

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 meeting beginning on site at Lot 59 of the South Rim of Foremaster Ridge subdivision, located at the south side of Howard Lane at approximately 1540 East, St George, Utah, on **Tuesday, June 23, 2026**, commencing at **4:00 p.m.**

The agenda for the meeting is as follows:

1. **Site visit at Lot 59 of the South Rim of Foremaster Ridge subdivision located at the south side of Howard Lane at approximately 1540 East, St George, Utah to view the ridgeline.**

Following the visit, the Planning Commission will travel to the City Offices at 61 S. Main St., St George, Utah for the remainder of the meeting to be held in the City Council Chambers, commencing at approximately 5:00 p.m

The agenda for the meeting is as follows:

Call to Order
Flag Salute
Call for Disclosures


2. **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)
3. **ZONE CHANGE- Desert Haven – PUBLIC HEARING** Consider a request to change the zoning from A-20 (Agricultural 20-acre lot minimum) to R-1 (Single Family no minimum square footage, 40-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)
4. **ZONE CHANGE- Desert Sky – PUBLIC HEARING** Consider a request to change the zoning from PD-R (Planned Development Residential) to R-1 (Single Family no minimum square footage, 40-foot minimum lot width/frontage) on approximately 13.23 acres. The property is in the Desert Canyons Development, generally located east of Southern Pkwy and North of Desert Sky Pkwy. The applicant is Desert Canyons Development Inc and the representative is Curt Gordon. Case No. 2026-ZC-012 (Staff – Brenda Hatch)
5. **PLANNED DEVELOPMENT AMENDMENT McDonalds Desert Color – PUBLIC HEARING** – Consider a request to amend the Desert Color zone plan. This PD amendment would allow the construction of a new McDonalds restaurant on 1.28 acres. The site is located on the west of Desert Color Parkway just south of Southern Parkway. The applicant is Dominion Engineering and the representative is Darrin Perkes. Case No. 2026-PDA-016 (Staff – Dan Boles)

- 6. **CONDITIONAL USE PERMIT Desert Corner**– Consider a request for a conditional use permit for a development with an aggregate ground floor footprint square footage of 20,000 square feet or more. The applicant is Desert Canyons Development Inc and the representative is Curt Gordon. Case No. 2026-CUP-002 (Staff – Brenda Hatch)
- 7. **PRELIMINARY PLAT Tonaquint Ridge Phase 1** – Consider a request for a 29-lot preliminary plat generally located north of Chandler Drive and west of Curly Hollow Drive on approximately 14.43 acres for the purpose of a single-family subdivision. The applicant is DSG Engineering, and the representative is Logan Blake. Case No. 2026-PP-015 (Staff – Brian Dean)
- 8. **MINUTES**
Consider a request to approve the minutes for the joint work meeting with City Council from the May 28, 2026, meeting.
- 9. **MINUTES**
Consider a request to approve the meeting minutes from the June 9, 2026, meeting.

10. CITY COUNCIL ACTIONS

Report on items heard at the June 18, 2026, City Council meeting.

- 1. 2026-ZC-009 Allora Village



Angie Jessop – Community Development Office Supervisor

June 18, 2026

Date

Reasonable Accommodation: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs.

HILLSIDE REVIEW BOARD AGENDA REPORT: **05/27/2026**
 PLANNING COMMISSION AGENDA REPORT: **06/09/2026**
 PLANNING COMMISSION AGENDA REPORT: **06/23/2026**

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 ft ²)
Surrounding Zoning:	North R-1-10
	South R-1-10
	East R-1-10
	West R-1-10
Land Area:	Approximately 0.44 acres



SOUTH RIM AT FOREMASTER - LOT 59

0 115 230 460 690 920 Feet



BACKGROUND

At the Planning Commission meeting of June 9, 2026, the commission had some questions regarding the location of the ridgeline. They felt that a fieldtrip to the site could help resolve the questions they have. A fieldtrip is scheduled for June 23, 2026.

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.

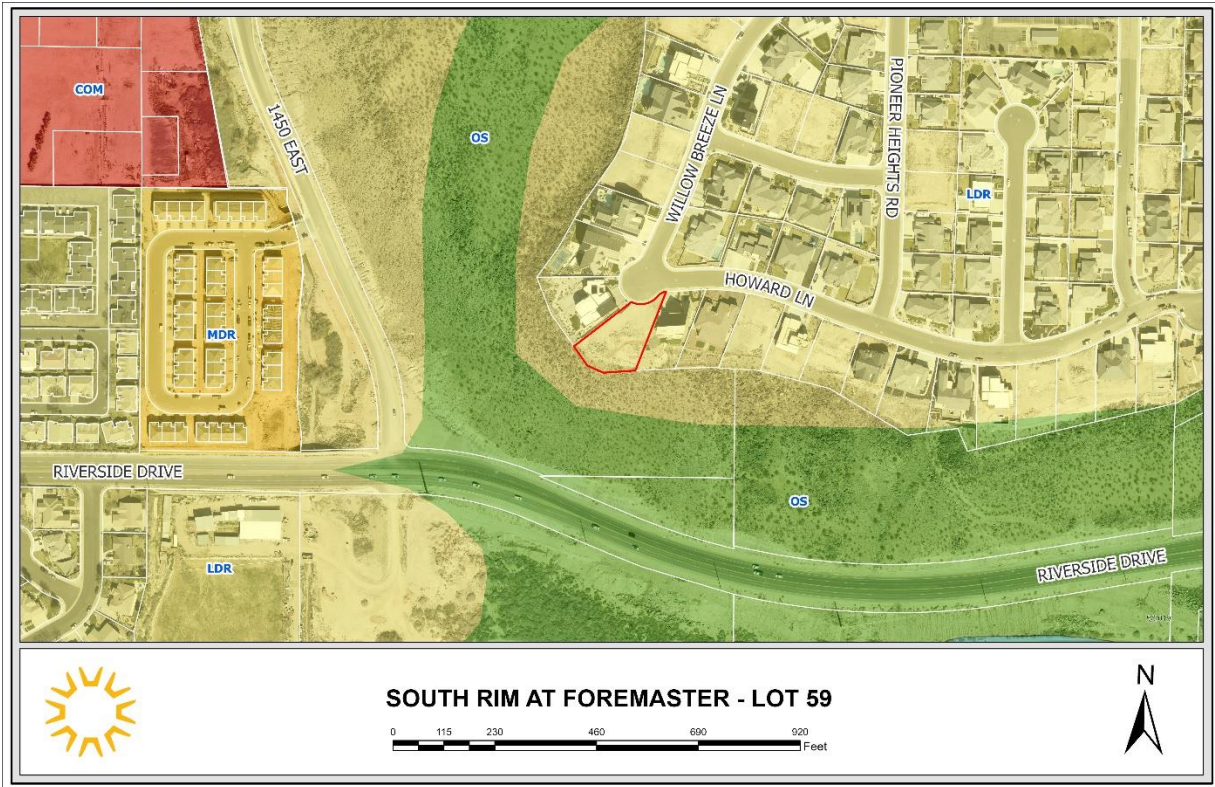
EXHIBITS PROVIDED

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

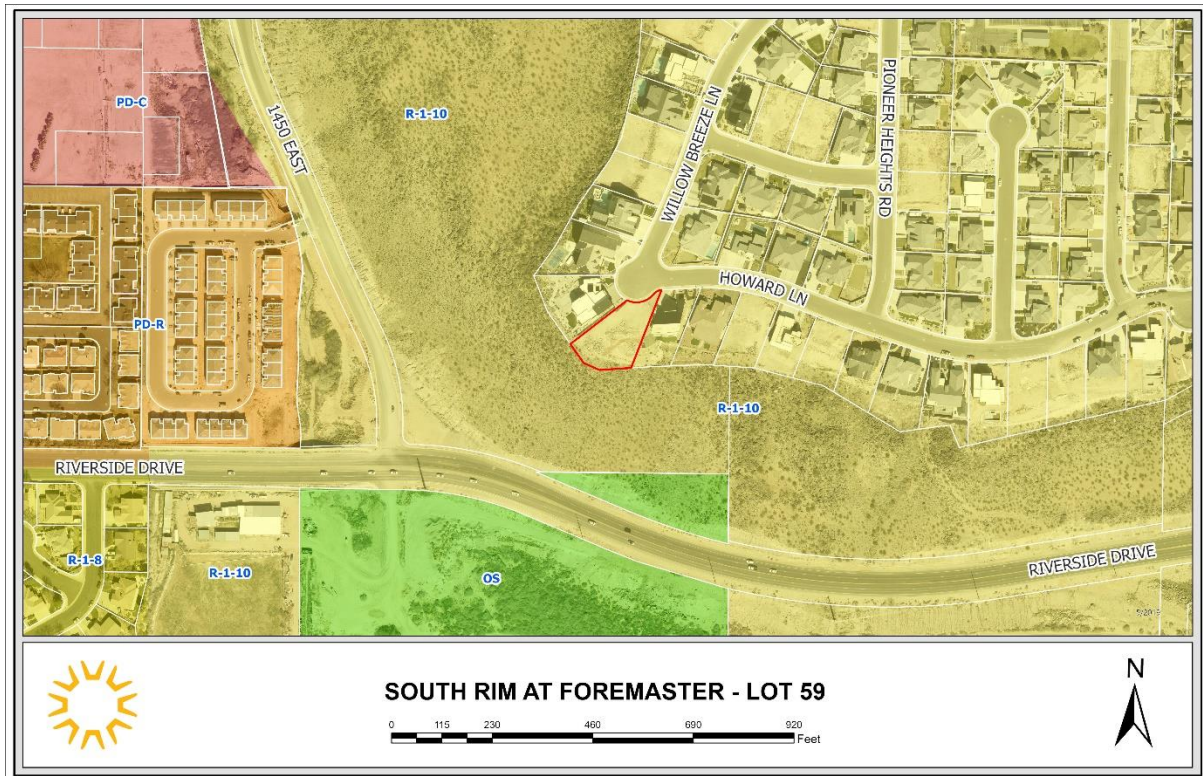


EXHIBIT A

SOUTH RIM AT FOREMASTER RIDGE

SEQUENCE	LENGTH	BEARING	DELTA	CHORD	CHORD BEARING
C1	44.92	N 89° 52' 00" W	117° 52' 00"	108.717	S 89° 52' 00" E
C2	21.07	S 89° 52' 00" E	180° 00' 00"	21.070	S 89° 52' 00" E
C3	66.88	S 60° 00' 00" E	120° 00' 00"	115.880	S 60° 00' 00" E
C4	64.44	S 60° 00' 00" E	120° 00' 00"	112.992	S 60° 00' 00" E
C5	52.14	S 30° 00' 00" E	150° 00' 00"	90.840	S 30° 00' 00" E
C6	21.07	S 89° 52' 00" E	180° 00' 00"	21.070	S 89° 52' 00" E
C7	44.92	N 89° 52' 00" W	117° 52' 00"	108.717	S 89° 52' 00" E
C8	52.14	S 30° 00' 00" E	150° 00' 00"	90.840	S 30° 00' 00" E
C9	64.44	S 60° 00' 00" E	120° 00' 00"	112.992	S 60° 00' 00" E
C10	66.88	S 60° 00' 00" E	120° 00' 00"	115.880	S 60° 00' 00" E

SOUTH RIM AT FOREMASTER RIDGE PHASE 3 SUBDIVISION

A 42 LOT RESIDENTIAL SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, AND THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN
ST. GEORGE CITY, UTAH

SURVEYOR'S CERTIFICATE

I, SCOTT P. WOODLEY, PROFESSIONAL LAND SURVEYOR NUMBER 12345, A LICENSEE IN JURISDICTION WITH THE STATE OF UTAH, HAVE BEEN HONORABLY AND SOLELY RESPONSIBLE FOR THE SURVEY AND HAVE COMPLETED A SURVEY OF THE FOREMASTER RIDGE SOUTH RIM AT FOREMASTER RIDGE PHASE 3 SUBDIVISION. I HAVE BEEN FULLY ADVISED OF THE NATURE AND EXTENT OF THE SURVEY AND HAVE CONDUCTED THE SURVEY IN ACCORDANCE WITH THE UTAH SURVEYING ACT AND ALL APPLICABLE RULES AND REGULATIONS. I HAVE CONDUCTED THE SURVEY IN ACCORDANCE WITH THE UTAH SURVEYING ACT AND ALL APPLICABLE RULES AND REGULATIONS. I HAVE CONDUCTED THE SURVEY IN ACCORDANCE WITH THE UTAH SURVEYING ACT AND ALL APPLICABLE RULES AND REGULATIONS.

BOUNDARY DESCRIPTION

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 32, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89° 52' 00" WEST 44.92 FEET ALONG THE SECTION LINE; THENCE WEST 21.07 FEET TO THE POINT OF BEGINNING AND SOUTHWEST CORNER OF SECTION 32; THENCE WEST 66.88 FEET ALONG AN EXTENSION OF THE FOREMASTER RIDGE SOUTH RIM AT FOREMASTER RIDGE PHASE 3 SUBDIVISION; THENCE SOUTH 60° 00' 00" EAST 64.44 FEET; THENCE SOUTH 60° 00' 00" EAST 66.88 FEET; THENCE SOUTH 30° 00' 00" EAST 52.14 FEET; THENCE SOUTH 89° 52' 00" WEST 21.07 FEET; THENCE NORTH 89° 52' 00" WEST 44.92 FEET; THENCE NORTH 30° 00' 00" WEST 52.14 FEET; THENCE NORTH 60° 00' 00" WEST 64.44 FEET; THENCE NORTH 60° 00' 00" WEST 66.88 FEET; THENCE NORTH 30° 00' 00" WEST 52.14 FEET; THENCE NORTH 89° 52' 00" WEST 21.07 FEET; THENCE SOUTH 89° 52' 00" WEST 44.92 FEET TO THE POINT OF BEGINNING.

NOTICE OF CONDITIONS & RESTRICTIONS

- This subdivision is subject to all applicable laws and regulations of the State of Utah, including but not limited to the Utah Surveying Act, the Utah Subdivision Map Act, and the Utah Uniform Condominium Act. The subdivision is subject to all applicable laws and regulations of the State of Utah, including but not limited to the Utah Surveying Act, the Utah Subdivision Map Act, and the Utah Uniform Condominium Act.
- All lots in this subdivision are subject to the same restrictions and conditions as set forth in the Declaration of Condominium. The subdivision is subject to all applicable laws and regulations of the State of Utah, including but not limited to the Utah Surveying Act, the Utah Subdivision Map Act, and the Utah Uniform Condominium Act.
- All lots in this subdivision are subject to the same restrictions and conditions as set forth in the Declaration of Condominium. The subdivision is subject to all applicable laws and regulations of the State of Utah, including but not limited to the Utah Surveying Act, the Utah Subdivision Map Act, and the Utah Uniform Condominium Act.

