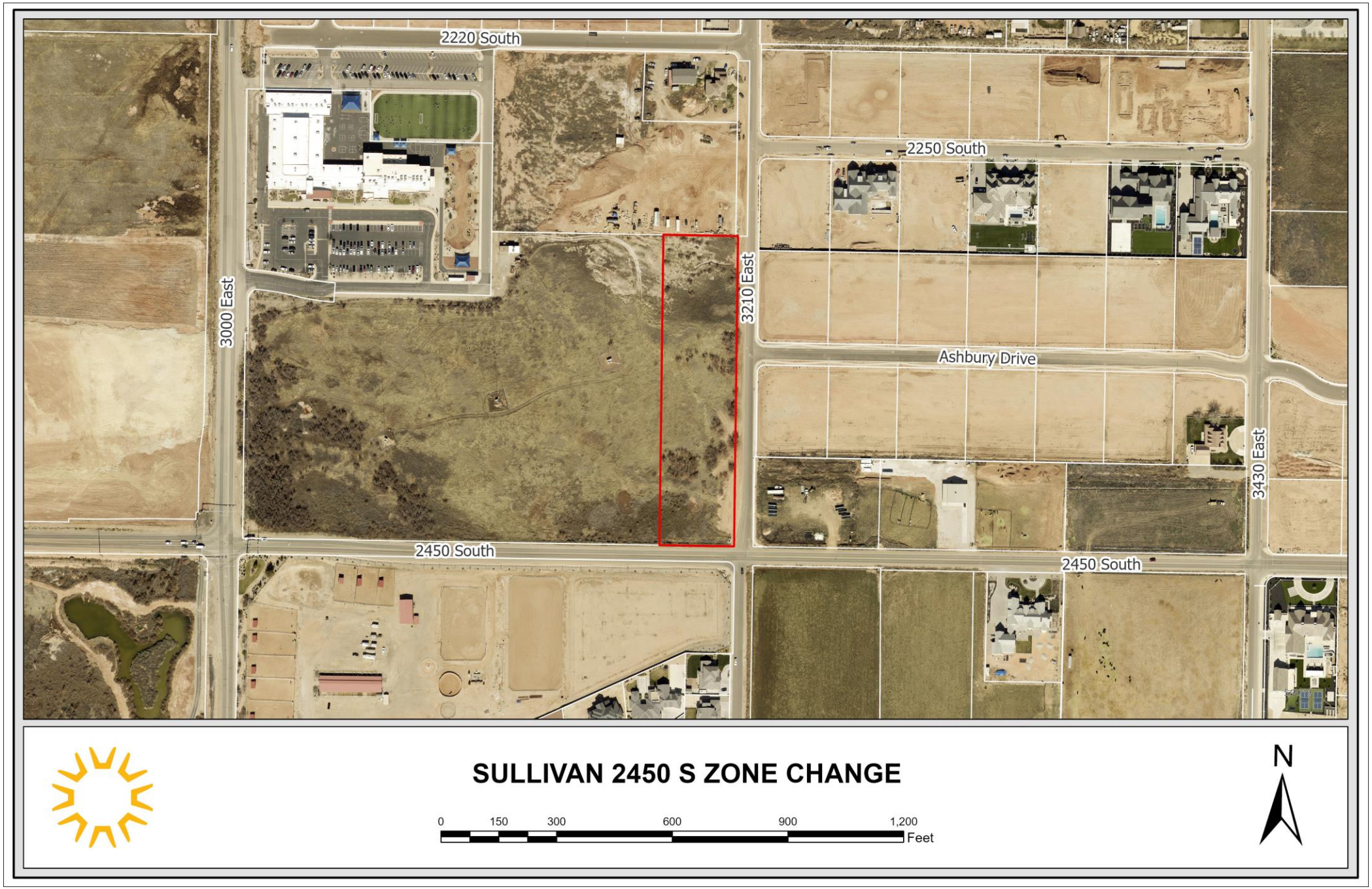
PowerPoint Presentation



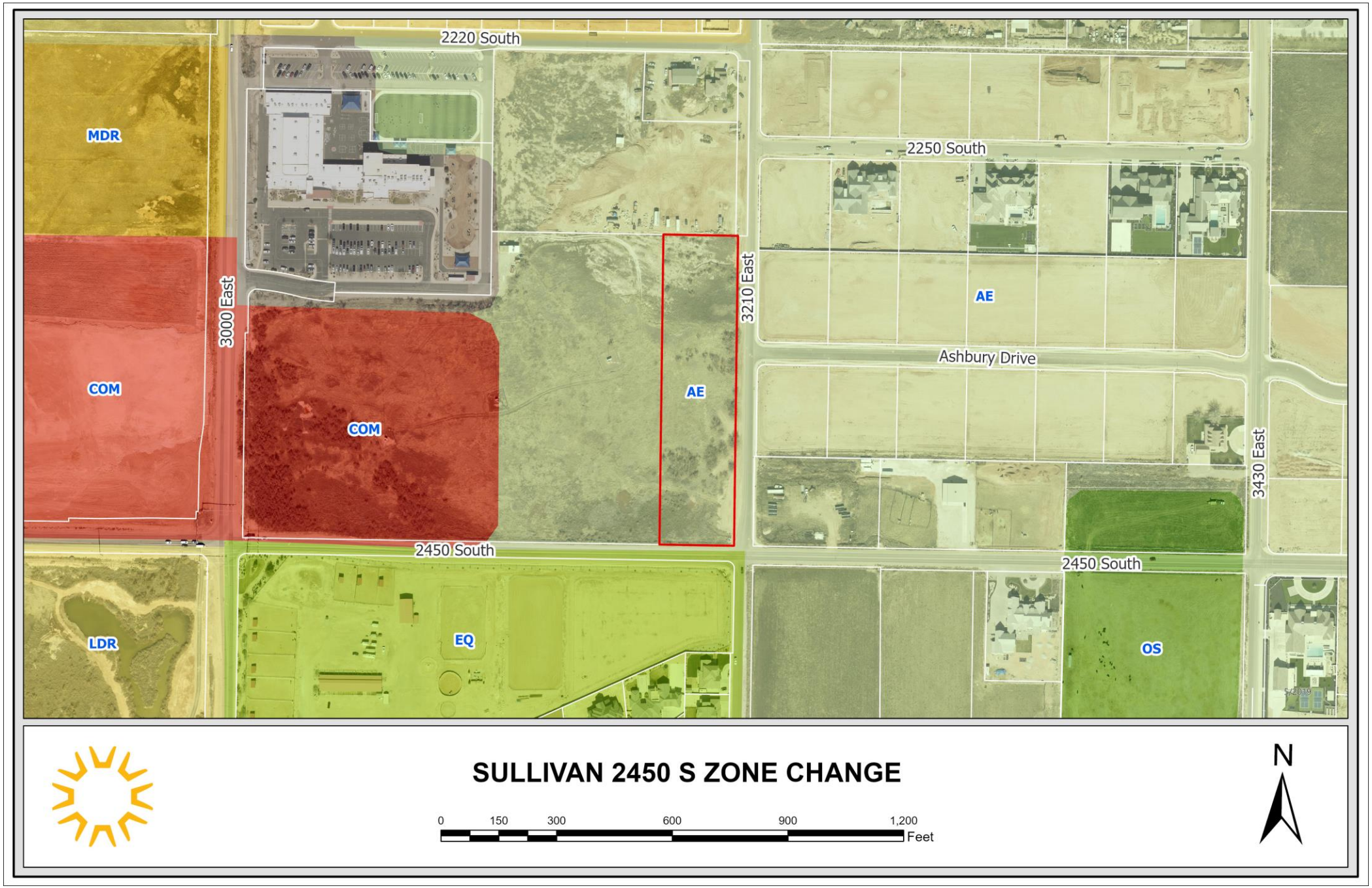
Sullivan 2450 South Rezone

2026-ZC-011

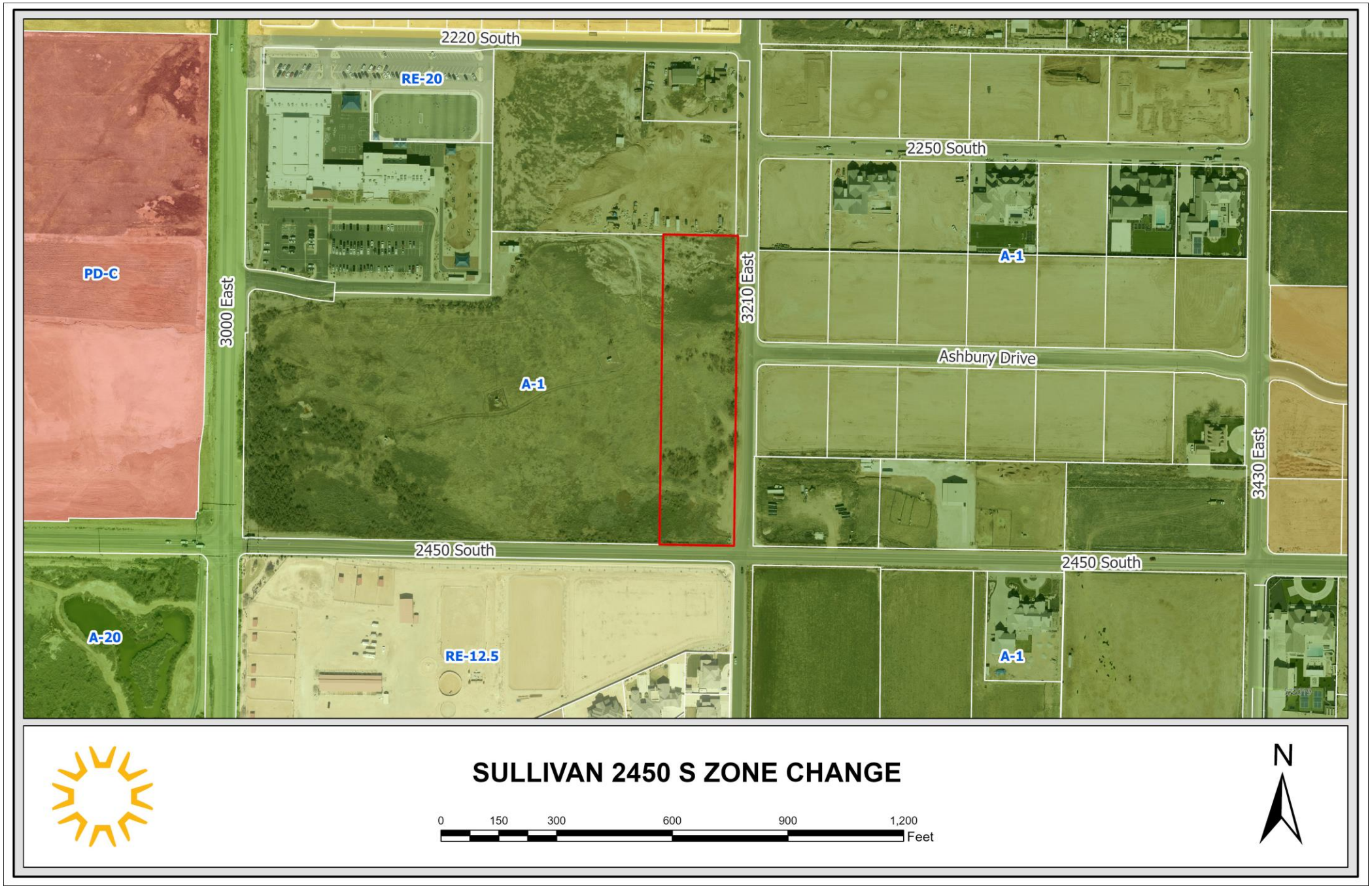
Aerial Map


2220 South
2250 South
3000 East
3210 East
Ashbury Drive
3430 East
2450 South
2450 South
SULLIVAN 2450 S ZONE CHANGE
0 150 300 600 900 1,200
Feet
N

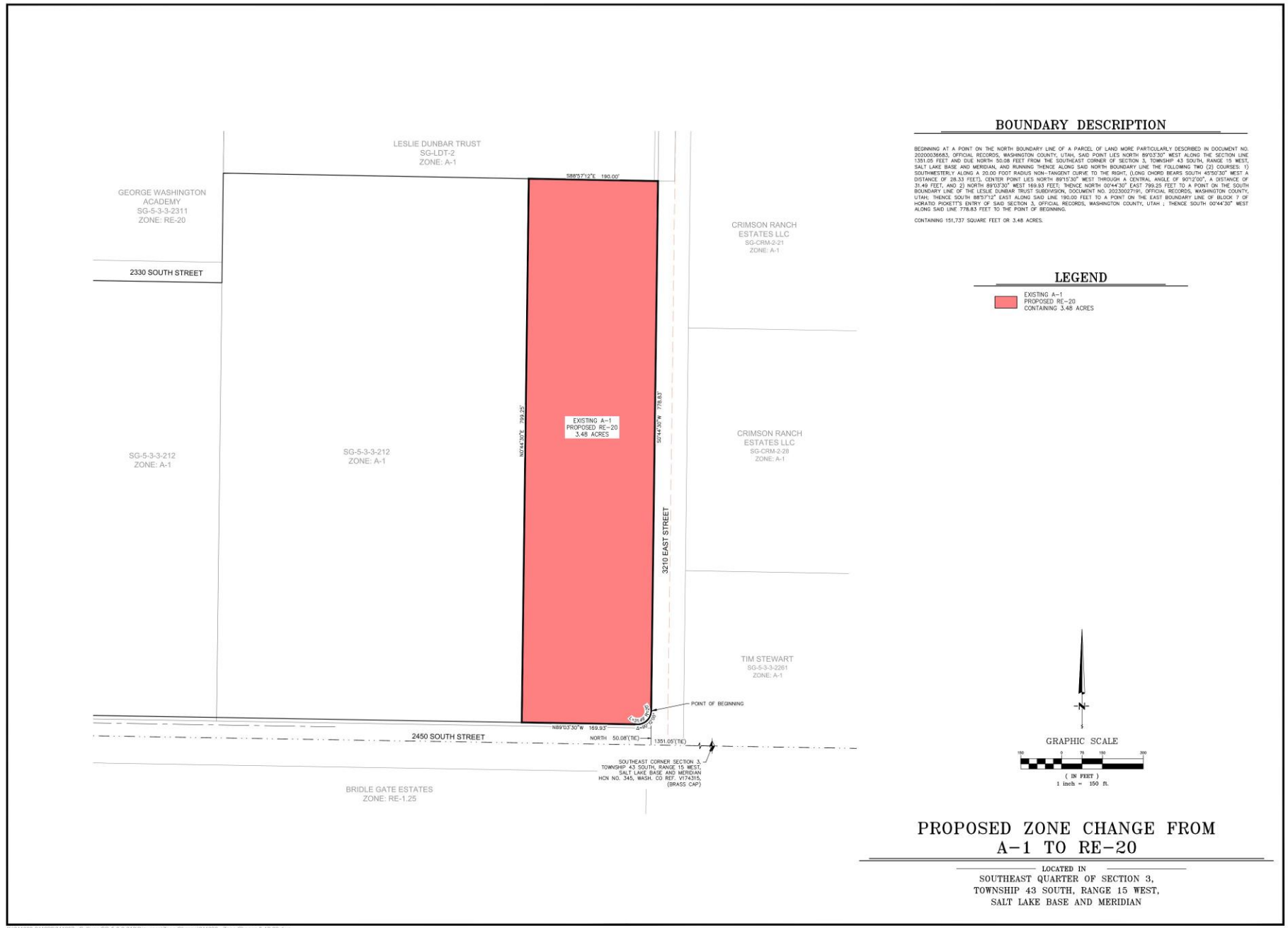
Land Use Map


2220 South
2250 South
2450 South
2450 South
3000 East
3210 East
3430 East
Ashbury Drive
MDR
COM
COM
AE
AE
LDR
EQ
OS
SULLIVAN 2450 S ZONE CHANGE
0
150
300
600
900
1,200
Feet
N

Zoning Map


2220 South
RE-20
PD-C
3000 East
3210 East
2250 South
A-1
Ashbury Drive
A-1
3430 East
2450 South
2450 South
A-20
RE-12.5
A-1
SULLIVAN 2450 S ZONE CHANGE
0 150 300 600 900 1,200
Feet
N

Exhibit



BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

PROPOSED ZONE CHANGE FROM
A-1 TO RE-20
LOCATED IN ST.GEORGE UT, 84790

SHEET 1 OF 1 SHEETS
FILE: 241062

X:\241000-241999\241062 - Sullivan SG-5-3-3-212\Drawings\Zone Change\241062 - Zone Change 5-19-26.dwg

PLANNING COMMISSION AGENDA REPORT: 06/09/2026

Angel Arch Church Addition Planned Development Amendment (Case No. 2026-PDA-013)		
Request:	To amend the Sun River PD-R (Planned Development Residential) zone for construction of an addition to an existing religious facility on a 3.24 acre lot.	
Applicant:	Sky Engineering	
Representative:	Jared Madsen	
Location:	Located south of Angel Arch Drive and west of Pearl Vista Drive	
General Plan:	LDR (Low Density Residential)	
Existing Zoning:	PD-R (Planned Development Residential)	
Surrounding Zoning:	North	PD-R (Planned Development Residential)
	South	PD-R (Planned Development Residential)
	East	PD-R (Planned Development Residential)
	West	PD-R (Planned Development Residential)
Land Area:	Approximately 3.24 acres	



BACKGROUND AND PROPOSAL:

The existing religious facility was originally approved in 2012. Construction began in 2013, and a certificate of occupancy was issued in November of 2013. The current facility is 12,662 sq. ft. with 133 parking spaces and has approximately 72,044 sq. ft. of landscaping. The existing building height is 32 feet 5 inches to the roof with a 57 feet 4 inches steeple. The site was designed with the anticipation that a future building addition may be needed. As part of the original approval, the site plans identified areas for future parking to accommodate a potential building addition.

The proposed project consists of a 3,600 sq. ft. addition to the existing religious facility. The addition would have a roof height of approximately 29 feet 8 inches. The building will primarily be constructed of brick, with stucco accents. Elevation drawings have been submitted and are included in this packet. The project also includes construction of a new picnic pavilion and turf in the southeast corner of the site, and additional parking to meet parking standards for the addition.

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

Zoning Requirements			
Regulation	**Section Number**	**Proposal**	**Staff Comments**
Setbacks	10-8D-6	Proposed setbacks: Front: 63’ Side: 34’ Side: 232’ Rear: 128’	Setbacks appear to meet the requirements of the zone.
Pedestrian Circulation Plan	10-8-6	Pedestrian circulation is shown on the plans	The plans appear to meet the required pedestrian circulation.
Uses	PD-R use list	Religious Facility	The PD-R allows the use.
Height and Elevation	10-8D-6	29’8” to ridge of truss	The maximum allowed height is 40’ (steeple may be higher).
Phasing Plan	10-8D-2	No phasing proposed.	No comment.
Landscape Plan	10-8D-2	Conceptual landscape plan provided (approximately 30% of site)	The landscaping appears to be sufficient. During site plan review, staff will ensure compliance with applicable code requirements.
Utilities	10-8D-2	Conceptual utility plan provided with plat	Utilities will be evaluated in detail during the site plan review.
Signs	10-8D-2	No signage was identified	Signs will be approved through the sign permit process.
Lighting	10-8D-2, 10-14-1	A photometric plan has been included	Site lighting appears to meet the requirements of Title 10-14

			but will require additional review during formal site plan review.
Lot Coverage	10-8D-6	Conceptual plan shown (~11.5%)	The site plan meets lot coverage regulations < 50%
Solid Waste	10-8D-6	Solid waste receptacle location is shown on the site plan.	Located behind the building and will include a solid wall to screen from right of ways.
Landscaping	10-8D-6	Minimum 15' landscape buffer along both streets.	Conceptual landscaping exceeds code requirements.
Parking	10-19-5	114 remaining of existing 37 new parking stalls 151 total parking stalls	One parking space is required for every 3.5 fixed seats. Parking appears to meet requirements.
EVCS And Bike Parking	10-19-6	Location of bike parking and conduit for electric parking stations not shown on plans.	During site plan review, staff will ensure the plans meet the EVCS and bike parking requirements.

RECOMMENDATION:
Staff recommends approval of this PD Amendment with no conditions.

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.
2. There will be adequate parking on site to facilitate the development.
3. The proposed project will not negatively impact the health, stability, and/or formation of families within the City.

POSSIBLE MOTION:
"I move that we forward a positive recommendation to the City Council for the PD Amendment for the Angel Arch Chapel Addition, Case No. 2026-PDA-013, based on the findings listed in the staff report."

Exhibit A
Applicants Narrative

May 12, 2026

City of St George
Planning & Zoning
175 E 200 N
St George, UT 84770

Re: Planned Development Amendment Narrative for Angel Arch Church

Project Overview

This Planned Development Amendment is being submitted on behalf of the property owner to facilitate the construction of an addition to Angel Arch Church, a religious facility located within the Sun River development in City of St. George, Utah. The subject property is a 3.24-acre parcel currently zoned within the Sun River Planned Development (PD), which requires an amendment to allow for site-specific development plans. This development will provide additional capacity for worship and gathering activities while ensuring compatibility with surrounding land uses.

The proposed development consists of a single-phase project that includes the construction of a church building addition, associated parking facilities, and landscaped areas. The project has been carefully designed to integrate with the existing building and surrounding area while meeting city requirements for parking, access, and open space.

Proposed Uses & Density

The primary use of the property is for religious assembly and associated activities. Since this is a non-residential development, there is no proposed density in terms of dwelling units per acre. The development will include:

- A church building addition with an estimated 3,600 square feet of floor area.
- Associated storage areas, including a designated refuse storage area.
- Surface parking lots providing adequate off-street parking for church attendees.
- Landscaped areas consisting of desert-friendly vegetation and rock mulch, with no turf.

Land Use Allocation

The overall church site is organized into distinct land use categories. The following percentages reflect a well-balanced site layout that accommodates the needs of the church while maintaining adequate open areas.

- **Building coverage (0.4 ac): 13%** of the total parcel area.
- **Parking and drive aisles (1.3 ac): 41%** of the total parcel area.
- **Landscaped areas and sidewalks (1.5 ac): 47%** of the total parcel area.

Common & Open Spaces

The Angel Arch Church site provides open landscaped areas around the church building to enhance the visual appeal of the site and create a welcoming environment. Landscaped areas and pedestrian connections are distributed throughout the site to provide visual buffering, improve walkability, and maintain compatibility with adjacent development within the Sun River community.

Exhibit B
PowerPoint Presentation



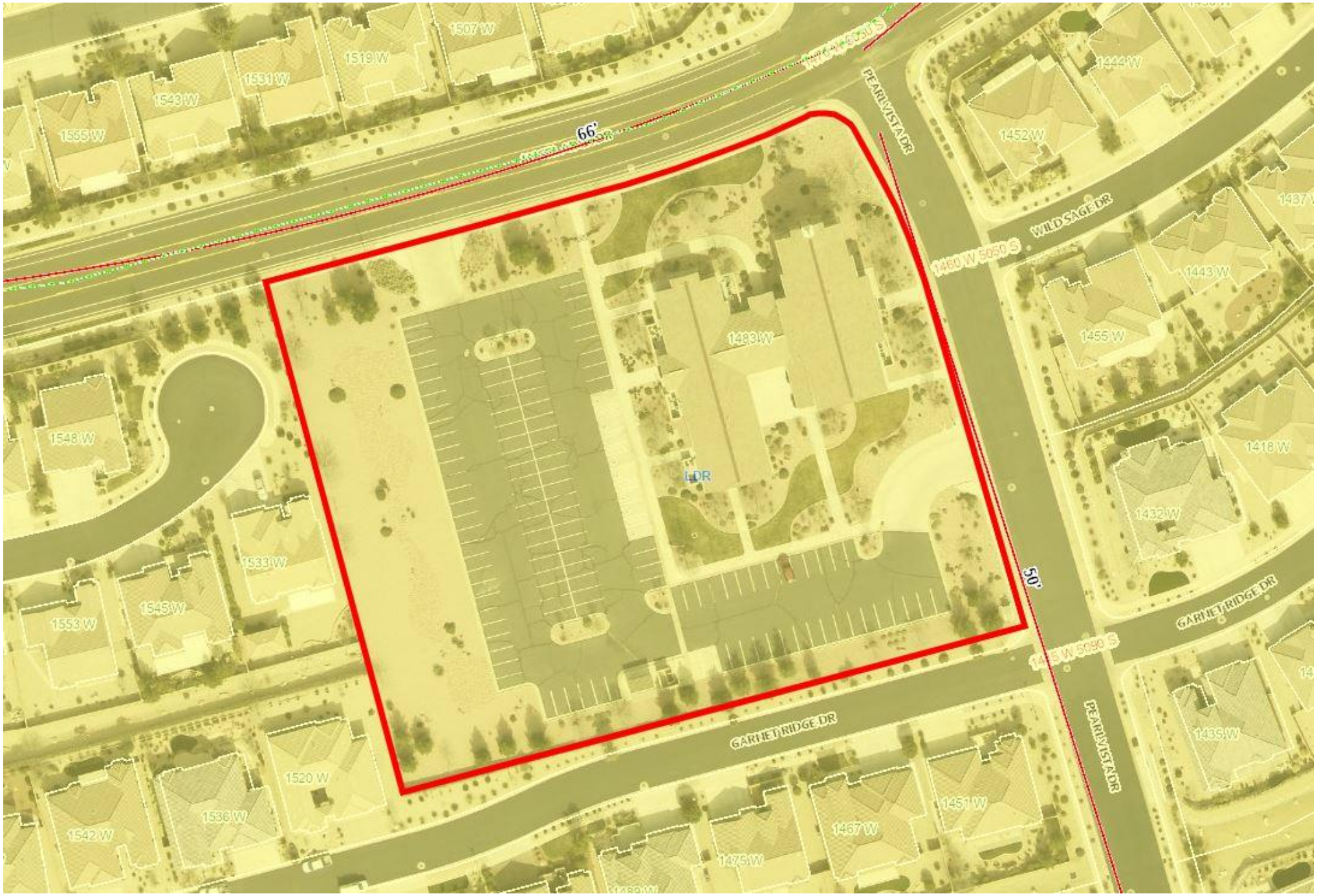
Angel Arch Church Addition

2026-PDA-013

Aerial Map


1507 W
1519 W
1531 W
1543 W
1555 W
1470 W 5030 S
ANGEL ARCH DR
PEARL VISTA DR
1444 W
1452 W
WILD SAGE DR
1460 W 5050 S
1437 W
1443 W
1455 W
1483 W
1548 W
1418 W
1432 W
1533 W
1545 W
1553 W
GARNET RIDGE DR
1445 W 5090 S
1435 W
1520 W
1536 W
1542 W
1451 W
1467 W
1475 W
1489 W

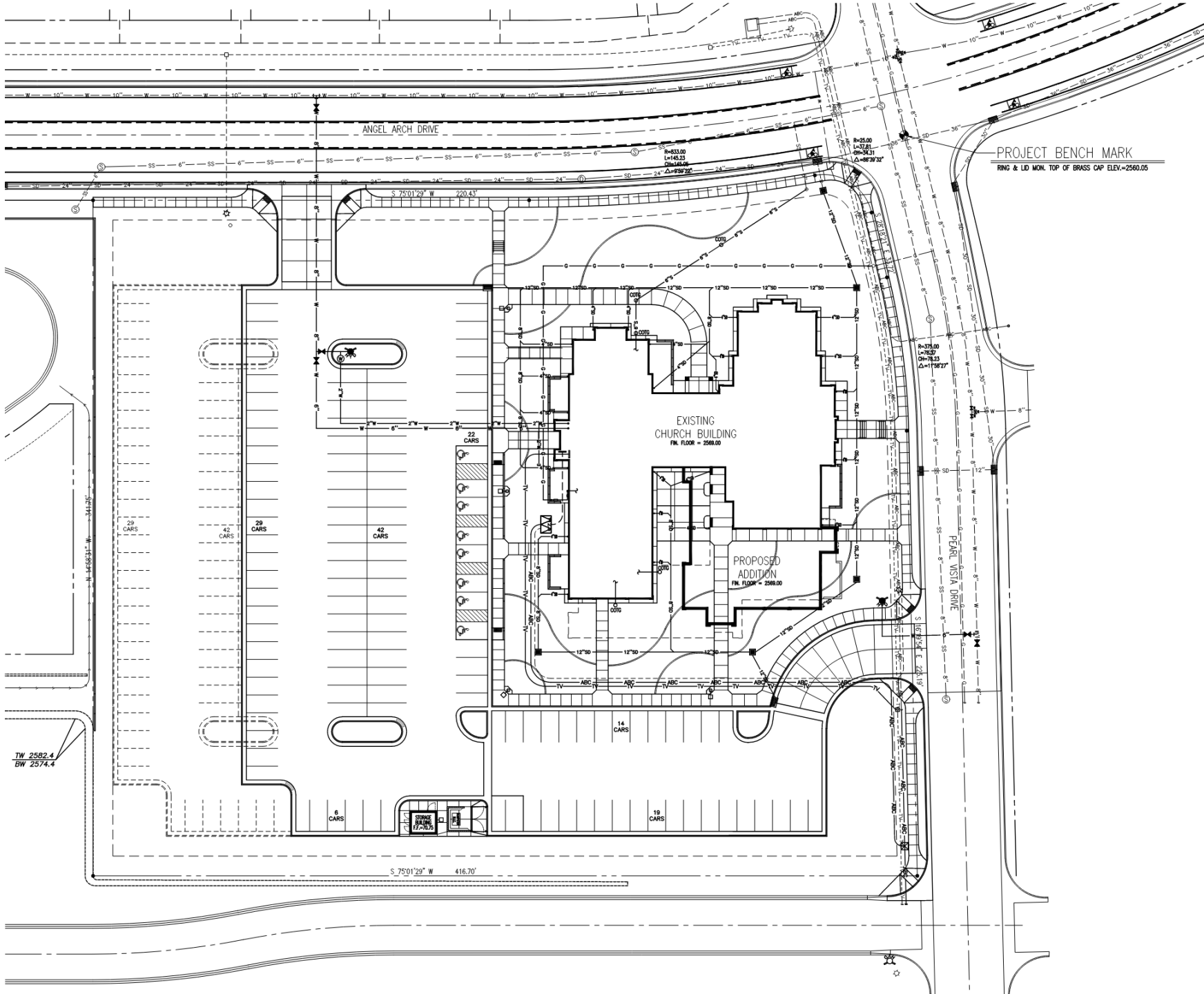
Land Use Map


1507 W
1519 W
1531 W
1543 W
1555 W
66'
PEARL VISTA DR
1444 W
1452 W
WILD SAGE DR
1460 W 5050 S
1437
1443 W
1455 W
1483 W
LDR
1548 W
1418 W
1432 W
1533 W
1545 W
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50'
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1451 W
1467 W
1475 W