OWNERS' DECLARATION

I, SCOTT P. WOODLEY, PROFESSIONAL LAND SURVEYOR NUMBER 12345, A LICENSEE IN JURISDICTION WITH THE STATE OF UTAH, HAVE BEEN HONORABLY AND SOLELY RESPONSIBLE FOR THE SURVEY AND HAVE COMPLETED A SURVEY OF THE FOREMASTER RIDGE SOUTH RIM AT FOREMASTER RIDGE PHASE 3 SUBDIVISION. I HAVE BEEN FULLY ADVISED OF THE NATURE AND EXTENT OF THE SURVEY AND HAVE CONDUCTED THE SURVEY IN ACCORDANCE WITH THE UTAH SURVEYING ACT AND ALL APPLICABLE RULES AND REGULATIONS. I HAVE CONDUCTED THE SURVEY IN ACCORDANCE WITH THE UTAH SURVEYING ACT AND ALL APPLICABLE RULES AND REGULATIONS.

ACKNOWLEDGMENT

On this 15th day of January, A.D. 2026, I, SCOTT P. WOODLEY, A LICENSEE IN JURISDICTION WITH THE STATE OF UTAH, HAVE BEEN HONORABLY AND SOLELY RESPONSIBLE FOR THE SURVEY AND HAVE COMPLETED A SURVEY OF THE FOREMASTER RIDGE SOUTH RIM AT FOREMASTER RIDGE PHASE 3 SUBDIVISION. I HAVE BEEN FULLY ADVISED OF THE NATURE AND EXTENT OF THE SURVEY AND HAVE CONDUCTED THE SURVEY IN ACCORDANCE WITH THE UTAH SURVEYING ACT AND ALL APPLICABLE RULES AND REGULATIONS. I HAVE CONDUCTED THE SURVEY IN ACCORDANCE WITH THE UTAH SURVEYING ACT AND ALL APPLICABLE RULES AND REGULATIONS.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH BY STATE PLAT, BEARING THE WEST BY CORNER AND THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN.

LEGEND

SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAN)
CLASS 1 BENCH & BULK CORNER MONUMENT SET IN THIS PLAN
SPECIES PROPERTY CORNER MONUMENT TO BE SET (PLAIN, THE BENCH & CAP)
SPECIES PROPERTY CORNER MONUMENT TO BE SET (SOLID, THE BENCH & CAP)
SPECIES PROPERTY CORNER MONUMENT TO BE SET (SOLID, THE BENCH & CAP)
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SPECIES PROPERTY CORNER MONUMENT TO BE SET (SOLID, THE BENCH & CAP)

<p>38-15 FINAL PLAT (DATE: OCTOBER 2026)</p> <p>Approved by the Community Development Director</p> <p>Approved by the Engineer's Approval</p> <p>Approved by the Surveyor's Approval</p> <p>Approved by the City of St. George</p>	<p>Approved by the City of St. George</p> <p>Approved by the City of St. George</p> <p>Approved by the City of St. George</p>	<p>Approved by the City of St. George</p> <p>Approved by the City of St. George</p> <p>Approved by the City of St. George</p>	<p>Approved by the City of St. George</p> <p>Approved by the City of St. George</p> <p>Approved by the City of St. George</p>	<p>Approved by the City of St. George</p> <p>Approved by the City of St. George</p> <p>Approved by the City of St. George</p>
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DOC # 20190053202

EXHIBIT B AERIAL IMAGE OF LOT 59



EXHIBIT C SITE PLAN

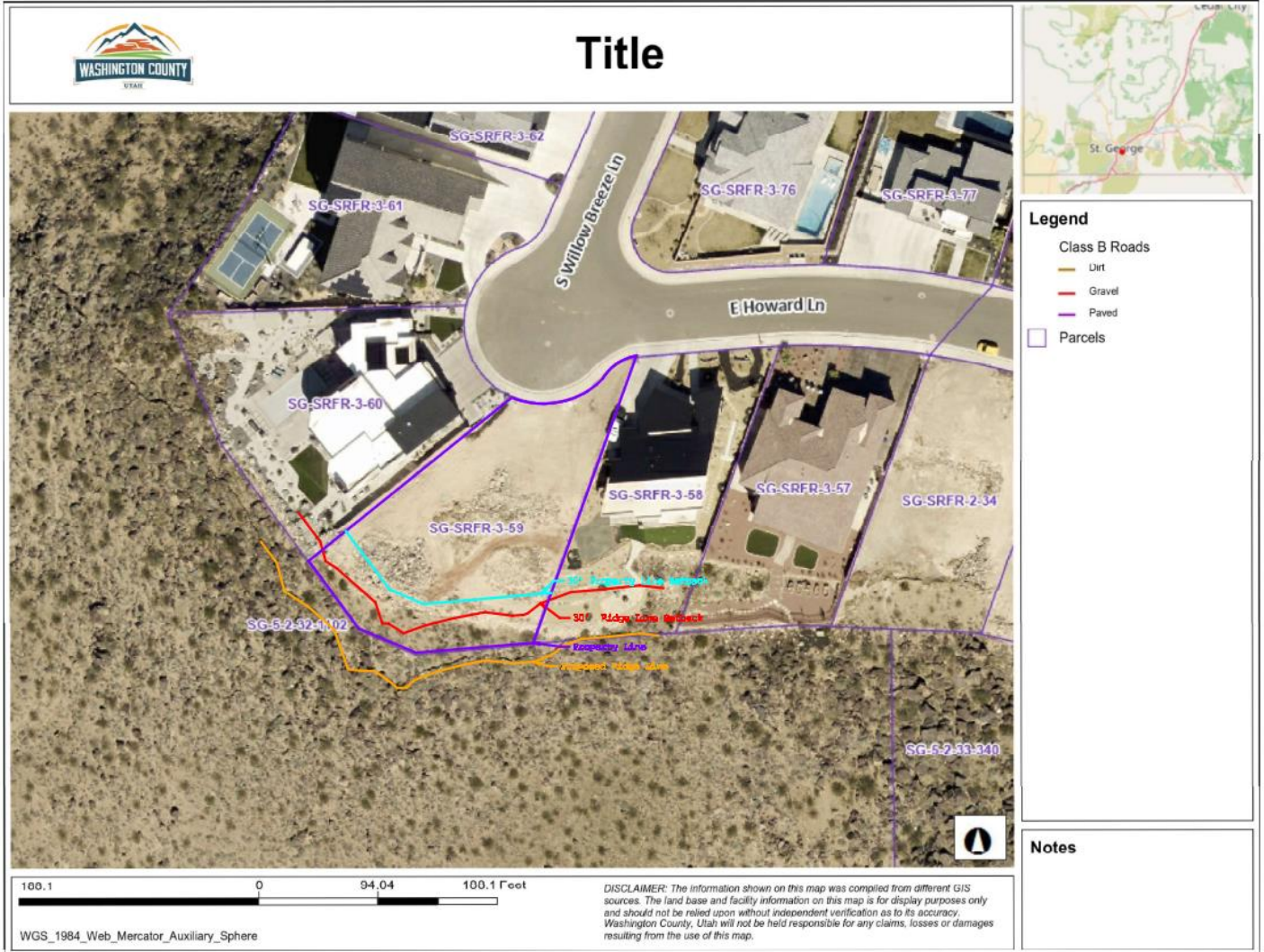
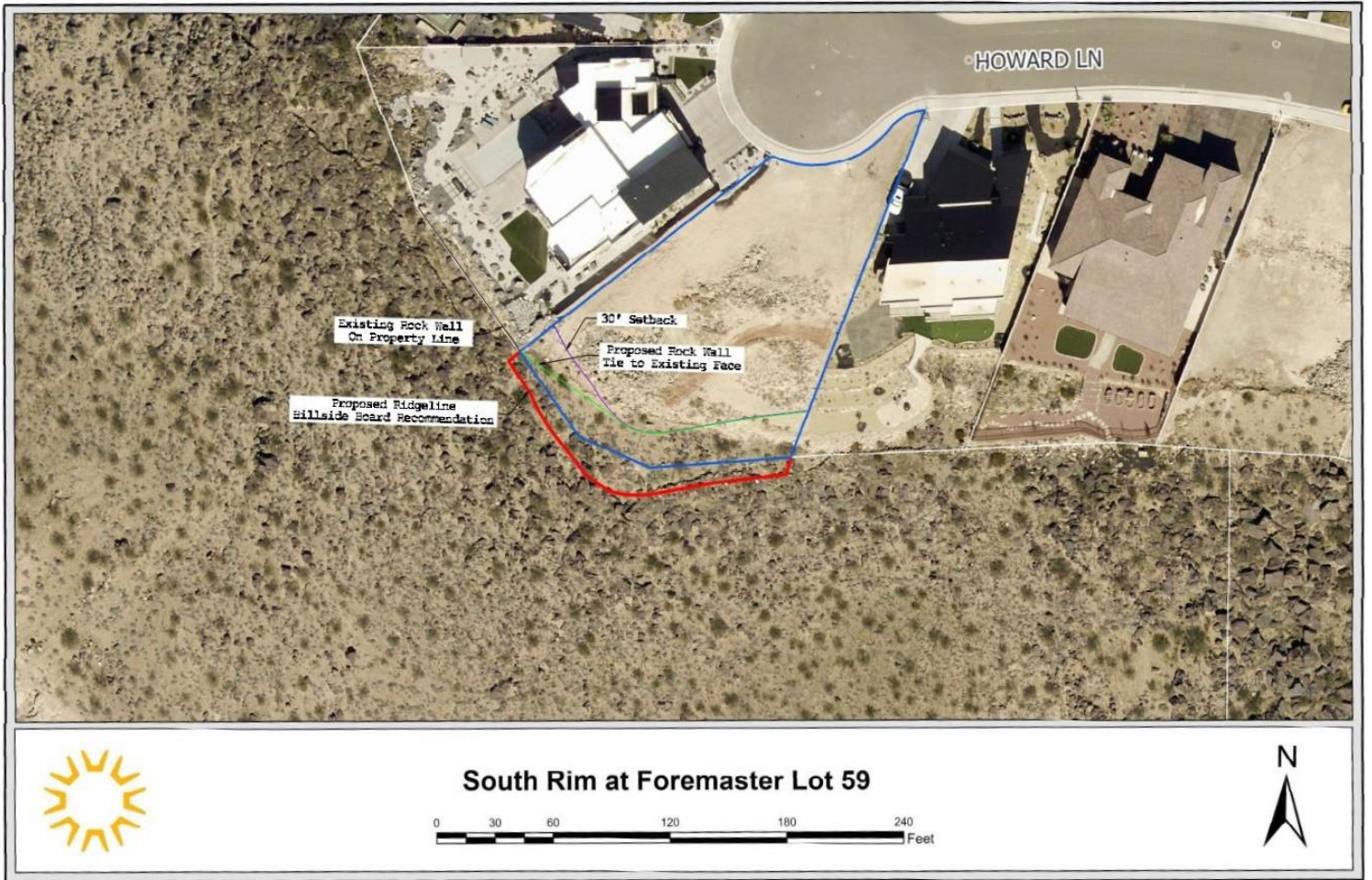
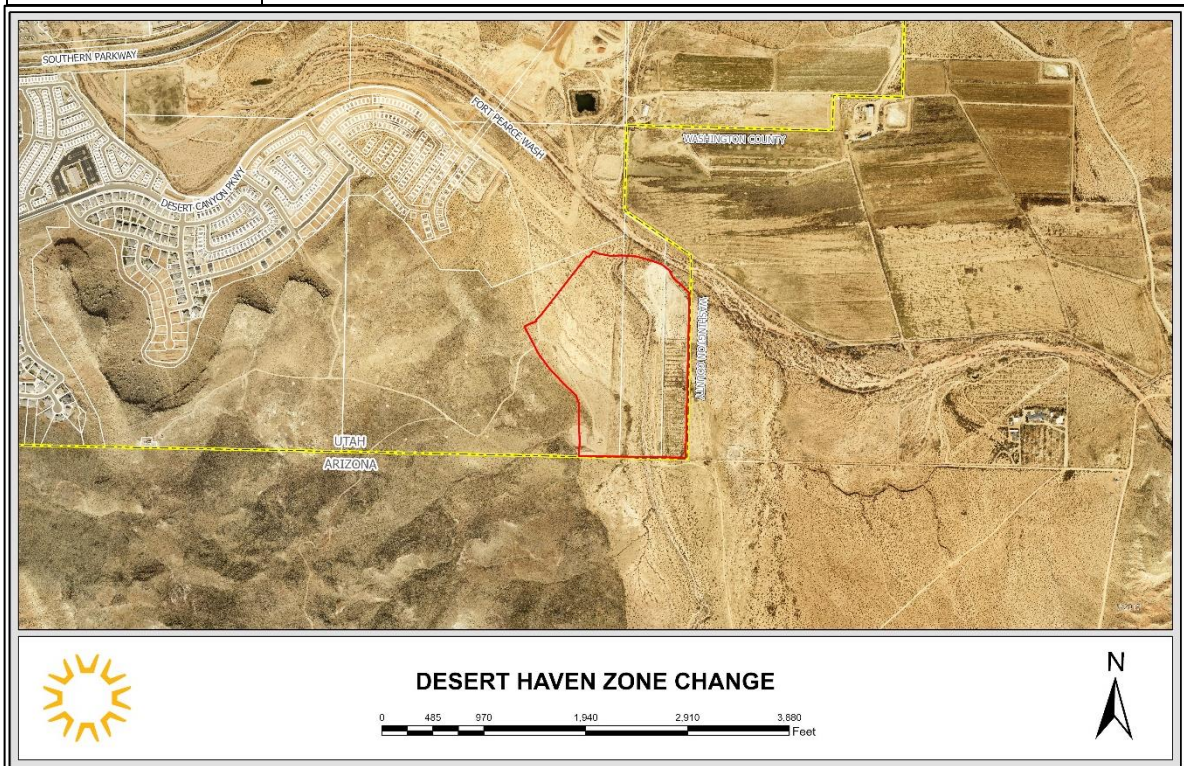


EXHIBIT D REVISED SITE PLAN



PLANNING COMMISSION AGENDA REPORT: 06/23/2026

Desert Haven Zone Change (Case No. 2026-ZC-010)	
Request:	Consider a request to amend the City Zoning Map by amending the zone from A-20 (Agricultural 20-acre lot minimum) to R-1 (Single-Family no minimum square footage, 40-foot minimum lot width/frontage) on approximately 55.03 acres generally located south of the Fort Pierce Wash, along the Utah-Arizona border in the far southeastern corner of the City of St. George.
Applicant:	Desert Canyons Development, Curt Gordon
Location:	Generally located south of the Fort Pierce Wash, along the Utah-Arizona border in the far southeastern corner of the City of St. George
General Plan:	MDR (Medium Density Residential)
Existing Zoning:	A-20 (Agricultural 20-acre lot minimum)
Surrounding Zoning:	North A-20 (Agricultural 20-acre lot minimum)
	South Arizona
	East PD-R (Planned Development Residential) and A-20 (Agricultural 20-acre lot minimum)
	West Washington County
Land Area:	Approximately 55.03 acres



BACKGROUND:

This application proposes a zoning map amendment for approximately 55.03 acres, changing the zoning designation from A-20 (Agricultural, 20-acre minimum lot size) to R-1 (Single-Family Residential with no minimum lot size requirement and a 40-foot minimum lot width/frontage).