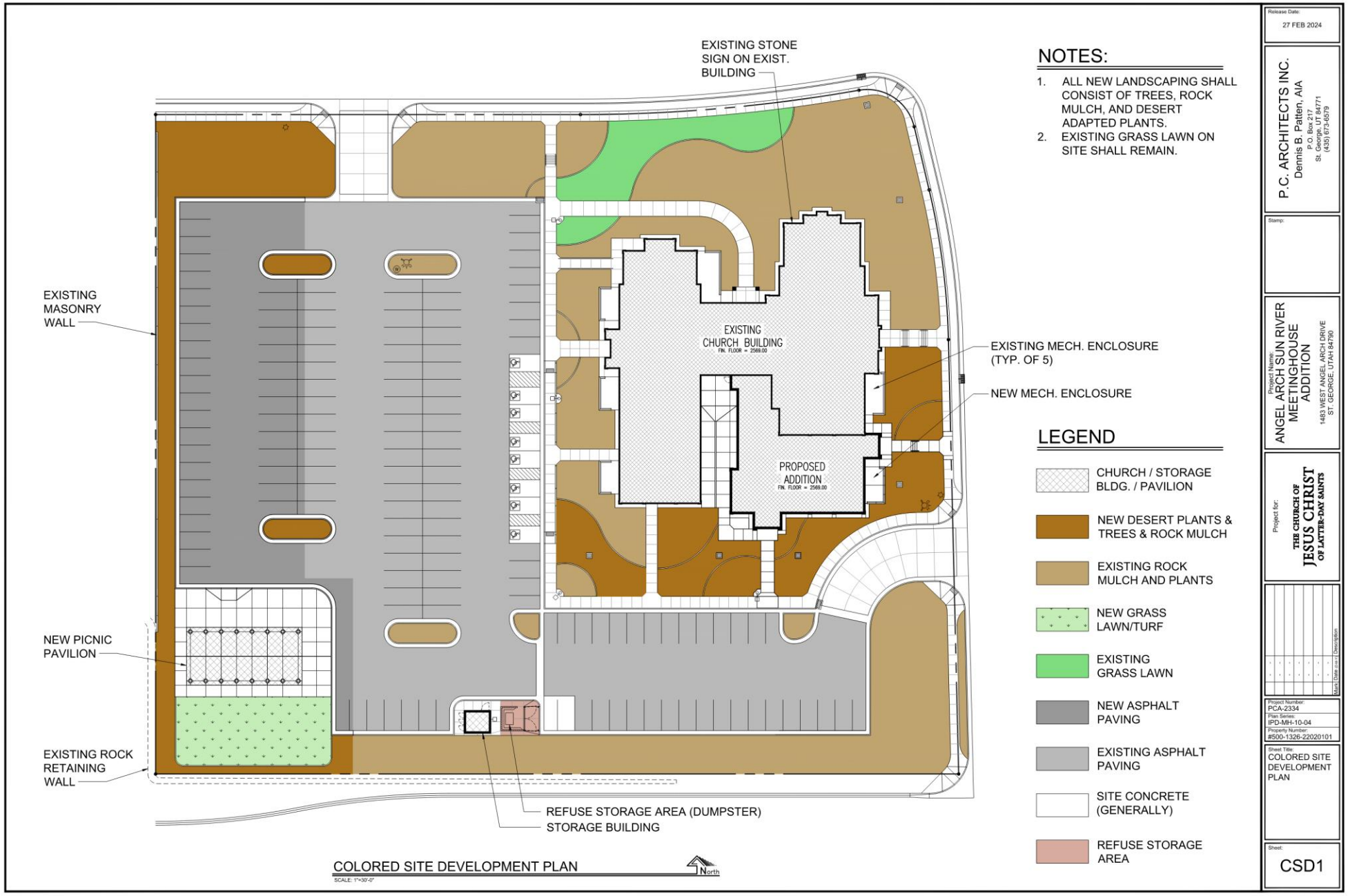
Zoning Map


ANGEL ARCH DR
PEARL VISTA DR
WILD SAGE DR
GARNET RIDGE DR
1470 W 5030 S
1460 W 5050 S
1445 W 5090 S
PD-R
1507 W
1519 W
1531 W
1543 W
1555 W
1444 W
1452 W
1437
1443 W
1455 W
1483 W
1548 W
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1451 W
1467 W
1475 W

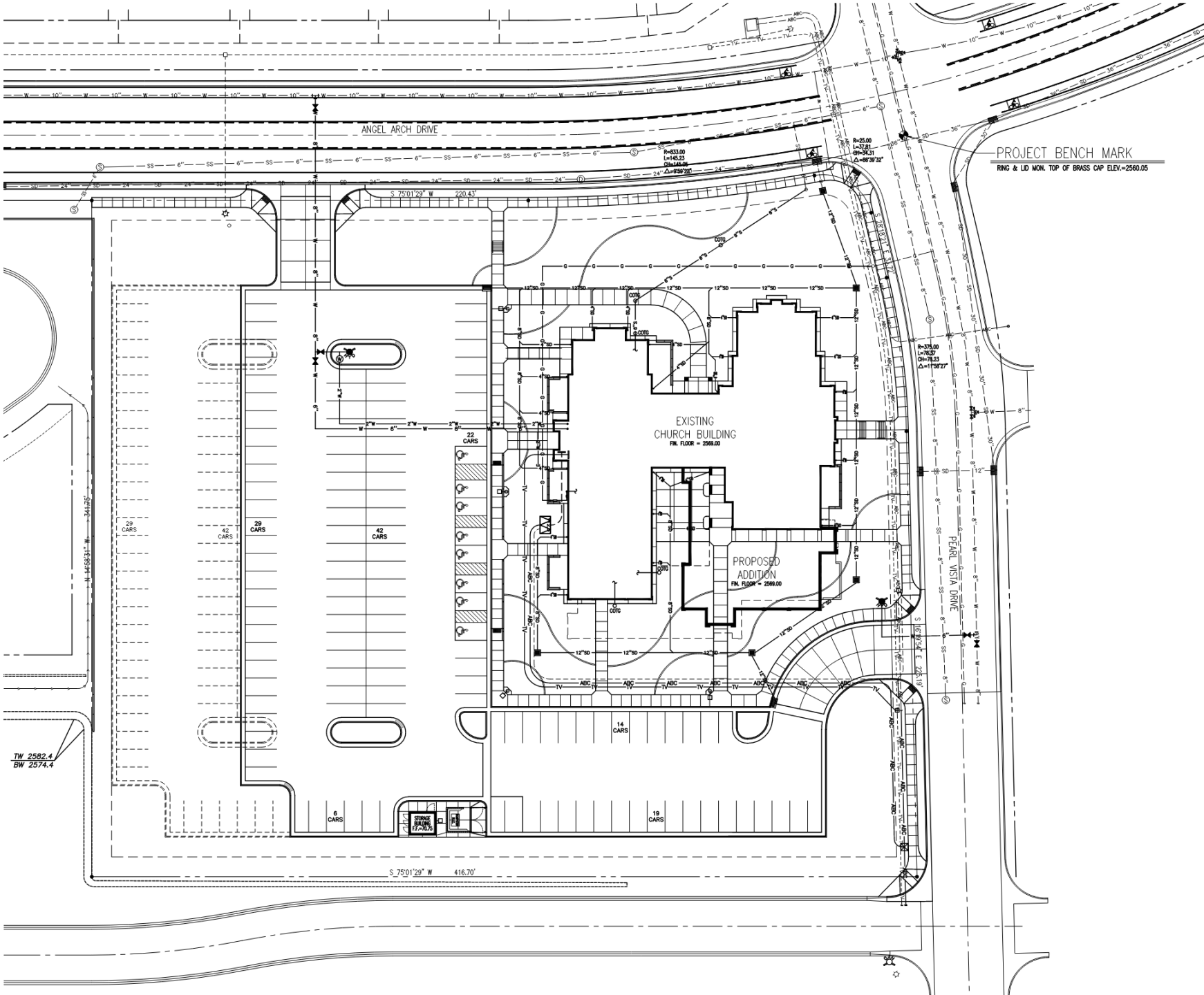
Site Plan


ANGEL ARCH DRIVE
PROJECT BENCH MARK
RING & LID MON. TOP OF BRASS CAP ELEV.=2560.05
S 75°01'29" W 220.43'
EXISTING
CHURCH BUILDING
FIN. FLOOR = 2569.00
PROPOSED
ADDITION
FIN. FLOOR = 2569.00
PEARL VISTA DRIVE
22 CARS
29 CARS
42 CARS
14 CARS
6 CARS
19 CARS
TW 2582.4
BW 2574.4
S 75°01'29" W 416.70'

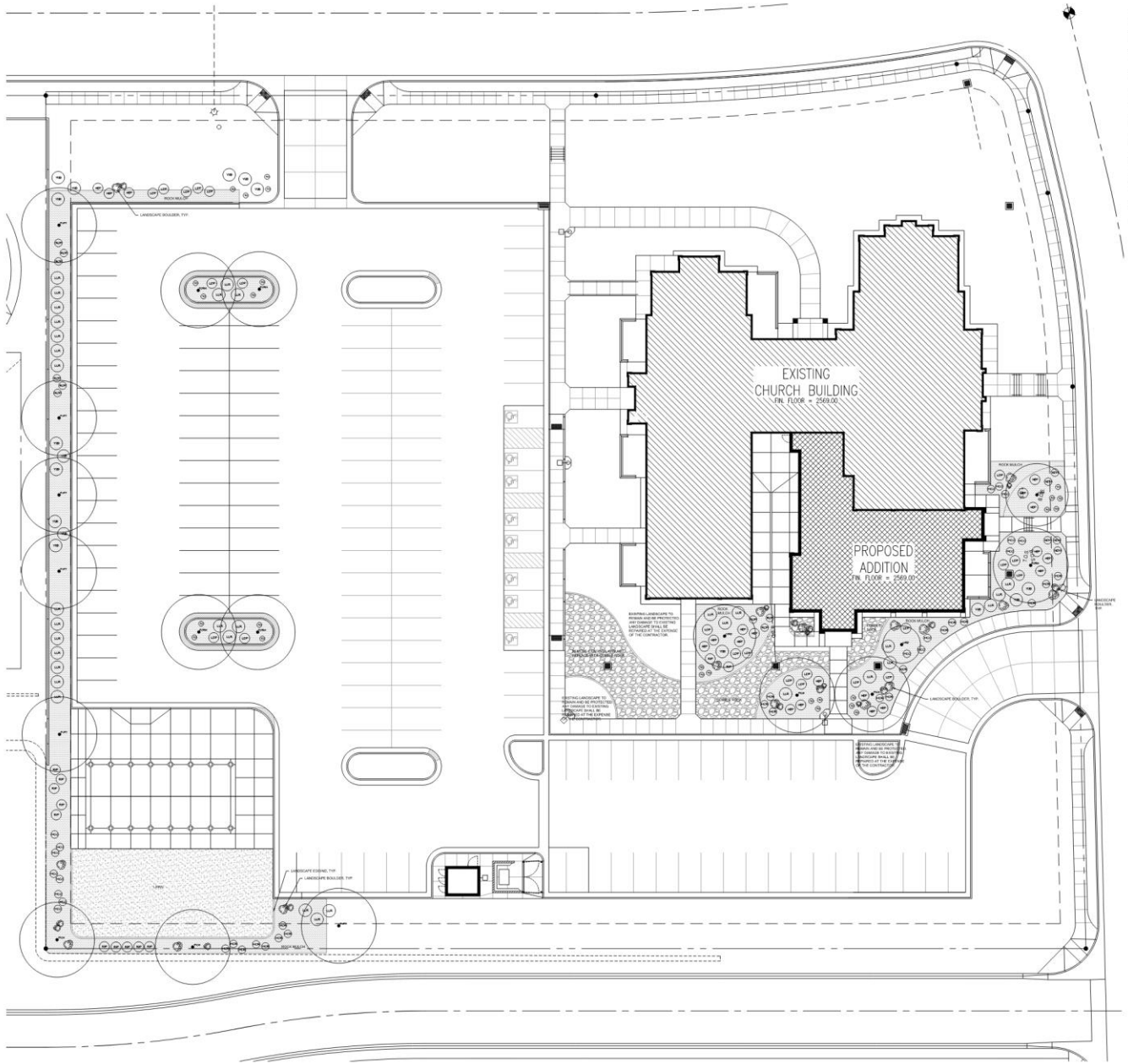
Site Plan


EXISTING STONE SIGN ON EXIST. BUILDING
EXISTING MASONRY WALL
EXISTING CHURCH BUILDING
FIN. FLOOR = 2569.00
PROPOSED ADDITION
FIN. FLOOR = 2569.00
EXISTING MECH. ENCLOSURE (TYP. OF 5)
NEW MECH. ENCLOSURE
NEW PICNIC PAVILION
EXISTING ROCK RETAINING WALL
REFUSE STORAGE AREA (DUMPSTER)
STORAGE BUILDING
NOTES:
1. ALL NEW LANDSCAPING SHALL CONSIST OF TREES, ROCK MULCH, AND DESERT ADAPTED PLANTS.
2. EXISTING GRASS LAWN ON SITE SHALL REMAIN.
LEGEND
CHURCH / STORAGE BLDG. / PAVILION
NEW DESERT PLANTS & TREES & ROCK MULCH
EXISTING ROCK MULCH AND PLANTS
NEW GRASS LAWN/TURF
EXISTING GRASS LAWN
NEW ASPHALT PAVING
EXISTING ASPHALT PAVING
SITE CONCRETE (GENERALLY)
REFUSE STORAGE AREA
COLORED SITE DEVELOPMENT PLAN
SCALE: 1"=30'-0"
North
Release Date: 27 FEB 2024
P.C. ARCHITECTS INC.
Dennis B. Patten, AIA
P.O. Box 217
St. George, UT 84771
(435) 673-6579
Stamp:
Project Name: ANGEL ARCH SUN RIVER MEETINGHOUSE ADDITION
1483 WEST ANGEL ARCH DRIVE ST. GEORGE, UTAH 84790
Project for: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
Mark | Date | Description
Project Number: PCA-2334
Plan Series: IPD-MH-10-04
Property Number: #500-1326-22020101
Sheet Title: COLORED SITE DEVELOPMENT PLAN
Sheet: CSD1

Site and Utility Plan



Landscape Plan



PLANT SCHEDULE					
QTY	CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	HXW
		LARGE TREES			
2	CTPD	CHITALPA TASHKENTENSIS 'PINK DAWN'	PINK DAWN CHITALPA	24" BOX	30' X 30'
5	FORW	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	24" BOX	50' X 30'
6	FVFT	FRAXINUS VELUTINA 'FAN-TEX'	FAN-TEX ASH	24" BOX	40' X 30'
4	PICH	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	35' X 30'
		SMALL TREES			
1	LIRD	LAGERSTROEMIA INDICA 'RED'	RED CRAPE MYRTLE	24" BOX	12' X 8'
		SHRUBS			
10	HEP	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	4' X 5'
22	LDP	LAGERSTROEMIA INDICA 'DWARF PINK'	DWARF PINK CRAPE MYRTLE	5 GAL	4' X 4'
33	LLR	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	BAROMETERBUSH	5 GAL	5' X 5'
20	MCR	MUHLENBERGIA CAPILLARIS' REGAL MIST'	PINK MUHLY GRASS	1 GAL	4' X 3'
17	MCC	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL	3' X 3'
5	NDM	NANDINA DOMESTICA 'MOON BAY'	MOON BAY HEAVENLY BAMBOO	5 GAL	3' X 3'
12	RIP	RHAPHIOLEPIS INDICA 'PINKIE'	INDIAN HAWTHORNE	5 GAL	3' X 4'
9	ROP	ROSMARINUS OFFICINALIS 'PROSTRACTUS'	DWARF ROSEMARY	5 GAL	2' X 3'
26	TC	TEUCRIUM CHAMAEDRYS	GERMANDER	1 GAL	1' X 2'
16	YUB	YUCCA BACCATA	BANANA YUCCA	5 GAL	4' X 6'

LANDSCAPE NOTES

CONSTRUCTION ACTIVITY SHALL BE LIMITED TO WITHIN THE AREA SHOWN. ANY ACTIVITY IN UNDISTURBED AREAS SHALL BE REPAIRED ACCORDING TO OWNER'S DIRECTION.

CONTRACTOR SHALL LOCATED AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.

CONTRACTOR SHALL PROVIDE A SOILS REPORT ON EXISTING AND IMPORTED SOIL TO BE USED FOR ALL PLANTED AREAS.

THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES FOR THE COMPLETE INSTALLATION AS DESCRIBED BY THE LANDSCAPE PLANTING AND IRRIGATION DRAWINGS.

THE FOLLOWING SUBMITTALS SHALL BE DELIVERED TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL:
- ALL PLANT MATERIALS INFORMATION
- SOIL AMENDMENTS
- BARK OR ROCK MULCH (INCLUDING SAMPLES)
- WEED BARRIER AND PRE-EMERGENT INFORMATION

ANY DEVIATION FROM THE PLAN OR SPECIFICATIONS SHALL HAVE PRIOR WRITTEN APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

ALL MATERIALS AND WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY. WORK SHALL MEET THE REQUIREMENTS OF ALL GOVERNING CODES, ORDINANCES, LAWS ETC., RELATING TO THE WORK.

UNTIL ALL WORK IS COMPLETED AND ACCEPTED BY THE OWNER, THE LANDSCAPE CONTRACTOR SHALL ASSUME ALL RISKS AND BEAR ALL LOSSES TO HIS MATERIALS AND EQUIPMENT.

NO TRENCHING OR DIGGING WITH MACHINES IS ALLOWED IN THE DRIP LINE OF EXISTING TREES. MANY LANDSCAPE AREAS AT THE EDGES OF THE CONSTRUCTION AREA ARE SHOWN WITH NEW PLANTS. NEW PLANTS ARE SHOWN IN THE SAME AREAS AS EXISTING PLANTS. CONTRACTOR IS ENCOURAGE TO PRESERVE AND PROTECT EXISTING PLANTS AND IRRIGATION SYSTEM WHEREVER POSSIBLE. ALL PLANT MATERIALS SHOWN SHALL HAVE ONE YEAR WARRANTY WHETHER EXISTING OR NEW. ALL PLANTS THAT DO NOT MEET WARRANTY SPECIFICATIONS AFTER ONE YEAR SHALL BE REPLACE, REGARDLESS OF WHEN THEY WERE INSTALLED.

THE LANDSCAPE CONTRACTOR IS TO REMOVE ALL WEEDS AND/OR UNWANTED GRASSES (INCLUDING THE ROOTS) EXISTING IN THE LANDSCAPE AREAS.

ALL ROCK OR UNBROKEN SOIL CLODS OVER 1" IN DIAMETER BROUGHT TO THE SURFACE ARE TO BE REMOVED FROM THE SITE.

IT IS RECOMMENDED THAT CONTRACTOR REMOVE EXISTING ROCK MULCH, COBBLE MULCH, AND BOULDERS IN CONSTRUCTION AREAS AT BEGINNING OF CONSTRUCTION. STOCK PILE EXISTING ROCK MULCH, COBBLE MULCH, AND BOULDERS FOR USE IN NEW LANDSCAPE AREAS. CLEAN ANY FOREIGN MATERIALS FROM ROCK AND COBBLE MULCH PRIOR TO REINSTALLATION.

EXISTING NATIVE SOIL SHALL BE TESTED AND APPROVED FOR USE. NATIVE SOIL MAY BE AMENDED ACCORDING TO TOPSOIL TESTING REPORT. ALL PLANT MATERIALS MUST BE VIGOROUS, HEALTHY, FREE FROM DISEASE, NOT ROOT BOUND AND LABELED. SOIL IN CONTAINER SHOULD BE MOIST. ALL TREES MUST SHOW A TAPERING TRUNK, HAVE MULTIPLE ROOTS IN ALL DIRECTIONS, PREFERABLY FEATHERED WITH MULTIPLE BRANCHES, ESPECIALLY AT THE 3-5' HEIGHT. DO NOT PRUNE ANY PLANTS.

NURSERY CONTAINERS SHALL BE REMOVED PRIOR TO PLANTING. ANY BURLAP OR TWINE SHALL BE LOOSENED AND REMOVED, WHERE POSSIBLE, PRIOR TO BACKFILLING PLANTING HOLE.

PLANTING HOLES SHALL EXTEND TO THREE TIMES THE ROOTBALL WIDTH. PLANTING HOLES SHALL BE BACKFILLED WITH A MINIMUM THREE (3) PARTS NATIVE SOIL TO ONE (1) PART COMPOST, EVENLY MIXED. ADD NPK & FE FERTILIZER AT LABEL RATE AS RECOMMENDED BY THE TOPSOIL TESTING REPORT.

CARE SHALL BE TAKEN TO NOT OVER DIG HOLES. PLANTS SHALL BE PLANTED ON UNDISTURBED SOIL.

WHEN BACKFILLING PLANTER HOLES, STOP AT LEAST TWICE TO WATER IN PLANT AND SOIL. COMPLETE PLANTING WITH A THOROUGH WATERING OF EACH PLANT.

ALL PLANTS SHALL BE INSTALLED AT LEAST 24" FROM BACK OF CURB OR SIDEWALK. LOCATE ALL TREES A MINIMUM OF 10' AWAY FROM ALL UTILITY LINES. OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ALL TREE LOCATIONS THAT DIFFER FROM PLAN LOCATIONS PRIOR TO PLANTING.

LANDSCAPE AREAS SHALL BE TREATED WITH 3" DEEP ROCK MULCH TO MATCH EXISTING LANDSCAPE AREAS, UNLESS SHOWN OTHERWISE. CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING MULCH MATERIAL PRIOR TO CONSTRUCTION. ALL MATERIALS SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION. ROCK MULCH SHALL BE 3/4" TO 1" 'DESERT CORAL' ROCK MULCH OR APPROVED EQUAL.

COBBLE MULCH AREAS SHALL BE TREATED WITH 6" DEEP COBBLE MULCH TO MATCH EXISTING LANDSCAPE AREAS. CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING MULCH MATERIAL PRIOR TO CONSTRUCTION. ALL MATERIALS SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION. COBBLE MULCH SHALL BE 2"-4" GRAY RIVER COBBLE 'KANOSH' OR APPROVED EQUAL.

LANDSCAPE BOULDERS SHALL MATCH EXISTING LANDSCAPE BOULDERS IN COLOR, TYPE, SIZE, AND CONFIGURATION.

FINISH GRADE OF ROCK MULCH SHALL BE 1" BELOW TOP OF CURB OR SIDEWALK.

ALL LANDSCAPE AREAS SHALL RECEIVE THE PRE-EMERGENT HERBICIDE PER MANUFACTURER'S INSTRUCTIONS. APPLICATION OF THIS HERBICIDE SHALL BE DONE BY PERSONNEL LICENSED TO HANDLE AGRICULTURAL CHEMICALS.

ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED ON A REGULAR SCHEDULE DURING THE FIRST GROWING SEASON. CONTRACTOR SHALL BE RESPONSIBLE FOR WARRANTY OF ALL PLANT MATERIAL (SHRUBS FOR 90 NON-DORMANT DAYS, TREES FOR 1 YEAR). SHOULD SHRUBS GO DORMANT PRIOR TO COMPLETION OF 90 DAY WARRANTY, WARRANTY PERIOD SHALL RESUME IN SPRING.

AT THE COMPLETION OF ALL PLANTING OPERATIONS, THE PREMISES ARE TO BE LEFT NEAT AND CLEAN. ALL SURPLUS MATERIALS, NURSERY TAGS AND WASTE SHALL BE REMOVED FROM THE SITE.

LAWN QUANTITIES:
EXISTING LAWN TO BE REMOVED:
4,286 SF

NEW RECREATIONAL LAWN AREA:
2,851 SF

NET LAWN CHANGE:
1,435 SF LESS

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-662-4111
UNDERGROUND SERVICE (USA)

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

20 0 20 40 60
Scale: 1" = 20'-0"

NORTH

Release Date:
15 MAR 2024

P.C. ARCHITECTS INC.
Dennis B. Patten, AIA
P.O. Box 217
St. George, UT 84771
(435) 673-6579

Stamp:
LICENSED STATE OF UTAH
WENDY JULIAN
378429
LANDSCAPE ARCHITECT

Project Name:
ANGEL ARCH SUN RIVER
MEETINGHOUSE
ADDITION
STREET OR STAKE
ST. GEORGE, UTAH 84790

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

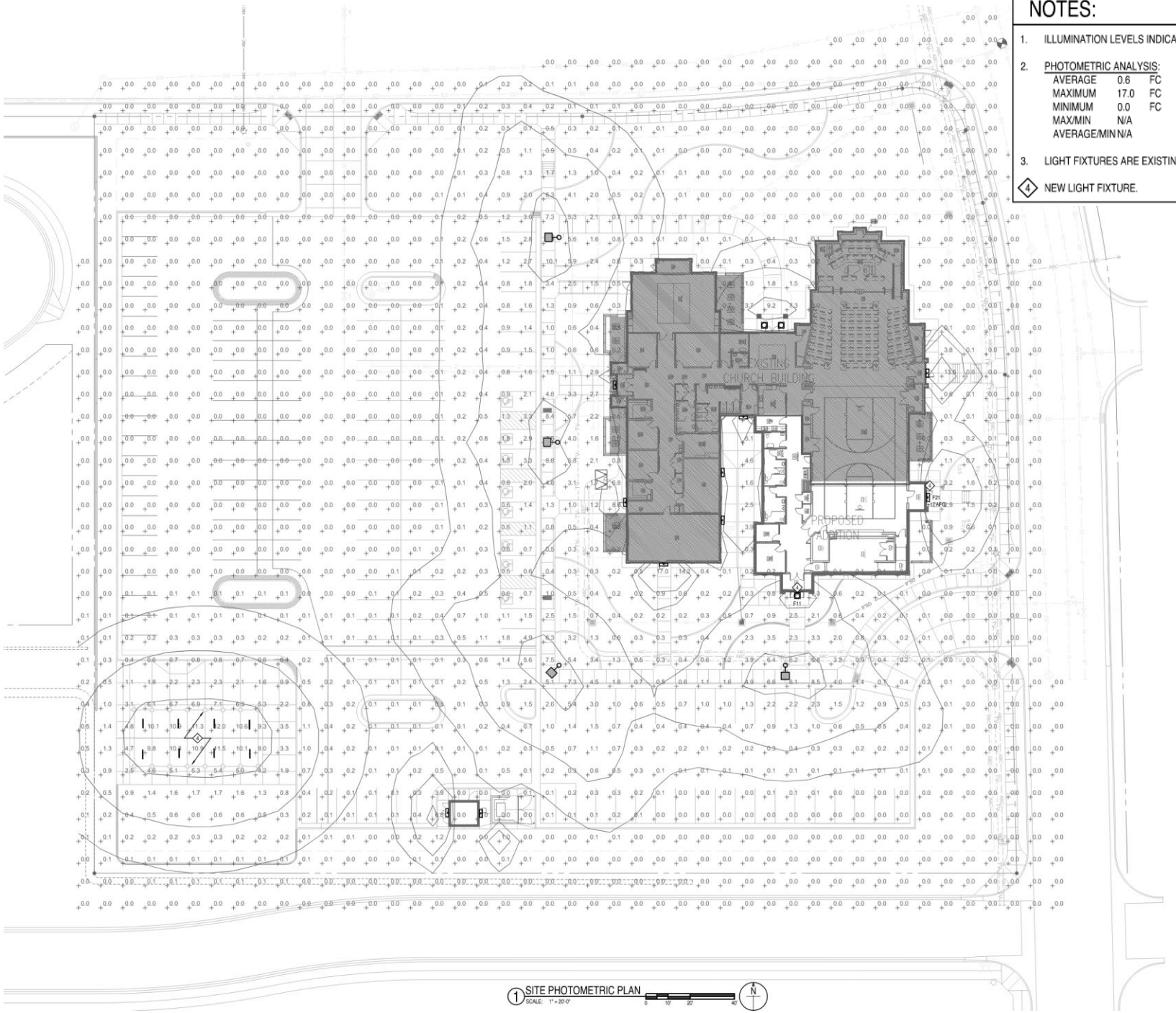
Mark	Date	Description

Project Number:
PCA-2334
Plan Series:
IPD-MH-10-04
Property Number:
#500-1326-22020101

Sheet Title:
LANDSCAPE PLAN

Sheet:
L100

Photometric Plan



NOTES:

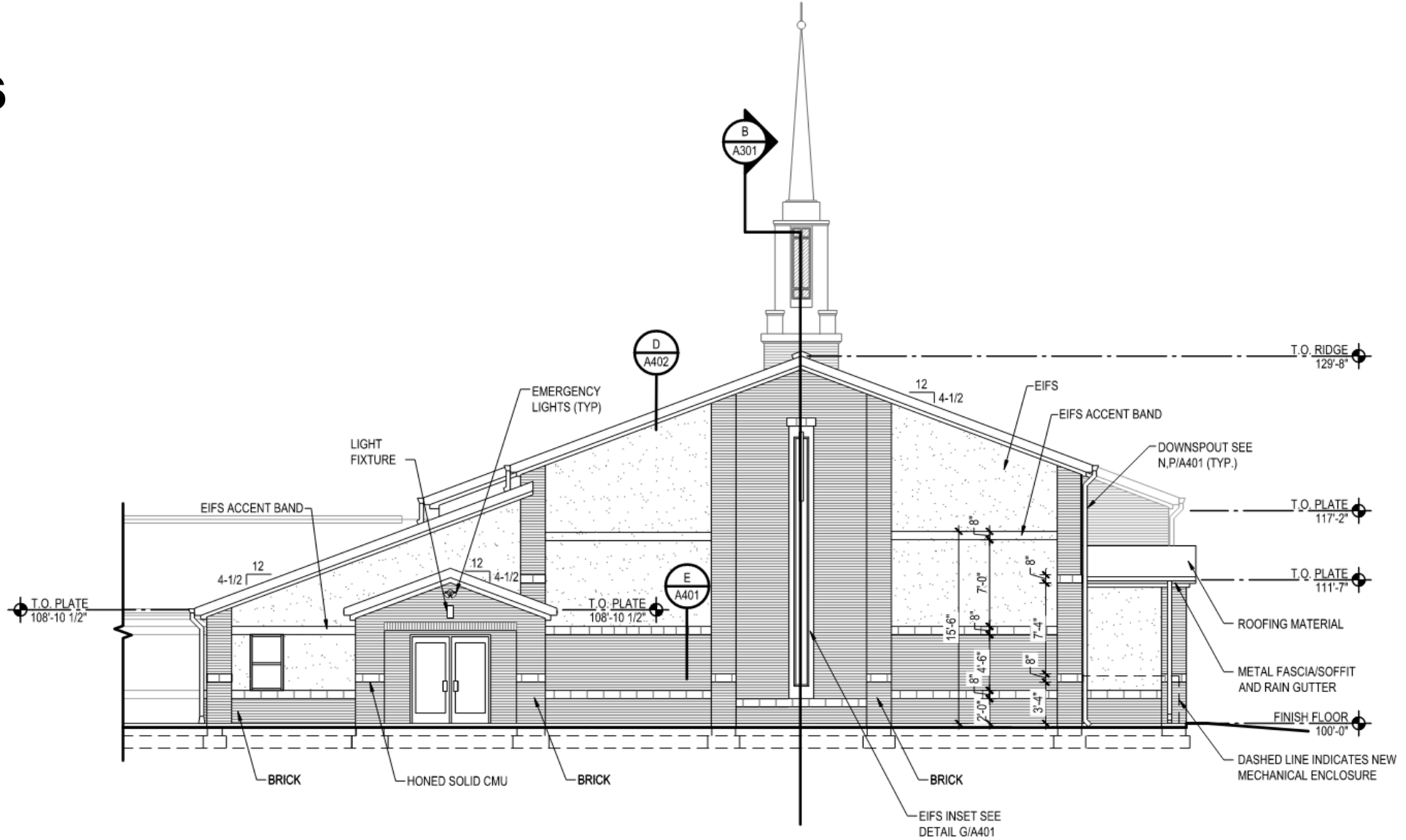
1. ILLUMINATION LEVELS INDICATED IN FOOT-CANDLES.
2. PHOTOMETRIC ANALYSIS:

AVERAGE	0.6	FC
MAXIMUM	17.0	FC
MINIMUM	0.0	FC
MAX/MIN	N/A	
AVERAGE/MIN	N/A	

3. LIGHT FIXTURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.

◇4 NEW LIGHT FIXTURE.

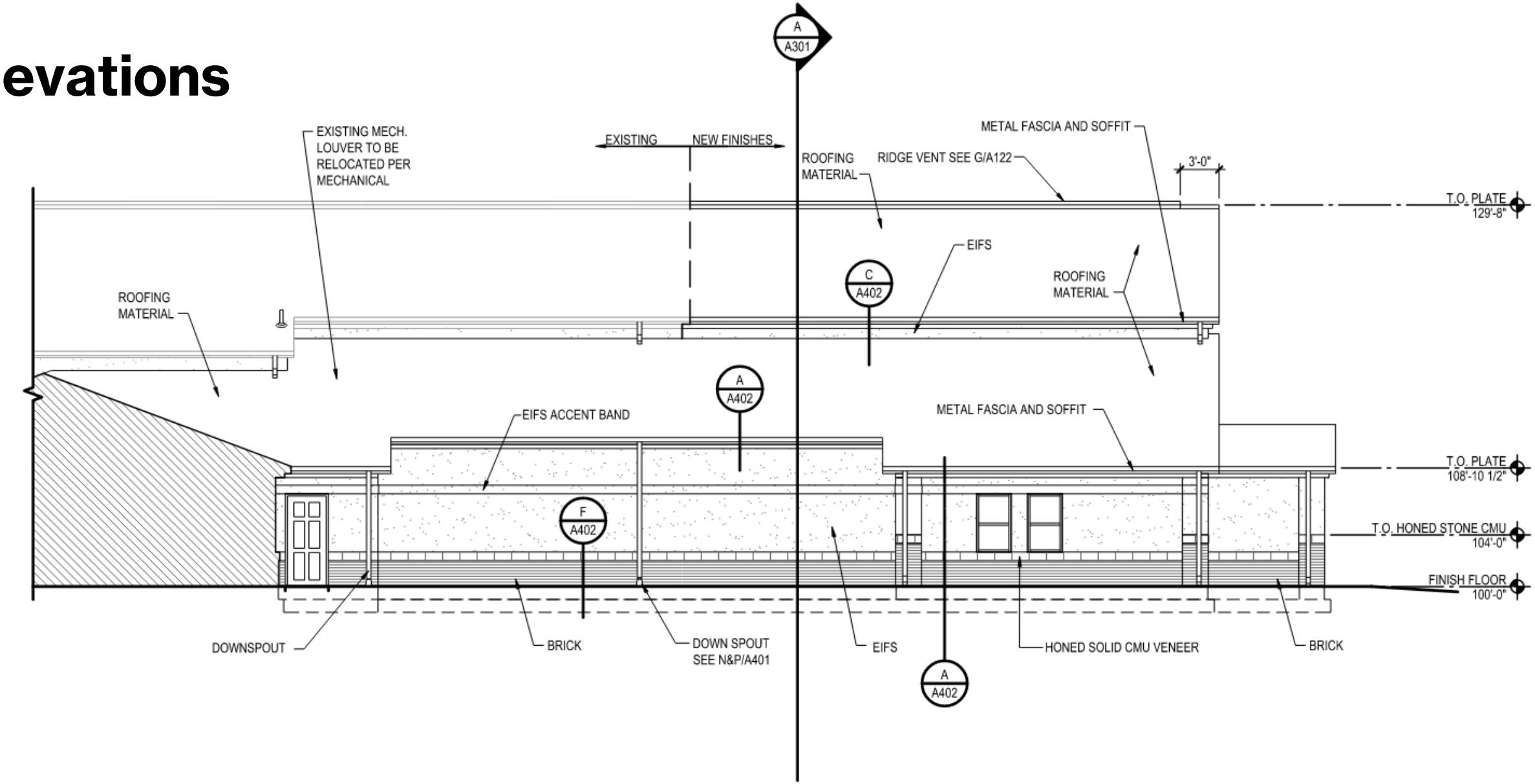
Elevations



1 ELEVATION - REAR

1/8" = 1'-0"

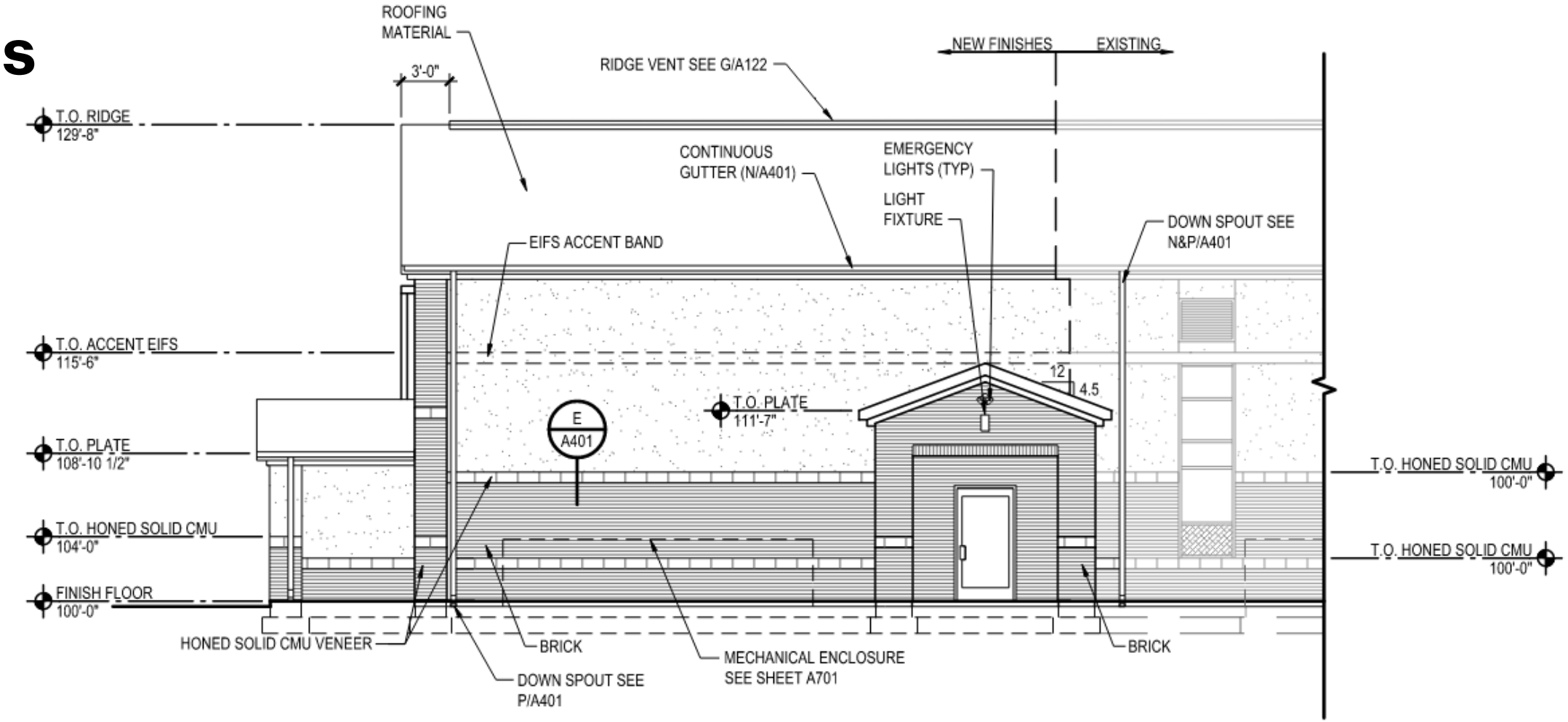
Elevations



2 ELEVATION - FROM COURTYARD

1/8" = 1'-0"

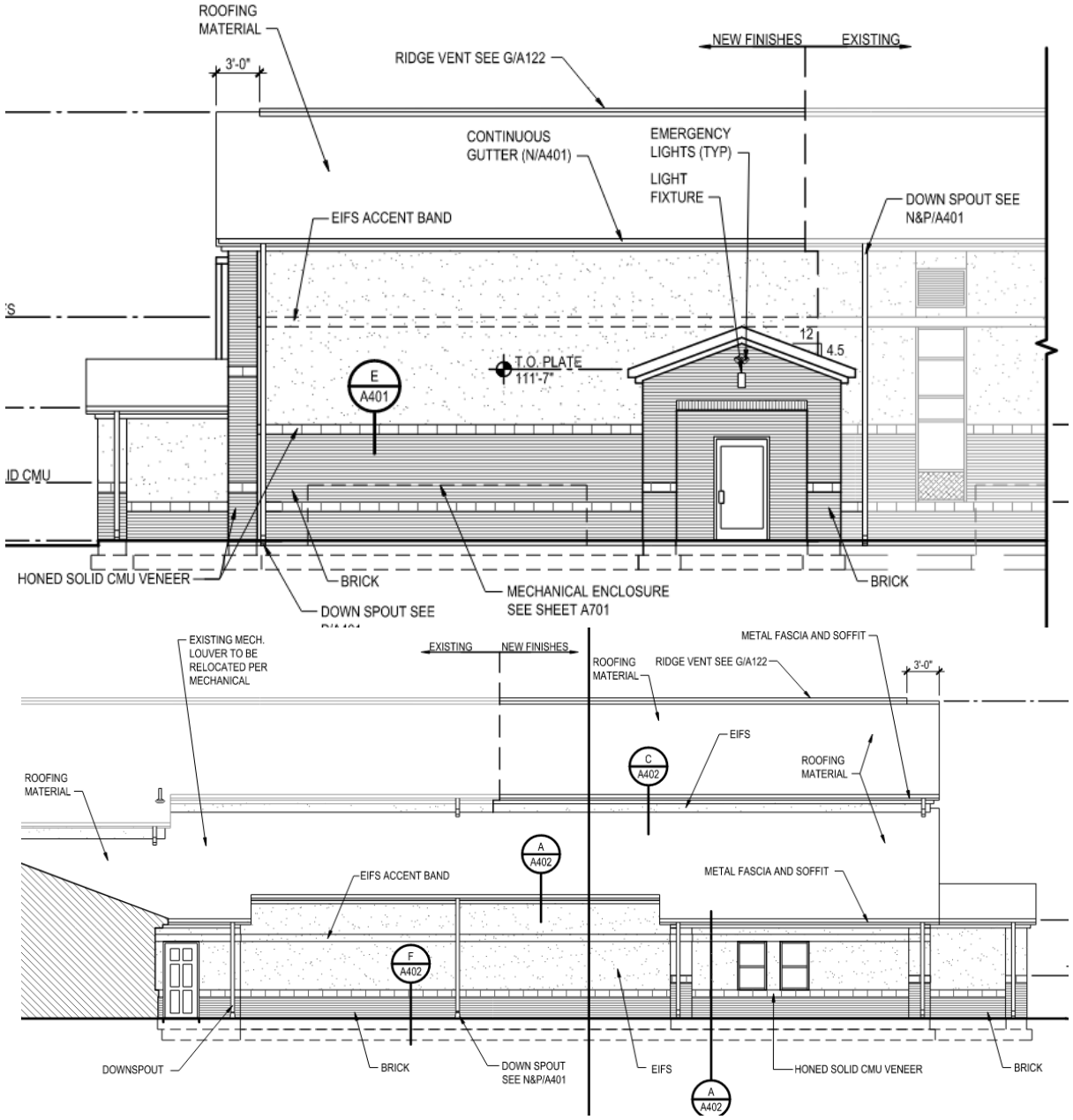
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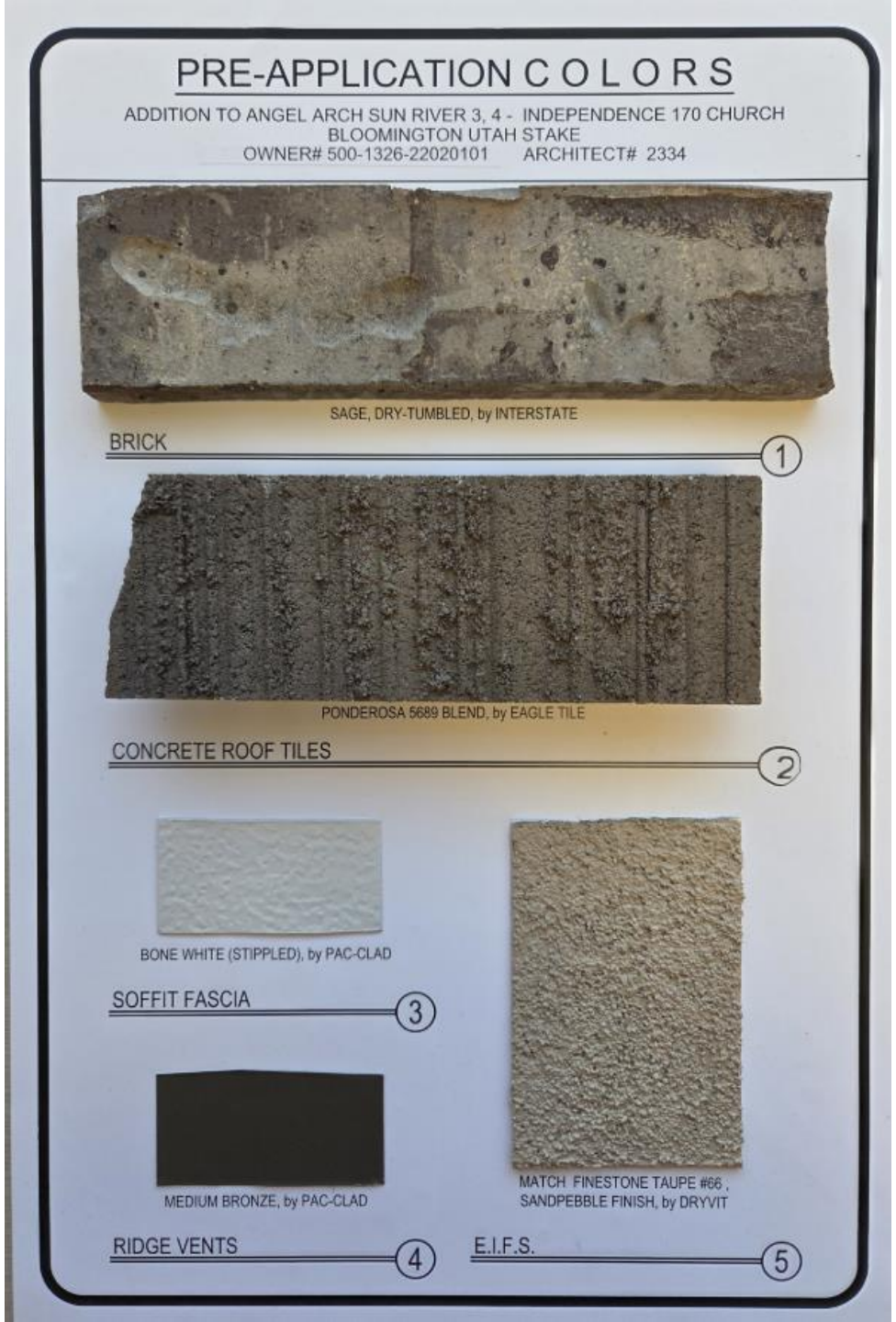


3 ELEVATION - FROM PEARL VISTA DRIVE

1/8" = 1'-0"

Materials Board





Recommendation

Staff recommends approval with no conditions.

Possible Motion

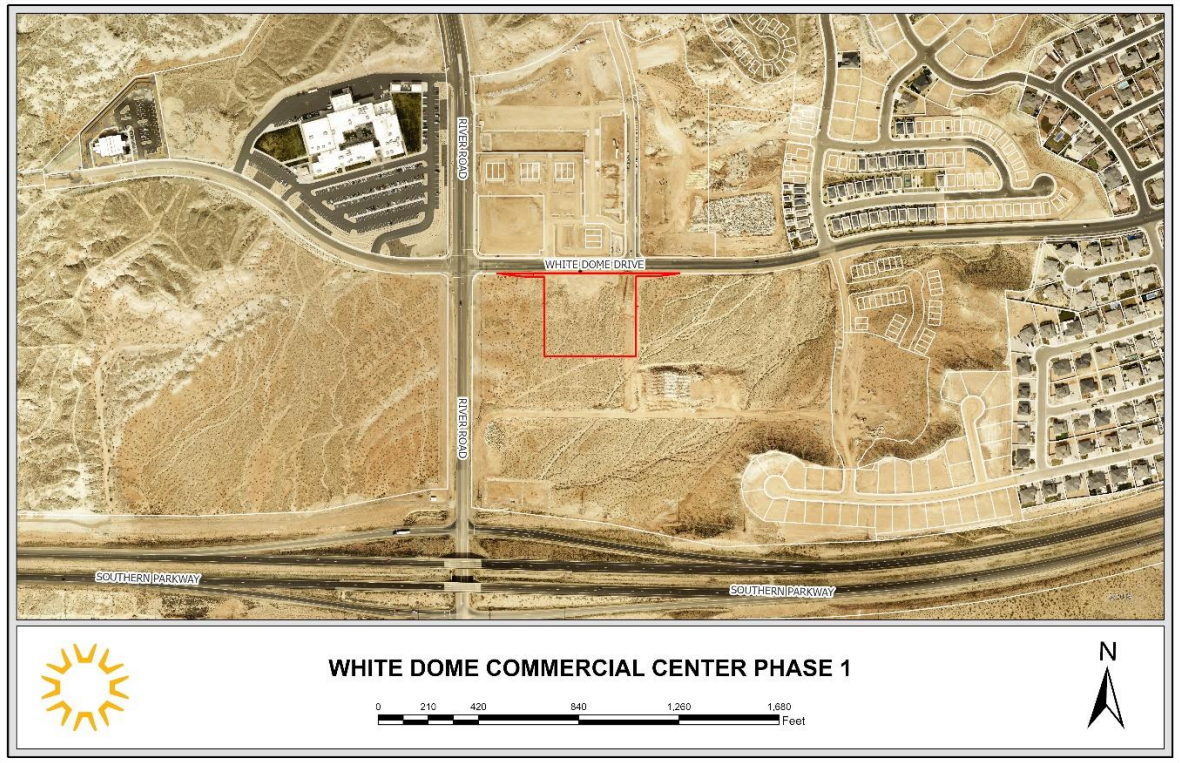
“I move that we forward a positive recommendation to the City Council for the PD Amendment for the Angel Arch Church Addition, Case No. 2026-PDA-013, based on the findings listed in the staff report.”

St.George
Community Development

Item 6
PD Amendment

PLANNING COMMISSION AGENDA REPORT: 06/09/2026

White Dome Commercial Center Phase 1 PD Amendment (Case No. 2026-PDA-014)		
Request:	Consider a request to amend the White Dome Commercial PD-C (Planned Development Commercial) to approve a site plan and two medical office buildings.	
Applicant:	DSG Engineering	
Representative:	Mike Terry	
Location:	Generally located east of River Road on White Dome Drive	
General Plan:	COM (Commercial)	
Existing Zoning:	PD-C (Planned Development Commercial)	
Surrounding Zoning:	North	PD-C (Planned Development Commercial) and PD-R (Planned Development Residential)
	South	PD-C (Planned Development Commercial)
	East	PD-C (Planned Development Commercial)
	West	PD-C (Planned Development Commercial)
Land Area:	Approximately 3.29 acres	



BACKGROUND:
On September 10, 2024, the City Council approved a conceptual site plan for the White Dome Commercial PD-C, which included established drivable accesses. While the original plan designated this portion of the site for a retail/restaurant pad, the current application seeks approval for the site plan and elevations for two medical office buildings. This is a permitted use under the use list established with the Southern Hills East Zone Plan on June 2, 2021.

It is worth noting that during the public hearing for the initial planned development amendment in 2024, residents expressed concerns regarding the number of restaurants proposed for this site.

The proposed site complies with all zoning requirements outlined in Title 10 of the City Code. Both buildings are 35 feet in height, which is within the 50-foot maximum allowed for the PD-C zone. Building materials will include Norman style Brick in a pewter color, Drivit style Stucco in brushed gray and suede, Hardie Board in iron gray, Metal Trim in gray, and Nichiha Fiber Cement Panels in raven.

Based on a parking requirement of one space per 250 square feet for the combined 19,874 square feet, 159 parking stalls are required. The applicant is providing 177 stalls, which includes a seven-stall credit for the divider median.

Please see the zoning requirement details below:

Zoning Requirements			
Regulation	**Section Number**	**Proposal**	**Staff Comments**
Setbacks		The proposed setbacks are: <u>Building 1</u>- Front: 31’ 7” Side: 43’ Side: 208’ Rear: 232’ 4” <u>Building 2</u>- Front: 252’ 4” Side: 205’ 3” Side: 46’ Rear: 10’ 4”	The required setbacks will be: Front: 20’ Rear and side – No requirement adjacent to PD-C

Temporary Buildings, including Cargo Containers	10-8-4	None	N/A
Pedestrian Circulation Plan	10-8-6	The site plan will need to delineate a pedestrian path from the buildings to the right-of-way.	There is potential pedestrian access between the building and the right-of-way. This will need to be delineated on the plans.
Uses	10-8D-2	The uses were established with the Southern Hills East Zone Plan in June of 2021.	As medical offices, the proposed development is compliant with the use list for this PD-C.
Height and Elevation	10-8D-2	The highest point of the parapet is 35’.	The PD-C zone allows 50’ height. This meets regulations.
Phasing Plan	10-8D-2	This project will be built in two phases phase 1a and phase 1b.	This is the first phase of White Dome Commercial Center. Subsequent phases will follow the same process.
Landscape Plan	10-8D-2	The site plan shows 14,591 sq ft of landscape.	They will be required to landscape 5% of the parking lot and a 15’ wide landscape strip along the public roads. This will be reviewed during the site plan review process.
Utilities	10-8D-2	None shown	All utilities will be required to be underground, and all transformer equipment must be screened. We will ensure this is completed during site plan approval process.
Signs	10-8D-2	No signage has been provided.	The applicants will be required to pull sign permits when they are ready to install their signs.

Lighting	10-8D-2	A photometric plan has been provided.	A photometric plan is not required at this time but has been provided. It appears to meet the requirements of the code but will be analyzed at the time of site plan review.
Lot Coverage	10-8D-6	16.7% of the lot is covered by the buildings.	The PD-C zone allows coverage up to 50%. The drawings appear to meet the zoning regulations.
Solid Waste	10-8D-6	The site plan does not show the locations for solid waste.	The waste locations will need to be shown and properly screened. This will be reviewed during the site plan review process.
Buffer Protection of Residential Property	10-8D-6	None	N/A
Overlay Zones	10-13	None	N/A
Parking	10-19-5	The applicant is providing 177 spaces with 7 divider credits.	Medical Office requires 1 space per 250 sq. ft. Total Required = 159 stalls Provided = 177 *Terminal Islands – Divider Medians:* Interior parking lot land scape requirements may be met using terminal islands or divider medians with a minimum width of nine feet (9') by sixteen feet (16'). One (1) parking credit shall be given for every terminal island or divider median which meets the above standard.
EVCS And Bike Parking	10-19-6	No bike parking is shown or EVCS conduit is shown	They will be required to provide bike racks for at least 2 bicycles. They will be required to provide conduit for future electrical charging stations for at least 2 parking stalls. This will be verified during the site plan review process.

RECOMMENDATION:
Staff recommends that the Planning Commission forward a positive recommendation to the City Council for White Dome Commercial Phase 1 Planned Development Amendment.

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.

POSSIBLE MOTION:
"I move that we forward a positive recommendation to the City Council for the PD Amendment for White Dome Commercial Center Phase 1 Case No. 2026-PDA-014, based on the findings listed in the staff report."

FINDINGS FOR APPROVAL:
1. The proposed medical office buildings are consistent with the uses permitted within the White Dome Commercial PD-C zoning district adopted by the Southern Hills East Zone Plan.
2. The proposed building heights, setbacks, and lot coverage comply with the development standards of the PD-C zone.
3. The proposed project is consistent with the underlying General Plan.
4. The proposed project will not negatively impact the health, stability, and/or formation of families within the City.

Exhibit A
Applicant's Narrative

AMENDED PD ZONE PLAN

“WHITE DOME COMMERCIAL CENTER PHASE-1”

Prepared by: DSG Engineering Inc.

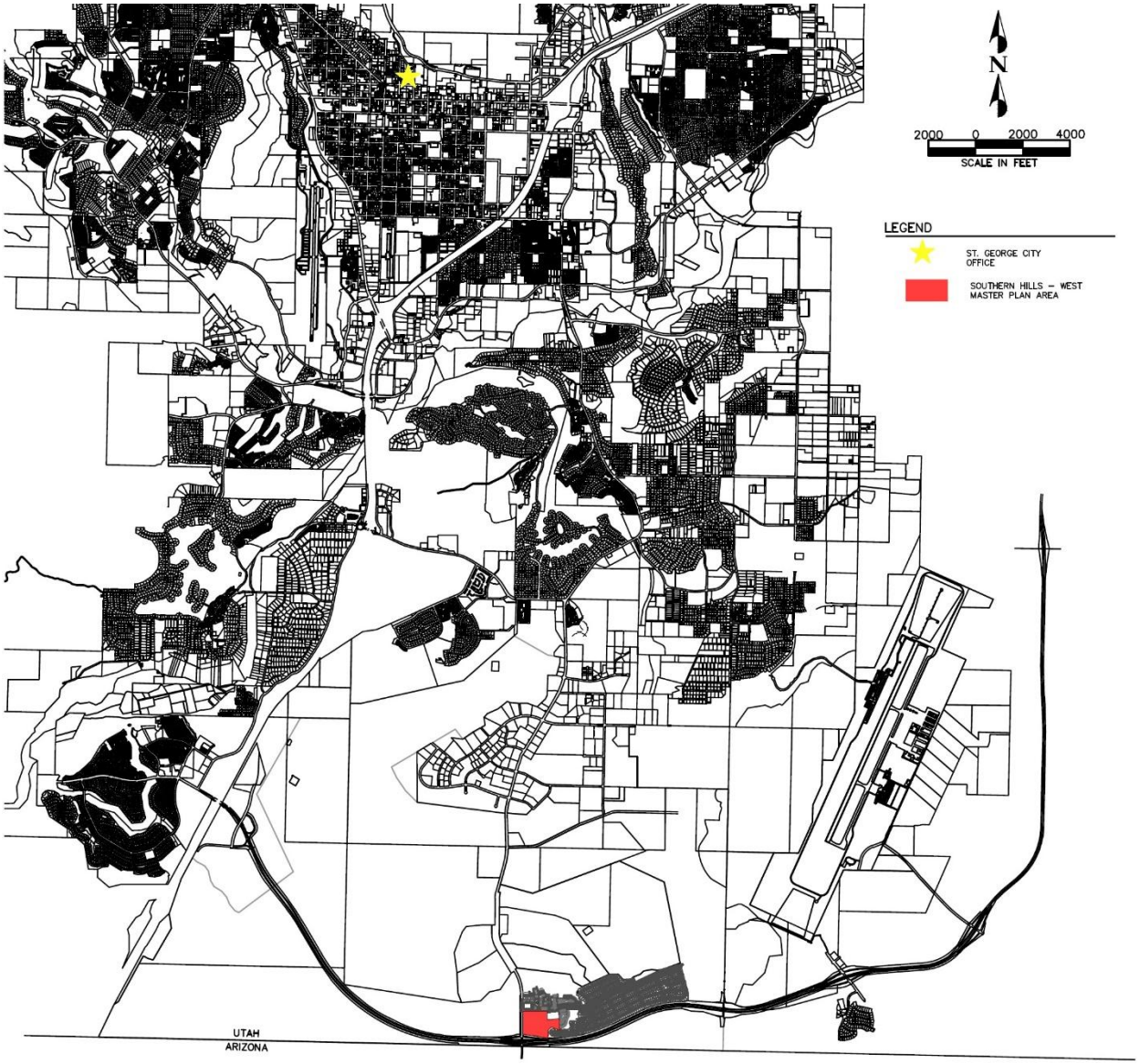
June 2026

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1.0 INTRODUCTION

This amended zone change application is for White Dome Commercial Center (Phase 1) which is part of Area 11-PD Commercial of "Southern Hills -West" zone change approved by City Council March 4, 2021. The Phase 1 site is approximately 3.285 acres of land located in the south edge of the City of St. George. The Project is adjacent to River Road and the Southern Parkway, Exit 4. The site location is depicted on the vicinity map below



As part of the approved zone change, the commercial portion of the application only addressed commercial uses and building heights. This was done with the understanding; the applicant would apply for an amended commercial zone change to include more site details.

The Applicant, with the new site details for Phase 1, is seeking approval for:

1. The included site plan
    a. Site Layout
    b. Vertical Building
    c. Public Road Accesses
    d. White Dome Dr Improvements

The purpose of the proposed site plan is to amend the previous approved site layout within the Phase 1 site area. At this time, no change is being requested for the uses already approved in the other areas of the Commercial Site. For convenience the approved uses have been included in this application.

2.0 GENERAL PROVISIONS

2.1 Preservation of Features

The project contains unique hills that will be incorporated into the development as open space. The hills on the southeast side of the project will be utilized to act as a transition between the existing subdivisions and the project where available. Many of the proposed projects will also utilize the natural hills to separate product type. These open space areas will be maintained and owned by the HOA of the PD project adjacent to the open space.

2.2 Public Right-of-way Access and Traffic

The 2 main accesses into the Project are from White Dome Drive a public ROW. Each access will provide a deceleration and acceleration lane.

2.3 General Private Covenants

Each zoning area shall be made subject to appropriate covenants, conditions, and restrictions that shall be recorded as running with the land.