The subject property was included in a 212.679-acre annexation approved by the City on November 7, 2019. Upon annexation, the property was automatically assigned the A-20 zoning designation, which serves as the City's default zoning classification for newly annexed land. On May 7, 2020, the property received an MDR (Medium Density Residential) General Plan land use designation.

The proposed R-1 zoning district is a recently adopted residential zone that was recommended for approval by the Planning Commission in February 2026 and subsequently approved by the City Council on March 25, 2026. The R-1 zone provides flexibility in lot sizes by eliminating a minimum lot area requirement. However, because the property is designated MDR (Medium Density Residential) on the General Plan Land Use Map, development within the R-1 zone is subject to a minimum lot frontage of 40 feet and a maximum residential density of nine dwelling units per acre.

NOTICING:

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

RECOMMENDATION:

Staff recommends approval of this zone change for Desert Haven.

ALTERNATIVES:

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

POSSIBLE MOTION:

"I move that we forward a positive recommendation to the City Council for the zone change for Desert Haven, case number 2026-ZC-0010, based on the findings listed in the staff report."

FINDINGS FOR APPROVAL:

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

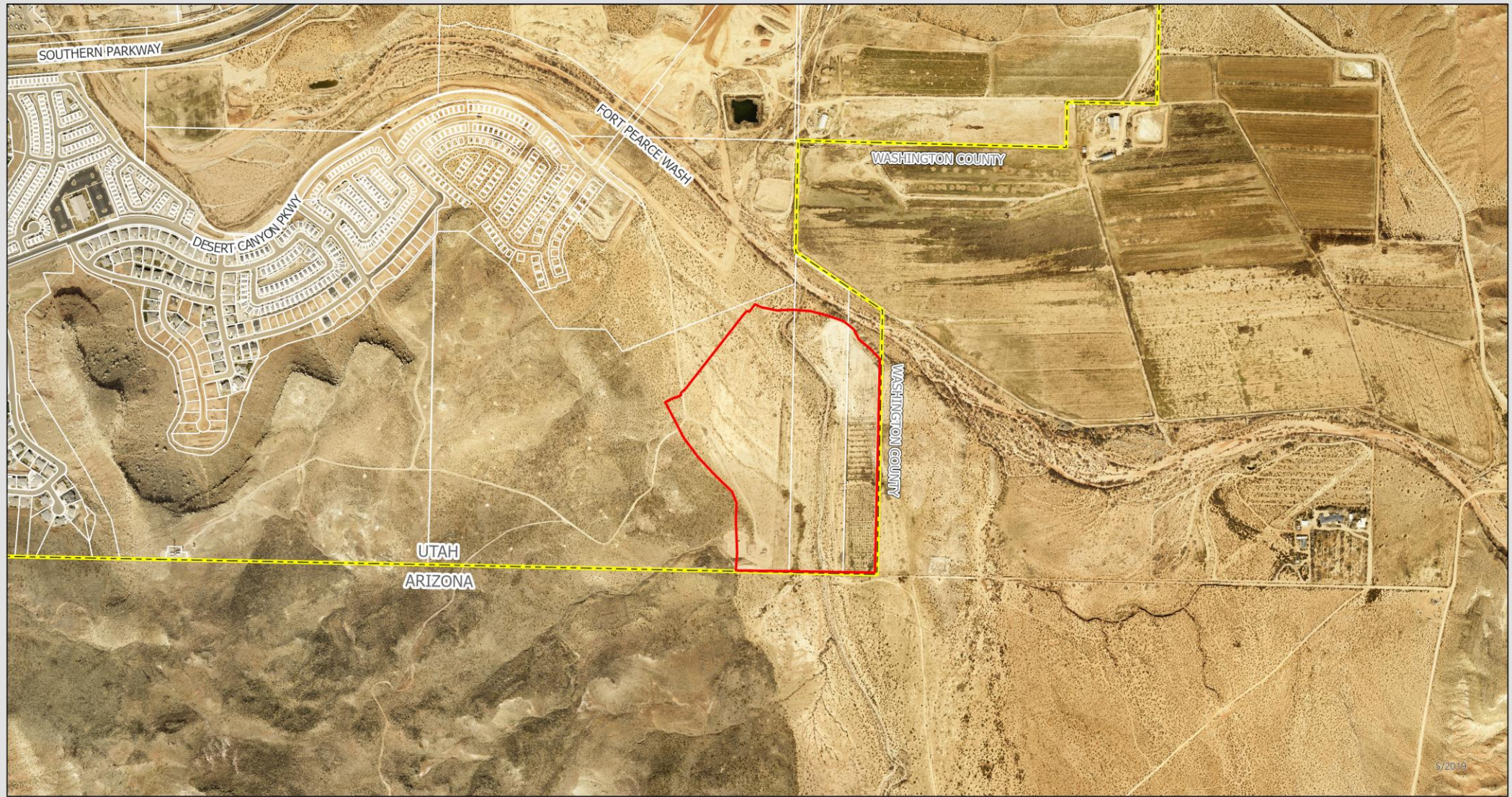
4. That the proposed project will not negatively impact the health, stability, and/or formation of families within the City.
5. That homes built in the R-1 zoning designation will likely use less water than uses in the A-20 designation, as smaller lot sizes significantly reduce the landscaped area. Additionally, city zoning ordinances encourage desert-friendly landscaping to further decrease water usage.

Exhibit A
PowerPoint Presentation

The image features a close-up, high-resolution photograph of a wood grain, likely oak, with a warm, golden-brown hue. The grain is characterized by prominent, wavy, and concentric patterns. A dark blue, semi-transparent rectangular overlay is positioned on the right side of the image, partially covering the wood grain. The text is centered within this overlay.

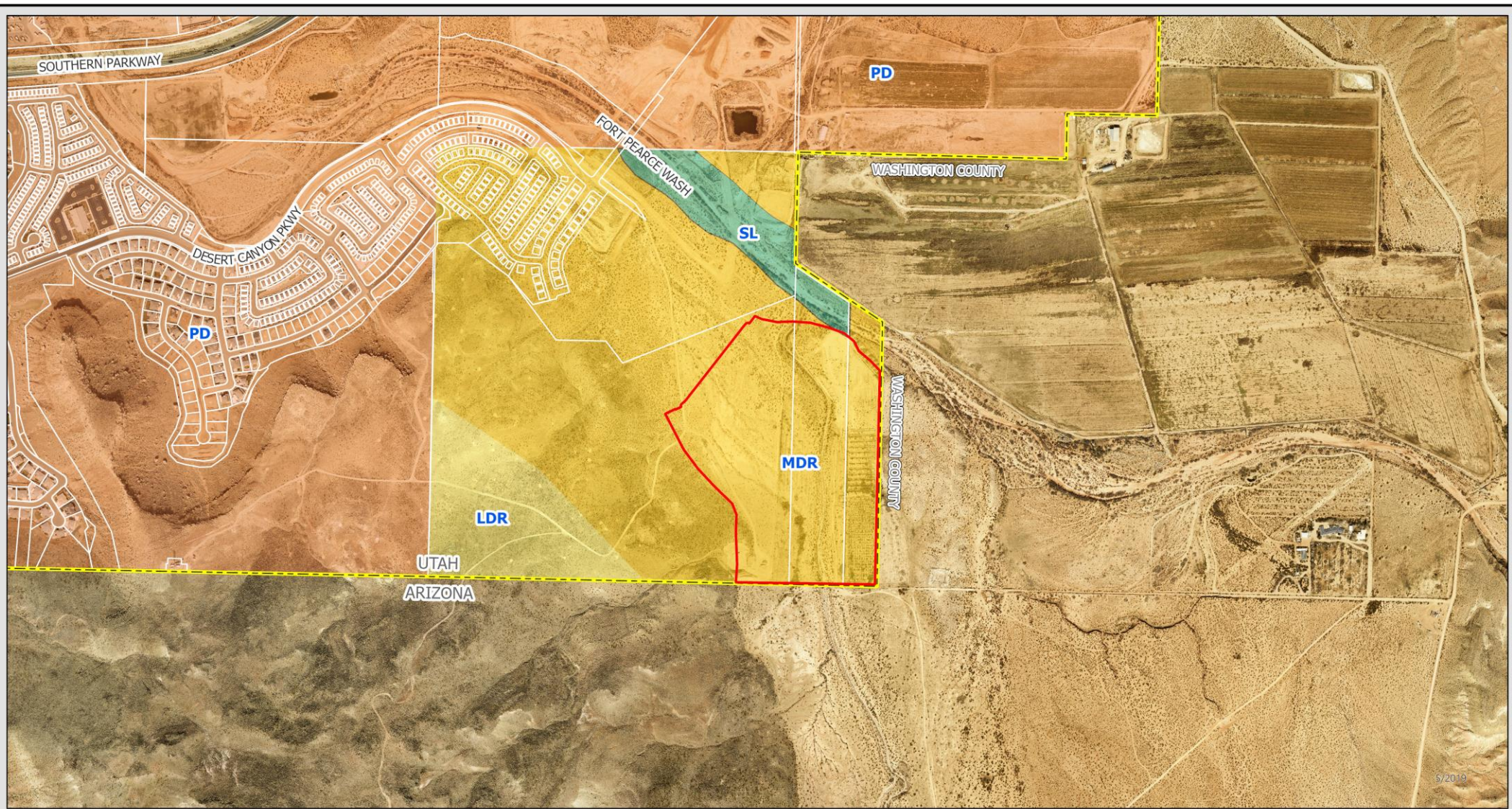
Desert Haven

2026-ZC-010



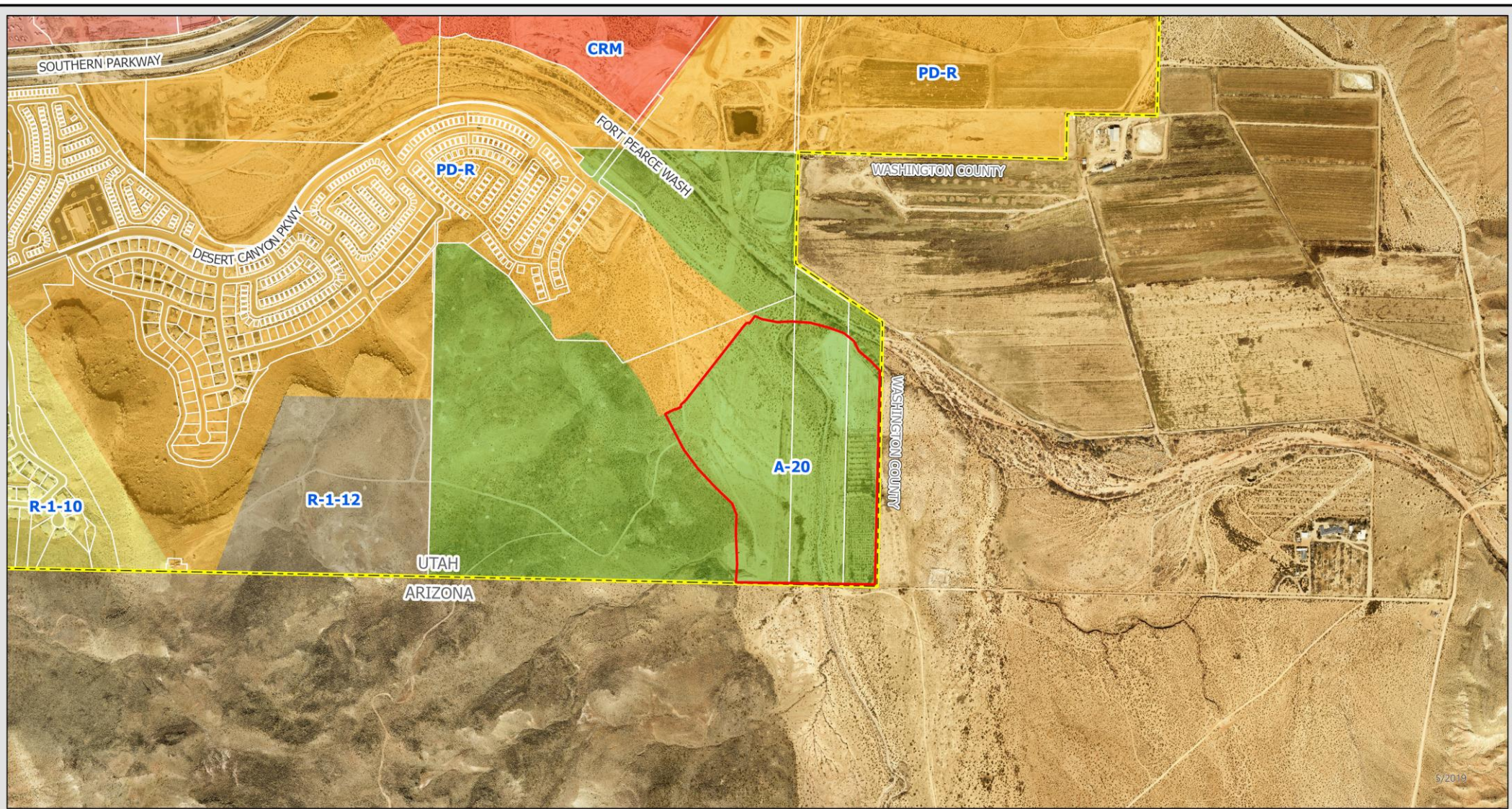
DESERT HAVEN ZONE CHANGE





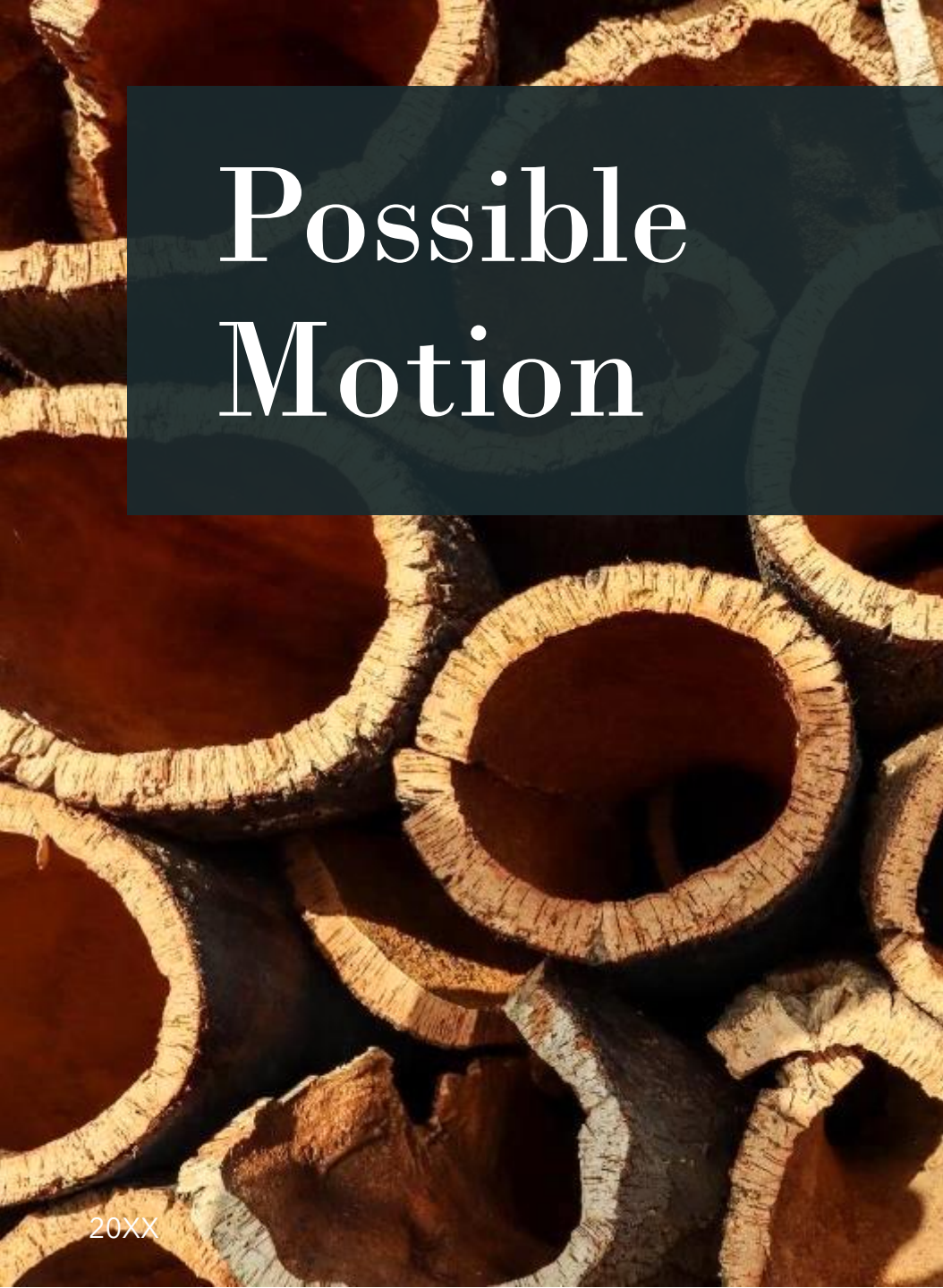
DESERT HAVEN ZONE CHANGE





DESERT HAVEN ZONE CHANGE



The background of the slide is a close-up photograph of several slices of cork bark stacked together. The slices are circular and show the characteristic porous, fibrous texture of cork. The colors range from light tan to dark brown, with some slices showing the inner pith. The lighting is dramatic, highlighting the texture and creating deep shadows.

Possible Motion

“I move that we forward a positive recommendation to the City Council for the zone change for Desert Haven, case number 2026-ZC-0010, based on the findings listed in the staff report.”

PLANNING COMMISSION AGENDA REPORT: 06/23/2026

Desert Haven Zone Change (Case No. 2026-ZC-010)	
Request:	Consider a request to amend the City Zoning Map by amending the zone from PD-R (Planned Development Residential) to R-1 (Single Family no minimum square footage, 40-foot minimum lot width/frontage) on approximately 13.23 acres generally located east of Southern Pkwy and North of Desert Sky Pkwy.
Applicant:	Desert Canyons Development, Curt Gordon
Location:	Generally located east of Southern Pkwy and North of Desert Sky Pkwy
General Plan:	PD (Planned Development) PD-8 (8 Dwelling Units per Acre)
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 13.23 acres



BACKGROUND:

This application proposes a zoning map amendment for approximately 13.23 acres, changing the zoning designation from PD-R (Planned Development Residential) to R-1 (Single-Family Residential with no minimum lot size requirement and a 40-foot minimum lot width/frontage).

The subject property was originally designated PD-R as part of the Desert Canyons Zone Plan, which was approved by the City Council on July 16, 2009. The Zone Plan encompassed approximately 2,432 acres and established a variety of zoning designations throughout the development area. A Development Agreement was approved in conjunction with the Zone Plan. As part of the current application, amendments to both the Desert Canyons Zone Plan and the Desert Canyons Zoning Map are proposed to reflect the requested zoning change.

The proposed R-1 zoning district is a recently adopted residential zone that was recommended for approval by the Planning Commission in February 2026 and subsequently approved by the City Council on March 25, 2026. The R-1 zone provides flexibility in lot sizes by eliminating a minimum lot area requirement. However, because the property's underlying General Plan land use designation is PD (Planned Development) PD-8, development within the R-1 zone is subject to a minimum lot frontage of 40 feet and a maximum residential density of eight dwelling units per acre.

ZONE PLAN AMENDMENTS:

Section 3.1.F This section of the Desert Canyons Master Plan is updated to include the recently adopted R-1 zone adopted in 2026 by the City of St. George as follows (changes italicized and underlined in green text).

F. Neighborhood 3 medium and high-density residential uses are located in the easternmost part of the planning area east of the future Southern Parkway with neighborhood-serving amenities such as parks, a school, and commercial areas integrated within the neighborhood. This area connects to a planned town center near interchange #7. This neighborhood will carry the zoning designations of R-1, R-3, R1-10, and PD Residential (8 upa)...

Section 3.1. LAND USE SUMMARY. See the attached Land Use and Open Space Summary table (Table 3.2) for Desert Sky Zone Change dated 6.11.26 including the R-1 zone adopted in 2026 by the City of St. George as follows (changes italicized and underlined and circled in green).

REVISION 06/11/2026 (DESERT SKY R-1 ZONE CHANGE)

Table 3.2 (Revised Addendum #4)

DESERT CANYONS ZONING DESIGNATION SUMMARY

Note: Items in bold italic are adjustments realized since previous update: They may affect totals.

Desert Canyons Gross Area **2290.32** Acres
Total Dwelling Units **6317** Units

RESTRICTED DEVELOPMENT AREAS

Flood Way (modified) 111.6 Acres (this area does not count toward open space)

DESERT CANYONS ZONE AREAS

Residential Zones			Open Space %	Open Space Area	
<i>R-1</i>	<i>13.26</i>	Acres	15	<i>1.99</i>	*May include open space off parcel
R1-12	63.39	Acres	15%	9.51	*May include open space off parcel
R1-10	385.574	Acres	15%	57.84	*May include open space off parcel
R1-7	27.34	Acres	15%	4.10	*May include open space off parcel
R-3	88.88	Acres	15%	13.33	*May include open space off parcel
PD-8	<i>533.43</i>	Acres	30%	160.03	May include front yards
PD-12	119.35	Acres	30%	35.81	May include front yards
PD-R	12.401	Acres	30%	3.72	May include front yards
Sub Total Residential Zones	1230.365	Acres		284.33	Residential Open Space

Mixed Use Zones

CRM	315.66	Acres	25%	78.92	Mixed Use Open Space
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Resort Zone

R-1	130.41	Acres	25%	32.60	Resort Open Space
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Commercial and Industrial Zones

AVI	115.62	Acres	25%	28.91
ASBP	275.72	Acres	25%	68.93
C-2	64.66	Acres	25%	16.17

Sub Total Commercial/Industrial **456.00** Acres **114.00** Comm. & Indust. Open Space
May include Parking lots etc.

Open Space

OS	143.325	Acres	0%	
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Total All Areas **2275.76** Acres **509.85** Total Required Open Space

DENSITY CALCULATION

Total Units 6317 Units
Total Residential Land Area 1546.025 Acres
Total Attributable Open Space 137.14 Acres
Overall Density 3.75 units per acre

PARKS CALCULATION

Population Factor 2.5 persons per unit
Projected Population 15792.5 people
**4 acres per 1000 population 63.2 Acres

OPEN SPACE BREAKDOWN

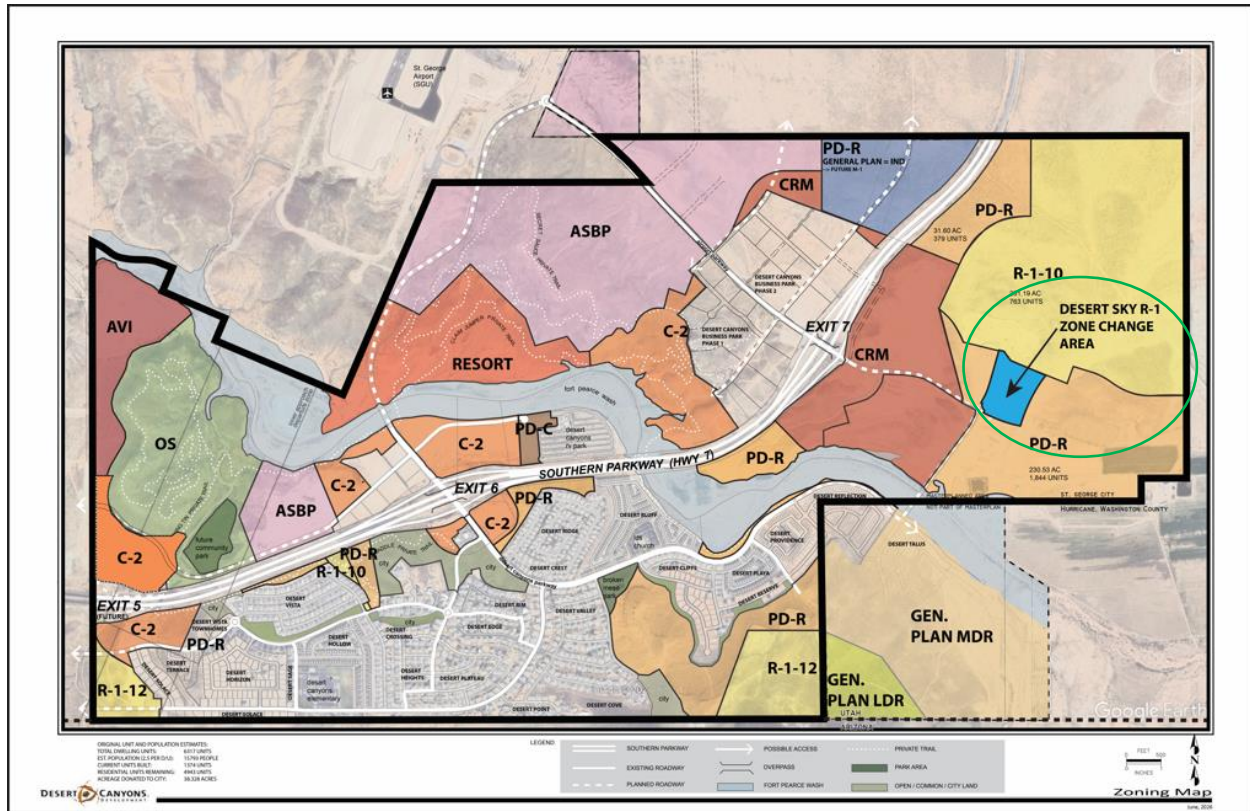
Predesignated Open Space 148.88
Open Space Zone 137.14
286.02

223.83 *Undesignated Open Space

*In addition to the Open Space shown on the plan, Open Space may consist of any of the following; Golf Course, Parks, Natural Parks, Natural Open Space, Trails & Trail Corridors, Flood Plane outside floodway.

** The actual quantity of park land calculated for the projet shall be based upon the residential subdivision plats submitted and approved by the City.

Desert Canyons Zoning Map Amendment:



NOTICING:

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

RECOMMENDATION:

Staff recommends approval of this zone change for Desert Sky.

ALTERNATIVES:

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

POSSIBLE MOTION:

“I move that we forward a positive recommendation to the City Council for the zone change for Desert Sky, case number 2026-ZC-012, based on the findings listed in the staff report.”

FINDINGS FOR APPROVAL:

1. That the proposed zone change still lines up with the PD (Planned Development) PD-8 (8 Dwelling Units per Acre) designation in the General Plan, and it gives a little more flexibility on lot sizes while staying within the expected density.

2. That this zone change is a continuation of what was already anticipated with the original PD zoning, where the details were anticipated to be worked out later through plats and follow-up approvals.
3. That the surrounding area already has a mix of residential zones, so moving to R-1 here isn't introducing anything out of character with what's already out there.
4. That shifting to the R-1 zone should make it easier to design and phase the subdivision, with the understanding that the plat process will still work through specifics like layout, access, and infrastructure.
5. That the water demand of this development will not be any more intensive than the already approved zoning as the maximum amount of dwelling units per acre will remain the same.
6. That the proposed project will not negatively impact the health, stability, and/or formation of families within the City.

Applicant Narrative

Desert Canyons Zone Application

Addendum #4

6/11/26

The Desert Canyons Development zone change application consisted of an 82-page binder that detailed the zoning application for a 2432-acre master planned community.

The purpose of this addendum is to update and document changes to the plan. Upon final action by the city council, the items contained in this addendum will be integrated into a final zoning document for the Desert Canyons Master Plan.