2.4 Owner/Developer Responsibilities and Homeowner's Association

Development and maintenance of general common areas shall be accomplished through the establishment of an appropriate owner's association. Owner/developer will also be responsible for development of the management plan including management association setup and related responsibilities to ensure that ownership and management standards are met in full.

2.5 Utility Services

Water: Water will be provided by an existing water line running in White Dome Drive.

Sewer: Sewer will be provided from an existing sewer line running through the south half of the project.

Power: Will be provided by Dixie Power's via underground line running along White Dome Dr.

2.6 Site Requirements

Phase 1 site area will comply with the Setback, Building Height, Landscape, Sign, etc. requirements as outlined in Title 10 of the City code.

2.7 PD Amendment to Phase 1

The City may consider approval of amendments to White Dome Commercial. This Project is subject to PD Amendments including full details for the project required per Title 10 Chapter 8D-6 or as amended.

3.0 AREA ZONING DESCRIPTIONS

3. 1 Area 11 – PD-Commercial

The subject property is a 3.285-acre parcel located mid-block of the greater White Dome Commercial Center along White Dome Dr.

3. 1.1 Heights

The expected commercial building's height is 30'-35'.

3. 1.2 Permitted Use

Proposed building uses is a medical office building. The site shall follow the guidelines as described on the table below. Any other uses may be approved by the land use authority as they see fit.

PERMITTED USES - PD COMMERCIAL	
Alcohol Establishment: Off-premise beer retailer	P
Alcohol Establishment: Microbrewery or micro-winery (with restaurant or bar establishment)	P
Ambulance service	P
Indoor entertainment activities such as paintball, miniature golf, arcade	P
Animal boarding/care for small animals only and boarded for less than 30 days a year; provided, conducted completely within enclosed building	P
Automobile parts sales (new parts only); provided, conducted within completely enclosed building	P
Automobile rental (vehicles up to 26' in length)	P
Automobile repair, storage, including paint, body and fender, brake, muffler, upholstery or transmission work; provided, conducted within completely enclosed building (GVW 14,000 lbs or less)	P
Car wash, recirculating water system manual or auto spray	P
Tire sales and service; provided, conducted within completely enclosed building	
Financial, medical and professional services	P
Food service establishments - Catering establishment	P
Food service establishments - Restaurant	P
Food service establishments - Bed and breakfast	P
Hotel/motel	P
Hospitals	P
Counseling center, mental health, alcohol, drugs (nonresidential, less than 24 hours)	P
Nursing home	P
Retirement Services - Assisted Living	P
Retirement Services - Independent Living	P
Office	P

Religious facility	P
Antique store	P
Athletic and sporting goods store	P
Department store	P
Drive-through sales (pharmacy, dairy products, etc.)	P
Furniture and large appliances sales (used)	P
Furniture sales (new) and repair	P
Household appliance sales and service	P
Office supply, office machines sales and service	P
Retail shops: Paint or wallpaper store	P
Pawnshop	P
Seed and feed store, retail	P
Supermarket/grocery store	P
Thrift shop/secondhand store/consignment store (no outside storage and no drop-off of items during the hours the business is closed)	P
Vegetable stand	P
Payday lending/title loans	P
Building materials sales	P
Convenience markets with gas pumps/gas station	P
Convenience markets with gas pumps located in the rear of the building	P
Farm implement sales (outdoor display)	P
Limited temporary outdoor display of merchandise	P
Fence, sales and service	P
Garden supplies and plant material sales	P
Greenhouse and nursery; soil and lawn service	P
Landscape rock sales, ancillary to a permitted use	P
Body piercing, ancillary to a permitted use	P
Carpet and rug cleaning	P
Child care center	P
Construction trade services, plumbing shop, electrical shop, etc.	P
Crematorium, independent human	P
Educational institutions, schools, college, learning centers, trade schools (no residential or 24-hour facilities)	P
Gunsmith	P
Janitor service and supply	P
Locksmith	P
Mortuary	P
Permanent cosmetics, a secondary use to an establishment employing cosmetologist(s)/barber(s), aesthetician(s), electrologist(s), or nail technician(s) licensed by the state under 58-11a-101 et seq., Utah Code Annotated, 1953, as amended, excluding tattoo establishments and home occupations	P

Personal care service	P
Personal instruction service	P
Pest control and extermination	P
Pet grooming	P
Printing, lithographing, publishing or reproduction sales and service	P
Sign sales	P
Tattoo establishment	P
Light manufacturing business	P
Bus terminal	P
Taxi/shuttle	P
City, all facilities	P
Pest control and extermination	P
Pet grooming	P
Veterinary Services (Small Animal)	
Printing, lithographing, publishing or reproduction sales and service	P
Sign sales	P
Tattoo establishment	P
Light manufacturing business	P

Note:

P=Permitted Use in the designation zone only if approved as part of the zone change.

4.0 PROJECT SIGNAGE

Signage will be submitted at a later date.

5.0 PROJECT LIGHTING

All lighting within the project shall be in accordance with the City of St. George Code found in Title 10, Chapter 14-1 or as amended.

5.1 Commercial Lighting

All outdoor lighting associated with commercial uses shall be designed so as to not adversely impact surrounding residential uses, while also providing a sufficient level of illumination for access and security purposes. Such lighting shall not be directed toward residential uses, while also providing a sufficient level of illumination for access and security purposes. Such lighting shall not include lighting that blinks, flashes, oscillates, or is of unusual brightness or intensity. Outdoor lighting shall be directed downward to preclude negative effects on surrounding property owners.

6.0 PROJECT LANDSCAPE AND OPENSPACE

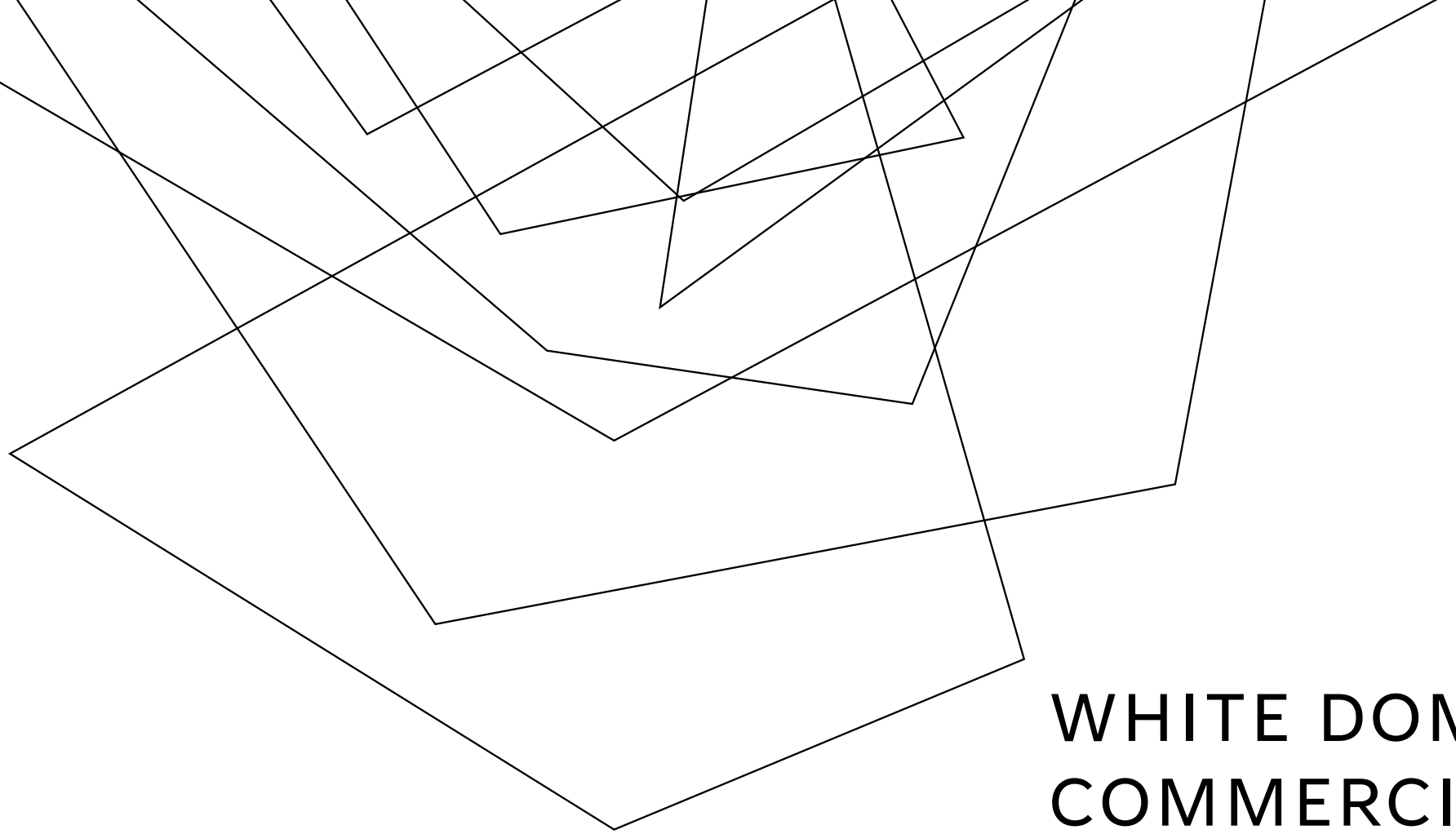
All landscape within the project shall be in accordance with the City of St. George Code found in Title 10, Chapter 23 and Title 10, Chapter 8D-6 or as amended.

6.1 General Conditions

Project fronting White Dome Dr. are required by ordinance to install a 15’ wide landscape strip.

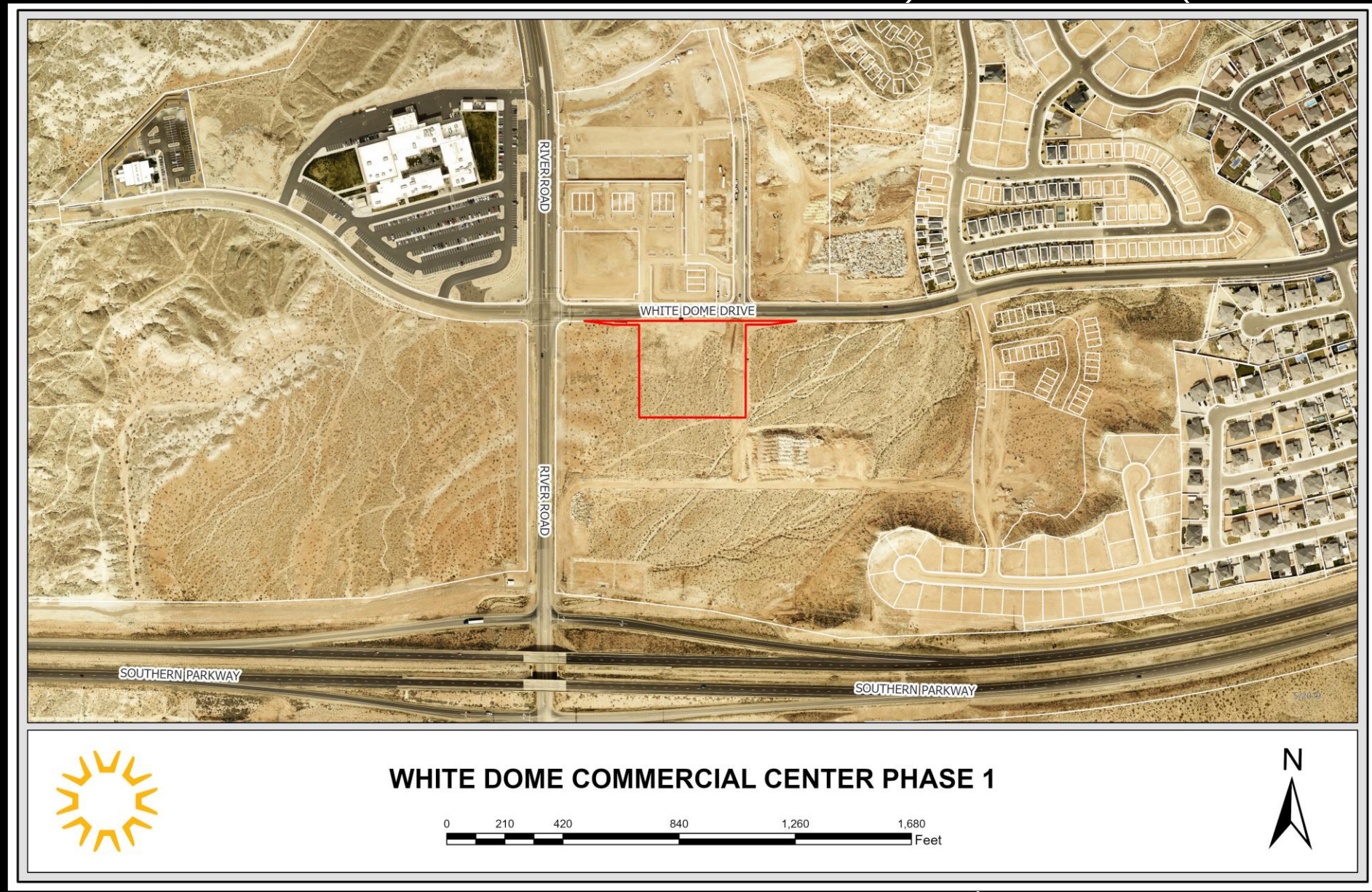
Areas part of a commercial PD are required to submit landscape plans for their common areas. These landscape plans should be consistent with the architectural feel of the particular PD.

Exhibit B
PowerPoint Presentation

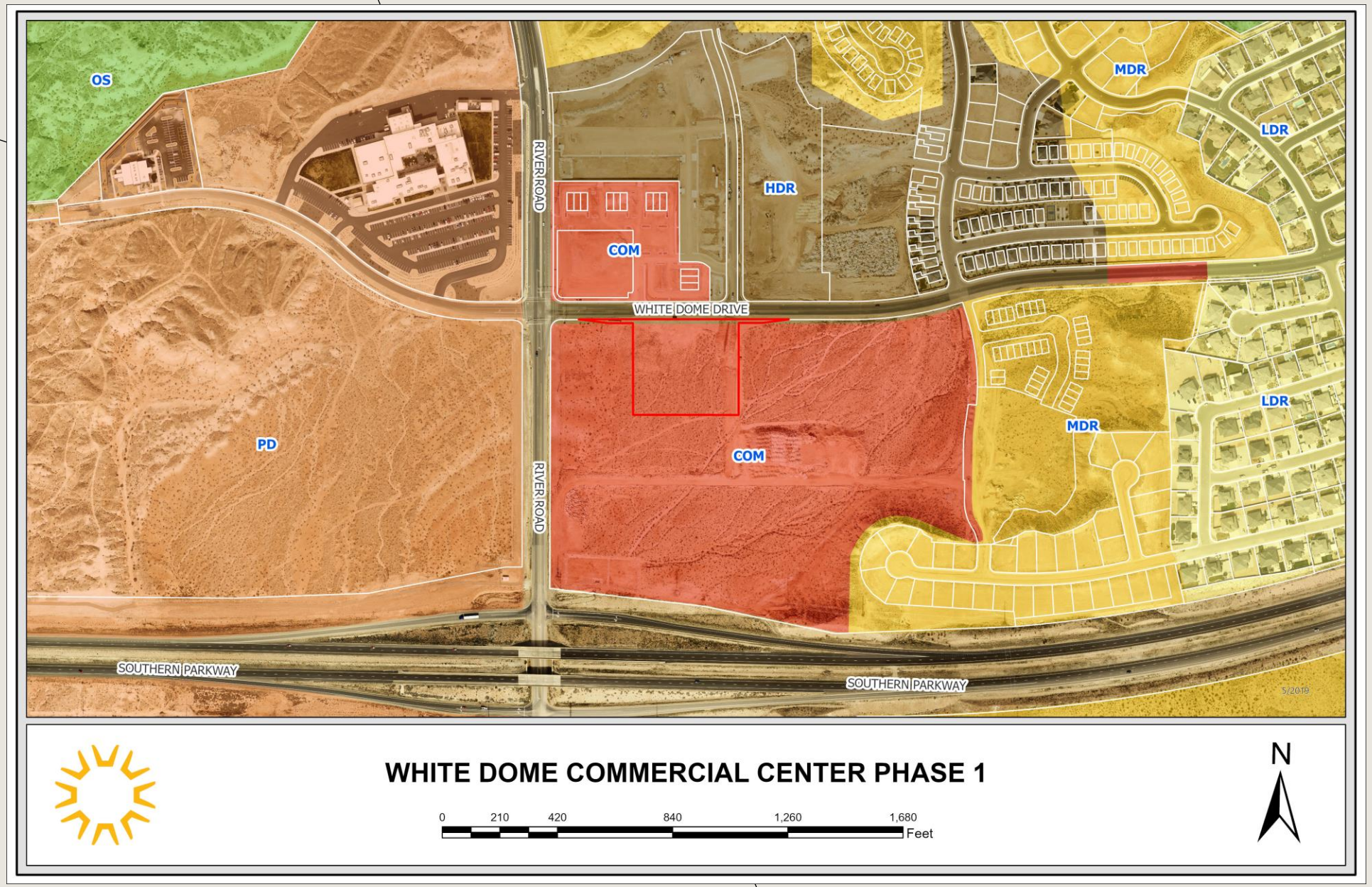


WHITE DOME COMMERCIAL CENTER PHASE 1
2026-PDA-014

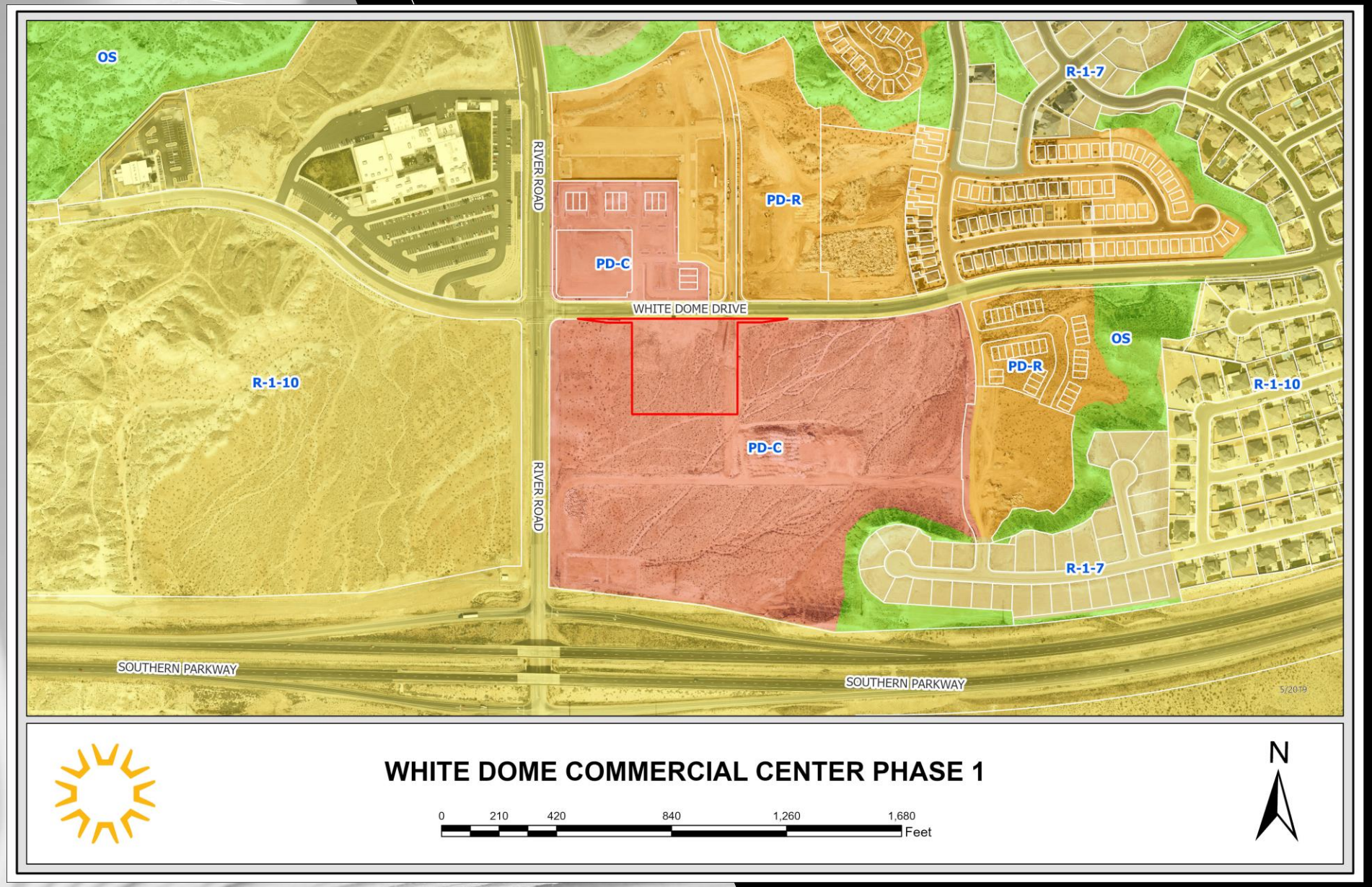
LOCATION

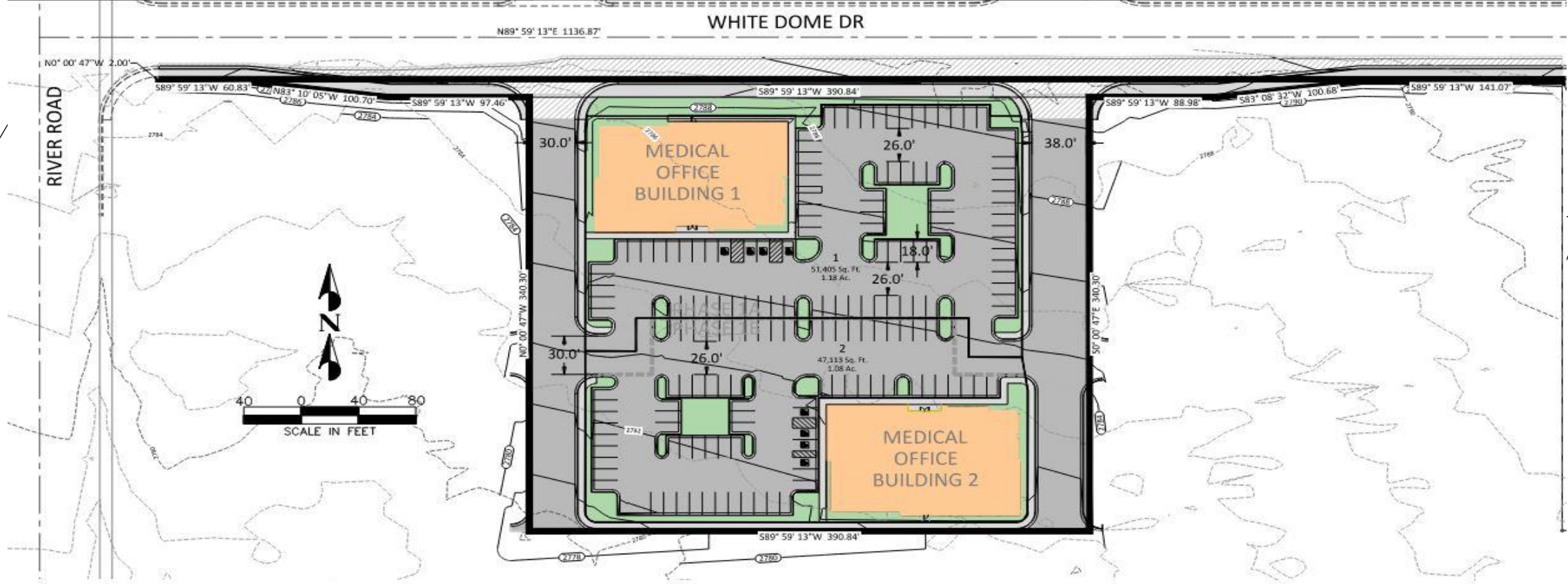

RIVER ROAD
WHITE DOME DRIVE
RIVER ROAD
SOUTHERN PARKWAY
SOUTHERN PARKWAY
WHITE DOME COMMERCIAL CENTER PHASE 1
0
210
420
840
1,260
1,680
Feet
N

GENERAL PLAN



ZONING


OS
R-1-7
RIVER ROAD
PD-R
PD-C
WHITE DOME DRIVE
OS
PD-R
R-1-10
R-1-10
PD-C
RIVER ROAD
R-1-7
SOUTHERN PARKWAY
SOUTHERN PARKWAY
5/2019
WHITE DOME COMMERCIAL CENTER PHASE 1
0
210
420
840
1,260
1,680
Feet
N



SITE DATA	
ZONING:	PD-C
TOTAL SITE AREA:	143,093 SQ. FT. (3.285 ACRES) - INCLUDING WHITE DOME DR
PHASE 1 COMMERCIAL SITE:	133,001 SQ. FT.
LANDSCAPE AREA:	14,591 SQ. FT.
AREA DEDICATED TO LANDSCAPE:	10.9%

BUILDING DATA	
PROPOSED USE:	MEDICAL/OFFICE
BUILDING FOOT PRINT:	9,936 SQ. FT. X2
GROSS TENANT BUILDING AREA:	19,874 SQ. FT. X2
FLOOR TO SITE COVERAGE RATIO:	16.7%

PARKING DATA	
PARKING REQ.	159 STALLS
PARKING STALLS PROVIDED:	177 STALLS (DIVIDER MEDIAN CREDIT=7)
A.D.A.PARKING STALLS REQ.:	6 STALLS
A.D.A.PARKING STALLS PROVIDED:	6 STALLS
TOTAL ASPHALT AREA:	80,117 SQ. FT

FRONTAGE DATA	
LENGTH	304 FEET
LANDSCAPE AREA REQ.:	4,560 SQ. FT.
LANDSCAPE AREA PROVIDED:	4,600 SQ. FT.

LEGAL DESCRIPTION

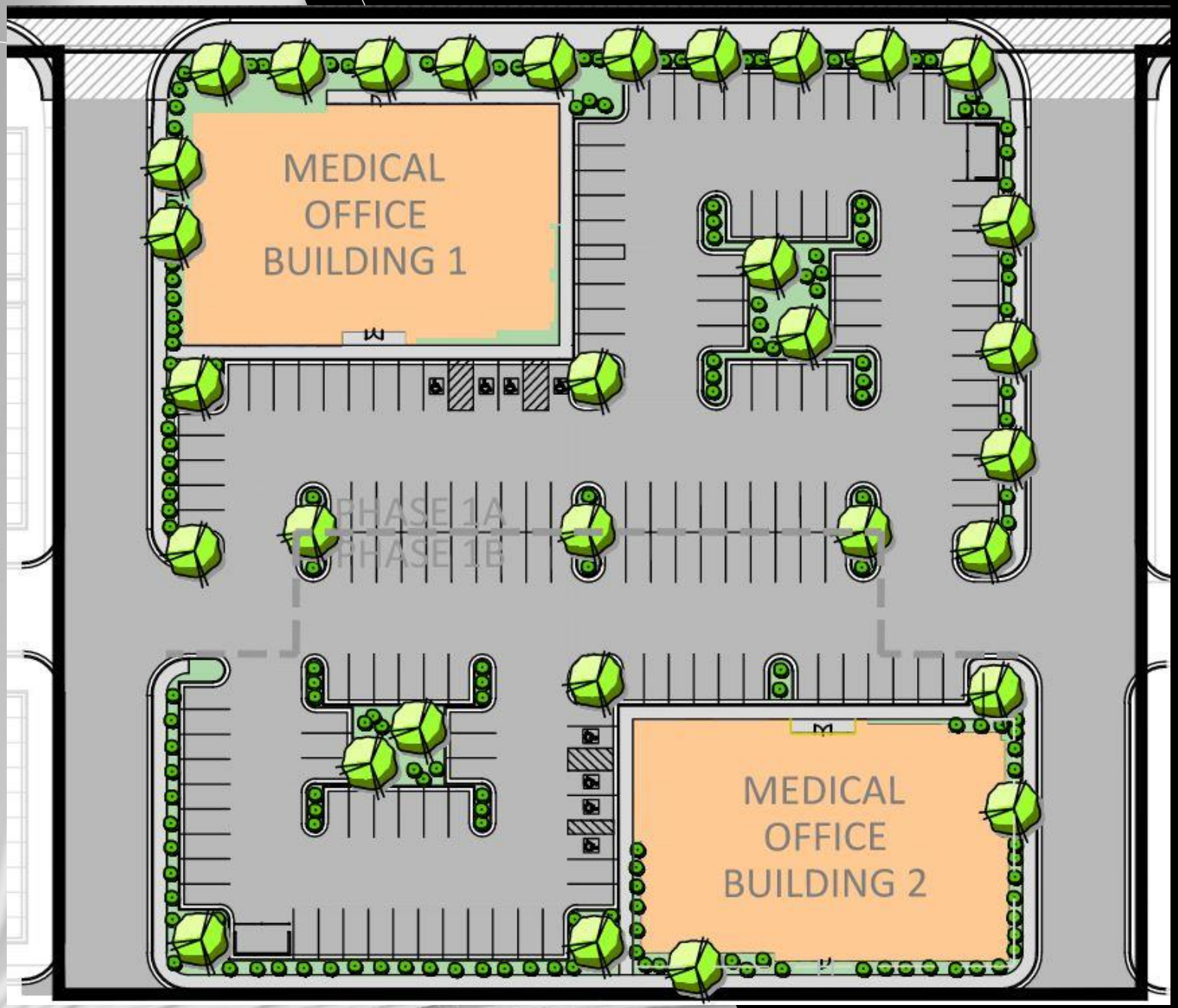
WHITE DOME COMMERCIAL ZONE CHANGE PHASE 1 BOUNDARY:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE WHITE DOME DRIVE ROADWAY DEDICATION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 88°05'43" EAST ALONG THE SECTION LINE, A DISTANCE OF 422.129 FEET AND SOUTH 01°14'17" WEST 1650.733 FEET FROM THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°45'48" EAST ALONG THE SECTION LINE BETWEEN SAID NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION 32), SAID POINT BEING THE NORTHWESTERLY BOUNDARY CORNER OF A PARCEL OF GROUND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS DOC. NO. 20210029768 IN THE WASHINGTON COUNTY RECORDER'S OFFICE AND RUNNING THENCE SOUTH 00°00'59" WEST ALONG THE BOUNDARY OF SAID PARCEL, A DISTANCE OF 2.000 FEET; THENCE SOUTH 89°29'13" WEST 341.074 FEET; THENCE SOUTH 83°08'32" WEST 100.686 FEET; THENCE SOUTH 89°59'13" WEST 88.971 FEET; THENCE SOUTH 00°00'47" EAST 340.298 FEET; THENCE SOUTH 89°59'13" WEST 390.838 FEET; THENCE NORTH 00°00'47" WEST 340.299 FEET; THENCE SOUTH 89°59'13" WEST 97.470 FEET; THENCE NORTH 83°10'05" WEST 100.686 FEET; THENCE SOUTH 89°59'13" WEST 60.835 FEET; THENCE NORTH 00°00'47" WEST 2.000 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE WHITE DOME DRIVE ROADWAY DEDICATION; THENCE NORTH 89°59'13" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 979.525 FEET TO THE POINT OF BEGINNING.

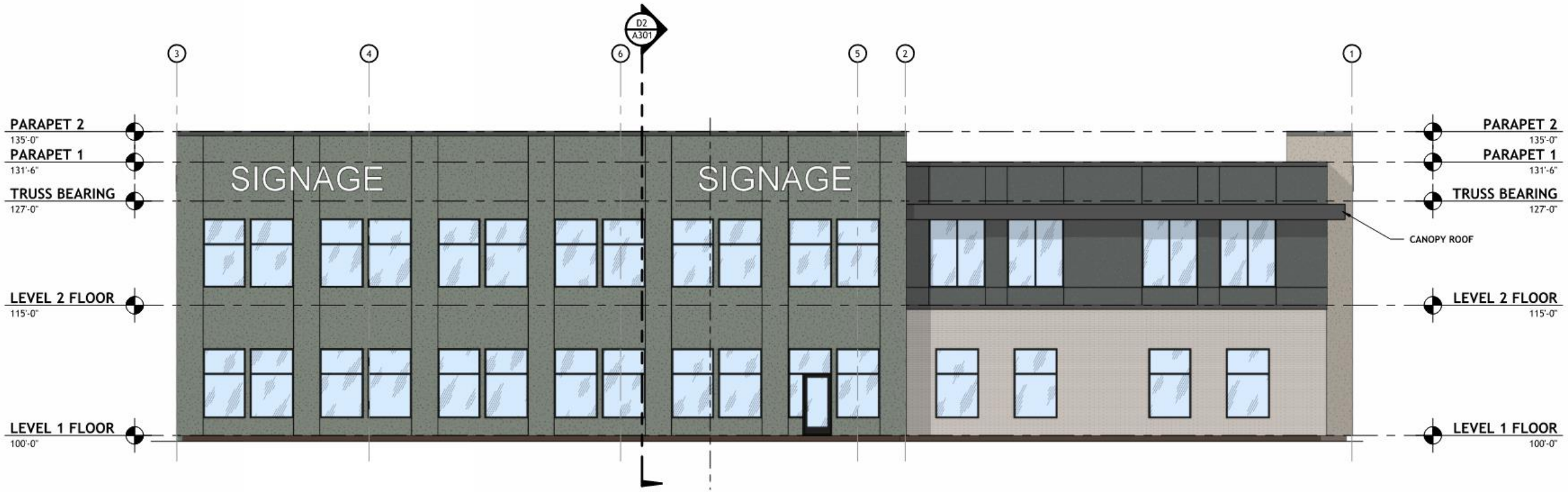
CONTAINS 143,087 SQ. FT., (3.285 ACRES)

LEGEND:

- SUBDIVISION BOUNDARY
- STREET CENTERLINE
- ROAD RIGHT OF WAY LINE
- EXISTING ROAD RIGHT OF WAY LINE
- PROPOSED ROAD RIGHT OF WAY LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED 3" ASPHALT OVER 6" TYPE 2 BASE
- PROPOSED 2.5" ASPHALT OVER 6" TYPE 2 BASE
- LANDSCAPE AREA



CONCEPTUAL LANDSCAPE



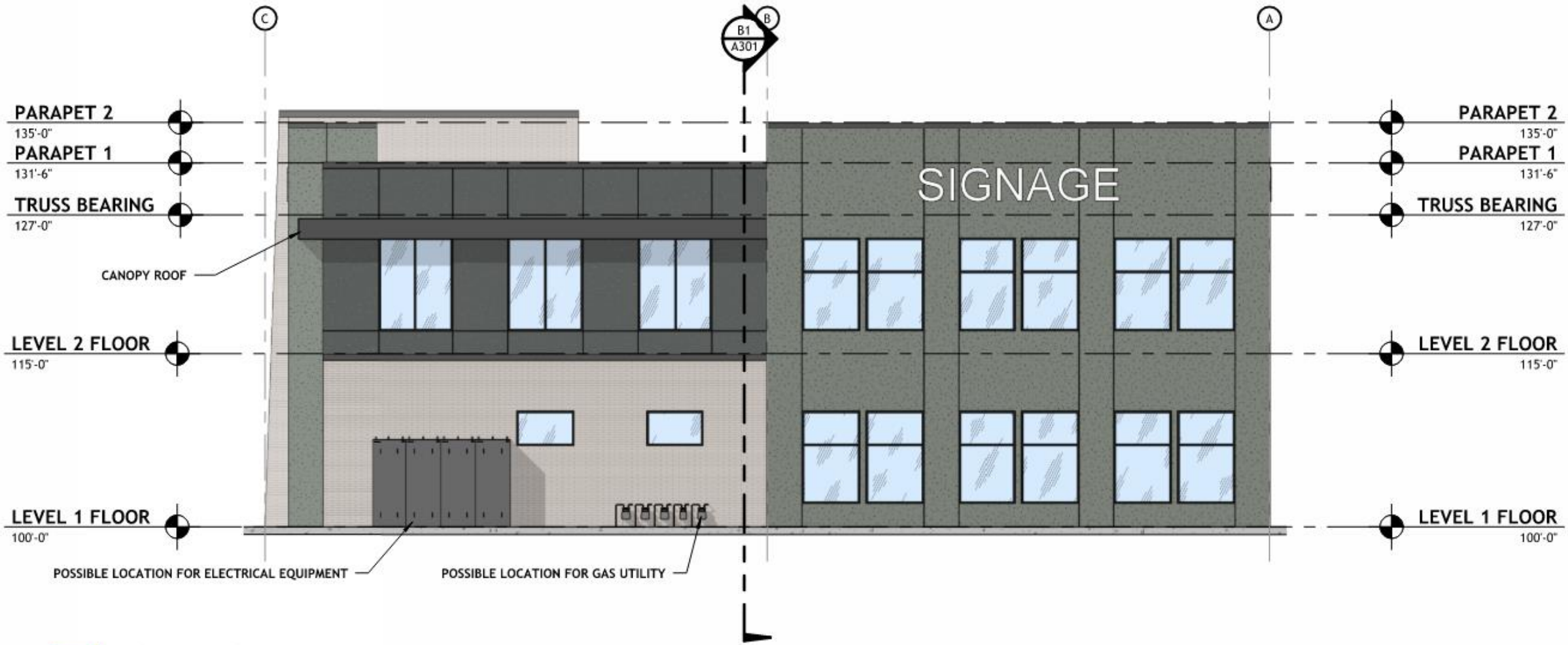
B2 NORTH ELEVATION

A201 | SCALE: 1/8" = 1'-0"



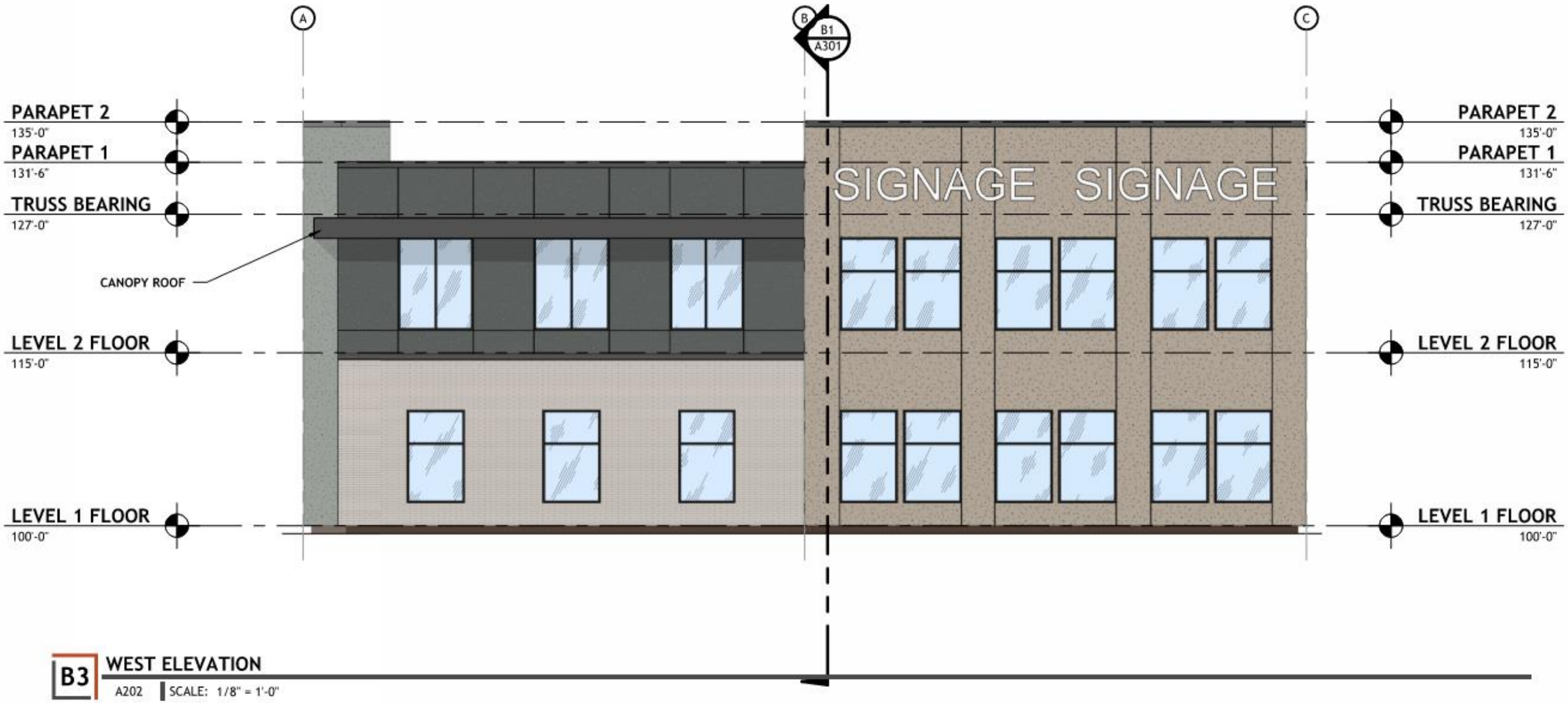
D2 SOUTH ELEVATION

A201 | SCALE: 1/8" = 1'-0"



D3 EAST ELEVATION

A202 | SCALE: 1/8" = 1'-0"


A
B
B1
A301
C
PARAPET 2
135'-0"
PARAPET 1
131'-6"
TRUSS BEARING
127'-0"
CANOPY ROOF
LEVEL 2 FLOOR
115'-0"
LEVEL 1 FLOOR
100'-0"
SIGNAGE
SIGNAGE
PARAPET 2
135'-0"
PARAPET 1
131'-6"
TRUSS BEARING
127'-0"
LEVEL 2 FLOOR
115'-0"
LEVEL 1 FLOOR
100'-0"
B3
WEST ELEVATION
A202
SCALE: 1/8" = 1'-0"

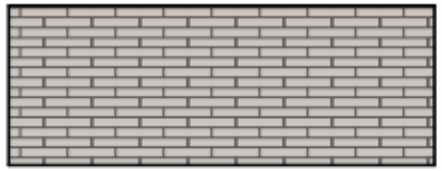
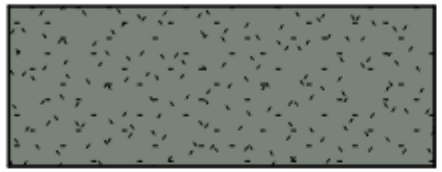
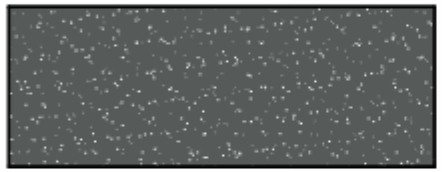
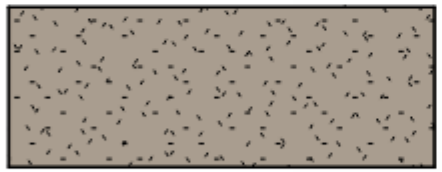
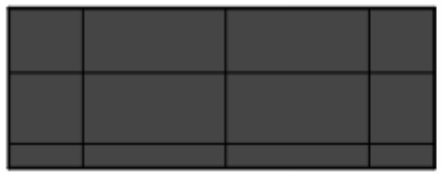

SIGNAGE
SIGNAGE
SIGNAGE

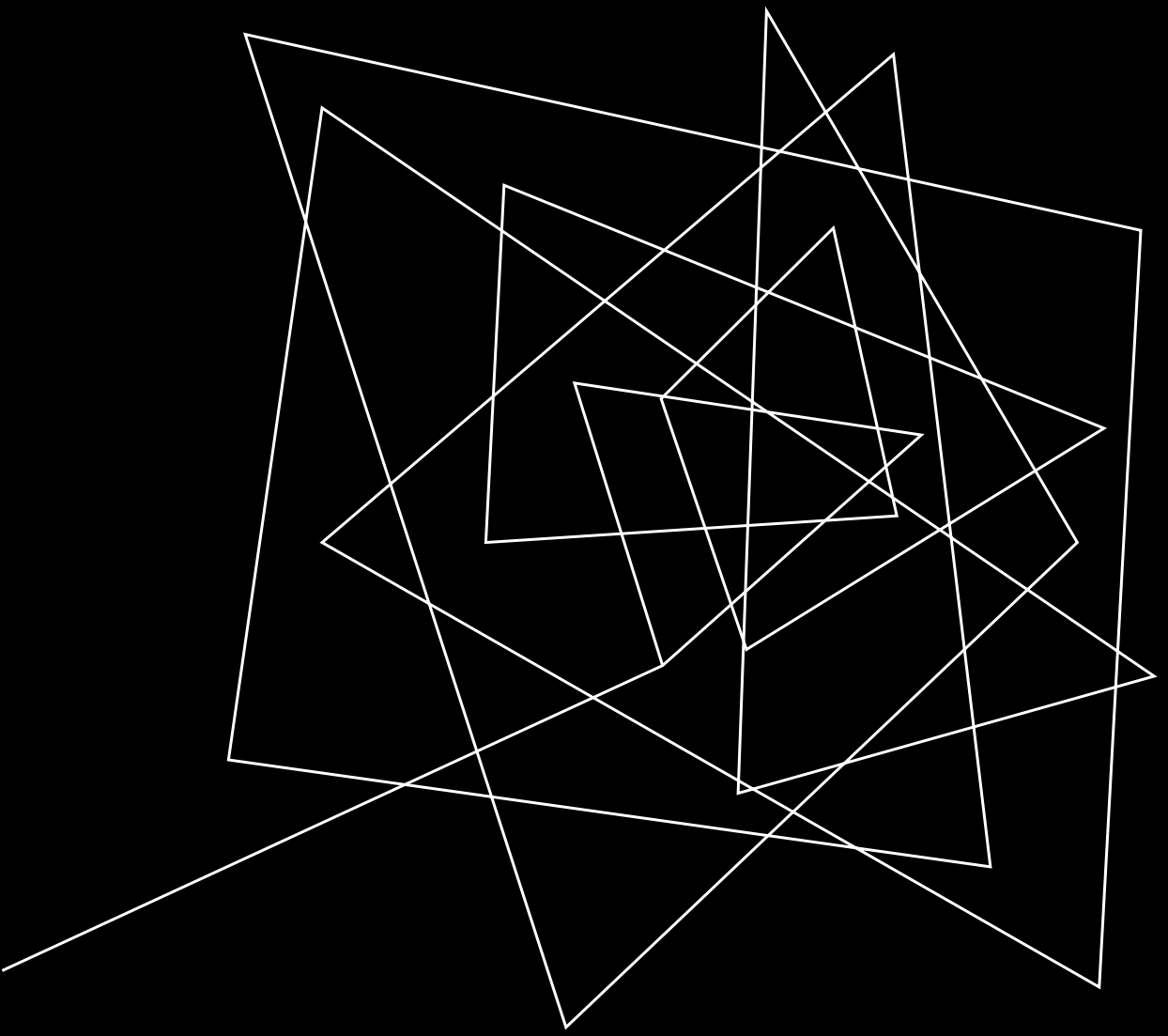

SIGNAGE
SIGNAGE
SIGNAGE


SIGNAGE


SIGNAGE
SIGNAGE

EXTERIOR MATERIAL LEGEND

EM1		INTERSTATE BRICK - NORMAN - PEWTER
EM2		STUCCO - DRIVIT - BRUSHED GRAY
EM3		HARDIE BOARD - JAMES HARDIE - IRON GRAY
EM4		STUCCO - DRIVIT - SUEDE
EM5		METAL TRIM - GRAY
EM6		NICHIHA - STOCK ILLUMINATION - RAVEN



POSSIBLE MOTION:

“I MOVE THAT WE RECOMMEND APPROVAL OF THE PD AMENDMENT FOR WHITE DOME COMMERCIAL CENTER PHASE 1 AS PRESENTED, CASE NO. 2026-PDA-014, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT.”

St.George
Community Development

ITEM 7
Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: **06/09/2025**

White Dome Commercial Center Phase 1 Preliminary Plat (Case No. 2026-PP-014)		
Request:	Consider a request for a preliminary plat for a 3-lot commercial subdivision totaling approximately 3.285 Acres	
Applicant:	DSG Engineering Inc.	
Representative:	Mike Terry	
Location:	Generally located east of River Road on White Dome Drive	
General Plan:	COM (Planned Development)	
Existing Zoning:	PD-C (Planned Development Commercial)	
Surrounding Zoning:	North	PD-C (Planned Development Commercial) and PD-R (Planned Development Residential)
	South	PD-C (Planned Development Commercial)
	East	PD-C (Planned Development Commercial)
	West	PD-C (Planned Development Commercial)
Land Area:	Approximately 3.285 Acres	



BACKGROUND:
The subject property consists of approximately 3.285 acres and is currently zoned PD-C (Planned Development Commercial) with a COM (Commercial) designation on the General Plan. Located in Southern Hills East, this parcel was originally approved and designated for commercial use in 2021.

The current proposal is for a three-lot commercial plat. Phase one will include the construction of two medical office buildings, with access provided via White Dome Drive. This application is being submitted alongside a Planned Development Amendment to approve the site plan and building elevations.

RECOMMENDATION:
Staff recommends approval with the following conditions:

1. That the applicant shall provide a 15' MUE along White Dome frontage.
2. That the applicant shall grant MUE's within all common areas.
3. That the applicant shall grant cross access easement between lots 1 & 2 on 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 White Dome Commercial Center Phase 1 preliminary plat, case number 2026-PP-014, based on the findings and with the following conditions:

1. That the applicant shall provide a 15' MUE along White Dome frontage.
2. That the applicant shall grant MUE's within all common areas.
3. That the applicant shall grant cross access easement between lots 1 & 2 on final plat."

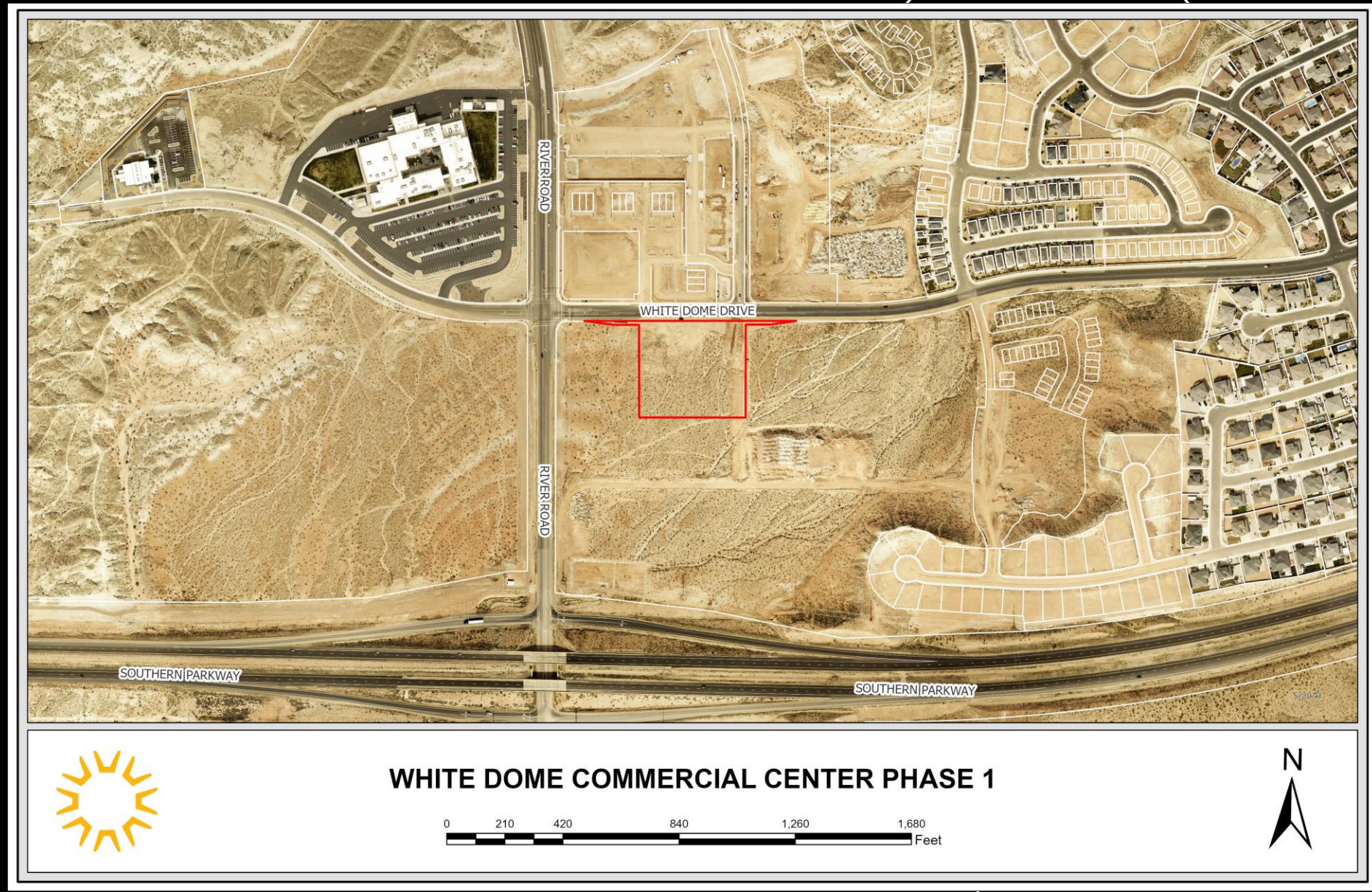
FINDINGS FOR APPROVAL:

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.
3. Approval of the preliminary plat is in the best interest of the health, safety, and welfare of the community.
4. The proposed project will not negatively impact the health, stability, and/or formation of families within the City.

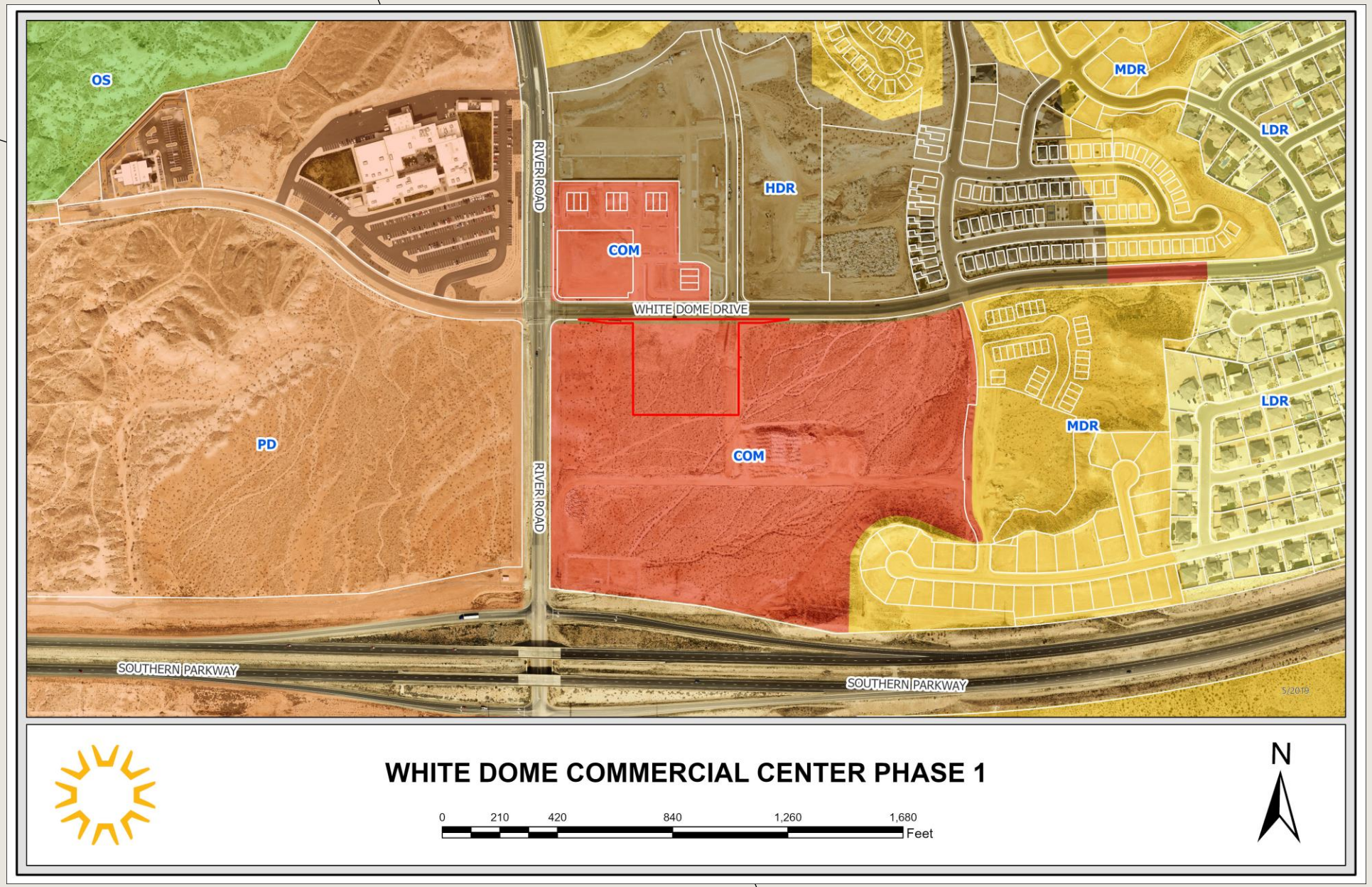
EXHIBIT A
PowerPoint Presentation

WHITE DOME COMMERCIAL CENTER PHASE 1
2026-PP-014

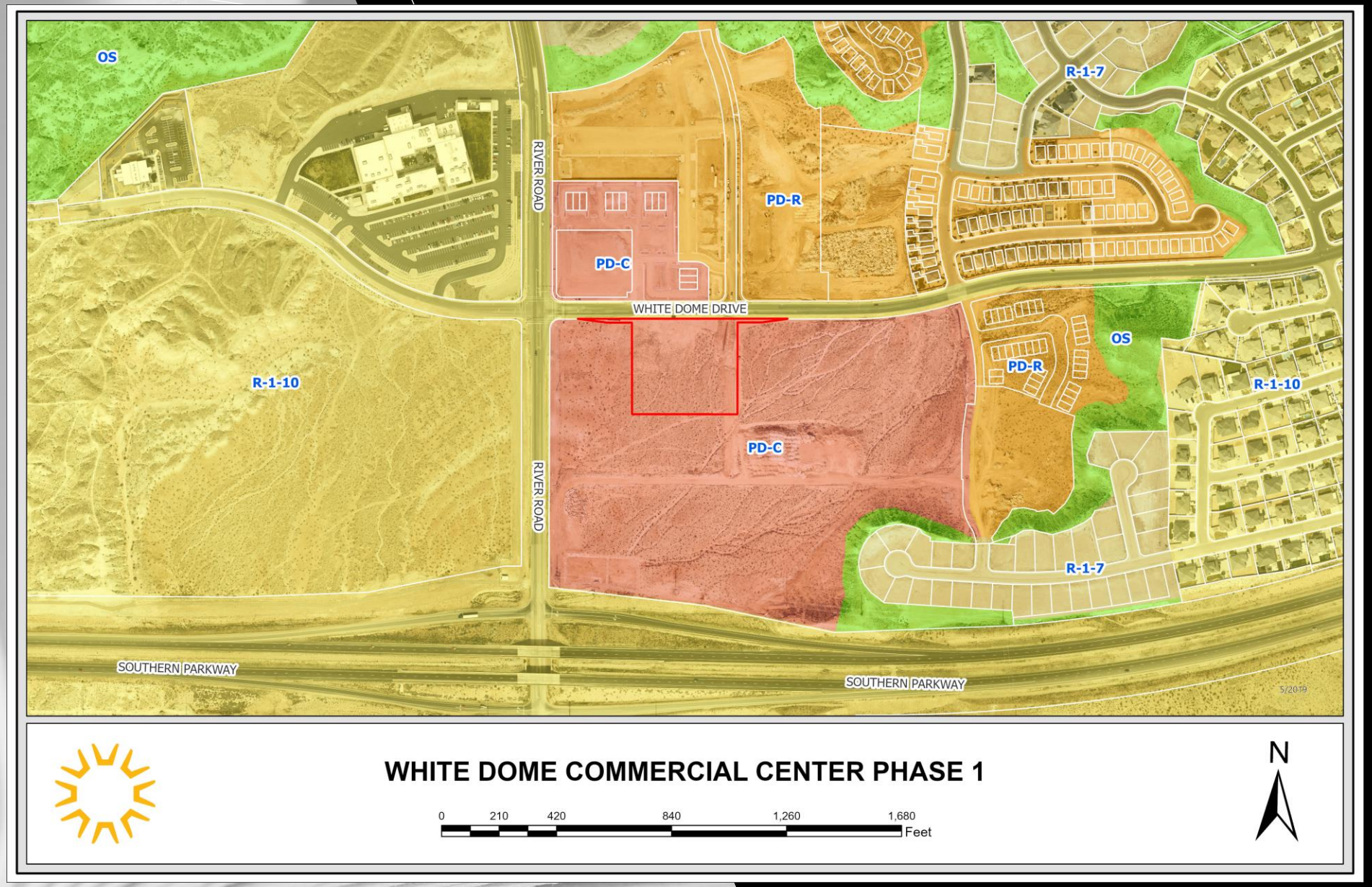
LOCATION


RIVER ROAD
WHITE DOME DRIVE
RIVER ROAD
SOUTHERN PARKWAY
SOUTHERN PARKWAY
WHITE DOME COMMERCIAL CENTER PHASE 1
0
210
420
840
1,260
1,680
Feet
N