Exhibit A

PowerPoint Presentation



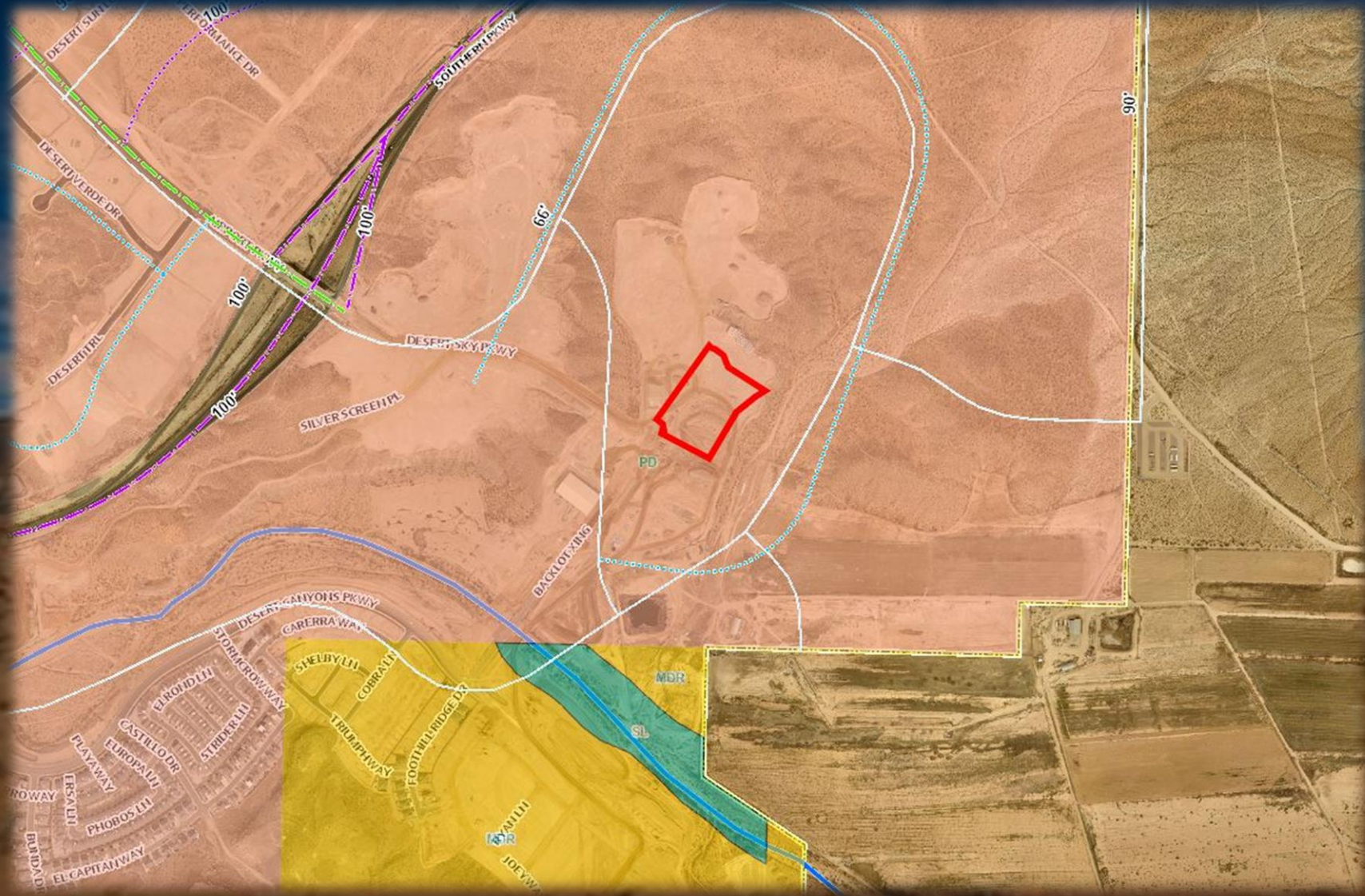
Desert Sky

2026-ZC-012

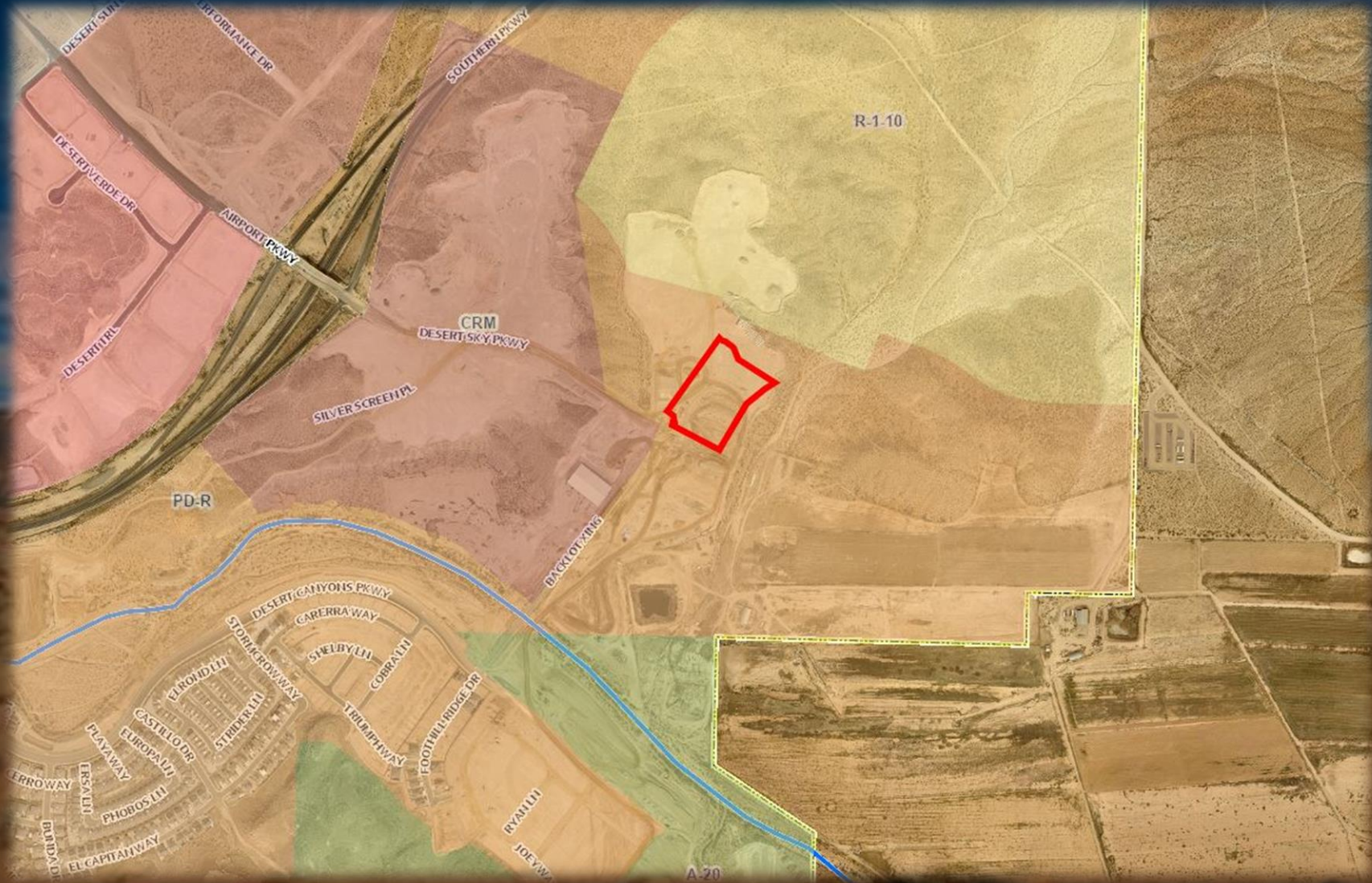
Location



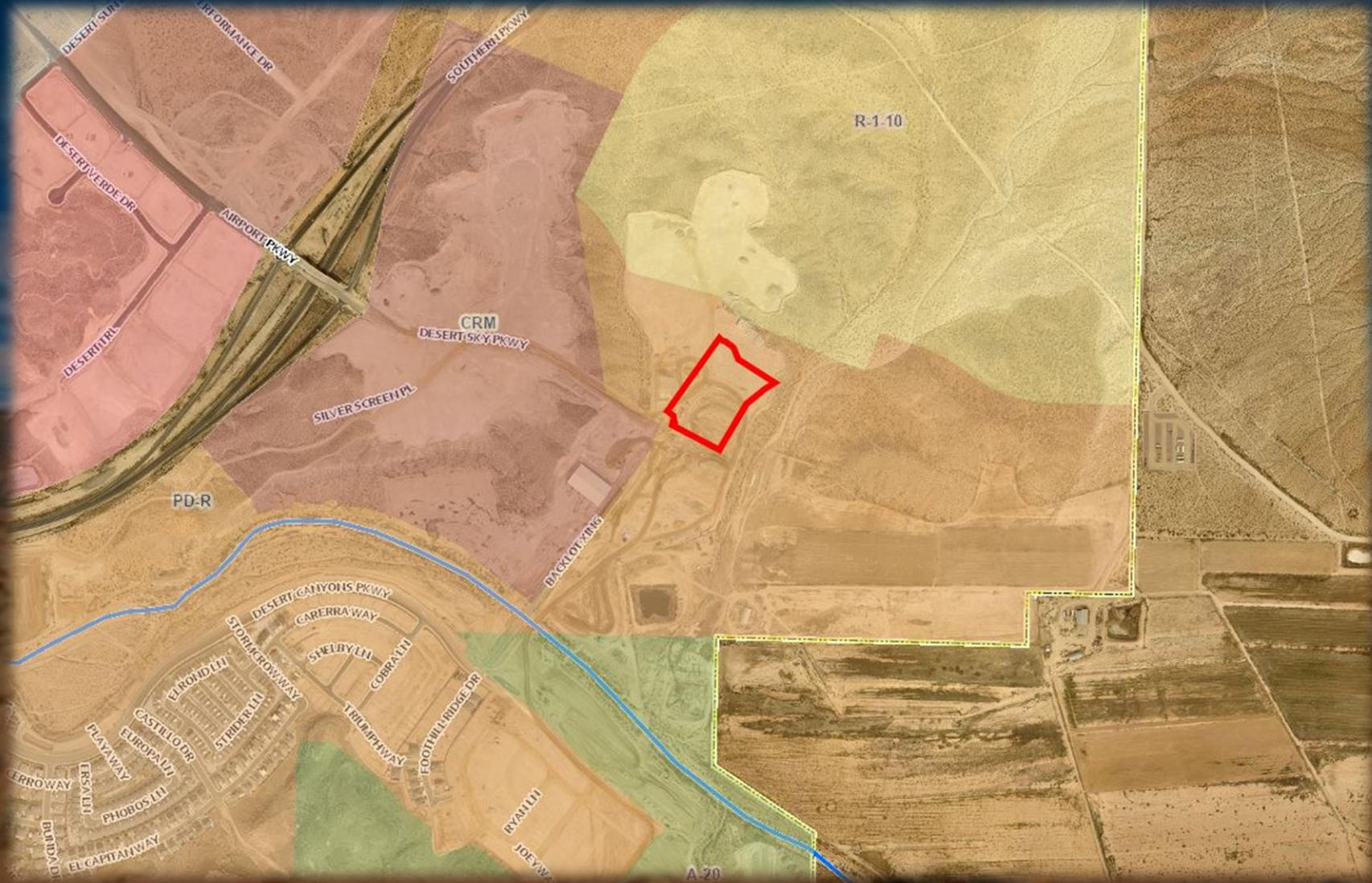
General Plan



Zoning



Zoning



Section 3.1.F This section of the Desert Canyons Master Plan is updated to include the recently adopted R-1 zone adopted in 2026 by the City of St. George as follows (changes italicized and underlined in **green** text).

F. Neighborhood 3 medium and high-density residential uses are located in the easternmost part of the planning area east of the future Southern Parkway with neighborhood-serving amenities such as parks, a school, and commercial areas integrated within the neighborhood. This area connects to a planned town center near interchange #7. This neighborhood will carry the zoning designations of **R-1**, R-3, R1-10, and PD Residential (8 upa)...

Section 3.1. LAND USE SUMMARY. See the attached Land Use and Open Space Summary table (Table 3.2) for Desert Sky Zone Change dated 6.11.26 including the **R-1 zone** adopted in 2026 by the City of St. George as follows (changes italicized and underlined and circled in **green**).

Zone Plan Amendments

Table 3.2 (Addendum #3)
DESERT CANYONS ZONING DESIGNATION & OPEN SPACE SUMMM.
April, 2009

Desert Canyons Gross Area	2289.06 Acres
Total Dwellig Units	6317 Units

RESTRICTED DEVELOPMENT AREAS

Flood Way (modified)	111.5 Acres	(this area does not count toward open space)
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DESERT CANYONS ZONE AREAS

Residential Zones			Open Space %	Open Space Area	
R1-12	63.77	Acres	15%	9.57	*May include open space off plan
R1-10	479.45	Acres	15%	71.92	*May include open space off plan
R-3	88.88	Acres	15%	13.33	*May include open space off plan
PD-8	550.66	Acres	30%	165.2	May include front yards
PD-12	119.35	Acres	30%	35.81	May include front yards
Sub Total Residential Zones	1302.11	Acres		295.82	Residential Open Space
Mixed Use Zones					
CRM	264.87	Acres	25%	66.22	Mixed Use Open Space
Resort Zone					
R-1	130.41	Acres	25%	32.60	Resort Open Space
Commercial and Industrial Zones					
AVI	118.26	Acres	25%	29.57	
ASBP	295.49	Acres	25%	73.87	
C-2	33.61	Acres	25%	8.40	
Sub Total Commercial/Industrial	447.36	Acres		111.84	Comm. & Indust. Open Space May include parking lots etc.
Open Space Zones					
OS	144.31	Acres	0%		
	144.31	Total Plan Open Space			
Total All Areas	2289.06			506.48	Total Required Open Space

DENSITY CALCULATION

Total Units	6317 Units
Total Residential Land Area	1566.98 Acres
Total Attributable Open Space	137.14 Acres
Overall Density	3.71 units per acre

PARKS CALCULATION ESTIMATE

Population Factor	2.5 persons per unit	Community P
Projected Population	15792.5 people	Local and Neighborhood P
**4 acres per 1000 population	63.2 Acres	Natural Parks & Trails

OPEN SPACE BREAKDOWN

Pre-designated Open Space	148.88
Open Space Zone	137.14
	286.02
	220.46 *Undesignated Open Space

* In addition to the Open Space shown on the plan, Open Space may consist of any of the following: Golf Course, Natural Parks, Natural Open Space, Trails, Storm Water Detention Basins, etc.

** The actual quantity of park land calculated for the project shall be based upon the residential subdivision plats submitted and approved by the City.

REVISION 06/11/2026 (DESERT SKY R-1 ZONE CHANGE)
Table 3.2 (Revised Addendum #4)
DESERT CANYONS ZONING DESIGNATION SUMMARY

Note: Items in bold italic are adjustments realized since previous update: They may affect totals.