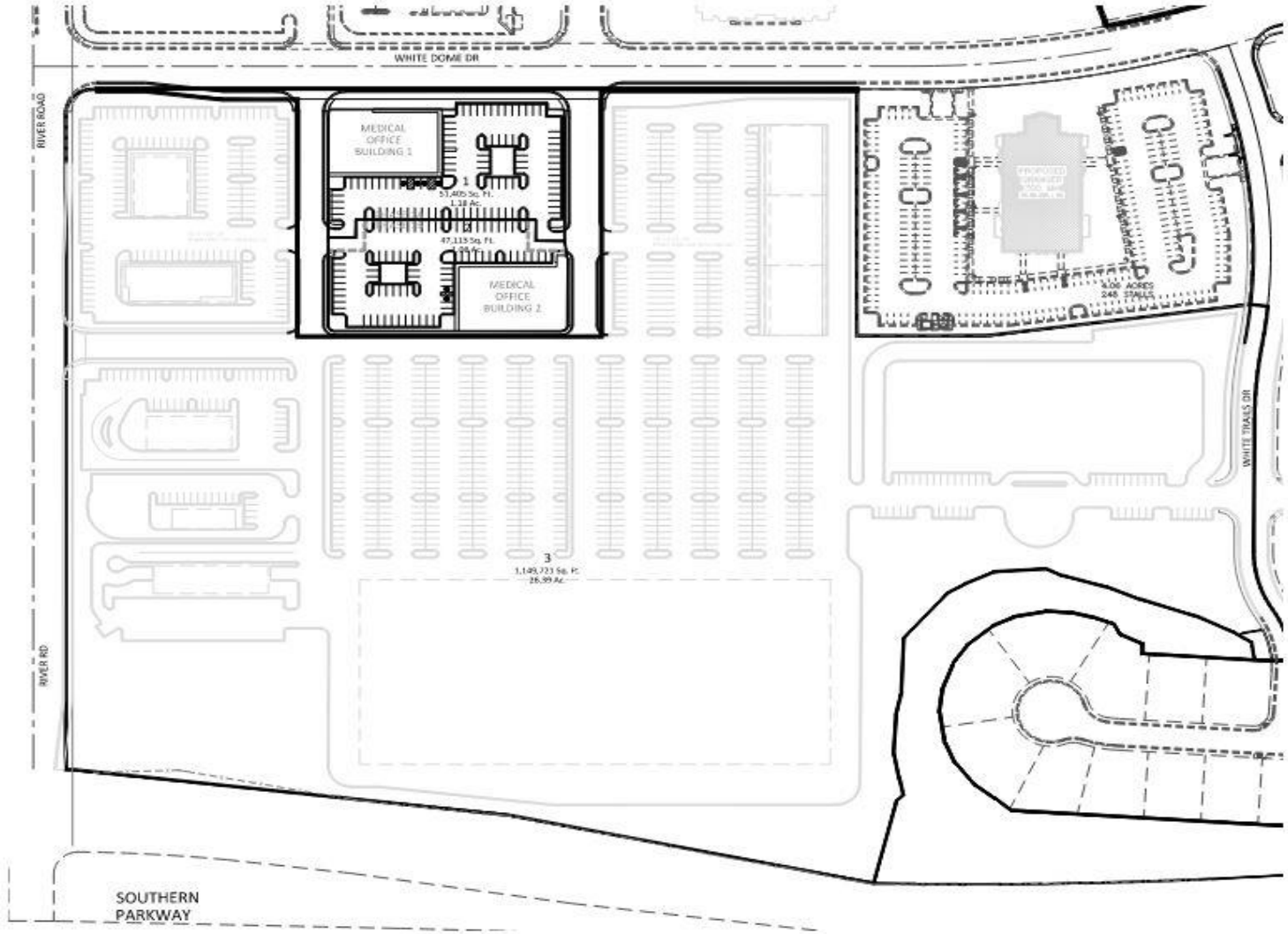
GENERAL PLAN

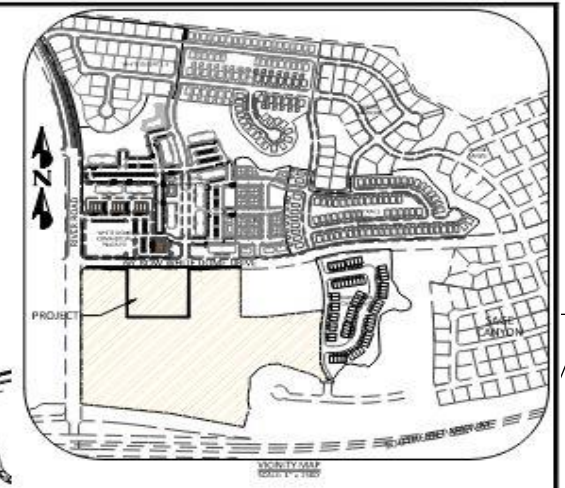


ZONING


OS
R-1-7
RIVER ROAD
PD-R
PD-C
WHITE DOME DRIVE
OS
PD-R
R-1-10
R-1-10
PD-C
RIVER ROAD
R-1-7
SOUTHERN PARKWAY
SOUTHERN PARKWAY
5/2019
WHITE DOME COMMERCIAL CENTER PHASE 1
0
210
420
840
1,260
1,680
Feet
N

PRELIMINARY PLAT
FOR
WHITE DOME COMMERCIAL CENTER PHASE 1





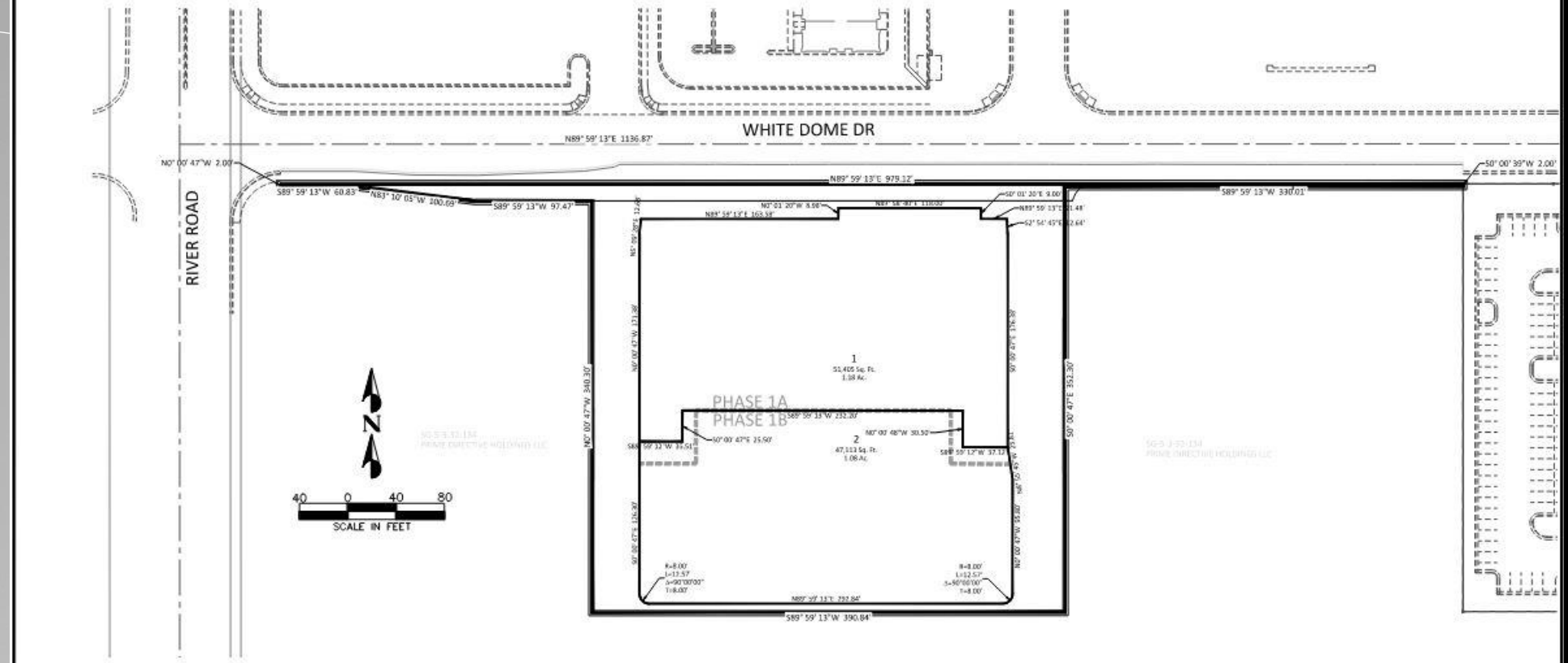


OWNER/DEVELOPER

PRIME DIRECTIVE HOLDINGS LLC
113 EAST 200 NORTH STE. B2
ST. GEORGE, UTAH 84770

CONTACT

MIKE FERRY, PE
(435) 628-2121



SITE DATA	
ZONING:	PD-C
TOTAL SITE AREA:	143,087 SQ. FT. (3.285 ACRES) - INCLUDING WHITE DOME DR
PHASE 1 COMMERCIAL SITE:	133,001 SQ. FT.
LANDSCAPE AREA:	14,591 SQ. FT.
AREA DEDICATED TO LANDSCAPE:	10.9%

BUILDING DATA	
PROPOSED USE:	MEDICAL/OFFICE
BUILDING FOOT PRINT:	9,936 SQ. FT. X2
GROSS TENANT BUILDING AREA:	19,874 SQ. FT. X2
FLOOR TO SITE COVERAGE RATIO:	16.7%

PARKING DATA	
PARKING REQ.	159 STALLS
PARKING STALLS PROVIDED:	177 STALLS (DIVIDER MEDIAN CREDIT=7)
A.D.A.PARKING STALLS REQ.:	6 STALLS
A.D.A.PARKING STALLS PROVIDED:	6 STALLS
TOTAL ASPHALT AREA:	80,117 SQ. FT

FRONTAGE DATA	
LENGTH	304 FEET
LANDSCAPE AREA REQ.:	4,560 SQ. FT.
LANDSCAPE AREA PROVIDED:	4,600 SQ. FT.

LEGAL DESCRIPTION

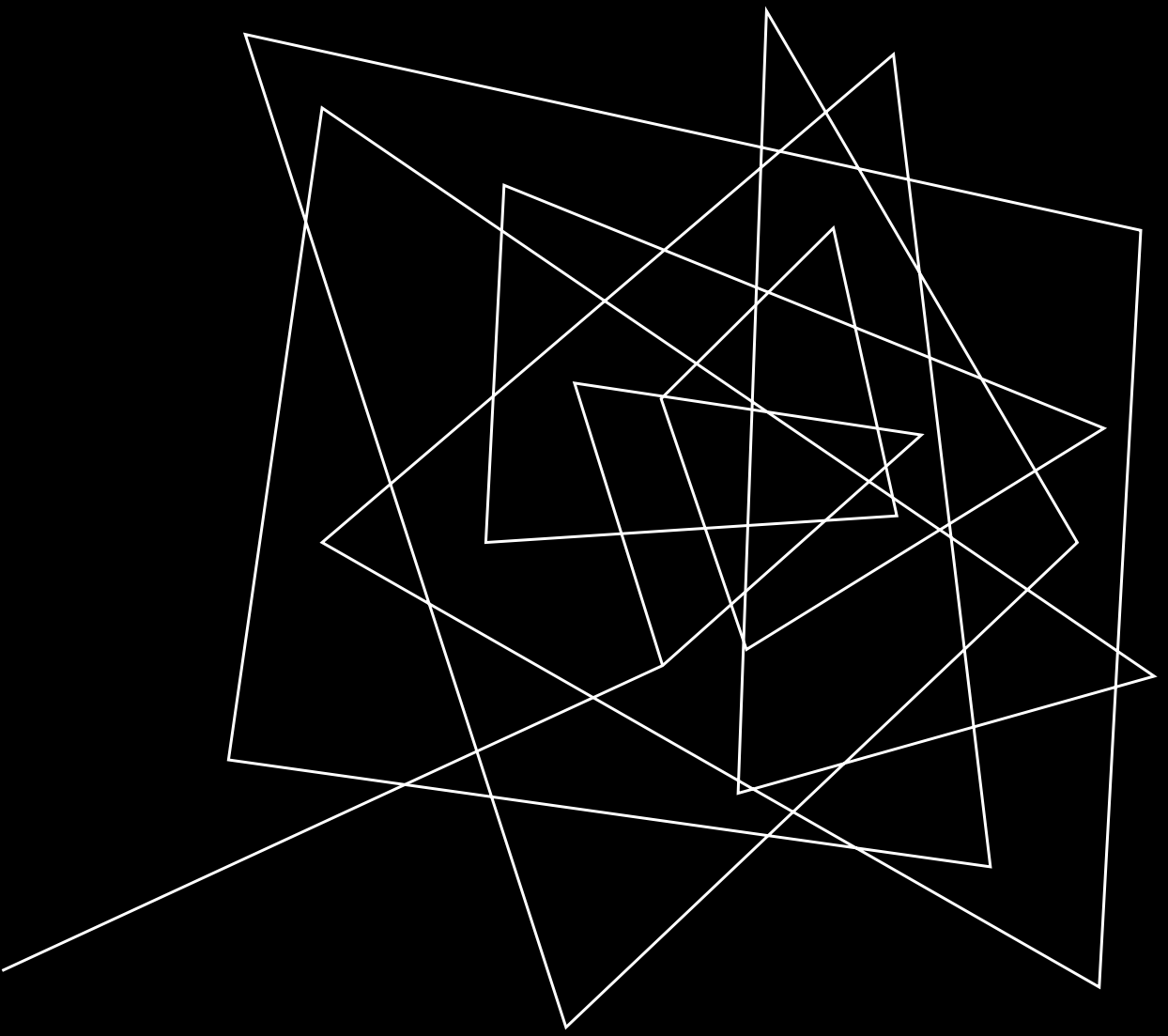
WHITE DOME COMMERCIAL ZONE CHANGE PHASE 3 BOUNDARY:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE WHITE DOME DRIVE ROADWAY DEDICATION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 89°59'13" EAST ALONG THE SECTION LINE, A DISTANCE OF 622.129 FEET AND SOUTH 00°00'47" WEST 1650.721 FEET FROM THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 4S SOUTH, RANGE 1S WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING IS NO SOUTH 89°59'47" EAST ALONG THE SECTION LINE BETWEEN SAID NORTH QUARTER CORNER) AND THE NORTHEAST CORNER OF SAID SECTION 32, SAID POINT BEING THE NORTHWESTERLY BOUNDARY CORNER OF A PARCEL OF GROUND RECORDED IN THAT CERTAIN WARRANTY DEED RECORDED AS DOC. NO. 20210020708 IN THE WASHINGTON COUNTY RECORDER'S OFFICE AND RUNNING THENCE SOUTH 89°59'09" WEST ALONG THE BOUNDARY OF SAID PARCEL, A DISTANCE OF 2.000 FEET; THENCE SOUTH 89°59'13" WEST 141.074 FEET; THENCE SOUTH 52°04'22" WEST 108.686 FEET; THENCE SOUTH 89°59'13" WEST 85.971 FEET; THENCE SOUTH 00°00'47" EAST 340.286 FEET; THENCE SOUTH 89°59'13" WEST 390.838 FEET; THENCE NORTH 89°00'47" WEST 340.286 FEET; THENCE SOUTH 89°58'14" WEST 69.470 FEET; THENCE NORTH 82°12'05" WEST 100.686 FEET; THENCE SOUTH 89°50'13" WEST 80.055 FEET; THENCE NORTH 00°00'47" WEST 2.000 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE WHITE DOME DRIVE ROADWAY DEDICATION; THENCE NORTH 89°58'13" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 979.135 FEET TO THE POINT OF BEGINNING.

CONTAINS 143,087 SQ. FT., (3.285 ACRES)

LEGEND:

- SUBDIVISION BOUNDARY
- STREET CENTERLINE
- ROAD RIGHT OF WAY LINE
- EXISTING ROAD RIGHT OF WAY LINE
- PROPOSED PARCEL LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED 3" ASPHALT OVER 8" TYPE 2 BASE
- PROPOSED 2.5" ASPHALT OVER 6" TYPE 2 BASE



POSSIBLE MOTION:

“I MOVE THAT WE APPROVE THE WHITE DOME COMMERCIAL CENTER PHASE 1 PRELIMINARY PLAT, CASE NO. 2026-PDA-014, BASED ON THE FINDINGS AND WITH THE FOLLOWING CONDITIONS:

1. THAT THE APPLICANT SHALL PROVIDE 15' MUE ALONG WHITE DOME FRONTAGE.
2. THAT THE APPLICANT SHALL GRANT MUE'S WITHIN ALL COMMON AREAS.
3. THAT THE APPLICANT SHALL GRANT CROSS ACCESS EASEMENT BETWEEN LOTS 1 & 2 ON FINAL PLAT.”

St.George
Community Development

Item 8
PD Amendment

PLANNING COMMISSION AGENDA REPORT: 06/09/2026

Riverfront Medical Center, Phase III PD Amendment (Case No. 2026-PDA-015)		
Request:	Consider a request to amend the Riverfront Medical Center PD-C (Planned Development Commercial) to approve an amended site plan for a new medical office building.	
Applicant:	JTM SKY, LLC	
Representative:	Jared Madsen	
Location:	585 East Riverside Drive	
General Plan:	COM (Commercial) and HDR (High Density Residential)	
Existing Zoning:	PD-C (Planned Development Commercial)	
Surrounding Zoning:	North	R-1-10 (Residential, 10,000 ft² minimum lot size)
	South	PD-C (Planned Development Commercial)
	East	PD-C (Planned Development Commercial)
	West	R-3 (multi-family residential)
Land Area:	Approximately 1.28 acres (4.93 total property area)	



BACKGROUND:
In March of 2017, the property was rezoned to PD-C (Planned Development Commercial). Along with that approval were conceptual approval of the site plan and buildings including the entrances, driveways, drive aisles, conceptual building theme and design, a color and materials board, and a request to approve the "use" list for phase one. A second building was approved on today's subject parcel in December of 2020. Both buildings have since been constructed and are in use. With phase two, the applicant set aside property on the south side, closer to Riverside Drive for a third and final building.

At this time, the applicant would like to amend this PD-C zone again to receive approval of a conceptual site plan for the third office building previously mentioned. The site plan details the 1.28-acre (55,756 ft²) site layout (4.93 acres when combined with phase 2 and 9.23 acres with all three phases). A single, 17,700 ft², two story office building is designed on the southern portion of the site with parking and landscaping surrounding the building. The site provides ample flow throughout and will be open to share drive aisles with the other two phases. A single point of access from Riverside Drive provides ingress and egress to the site.

Please see the zoning requirement details below:

Zoning Requirements			
Regulation	**Section Number**	**Proposal**	**Staff Comments**
Setbacks		The proposed setbacks are: Front: 42' Side: 68' Side: 77' Rear: far'	The required setbacks will be: Front: 20' Rear and side – No requirement adjacent to PD-C West side will be required to provide a wall and 10 feet of landscaping buffer to the residential adjacent development.
Temporary Buildings, including Cargo Containers	10-8-4	None	N/A
Pedestrian Circulation Plan	10-8-6	The site plan will need to delineate a pedestrian path from the building to the right-of-way.	There is potential pedestrian access between the building and the right-of-way. This will need to be delineated on the plans.

Uses	10-8D-2	The only allowed uses in the PD are: Medical Office Dental Office General Office Long-term Care	As a medical office, the proposed development is compliant with the use list for this PD-C.
Height and Elevation	10-8D-2	The highest point of the parapet is 31'.	The PD-C zone allows 50' height. This meets regulations. Phases one and two are 42' and 44' respectively.
Phasing Plan	10-8D-2	This is the third and final phase of the Riverfront Medical Center.	The pad has been anticipated and set aside for this use from the beginning.
Landscape Plan	10-8D-2	A concept landscape plan is provided with approximately 9,150 ft² of landscaping.	They will be required to landscape 5% of the parking lot and a 15' wide landscape strip along the public roads.
Utilities	10-8D-2	None shown	All utilities will be required to be underground, and all transformer equipment must be screened. We will ensure this is completed during site plan approval process.
Signs	10-8D-2	No signage has been provided.	The applicants will be required to pull sign permits when they are ready to install their signs.
Lighting	10-8D-2	A photometric plan has been provided.	A photometric plan is not required at this time but has been provided. It appears to meet the requirements of the code but will be analyzed at the time of site plan review.
Lot Coverage	10-8D-6	20% of the site is covered by the building. Combined with the entire lot and the other building, buildings cover approximately 14.4% of the lot	The PD-C zone allows coverage up to 50%. The drawings appear to meet the zoning regulations.

		upon which they sit.	
Solid Waste	10-8D-6	The site plan shows the locations for solid waste.	The waste locations will need to be fenced. This will be reviewed during the site plan review process.
Buffer Protection of Residential Property	10-8D-6	A concept landscaping plan has been provided. It shows a 10' existing landscape buffer adjacent to the property to the west.	10' landscaping and a 6' masonry fence is required by code as it is adjacent to residential property.
Overlay Zones	10-13	None	N/A
Parking	10-19-5	See parking explanation below.	Total Required = 71 stalls Provided = 57 **Combined with Phase 2 = 333**
EVCS And Bike Parking	10-19-6	No bike parking is shown. No EVCS conduit is shown	They will be required to provide bike racks for at least 2 bicycles. They will be required to provide conduit for future electrical charging stations for at least 2 parking stalls.

Parking

Phases two and three are proposed to be on the same lot, will retain the same ownership and will share parking. At 60,257 ft², 241 parking stalls were required for phase 2. Combined with the proposed 17,700 ft² building, a total of 312 parking stalls is required. Approximately 81 stalls will be removed with the construction of phase 3 and 57 new stalls provided. Combined with existing phase 2 stalls a total of 333 parking spaces will be available for both buildings exceeding the requirement for those two buildings by 21 spaces.

RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council for Riverfront Medical Center Phase III Planned Development Amendment with the following conditions:

1. That any signage is to meet the requirements of Title 9.

2. A site plan must be applied for and approved prior to construction of the site.

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.

POSSIBLE MOTION:

"I move that we forward a positive recommendation to the City Council for the PD Amendment for Riverfront Medical Center, Phase III, Case No. 2026-PDA-015, based on the findings and subject to the conditions listed in the staff report."

FINDINGS FOR APPROVAL:

1. The proposed medical office building is consistent with the uses permitted within the Riverfront Medical Center PD-C zoning district.
2. The site has been planned for a third phase since the original development approvals and completes the final phase of the Riverfront Medical Center project.
3. The proposed building height, setbacks, and lot coverage comply with the development standards of the PD-C zone.
4. Shared parking between Phases II and III provides a total of 333 parking stalls, exceeding the minimum parking requirement for the combined development.
5. The proposal is compatible with surrounding development and includes the required landscape buffering adjacent to residentially zoned property.

Exhibit A
Applicant's Narrative

May 12, 2026

City of St George
Planning & Zoning
175 E 200 N
St George, UT 84770

Re: Planned Development Amendment Narrative for Riverfront Medical Center III

Project Overview

This Planned Development Amendment is being submitted on behalf of the property owner to facilitate the development of Riverfront Medical Center III, located within the City of St. George, Utah. The subject property is located along Riverside Drive and is currently zoned PD-C (Planned Development Commercial). The amendment is intended to allow for site-specific development plans associated with the proposed medical and professional office development.

The proposed development consists of a commercial medical office project designed to complement the surrounding medical and commercial uses in the area. The project will include medical office space, associated parking facilities, internal drive aisles, pedestrian circulation improvements, landscaping, and supporting site infrastructure. The development has been designed to integrate with adjacent development while maintaining compliance with applicable city standards related to access, circulation, parking, landscaping, and stormwater management.

Proposed Uses & Density

The proposed use of the property is for medical office and professional office purposes, including associated accessory uses customarily incidental to medical and office developments. Because the project is non-residential in nature, no residential density is proposed in terms of dwelling units per acre. The development is anticipated to include:

- Medical and professional office buildings with an estimated 17,700 sf of floor area.
- Associated utility and service areas.
- Surface parking areas for employees, visitors, and patients.
- Internal vehicular circulation and pedestrian connectivity.
- Landscaped areas consisting primarily of drought-tolerant vegetation and decorative landscape treatments.

Land Use Allocation

The site is organized into distinct land use categories. The following percentages reflect a well-balanced site layout that accommodates the needs of the church while maintaining adequate open areas.

- **Building coverage (0.28 ac): 17%** of the total parcel area.
- **Parking and drive aisles (1.21 ac): 73%** of the total parcel area.
- **Landscaped areas and sidewalks (0.15 ac): 10%** of the total parcel area.

Common & Open Spaces

The project includes landscaped open space areas throughout the site to provide visual buffering, pedestrian amenities, and enhanced aesthetics along Riverside Drive and adjacent properties. Landscaping will be integrated throughout the development in compliance with City landscaping requirements and will include pedestrian connections between parking areas and building entrances.

Stormwater facilities and associated site infrastructure will be incorporated into the project design to accommodate on-site drainage and water quality considerations.

Phasing

Riverfront Medical Center III represents the third phase of the overall Riverfront Medical Center planned development. This phase is proposed to be constructed as a single-phase development and is not anticipated to be subdivided into multiple construction phases.

Exhibit B
PowerPoint Presentation



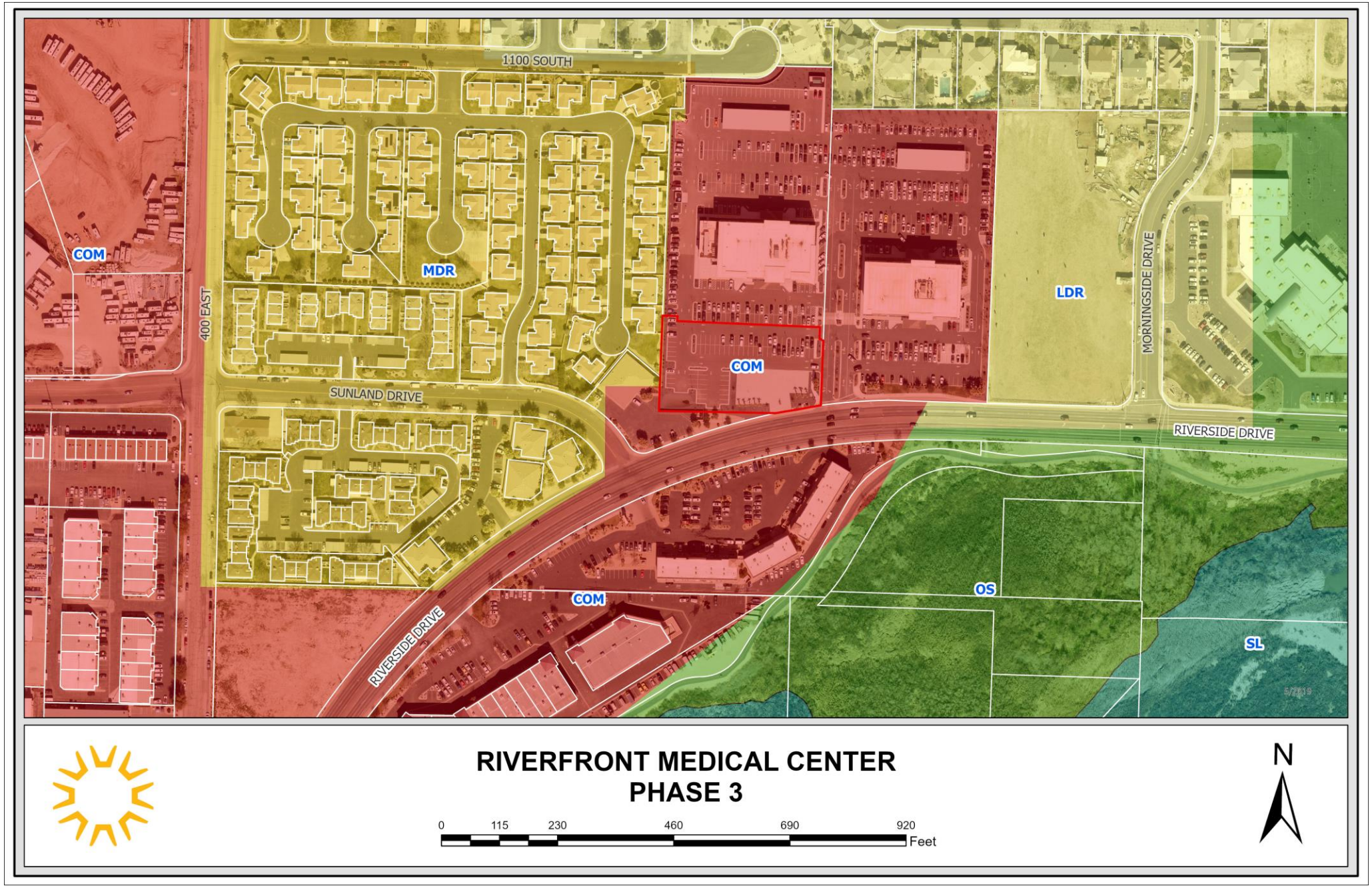
Riverfront Medical Center Phase III

2026-PDA-015

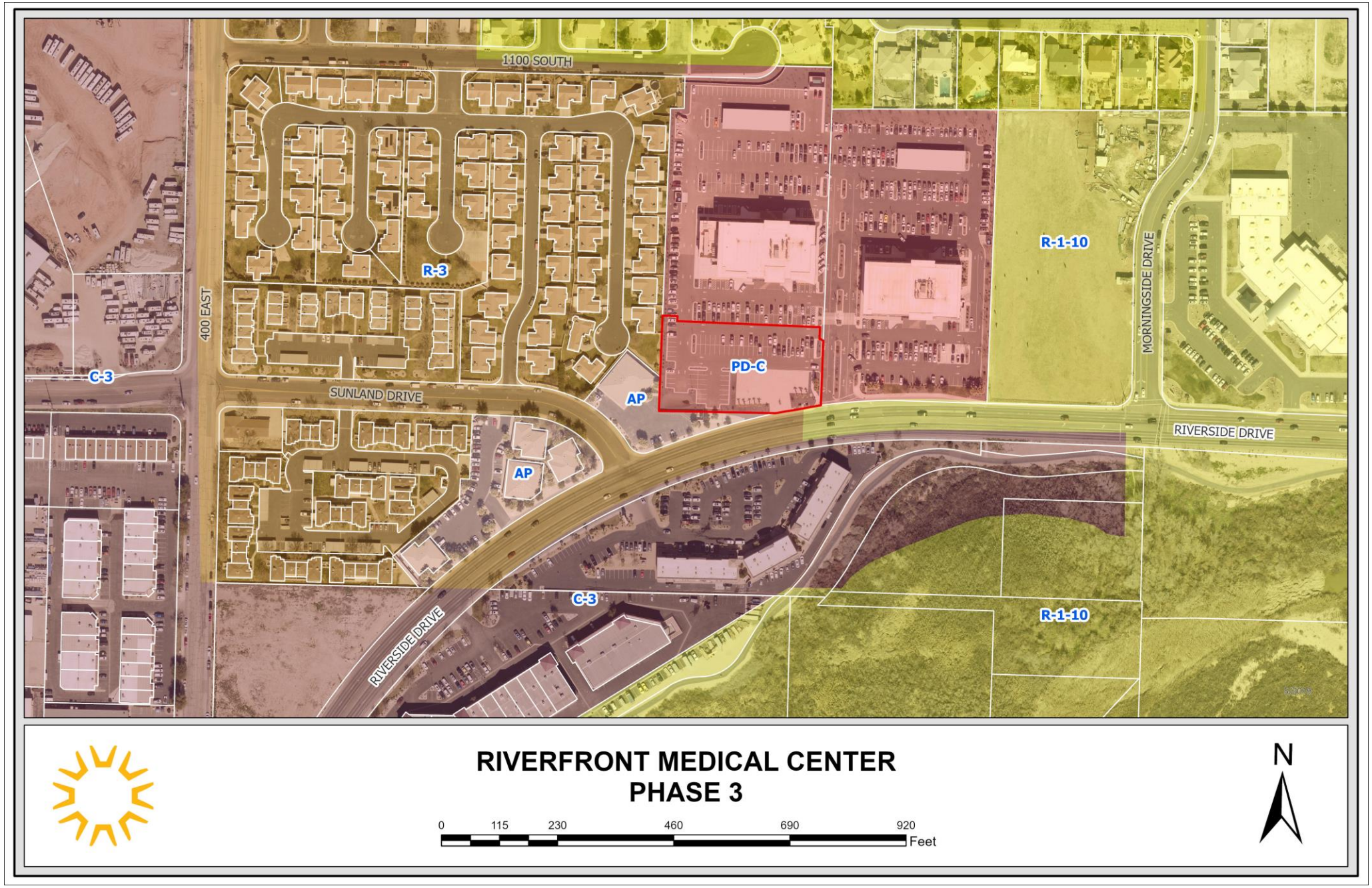
Aerial Map


1100 SOUTH
400 EAST
SUNLAND DRIVE
RIVERSIDE DRIVE
MORNINGSIDE DRIVE
RIVERSIDE DRIVE
RIVERFRONT MEDICAL CENTER
PHASE 3
0
115
230
460
690
920
Feet
N

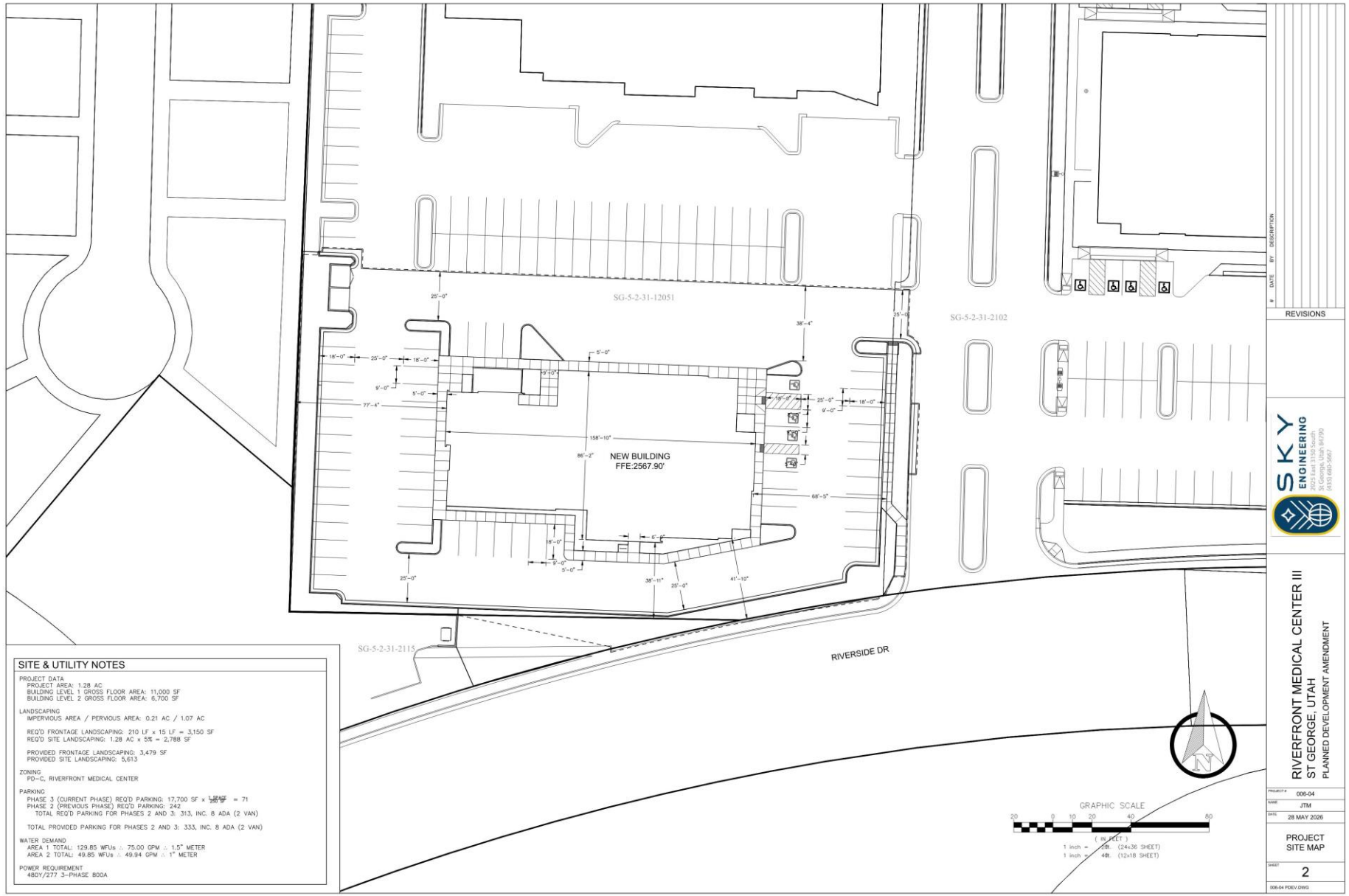
Land Use Map


1100 SOUTH
400 EAST
SUNLAND DRIVE
RIVERSIDE DRIVE
MORNINGSIDE DRIVE
RIVERSIDE DRIVE
COM
MDR
COM
LDR
COM
OS
SL
RIVERFRONT MEDICAL CENTER
PHASE 3
0
115
230
460
690
920
Feet
N

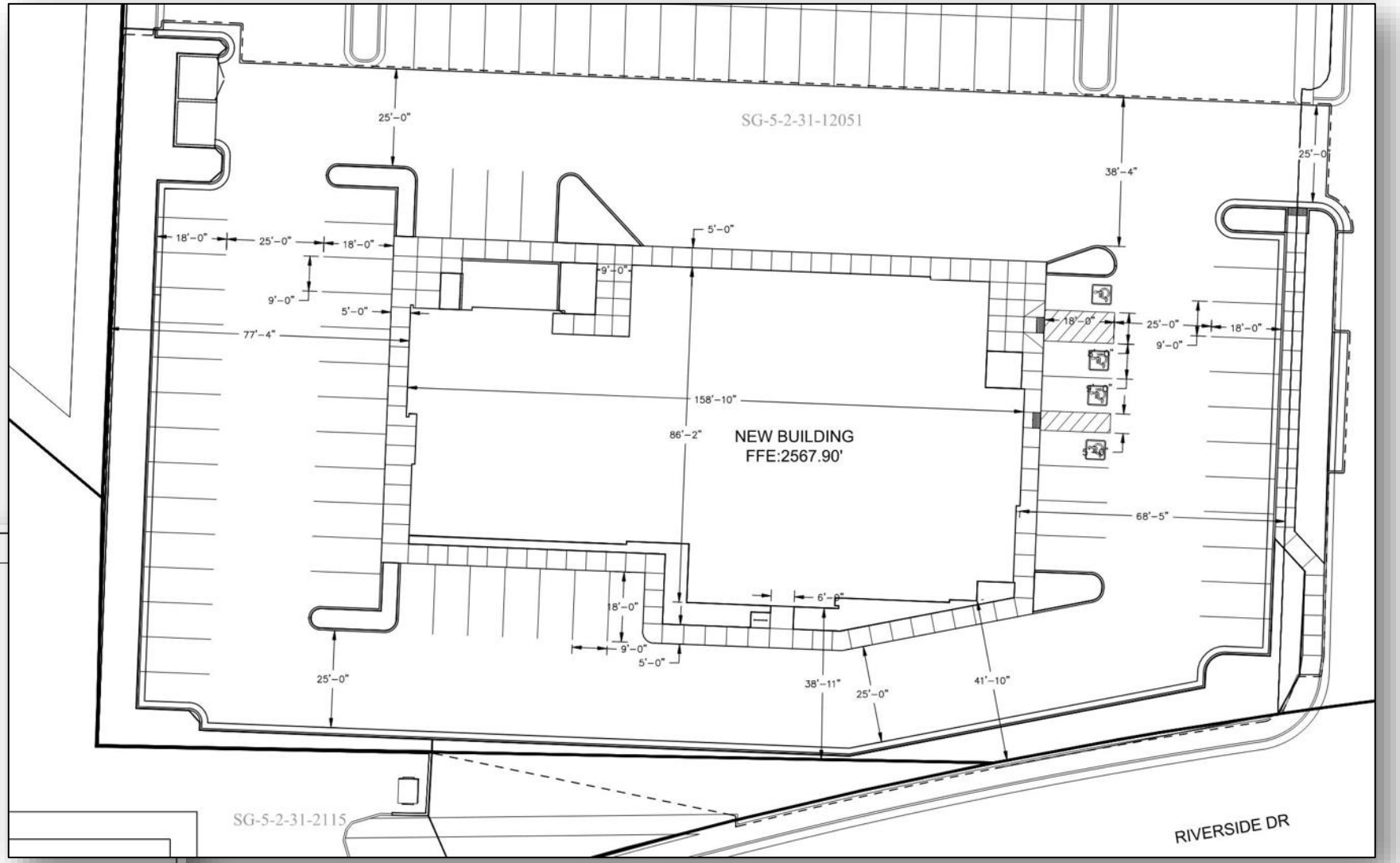
Zoning Map


1100 SOUTH
400 EAST
SUNLAND DRIVE
RIVERSIDE DRIVE
MORNINGSIDE DRIVE
R-3
C-3
PD-C
AP
AP
C-3
R-1-10
R-1-10
RIVERFRONT MEDICAL CENTER
PHASE 3
0
115
230
460
690
920
Feet
N

Site Plan


SG-5-2-31-12051
SG-5-2-31-2102
SG-5-2-31-2115
NEW BUILDING
FFE:2567.90'
RIVERSIDE DR
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20ft. (24x36 SHEET)
1 inch = 40ft. (12x18 SHEET)
SITE & UTILITY NOTES
PROJECT DATA
PROJECT AREA: 1.28 AC
BUILDING LEVEL 1 GROSS FLOOR AREA: 11,000 SF
BUILDING LEVEL 2 GROSS FLOOR AREA: 6,700 SF
LANDSCAPING
IMPERVIOUS AREA / PERVIOUS AREA: 0.21 AC / 1.07 AC
REQ'D FRONTAGE LANDSCAPING: 210 LF x 15 LF = 3,150 SF
REQ'D SITE LANDSCAPING: 1.28 AC x 5% = 2,788 SF
PROVIDED FRONTAGE LANDSCAPING: 3,479 SF
PROVIDED SITE LANDSCAPING: 5,613
ZONING
PD-C, RIVERFRONT MEDICAL CENTER
PARKING
PHASE 3 (CURRENT PHASE) REQ'D PARKING: 17,700 SF x 1 SPACE / 250 SF = 71
PHASE 2 (PREVIOUS PHASE) REQ'D PARKING: 242
TOTAL REQ'D PARKING FOR PHASES 2 AND 3: 313, INC. 8 ADA (2 VAN)
TOTAL PROVIDED PARKING FOR PHASES 2 AND 3: 333, INC. 8 ADA (2 VAN)
WATER DEMAND
AREA 1 TOTAL: 129.85 WFUs ∴ 75.00 GPM ∴ 1.5" METER
AREA 2 TOTAL: 49.85 WFUs ∴ 49.94 GPM ∴ 1" METER
POWER REQUIREMENT
480Y/277 3-PHASE 800A
REVISIONS
SKY ENGINEERING
RIVERFRONT MEDICAL CENTER III
ST GEORGE, UTAH
PLANNED DEVELOPMENT AMENDMENT
PROJECT # 006-04
NAME JTM
DATE 28 MAY 2026
PROJECT SITE MAP
SHEET 2
006-04 PDEV.DWG

Site Plan



SITE & UTILITY NOTES

PROJECT DATA
- PROJECT AREA: 1.28 AC
- BUILDING LEVEL 1 GROSS FLOOR AREA: 11,000 SF
- BUILDING LEVEL 2 GROSS FLOOR AREA: 6,700 SF

LANDSCAPING
- IMPERVIOUS AREA / PERVIOUS AREA: 0.21 AC / 1.07 AC
- REQ'D FRONTAGE LANDSCAPING: 210 LF x 15 LF = 3,150 SF
- REQ'D SITE LANDSCAPING: 1.28 AC x 5% = 2,788 SF
- PROVIDED FRONTAGE LANDSCAPING: 3,479 SF
- PROVIDED SITE LANDSCAPING: 5,613

ZONING
- PD–C, RIVERFRONT MEDICAL CENTER

PARKING
- PHASE 3 (CURRENT PHASE) REQ'D PARKING: 17,700 SF x $\frac{1 \text{ SPACE}}{250 \text{ SF}}$ = 71
- PHASE 2 (PREVIOUS PHASE) REQ'D PARKING: 242
  - TOTAL REQ'D PARKING FOR PHASES 2 AND 3: 313, INC. 8 ADA (2 VAN)
- TOTAL PROVIDED PARKING FOR PHASES 2 AND 3: 333, INC. 8 ADA (2 VAN)

WATER DEMAND
- AREA 1 TOTAL: 129.85 WFUs ∴ 75.00 GPM ∴ 1.5" METER
- AREA 2 TOTAL: 49.85 WFUs ∴ 49.94 GPM ∴ 1" METER

POWER REQUIREMENT
- 480Y/277 3–PHASE 800A

Landscape Plan



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	REMARKS
TREES				
	1	PROSOPIS GLANDULOSA 'MAVERICK' TM / HONEY MESQUITE	24"BOX	MULTI-TRUNK
	5	WASHINTONIA FILIFERA / CALIFORNIA FAN PALM ADJUST TO ACCOMODATE NEW PLANTING BED	EXISTING	-
	3	WASHINTONIA FILIFERA / CALIFORNIA FAN PALM TRANSPLANTED EXISTING	EXISTING	-

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
SHRUBS			
	53	CHRYSACTINIA MEXICANA / DAMIANITA	3 GAL
	14	HESPERALOE FUNIFERA / GIANT HESPERALOE	15 GAL
	18	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL
	14	ILEX VOMITORIA 'NANA' / DWARF YAUPON	5 GAL
	16	ROSA X 'NOARE' / RED CARPET ROSE	5 GAL
	33	TEUCRIUM CHAMAEDRYS / GERMANDER	5 GAL
	2	YUCCA ROSTRATA / BEAKED YUCCA TRANSPLANT EXISTING	EXISTING

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
EXISTING CONDITIONS	
E-01	EXISTING PLANTING AREA TO PROTECT IN PLACE
PLANTING	
P-01	ROCK MULCH TO BE PLACED AT ALL PLANTING BED AREAS EXCEPT WHERE ACCENT COBBLE IS SHOWN. ROCK TO BE 3/4" BASALT AVAILABLE FROM STAR NURSERY. ROCK PLACED 3" MINIMUM DEPTH
P-02	ALL PARKING ISLANDS TO BE OVER EXCAVATED AND BACKFILLED WITH MINIMUM 2' OF APPROVED TOPSOIL.

PLANTING NOTES

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. CONTRACTOR SHALL PROVIDE A SOILS REPORT ON EXISTING & IMPORTED SOIL TO BE USED FOR LAWN AND PLANTER AREAS.
3. THE FOLLOWING SUBMITTALS SHALL BE DELIVERED TO LANDSCAPE ARCHITECT FOR APPROVAL.
   ALL PLANT MATERIALS INFORMATION
   SOIL AMENDMENTS
   ROCK MULCH AND BOULDER SELECTIONS (INCLUDING SAMPLES)
   WEED BARRIER AND PRE-EMERGENT INFORMATION
4. ALL PLANT PITS ARE TO BE OVER EXCAVATED TO 2X THE ROOTBALL AND BACKFILLED. THE BACKFILL MIX SHALL BE 2 PARTS NATIVE SOIL TO ONE PART SOIL AMENDMENT (NUTRI-MULCH, SOIL PEP, OR APPROVED COMPOST) EVENLY MIXED.
5. CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND PURCHASE ALL PLANT MATERIALS LISTED IN THE PLANT LEGEND. CONTRACTOR SHALL SECURE ALL PLANTS EARLY OR CONTRACT WITH NURSERY TO GROW PLANTS FOR PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING PLANTS IN QUANTITIES SHOWN ON PLAN.
6. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE IN ITS CONTAINER. (i.e. DO NOT SET ROOT FLAIR OF PLANT BELOW TOP OF FINISHED GRADE.)
7. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING, AND WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
8. ALL PLANTS SHALL BE INSTALLED AT LEAST 24" FROM BACK OF CURB OR SIDEWALK EXCEPT FOR 1 GALLON PLANTS THAT MAY BE INSTALLED 18" FROM BACK OF CURB OR SIDEWALK OR IN LOCATION APPROVED BY PROJECT MANAGER OR LANDSCAPE ARCHITECT.
9. ALL NEW LAWN AREAS SHALL BE PREPARED WITH 150 LBS/1000 SF OF GRO-POWER PLUS AND 2 CY/1000 SF COMPOST MINIMUM, UNLESS DIRECTED OTHERWISE BY THE SOILS REPORT. ALL OTHER AREAS SHALL BE AMENDED WITH SPECIFIED BACKFILL AT PLANTING LOCATIONS ONLY. CONTRACTOR TO SPREAD COMPOST AND GRO-POWER EVENLY OVER EXISTING SOIL, AND MIX IN TO A DEPTH OF 4"-6". CONTRACTOR TO REMOVE ALL ROCK MATERIAL OVER 1" IN SIZE FROM ALL LAWN AREAS.
10. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED ON A REGULAR SCHEDULE DURING THE FIRST GROWING SEASON. CONTRACTOR RESPONSIBLE FOR WARRENTY OF ALL PLANT MATERIAL (SHRUBS FOR 90 DAYS, TREES FOR 1 YEAR).
11. FINISH GRADE OF ROCK MULCH WILL BE 1" BELOW TOP OF CURB OR SIDEWALK.
12. STREET FRONTAGE TREE REQUIREMENTS
    RIVERSIDE DR. 30' O.C
    290 LF = 10 TREES

0 20 40 60 80 feet
1" = 20'

NORTH

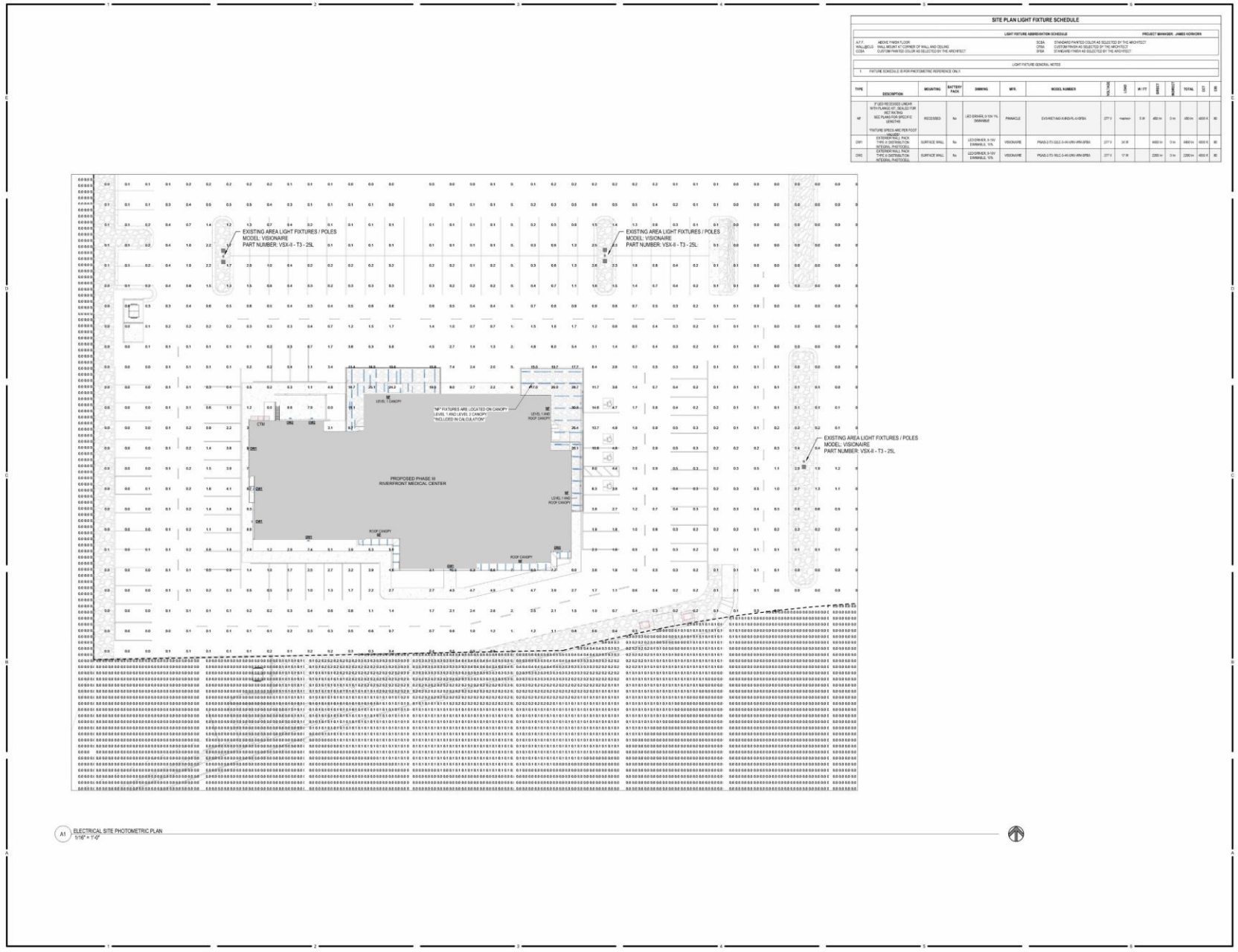
PROJECT: RIVERFRONT MEDICAL III

CONCEPTUAL LANDSCAPE PLAN

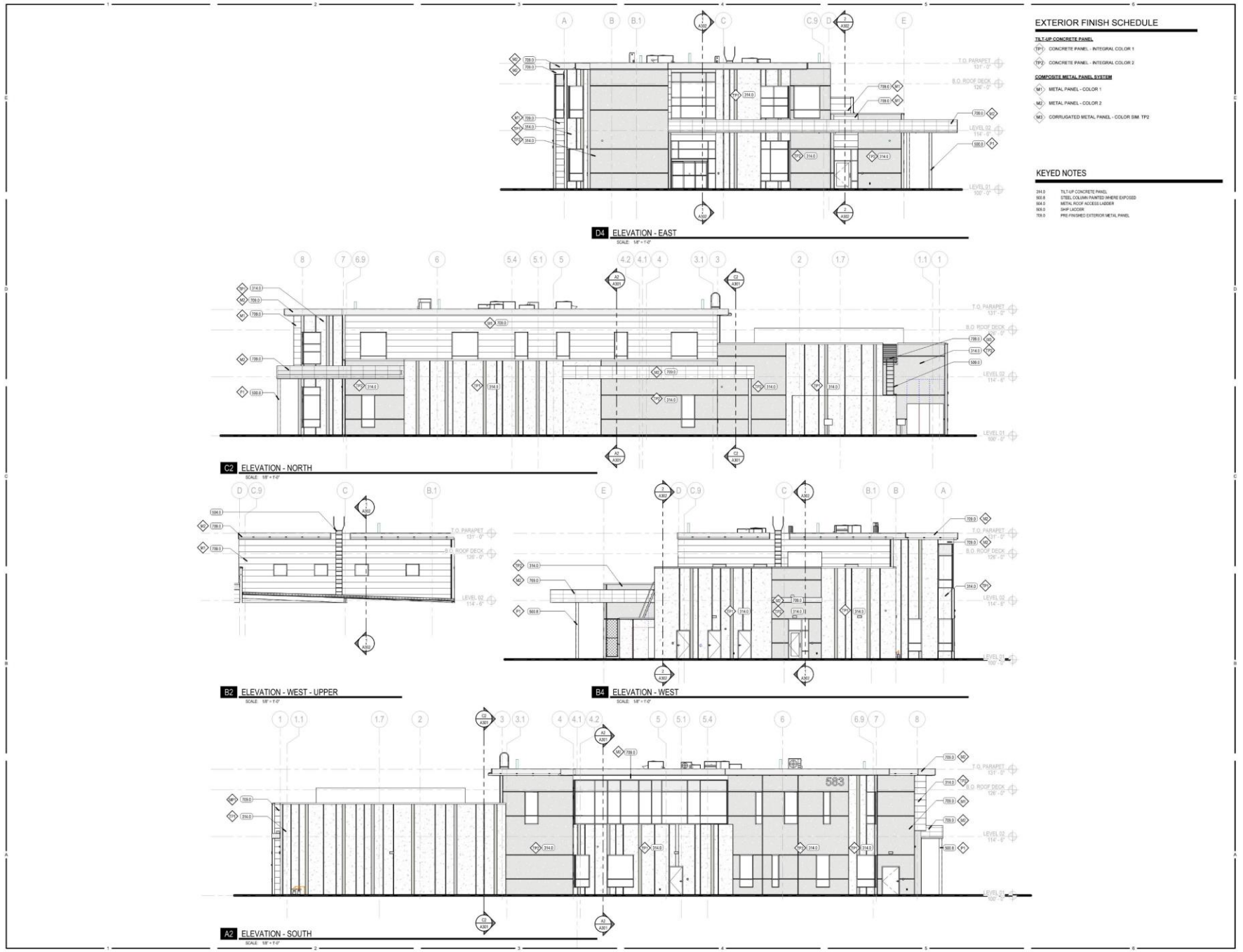
617 E RIVERSIDE DR
ST GEORGE, UTAH
PLOT DATE: May 15, 2026

LandWORKS DESIGN+BUILD
923 S. RIVER ROAD SUITE 207
ST. GEORGE UTAH 84790
WWW.LANDWORKS.DESIGN

Photometric Plan



Exterior Elevations



Materials

Riverfront Medical Center, Phase III
Materials Board



Luma*built* – aluminum siding with printed wood grain finish (similar to the existing two buildings on the site), or equivalent.





Clear Anodized Aluminum Fascia – Similar to the existing phases I & II





Exposed Architectural Tilt-up Concrete – High-quality integrally colored concrete wall system as shown here on the Riverfront Medical Center, Phase II completed building.

Aluminum Storefront Window system – Black coated aluminum storefront window frames with Solarban 60 (or equivalent) mirror tinted glass. Similar to existing phases I & II





Materials



M1 - Lumabuilt – aluminum siding with printed wood grain finish (similar to the existing two buildings on the site), or equivalent.



M2 - Clear Anodized Aluminum Fascia – Similar to the existing phases I & II

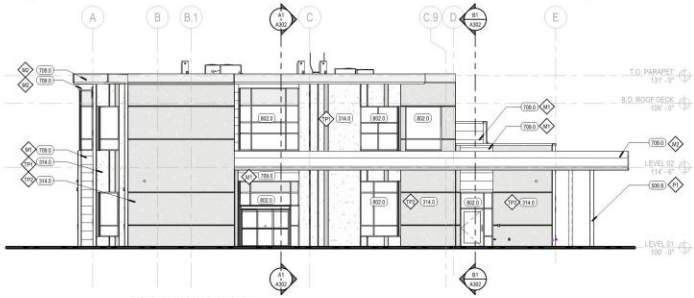


Aluminum Storefront Window system – Black coated aluminum storefront window frames with Solarban 60 (or equivalent) mirror tinted glass. Similar to existing phases I & II

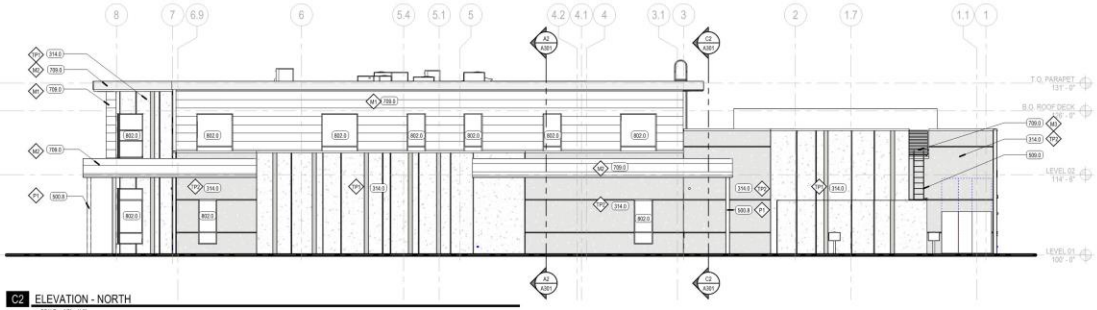


TP1 - NATURAL
TP2 - ONYX

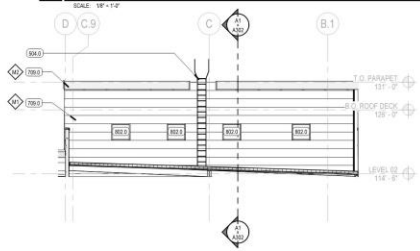
Exposed Architectural Tilt-up Concrete – High-quality integrally colored concrete wall system as shown here on the Riverfront Medical Center, Phase II completed building.