Desert Canyons Gross Area	2290.32 Acres
Total Dwellig Units	6317 Units

RESTRICTED DEVELOPMENT AREAS

Flood Way (modified)	111.6 Acres	(this area does not count toward open space)
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DESERT CANYONS ZONE AREAS

Residential Zones			Open Space %	Open Space Area	
R-1	13.26	Acres	15	1.99	*May include open space off plan
R1-12	63.39	Acres	15%	9.51	*May include open space off plan
R1-10	385.574	Acres	15%	57.84	*May include open space off plan
R1-7	27.34	Acres	15%	4.10	*May include open space off plan
R-3	88.88	Acres	15%	13.33	*May include open space off plan
PD-8	533.43	Acres	30%	160.03	May include front yards
PD-12	119.35	Acres	30%	35.81	May include front yards
PD-R	12.401	Acres	30%	3.72	May include front yards
Sub Total Residential Zones	1230.365	Acres		284.33	Residential Open Space
Mixed Use Zones					
CRM	315.66	Acres	25%	78.92	Mixed Use Open Space
Resort Zone					
R-1	130.41	Acres	25%	32.60	Resort Open Space
Commercial and Industrial Zones					
AVI	115.62	Acres	25%	28.91	
ASBP	275.72	Acres	25%	68.93	
C-2	64.66	Acres	25%	16.17	
Sub Total Commercial/Industrial	456.00	Acres		114.00	Comm. & Indust. Open Space May include Parking lots etc.
Open Space					
OS	143.325	Acres	0%		
Total All Areas	2275.76	Acres		509.85	Total Required Open Space

DENSITY CALCULATION

Total Units	6317 Units
Total Residential Land Area	1546.025 Acres
Total Attributable Open Space	137.14 Acres
Overall Density	3.75 units per acre

PARKS CALCULATION

Population Factor	2.5 persons per unit	Community P
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**4 acres per 1000 population	63.2 Acres	Natural Parks & Trails

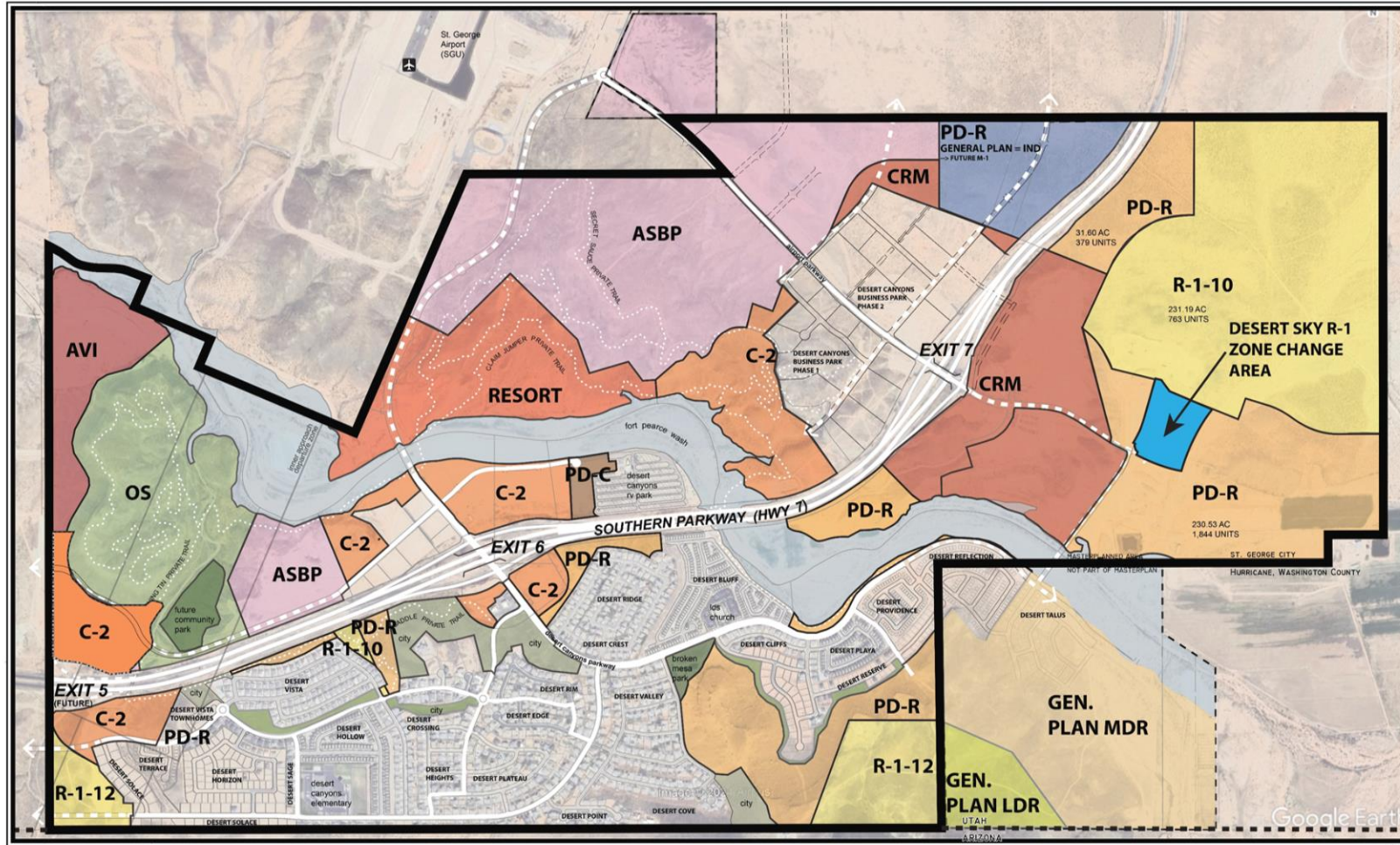
OPEN SPACE BREAKDOWN

Pre-designated Open Space	148.88
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* In addition to the Open Space shown on the plan, Open Space may consist of any of the following: Golf Course, Parks, Natural Parks, Natural Open Space, Trails & Trail Corridors, Flood Plane outside floodway.

** The actual quantity of park land calculated for the project shall be based upon the residential subdivision plats submitted and approved by the City.

Desert Canyons Zoning Map Amendment




ORIGINAL UNIT AND POPULATION ESTIMATES:
 TOTAL DWELLING UNITS: 6317 UNITS
 EST. POPULATION (2.5 PER DU): 15793 PEOPLE
 CURRENT UNITS BUILT: 1374 UNITS
 RESIDENTIAL UNITS REMAINING: 4943 UNITS
 ACREAGE DONATED TO CITY: 38,328 ACRES

LEGEND:

	SOUTHERN PARKWAY		POSSIBLE ACCESS		PRIVATE TRAIL
	EXISTING ROADWAY		OVERPASS		PARK AREA
	PLANNED ROADWAY		FORT PEARCE WASH		OPEN / COMMON / CITY LAND

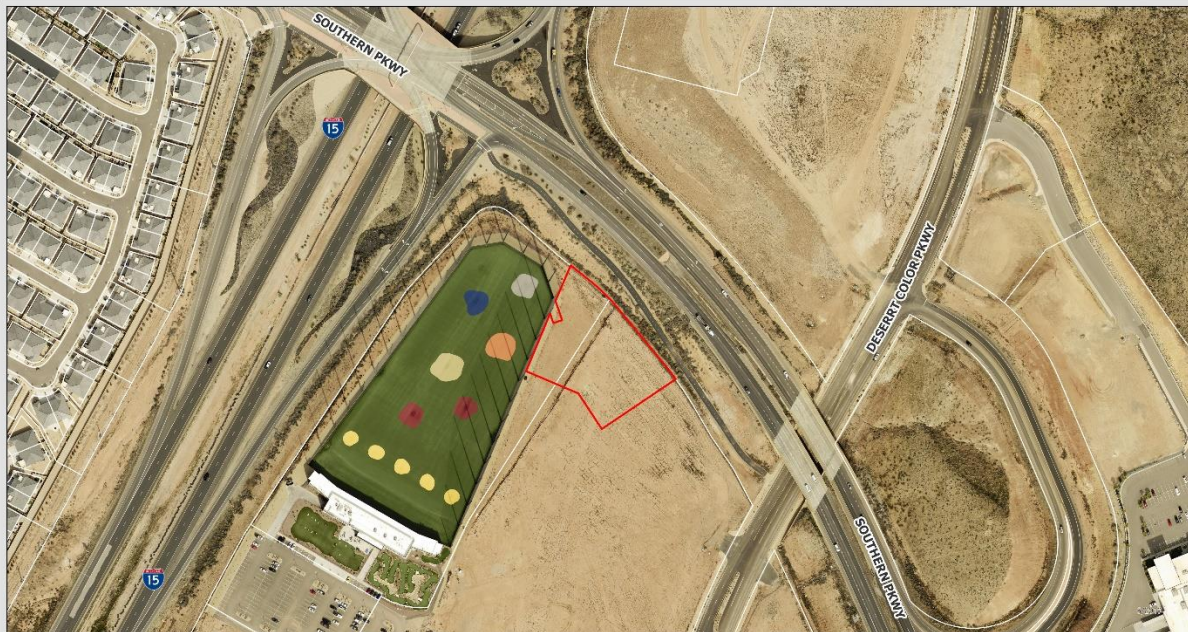


A wide-angle photograph of a desert landscape. The foreground is a sandy, brownish desert floor with scattered small, dark shrubs. In the middle ground, there are low, rounded hills or mesas. The sky is a deep, clear blue with some light, wispy clouds near the horizon. The overall scene is bright and open.

“I move that we forward a positive recommendation to the City Council for the zone change for Desert Sky, case number 2026-ZC-012, based on the findings listed in the staff report.”

PLANNING COMMISSION AGENDA REPORT: 06/23/2026

McDonalds at Desert Color Planned Development Amendment (Case No. 2026-PDA-016)	
Request:	To amend the Desert Color PD-C (Planned Development Commercial) zone for construction of a restaurant.
Applicant:	Dominion Engineering
Representative:	Darrin Perkes
Location:	Located east of Desert Color Pkwy and between Southern Parkway and Black Mountain Drive
General Plan:	PD (Planned Development)
Existing Zoning:	PD-C (Planned Development Commercial)
Surrounding Zoning:	North PD-C (Planned Development Commercial)
	South PD-C (Planned Development Commercial)
	East PD-C (Planned Development Commercial)
	West PD-C (Planned Development Commercial)
Land Area:	Approximately 1.28 acres



MCDONALDS AT DESERT COLOR



BACKGROUND:

This is a request to approve the conceptual site plan, landscape plan, elevations, renderings, for McDonalds in the Desert Color commercial area. Any new site plan or changes that occur in an approved PD-C (Planned Development Commercial) zone requires approval of a PD amendment. There have been several approvals for commercial development within Desert Color such as Big Shots Golf Center, pads A, K, M & N, Mountain America, America First Credit Union, Panda Express, The Break restaurant, Fabulous Freddy's, Dutch Bros and Taco Bell. This property sits to the west of Dutch Bros/Taco Bell and Pad 'A'/Fabulous Freddy's across Desert Color Pkwy. A preliminary plat creating the proposed subject lot has been reviewed and approved by the Planning Commission and a final plat must be recorded to finalize the creation of the lot.

The proposed project is relatively small, covering about 1.28 acres and featuring a single 4,248 square-foot building. Access will come from Desert Color Parkway through a shared drive aisle with Dutch Bros and Taco Bell. While the Dutch Bros site was originally expected to be the first development in this area, construction timing could result in McDonalds being built first. Either way, the project will provide adequate access from Desert Color Parkway, including a drive aisle at least 25 feet wide.

The site includes a single building, along with areas for landscaping, detention, and parking. The 4,248 square-foot building (1,045 square feet of dining and 3,203 square feet of kitchen space) requires 24 parking stalls, which are provided. The project also includes one drive-through lane, with a queuing area that staff estimates can accommodate about eight vehicles.

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 (south-west): 100' Side (north-west): 52' Side (south-east): 107' Rear (north-east): 37'	The proposed front (south-west) setback is shown at 100' from the common drive aisle creating area for landscaping and parking. All setbacks are being met.
Pedestrian Circulation Plan	10-8-6	Pedestrian circulation is shown on the plans and is provided around the building except on the drive-through side (north-east).	The plans appear to meet the required pedestrian circulation.
Uses	PD-C use list	Restaurant	"Restaurant, coffee shop, delicatessen, internet café" is an approved use in the PD-C portion of Desert Color per

			their zone plan.
Height and Elevation	10-8D-6	Approximately 22' to top of parapet and 24' to highest point of ornamental features.	The maximum allowed height is 55' in Desert Color PD-C.
Phasing Plan	10-8D-2	No phasing proposed.	No comment.
Landscape Plan	10-8D-2	Conceptual landscape plan provided (approximately 24% of site).	The landscaping seems to be sufficient. During site plan review, staff will ensure the code compliance.
Utilities	10-8D-2	Conceptual utility plan provided with plat	Utilities have been reviewed with the plat and site plan.
Signs	10-8D-2	Signage is conceptual	Signs will be approved through the sign permit process.
Lighting	10-8D-2, 10-14-1	A photometric plan has been included	Site lighting will be reviewed thoroughly during formal site plan review but appears to meet the requirements of the code.
Lot Coverage	10-8D-6	Conceptual plan shown (7.6%)	The site plan meets lot coverage regulations <50%
Solid Waste	10-8D-6	Solid waste receptacle location is shown on the site plan.	Located on south-east side of the site, will be screened from view.
Landscaping	10-8D-6	Minimum 15' landscape buffer along Southern Parkway.	Plans meet this requirement.
Parking	10-19-5	40 parking stalls provided	Restaurant Kitchen/prep area: 1:250 = 11 stalls Dining Area: 1:100 = 13 stalls
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 to comply with Title 10-19-6.

RECOMMENDATION:

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

1. A site plan must be applied for and approved prior to construction of the site.
2. The final plat must be reviewed and recorded to create the lot upon which it is located.

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. That the proposed Planned Development Amendment is consistent with the intent of the Desert Color PD-C zone, which anticipates neighborhood-scale commercial uses that serve residents and visitors within the development.
2. That the proposed restaurant use is allowed within the Desert Color zone plan and is compatible with existing and approved commercial development in the surrounding Desert Color area.
3. That the conceptual site plan demonstrates adequate access, internal circulation, and drive-through queuing to accommodate the anticipated demand without creating conflicts with adjacent streets or properties.
4. That the project provides sufficient parking based on the size and operational characteristics of the proposed use.
5. That the proposed development, subject to the conditions of approval, meets the applicable requirements of Title 10 and the Desert Color zone plan and will not be detrimental to public health, safety, or welfare.

POSSIBLE MOTION:

“I move that we forward a positive recommendation to the City Council for the PD Amendment for McDonalds, Case No. 2026-PDA-016, based on the findings and subject to the conditions listed in the staff report.”

Exhibit A
Applicants Narrative

PROPOSED RESTAURANT – DESERT COLOR DEVELOPMENT

St. George, Utah

Proposed Restaurant

A restaurant is proposed within the Desert Color Development, located on the east side of Crush Golf in St. George, Utah. This development is part of a growing mixed-use community and is intended to provide convenient dining opportunities for residents and visitors in the surrounding area. The proposed restaurant will provide dine-in service and is intended to offer the quality and convenience expected from a modern quick-service establishment. Improvements will include a new restaurant building, pedestrian access, an interior dining area, public restrooms, customer parking area, site lighting, landscaping, signage, and other supporting site improvements necessary for a commercial restaurant use.

Site Overview

The proposed restaurant will be situated on a 1.28-acre site (55,784 square feet) within the Desert Color Development. The site is zoned PD-C (Planned Development Commercial). The proposed building footprint is 4,248 square feet (7.62%). The total hardscape area is 38,063 square feet (68.24%). The proposed landscaped area consists of 13,470 square feet (24.14%), providing aesthetic improvements and water-efficient landscaping throughout the site.

Site Access

The site is designed to provide safe and efficient vehicular and pedestrian access through the Desert Color Shopping Center. Parking is provided in accordance with City requirements. Required parking is 23 stalls. The project provides 40 parking stalls, including one ADA stall and one ADA van-accessible stall. The surplus parking ensures adequate accommodation for peak demand while maintaining efficient site circulation. Pedestrian connections will link the building with adjacent sidewalks and surrounding development to support walkability.

Summary

The proposed restaurant will include high-quality building materials, efficient site design, and water-conscious landscaping to complement the surrounding Desert Color Development Shopping Center. The project is designed to enhance the commercial offerings in the area while maintaining consistency with the overall development vision. This restaurant will contribute to the continued growth and success of the Desert Color community by providing a convenient and attractive dining option for residents and visitors.