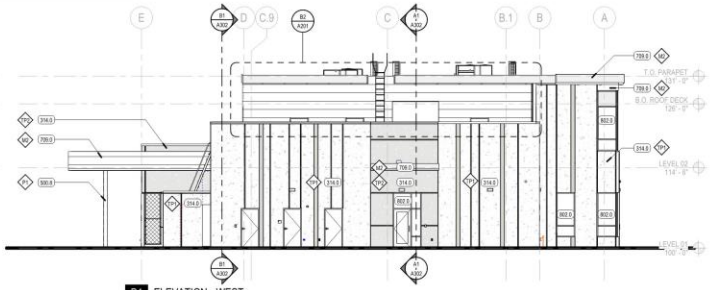
D4 ELEVATION - EAST
SCALE: 1/8" = 1'-0"



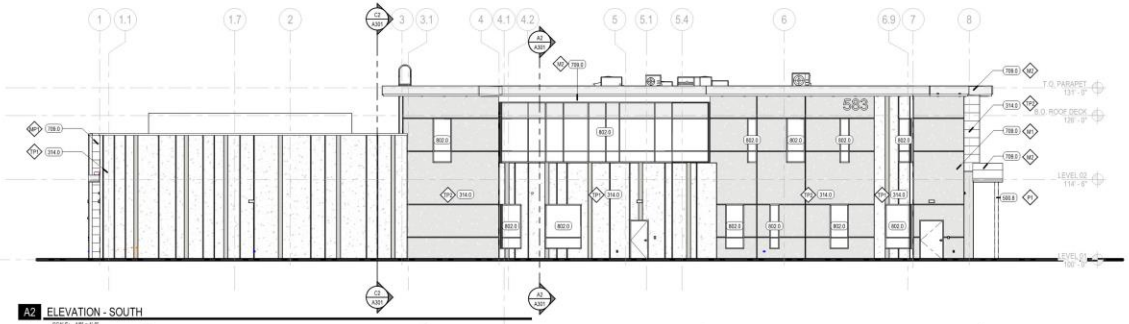
C2 ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



B2 ELEVATION - WEST - UPPER
SCALE: 1/8" = 1'-0"



B4 ELEVATION - WEST
SCALE: 1/8" = 1'-0"



A2 ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

TILT-UP CONCRETE PANEL

TP1 CONCRETE PANEL - INTEGRAL COLOR 1

TP2 CONCRETE PANEL - INTEGRAL COLOR 2

COMPOSITE METAL PANEL SYSTEM

M1 METAL PANEL - COLOR 1

M2 METAL PANEL - COLOR 2

M3 CORRUGATED METAL PANEL - COLOR SIM. TP2

KEYED NOTES

314.0	TILT-UP CONCRETE PANEL
500.8	STEEL COLUMN PAINTED WHERE EXPOSED
534.0	METAL ROOF ACCESS LADDER
539.0	SHIP LADDER
709.0	PRE-FINISHED EXTERIOR METAL PANEL
802.0	STOREFRONT SYSTEM

VCBO

SALT LAKE CITY - HQ
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.5800

ST. GEORGE
20 N. MAIN ST. #103
ST. GEORGE, UT 84770
435.522.7070

VCBO.COM

VCBO NUMBER: 20055.00
DATE: 05 10, 2020

REV DATE DESCRIPTION

RIVERFRONT MEDICAL CENTER III

PERMIT SET

EXTERIOR ELEVATIONS

A201

Renderings





Renderings



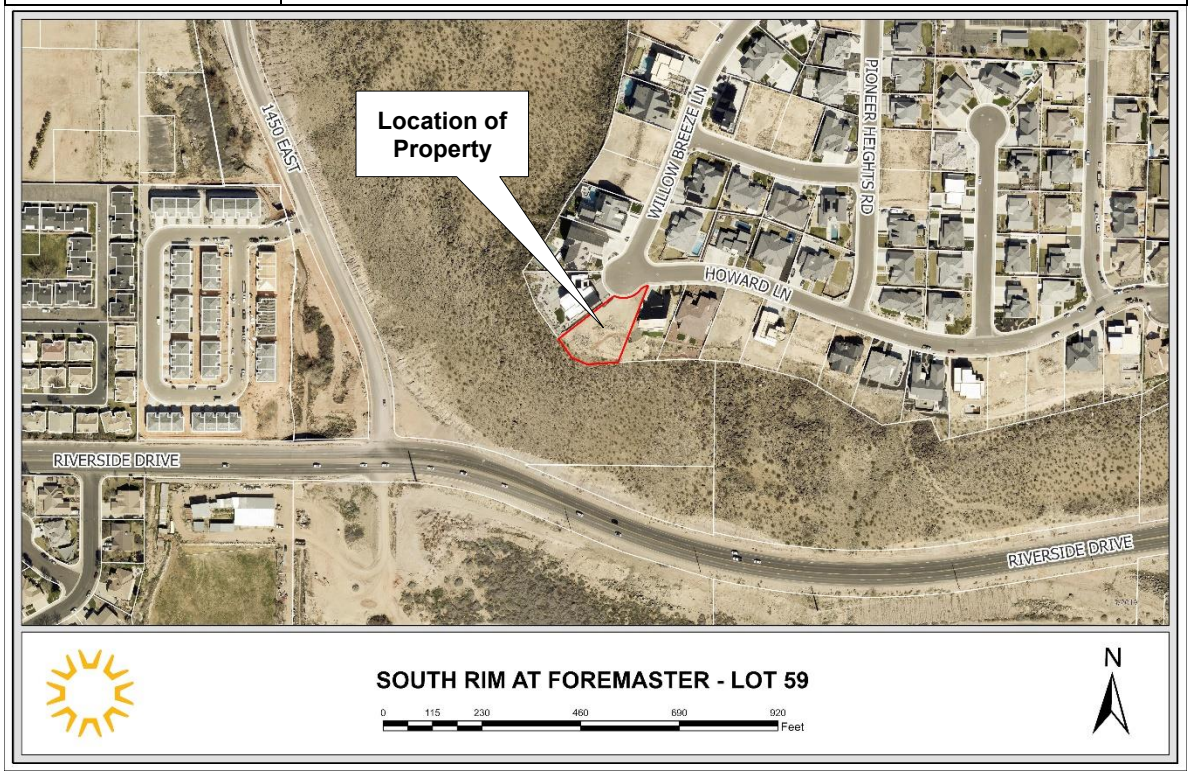


St.George
Community Development

Item 9
Hillside Permit

HILLSIDE REVIEW BOARD AGENDA REPORT: **05/27/2026**
PLANNING COMMISSION AGENDA REPORT: **06/09/2026**

Foremaster Ridge Lot 59 Hillside Development Permit (Case No. 2026-HS-003)		
Request:	A Hillside Development Permit to determine the location of the ridgeline and ridgeline setback on lot 59 of the South Rim at Foremaster Ridge subdivision in anticipation of the construction of a residential home.	
Applicant:	Kelsey Enterprises, Bryce Kelsey	
Location:	Lot 59 Foremaster Ridge (Corner of Howard Ln. and Willow Breeze Lane)	
General Plan:	Low Density Residential (LDR)	
Existing Zoning:	R-1-10 (Single Family Residential, minimum lot size 10,000 ft²)	
Surrounding Zoning:	North	R-1-10
	South	R-1-10
	East	R-1-10
	West	R-1-10
Land Area:	Approximately 0.44 acres	



BACKGROUND

This is a request to obtain a hillside permit for the property located at approximately 1540 E. Howard Lane (Lot 59, South Rim at Foremaster Ridge). (See Exhibit A, Foremaster Ridge final plat). This location is a residential neighborhood, and the applicant would like to build a house on this lot. The rear of the applicant's property abuts the ridge line of Foremaster Ridge. The plat identifies this ridge line as having a 30' ridge line setback area and states, "*No structures, walls, or solid fences are allowed within the 30' foot ridge line setback area*."

The applicant is requesting to review the location of the 30-foot ridgeline setback as shown on the final plat for Foremaster Ridge lot 59 and establish a ridgeline which the applicant feels is more indicative of the actual ridgeline.

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.

D. *Additional Design Standards:*

1. Retaining walls shall be colored to blend into the surrounding natural geology.

2. Retaining wall height is limited to the heights set forth in chapter 18 of this title and the standards for rock wall construction.

3. Building exterior colors shall be earth tone and blend with the surrounding natural landscape.

4. In residential zones, “no disturbance” areas shall be held as the “common area” of a project. Common areas shall be owned and maintained by the homeowners’ association or may be deeded to the city when accepted by the city.

5. In nonresidential zones, any “no disturbance” area shall be identified on the final site plan or final plat.

6. Any required no disturbance area shall be identified on the ground with temporary fencing or other approved means to prevent accidental disturbance of the area during construction and such fencing shall be installed prior to issuance of a grading permit.

7. The building site shall be located on the flattest portion of the parcel.

8. No structure shall extend over any natural ridgeline. The structure shall be in contact with the ground at all edges.

EXHIBITS PROVIDED

1. Exhibit A – Foremaster Ridge Plat
   “Exhibit A” in the packet shows the plat of Foremaster Ridge.

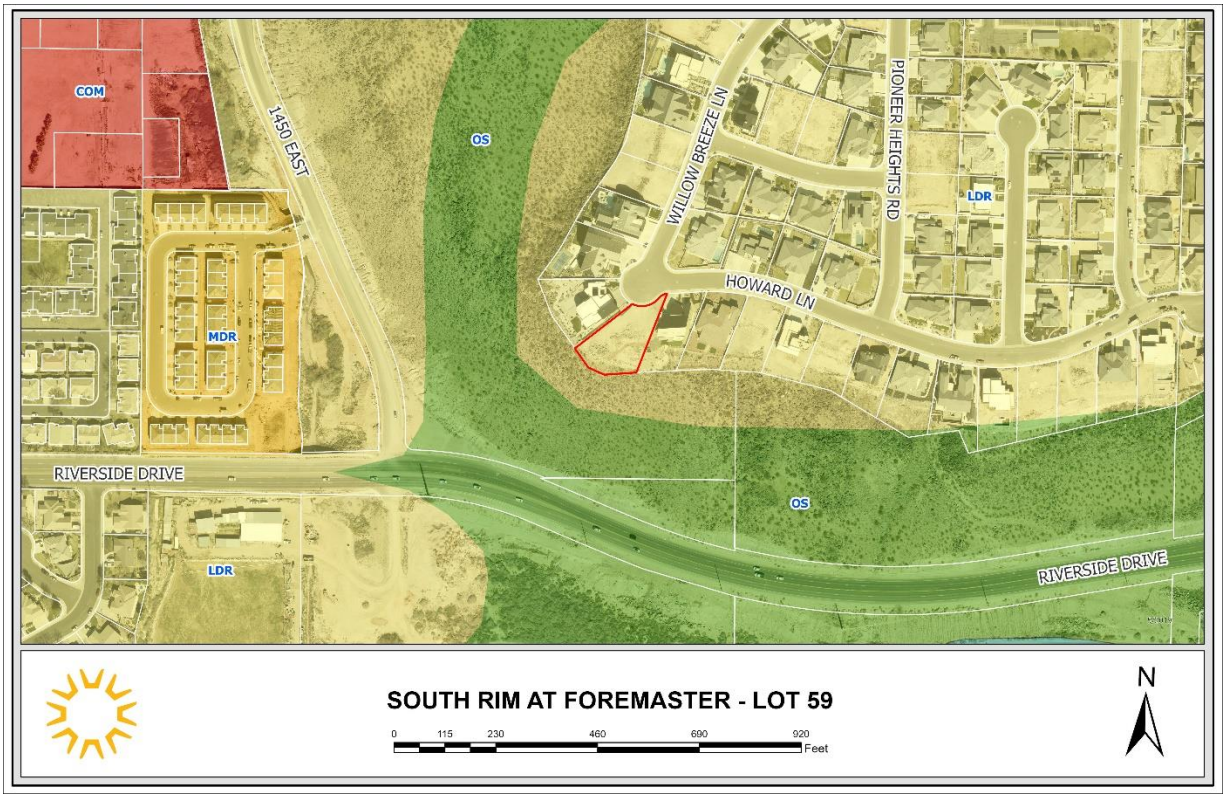
2. Exhibit B – Aerial of Existing Project Area
   “Exhibit B” is an aerial map of the project site for Foremaster Ridge Lot 59.

3. Exhibit C – Site Plan Map of Lot 59
   “Exhibit D” is a map showing the site and ridgeline setback of Lot 59.

RECOMMENDATION

The Hillside Review Board held a public meeting on the site to determine where the ridgeline is located. In the discussion, they came up with a line closer to the property line. The revised proposed ridgeline as determined by the Hillside Review Board is attached as Exhibit ‘D’.

General Plan – LDR (Low Density Residential)



Zoning - R-1-10

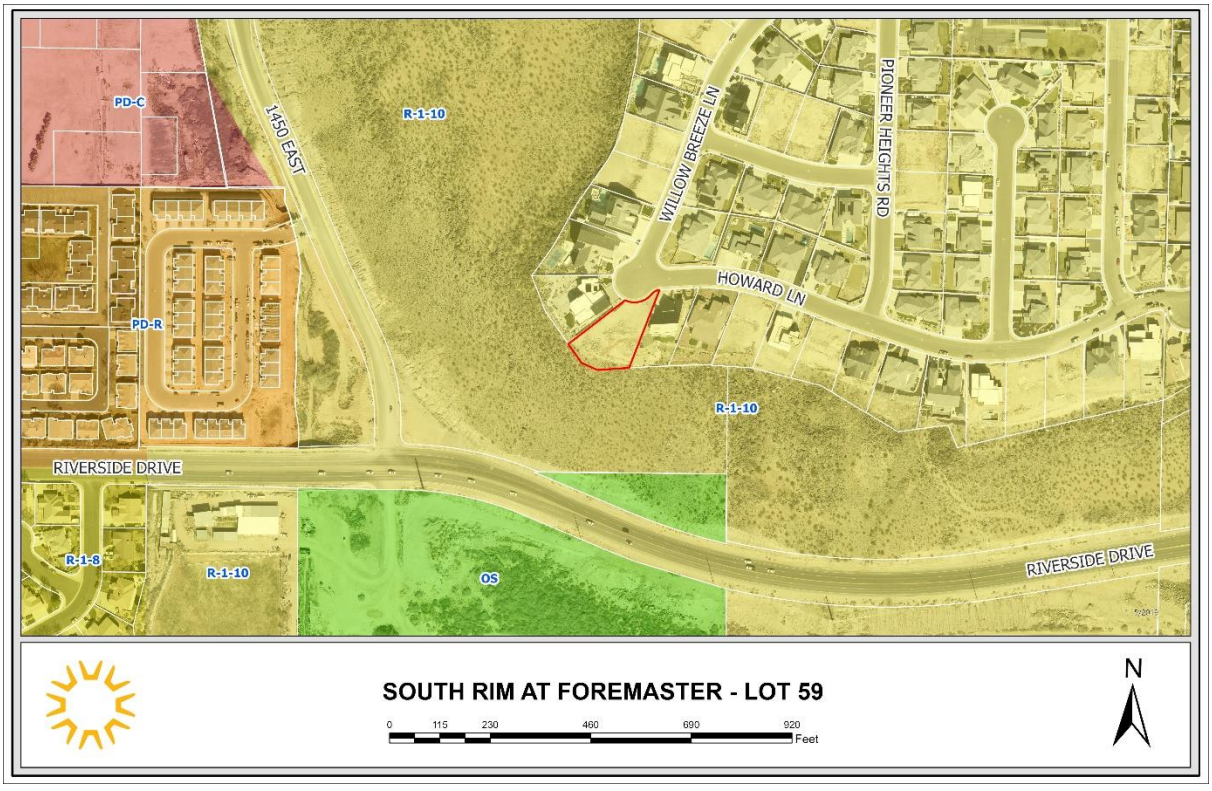


EXHIBIT A
SOUTH RIM AT FOREMASTER RIDGE

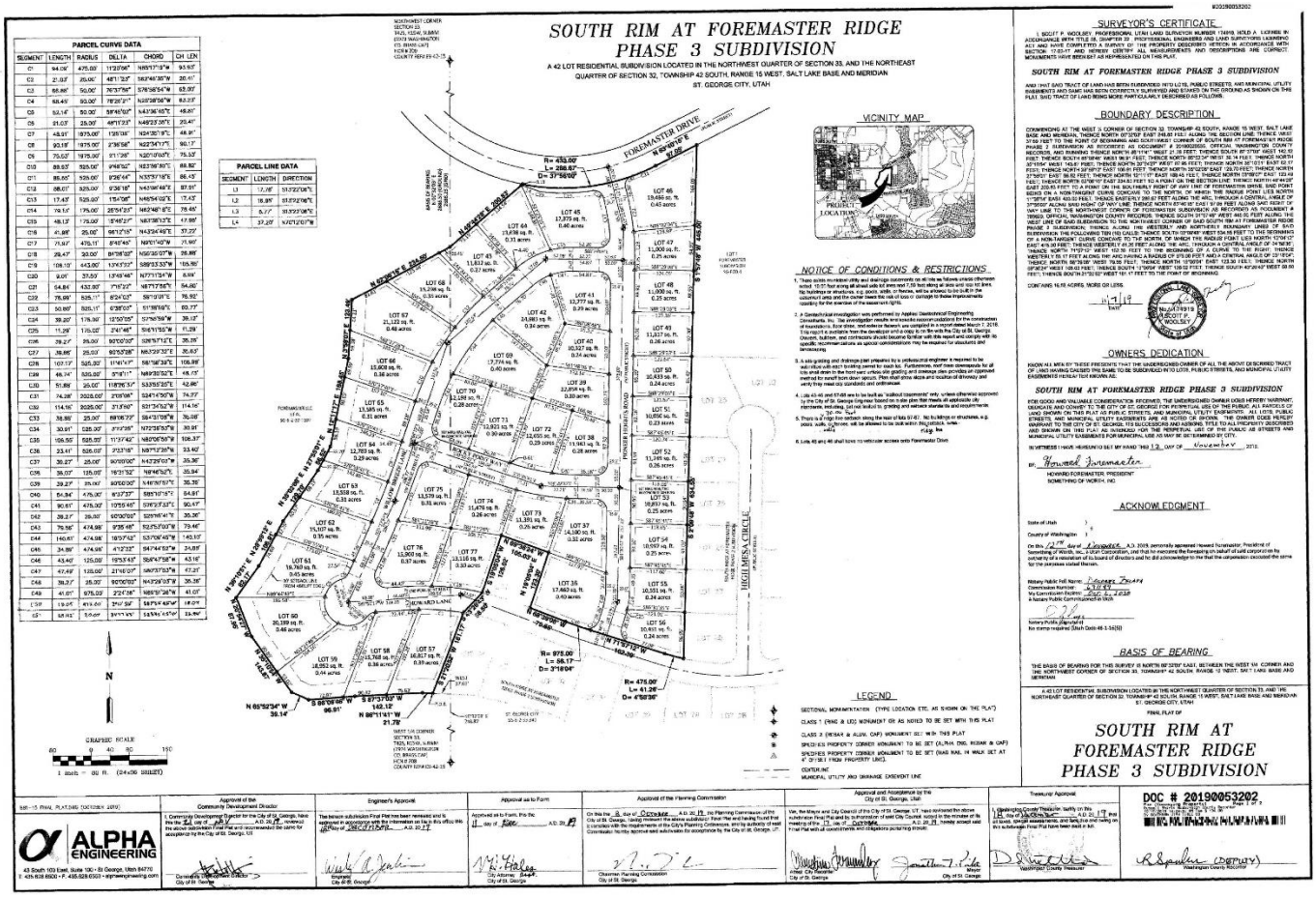


EXHIBIT B
AERIAL IMAGE OF LOT 59



EXHIBIT C
SITE PLAN

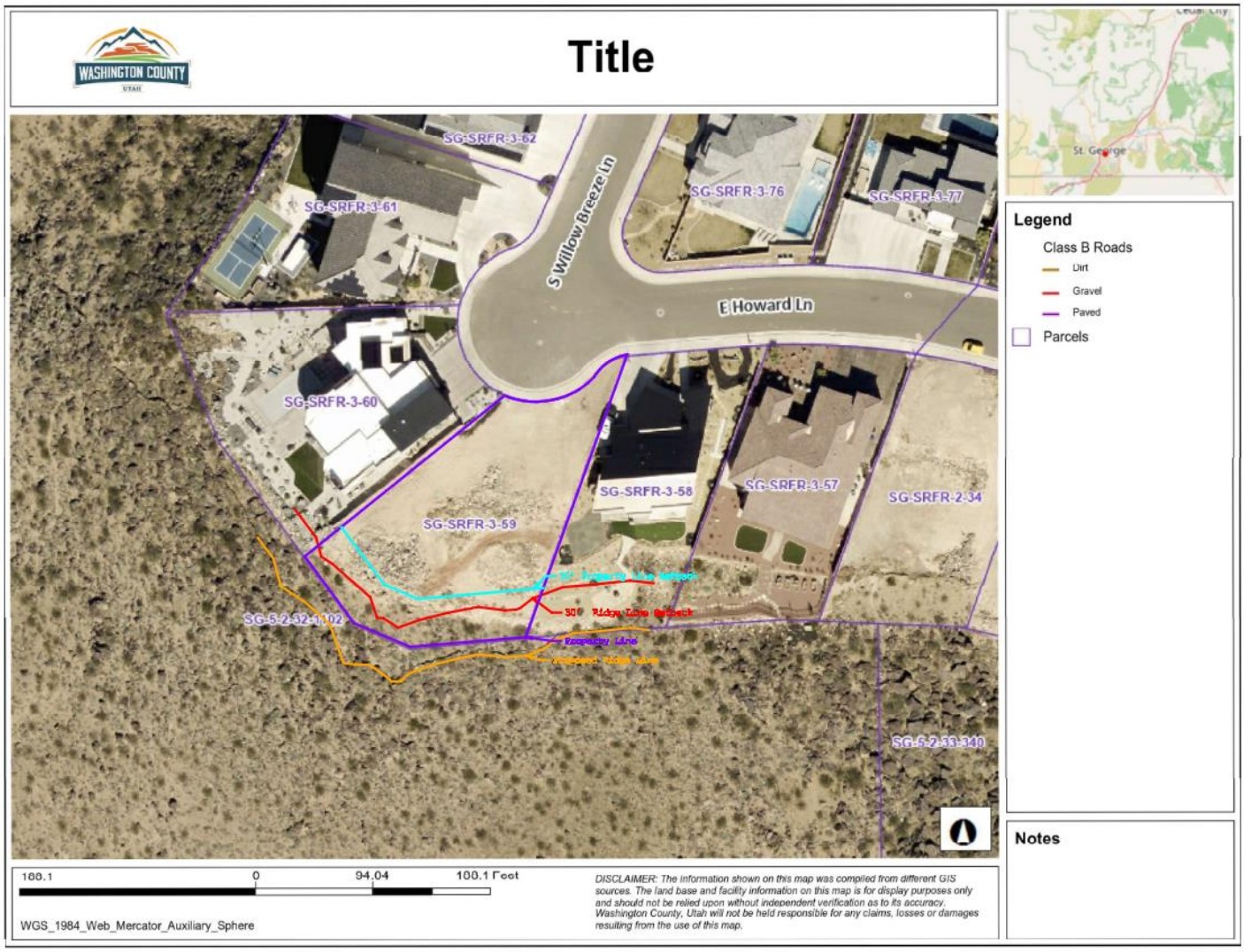
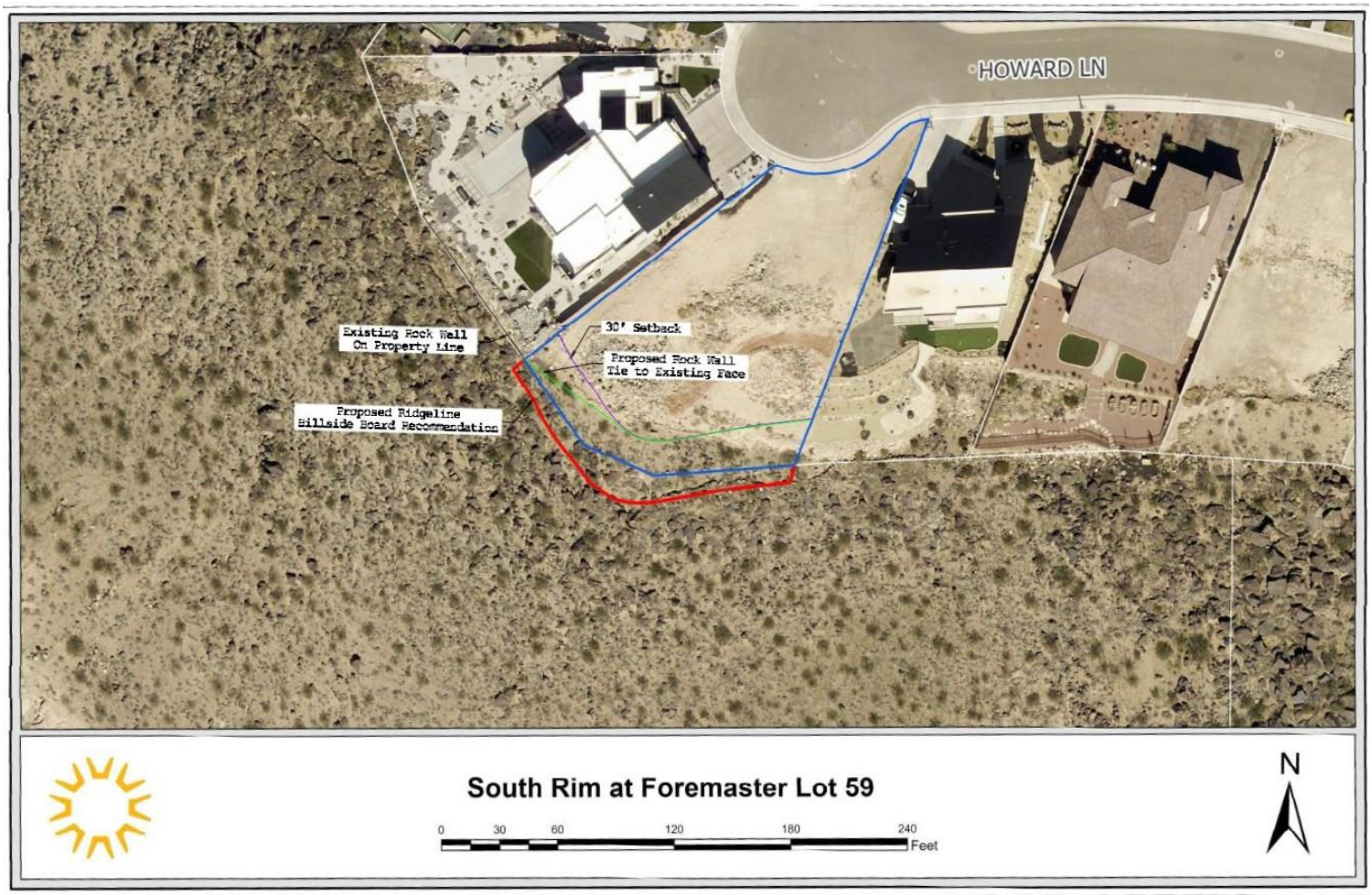


EXHIBIT D
REVISED SITE PLAN



ST. GEORGE PLANNING COMMISSION MINUTES
May 26, 2026 5:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

Planning Commission Chair Ben Rogers
Planning Commission Member Brandon Anderson
Planning Commission Member Kelly Taysom
Planning Commission Member Terri Draper
Planning Commission Member Lori Chapman
Planning Commission Member Nathan Fisher
Planning Commission Member Kelly Casey

EXCUSED:

STAFF MEMBERS PRESENT:

City Deputy Attorney Jami Bracken
Community Development Director Carol Winner
Assistant Public Works Director Wes Jenkins
Planner Dan Boles
Development Office Supervisor Angie Jessop

OTHERS PRESENT:

Applicant Bob Hermandson
Applicant Jared Bates
Applicant Greg Rath

CALL TO ORDER:

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

Link to call to order and flag salute: 00:00:11

Link to call for disclosures 00:00:45

Commission Member Anderson recused himself on Item #2.

ITEM 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)

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Link to Presentation by Dan Boles 00:01:24

DRAFT

Link to comment by applicant Bob Hermandson 00:08:03

Link to questions by Commission Members and discussion with Mr. Hermandson 00:11:25

Link to public hearing 00:26:18

Link to comment by Darren West 00:26:55

Link to comment by Farryn Mathie 00:30:18

Link to comment by Scott Mathie 00:33:03

Link to comment by Deni Larsen 00:37:08

Link to comment by Zach Boyce 00:40:00

Link to comment by Mariah Smart 00:41:57

Link to comment by Nate Nalder 00:43:33

Link to comment by Rachael Krueger 00:46:28

Link to comment by Paul Naylor 00:49:18

Public Hearing Closed

Link to discussion by Commission Members, Mr. Boles, and Mr. Hermandson 00:50:32

Link to discussion by Commission Members and Deputy City Attorney Jami Bracken 00:55:52

Link to question by Commission Member Draper and Ms. Bracken 00:58:14

Link to discussion by Commission Members 00:59:38

Link to question by Commission Member Chapman 01:01:55

Link to motion 01:03:05

MOTION:

A motion was made by Planning Commission Member Casey to forward a positive recommendation to the City Council for PD Amendment for Desert Color Zoning Booklet Amendment based on the findings in the staff report.

SECOND:

The motion was seconded by Planning Commission Member Fisher.

VOTE:

Commission Chair Rogers called for a vote, as follows:

DRAFT

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

The vote was 4-3. Motion carries.

ITEM 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)

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Link to Presentation by Dan Boles 01:05:44

Link to discussion by Commission Members and applicant Jared Bates, Mr. Boles and Community Development Director Carol Winner 01:16:03

Link to public hearing 01:21:50

Public Hearing Closed

Link to discussion by Commission Members and Mr. Boles 01:22:12

Link to comment by Deputy City Attorney Jami Bracken 01:24:39

Link to discussion by Commission Members and Mr. Boles 01:25:02

Link to motion 01:26:00

MOTION:

A motion was made by Planning Commission Member Draper to forward a positive recommendation to City Council for the zone change for Allora Village, as purposed, based on the findings and subject to conditions.

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 –recused
Planning Commission Member Fisher – aye

DRAFT

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 REGULATION AMENDMENT Rath ADA ADU– 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)

Agenda Packet [Page 49]

Link to Presentation by Wes Jenkins 01:27:27

Link to discussion between Commission Members, Mr. Jenkins and Deputy City Attorney Bracken 01:27:55

Link to public hearing 01:34:48

Link to comment by Greg Rath 01:35:00

Public Hearing Closed

Link to motion 01:37:40

MOTION:

A motion was made by Planning Commission Member Draper to forward a positive recommendation to the City Council for Item #3, following the Hillside Review Boards recommendations.

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 –nay
Planning Commission Member Fisher – nay
Planning Commission Member Casey – aye
Planning Commission Member Chapman – aye
Planning Commission Member Taysom –aye
Planning Commission Member Draper –aye

The vote was 5-2. Motion carries.

DRAFT

Adjourn for short break 01:42:30

ITEM 4

PLANNING COMMISSION TRAINING – POWERS & DUTIES

Link to Presentation by Deputy City Attorney Jami Bracken 00:00:05

APPROVAL OF MINUTES:

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

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Link to motion 00:34:32

MOTION:
A motion was made by Planning Commission Member Taysom to approve minutes of May 12, 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- absent

The vote was unanimous and the motion carried.

CITY COUNCIL ITEMS:

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

ADJOURN:

Link to motion: 00:34:50

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

SECOND:
The motion was seconded by Planning Commission Member Anderson.

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

DRAFT

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 – absent

The vote was unanimous, and the motion carries.

/s/
Angie Jessop, Development Services

DRAFT