Exhibit B
PowerPoint Presentation

You deserve a break today



Forget about cooking. And washing dishes. And a hard day at the office.
Or a hard day at anything.
Get away to icy cold Coke, triple-thick Shakes, our famous golden
French Fries, Filet O' Fish Sandwiches, Hot Apple Pies, and big Big Macs.
Get up and get away to McDonald's.
It's just the kind of break you deserve today.
Or any day.

So get up and get away to McDonald's.



McDonald's at Desert Color

2026-PDA-016



Aerial Map

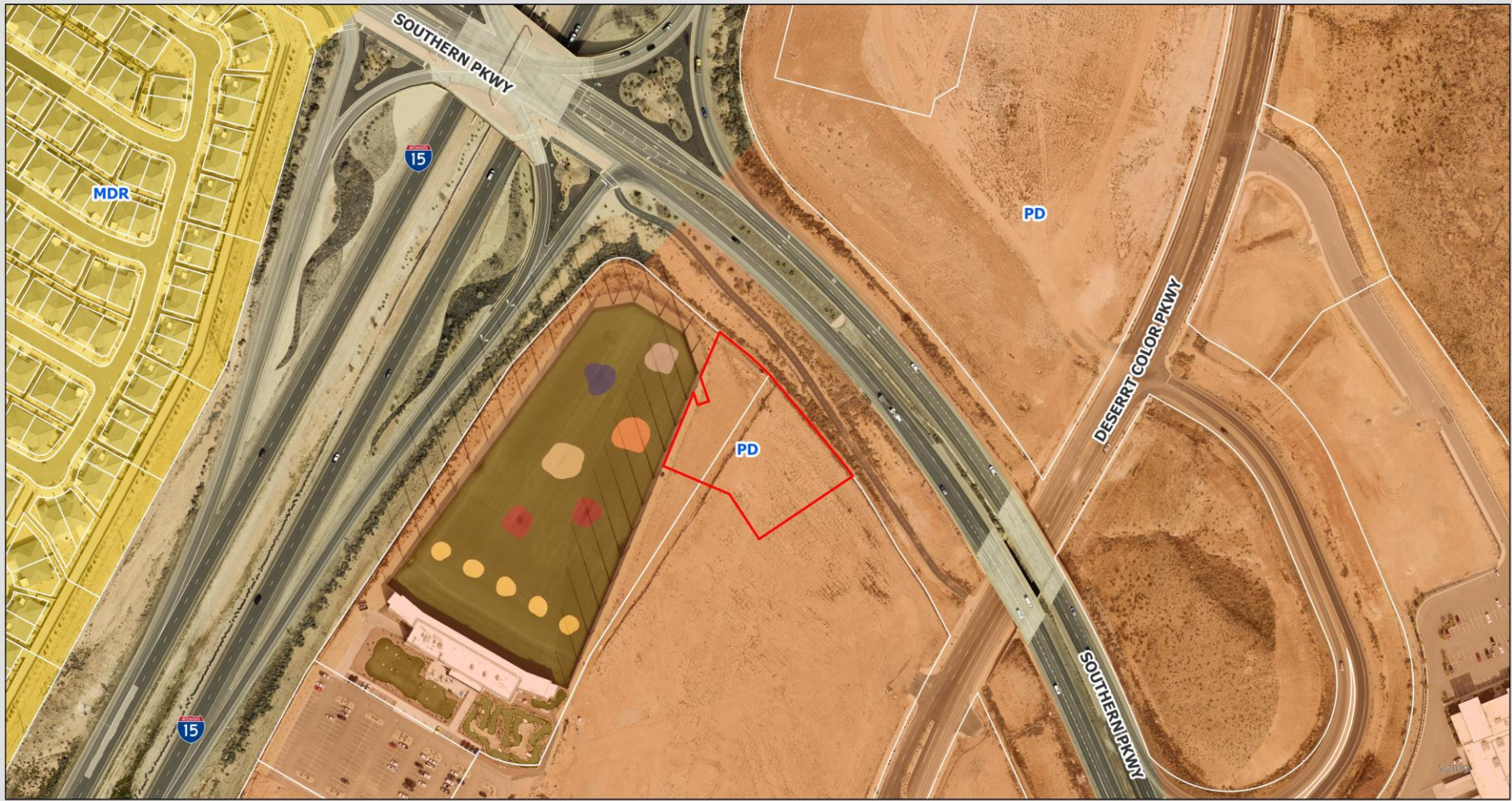


MCDONALDS AT DESERT COLOR

0 120 240 480 720 960 Feet



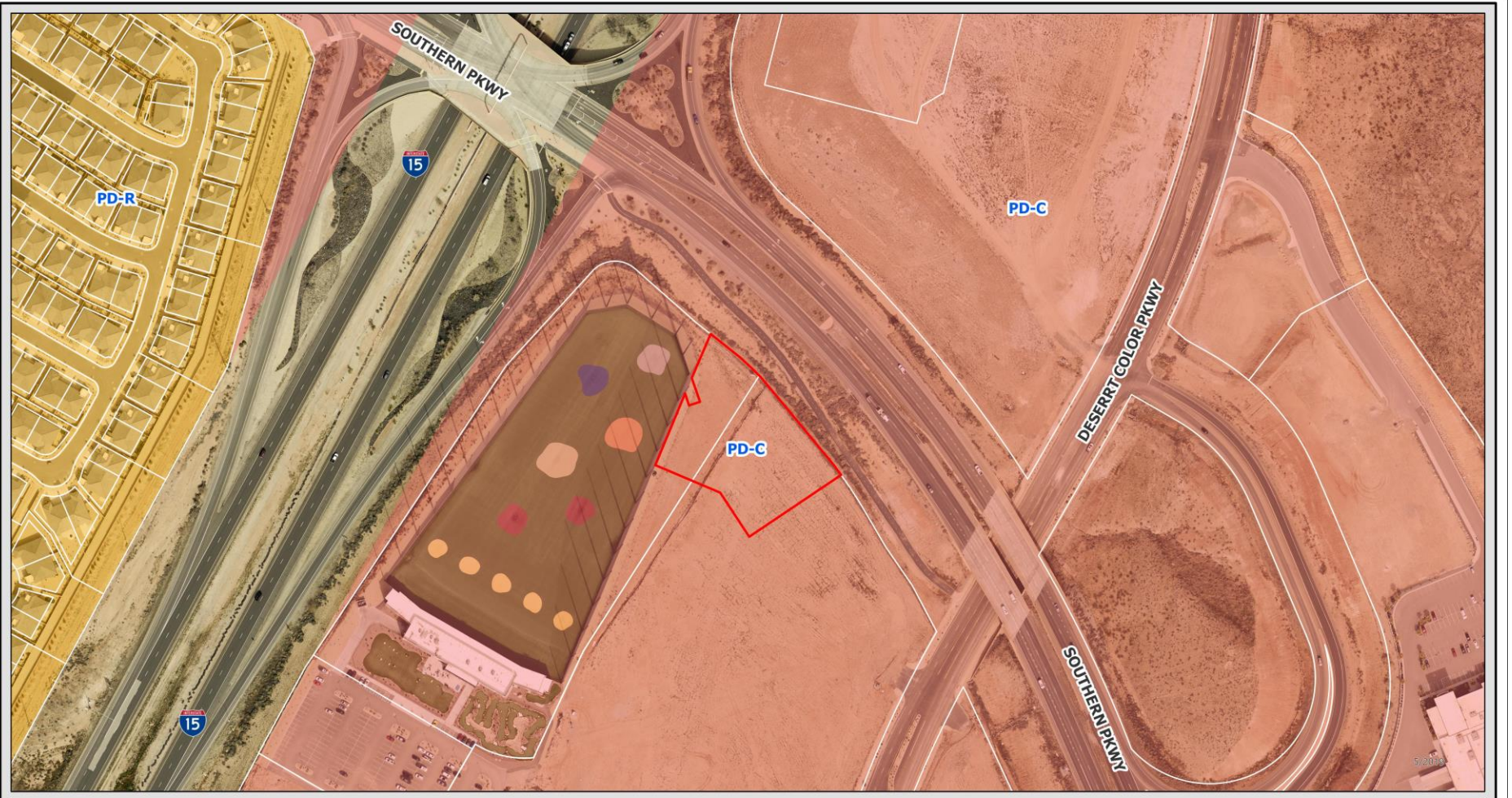
Land Use Map



MCDONALDS AT DESERT COLOR



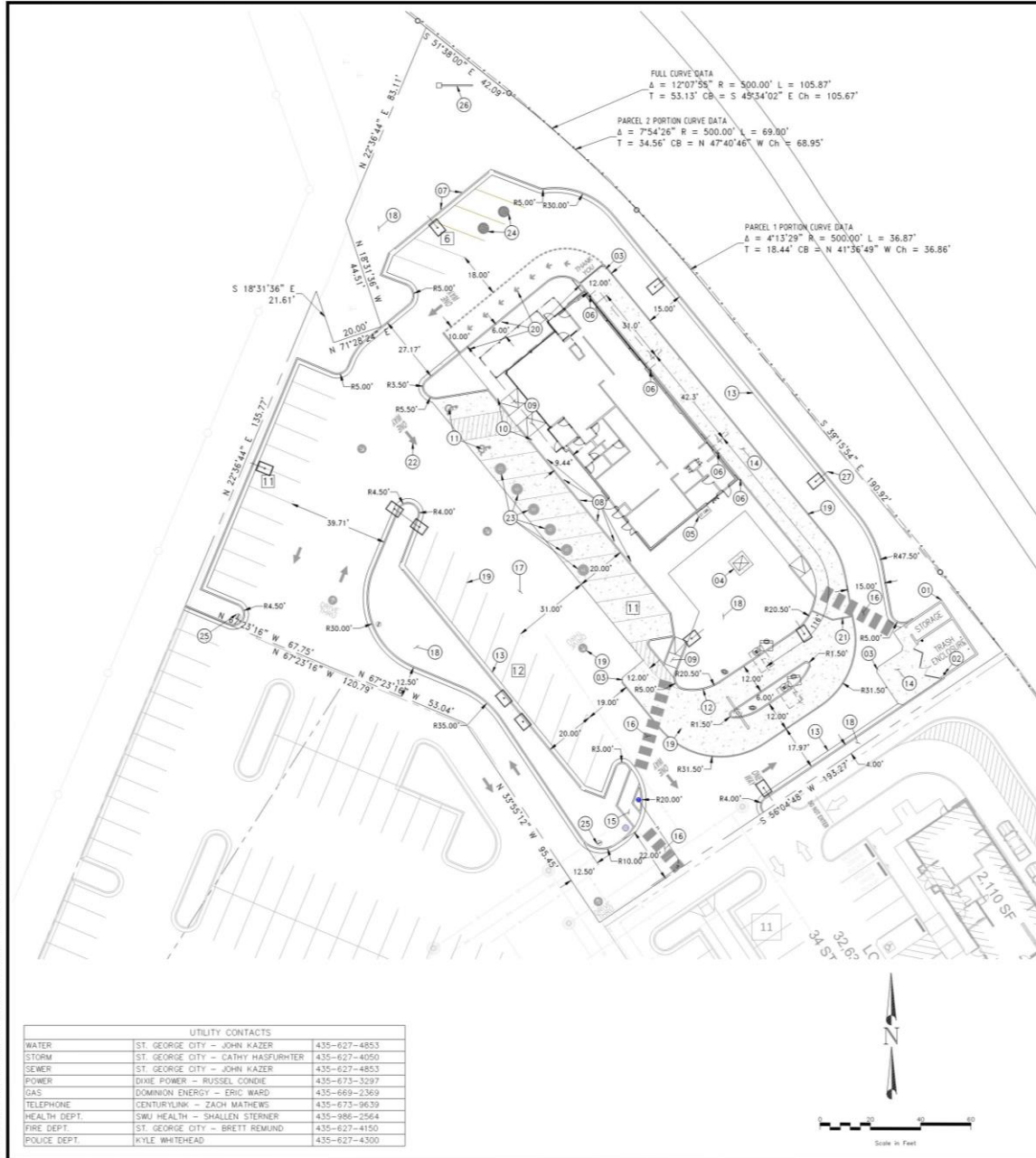
Zoning Map



MCDONALDS AT DESERT COLOR



Site Plan



GENERAL NOTES:

1. ALL HANDICAP ACCESS WALKWAYS TO BE CONSTRUCTED PER ADA STANDARDS AND SPECIFICATIONS (I.E. MAX. 5% TRAVEL SLOPE AND MAX. 2% CROSS SLOPE) SEE SHEET 50-B FOR ADA DETAILS AND ADDITIONAL CONSTRUCTION INFORMATION.
2. ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.
3. ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
4. FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT BY UES, DATED 9/11/2025
5. ALL CONCRETE SURFACE TO BE SEAL-COATED PER McDONALD'S REQUIREMENTS.
6. ALL PARKING STALLS AND DRIVE LANE DIMENSIONS ARE TO FACE OF CURB WHERE APPLICABLE.
7. CONTRACTOR TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. THIS INCLUDES EXTERIOR DOORS, SELF-SERVE BEVERAGE BAR AND DRIVE-THRU WINDOWS. ALL SIGNAGE TO BE PERMITTED UNDER A SEPARATE SIGN PERMIT. SIGNAGE PACKAGE SUPPLIED BY: 1-800-214-8765 9292 1st STREET, BOX 588 NEW ROCHELLE, NY 10802 www.forestpermasigns.com

PROJECT DATA CHART

LAYTON ZONING	CP-1 COMMERCIAL
TOTAL GROSS ACREAGE	1.28 ACRES (55,701 S.F.)
TOTAL GROSS RESTAURANT	4,248 S.F. (7.62%)
TOTAL GROSS HARDSCAPE AREA	38,063 S.F. (68.24%)
TOTAL PROP. LANDSCAPE	13,470 S.F. (24.14%)
PARKING REQUIRED	23
REQUIRED(DINING SPACE)	1045 SF / 100 = 10
REQUIRED(REMAINING SPACE)	3203 SF / 250 = 13
ADA VAN PARKING STALL	1
ADA PARKING STALL	1
PROVIDED PARKING STALLS	40

UTILITY CONTACTS

WATER	ST. GEORGE CITY - JOHN KAZER	435-627-4853
STORM	ST. GEORGE CITY - CATHY HASFURHTER	435-627-4050
SEWER	ST. GEORGE CITY - JOHN KAZER	435-627-4853
POWER	DIXIE POWER - RUSSEL CONDIE	435-673-3297
GAS	DOMINION ENERGY - ERIC WARD	435-669-2369
TELEPHONE	CENTURYLINK - ZACH MATHEWS	435-673-9639
HEALTHY DEPT.	SMW HEALTH - SHALEEN STERNER	435-896-2564
FIRE DEPT.	ST. GEORGE CITY - BRETT REMUND	435-627-4150
POLICE DEPT.	KYLE WHITEHEAD	435-627-4300

SITE PLAN NOTES SCHEDULE

- 01 TRASH ENCLOSURE/STORAGE BUILDING. SEE DETAILS, SHEET C6.3
- 02 FREEZEZE YARD HYDRANT WITH THREADED WATER CONNECTION
- 03 2" CHAMFER AT CONCRETE CORNERS AS SHOWN
- 04 NEW 3PH PADMOUNT TRANSFORMER, 1000 AMP SERVICE, 120/208 VOLTAGE, 3-PHASE, 4 WIRE W/GROUND PER DIVE POWER SPECS. (CONTRACTOR TO COORDINATE WITH DIVE POWER)
- 05 NEW CT CABINET (CONTRACTOR TO PROVIDE) PER DIVE POWER STANDARDS & SPECS. (CONTRACTOR TO COORDINATE WITH DIVE POWER)
- 06 4" CONCRETE FILLED BOLLARD, SEE DETAIL, SHEET C6.3
- 07 MOBILE DELIVERY SIGNAGE, SEE SHEET C1.1
- 08 MOBILE ORDER SIGNAGE, SEE SHEET C1.1
- 09 3" THICK CONCRETE WALK AND DELIVERY RAMP
- 10 HANDICAP SIGNS PER ADA STANDARDS. SEE DETAILS, SHEET C6.6
- 11 HANDICAP SYMBOL (TYP. OF 2) AND STRIPING PAINTED PER ADA STANDARDS, SHEET C6.6
- 12 6" CONCRETE CURB WALL
- 13 24" CONCRETE CURB AND GUTTER, (18" LIP TO FLOWLINE) SEE DETAIL 1, SHEET C6.4, SEE SHEET C3.0 FOR SPILL GUTTER LOCATIONS
- 14 6" CONCRETE SLAB, REINFORCED WITH FIBERMESH OR EQUIVALENT, SEE SECTION DETAIL 3, SHEET C1.2
- 15 5' WIDE CONCRETE PEDESTRIAN WALKWAY ACCESS PER ADA STANDARDS & SPECIFICATIONS
- 16 PEDESTRIAN ACCESS/CROSSWALK STRIPING PER ADA STANDARDS
- 17 ASPHALT PAVING (TYP.) SEE SECTION DETAIL 1, SHEET C1.2
- 18 LANDSCAPE AREA, SEE LANDSCAPE PLAN, SHEET L1.1
- 19 PAINT MARKINGS-YELLOW (TYP.) PER McDONALD'S STANDARDS
- 20 ROLL FORWARD SIGNAGE & STRIPING-YELLOW, SEE SHEET C1.1
- 21 6" YELLOW PAINT MERGE POINT
- 22 PAINT GRAPHIC MARKINGS AND STRIPING PAINTED WHITE AROUND SITE AS SHOWN
- 23 CURBSIDE PAVEMENT MARKING-YELLOW (TYP.) PER McDONALD'S STANDARDS
- 24 DELIVERY PAVEMENT MARKING-RED (TYP.) PER McDONALD'S STANDARDS
- 25 DIRECTIONAL SIGN (APPROX. LOCATIONS - PER OWNER/OPERATOR) SEE DETAILS, SHEET C6.2
- 26 SIGN - 200 SF, 20' HEIGHT, TO BE PERMITTED UNDER A SEPARATE SIGN PERMIT
- 27 OUTDOOR LOT LIGHT, SEE DETAILS, SHEETS C6.13 AND THE PHOTOMETRIC PLAN

006 P. 001
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 file name: 43071 - C1.1 - SITE PLAN.dwg | plot date: June 16, 2025 | plotted by: GimmorGalley

PROFESSIONAL SEAL
 REGISTERED PROFESSIONAL ENGINEER
 KERRY RICK HANSON
 STATE OF UTAH

DOMINION Engineering Associates, L.C.
 675 W. 2100 S. SUITE 1000, WEST VALLEY CITY, UT 84113
 PH: 801-712-3000 FAX: 801-712-3000

M CORPORATION
 1000 WEST VALLEY CITY, UT 84113
 PH: 801-712-3000 FAX: 801-712-3000

DATE TYPED: 6/16/25
 DATE REVIEWED: 6/16/25
 REVIEWED BY: [Signature]
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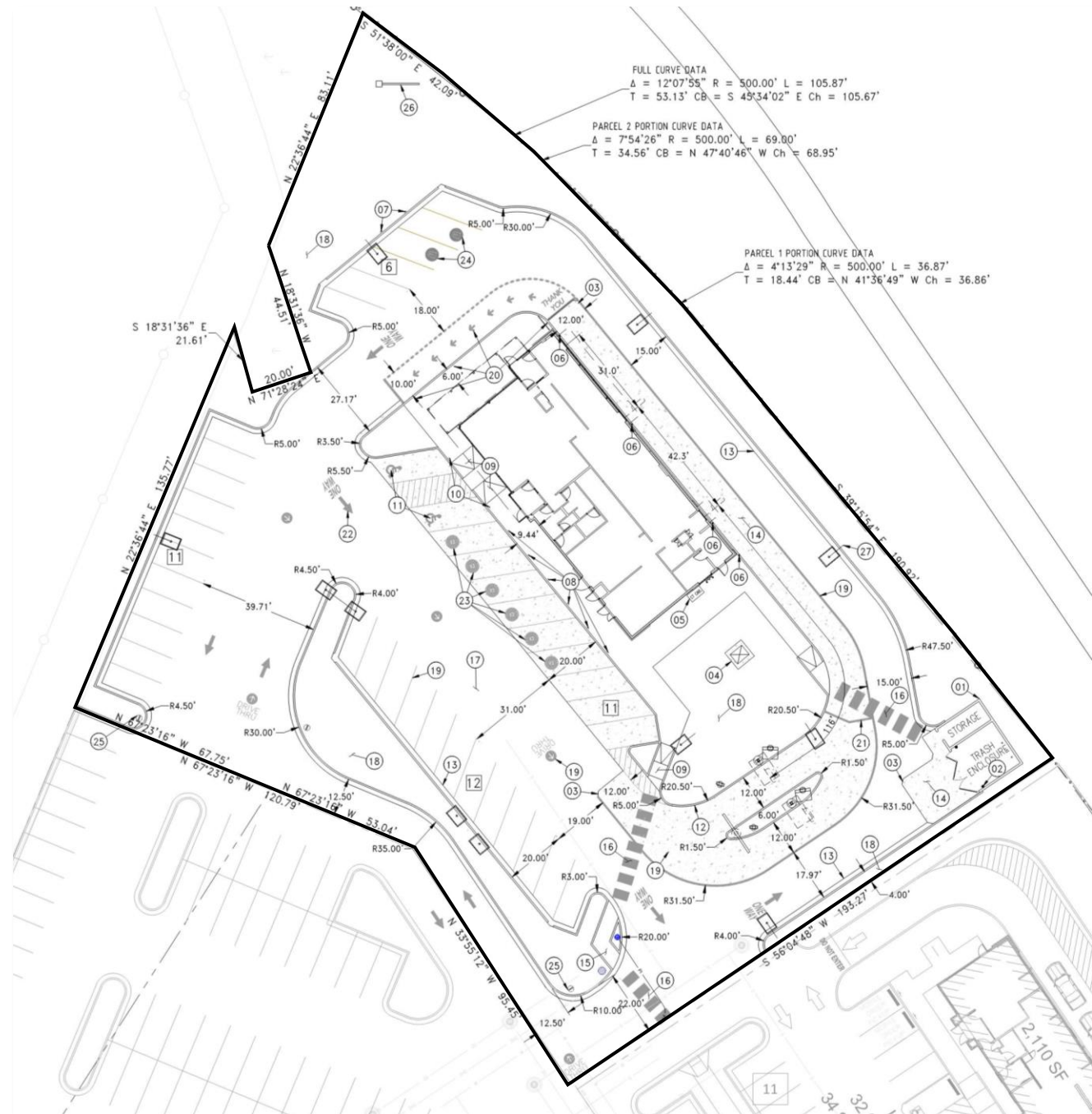
McDONALD'S SITE IMPROVEMENT PLANS
 ST. GEORGE, UTAH
 OVERALL SITE PLAN

SHEET NO. **C1.0**

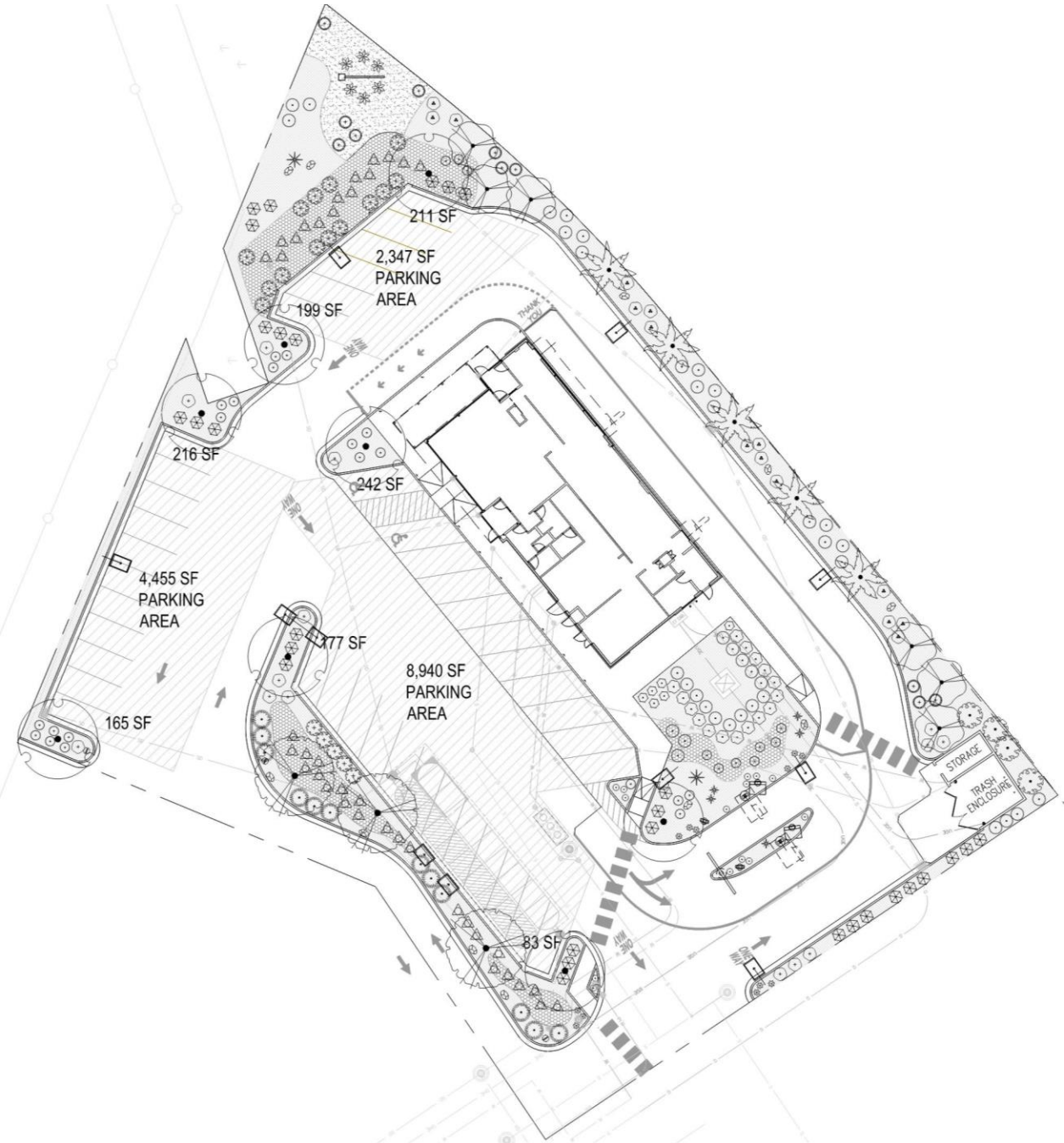
Site Plan

PROJECT DATA CHART

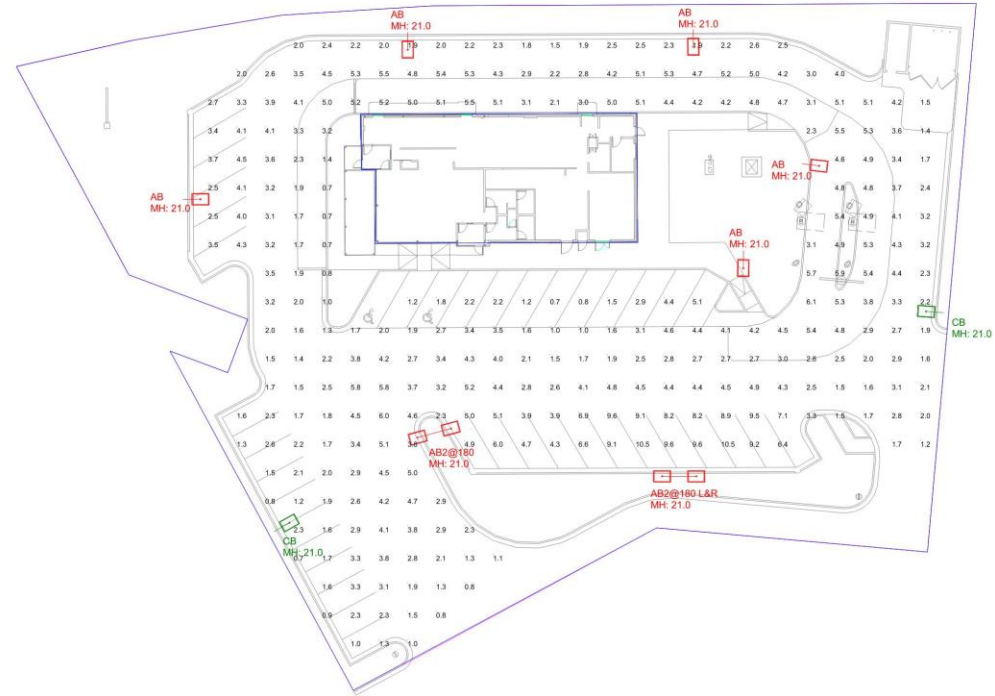
LAYTON ZONING	CP-1 COMMERCIAL
TOTAL GROSS ACREAGE	1.28 ACRES (55,781 S.F.)
TOTAL GROSS RESTAURANT	4,248 S.F. (7.62%)
TOTAL GROSS HARDSCAPE AREA	38,063 S.F. (68.24%)
TOTAL PROP. LANDSCAPE	13,470 S.F. (24.14%)
PARKING REQUIRED	23
REQUIRED(DINING SPACE)	1045 SF / 100 = 10
REQUIRED(REMAINING SPACE)	3203 SF / 250 = 13
ADA VAN PARKING STALL	1
ADA PARKING STALL	1
PROVIDED PARKING STALLS	40



Landscape Plan

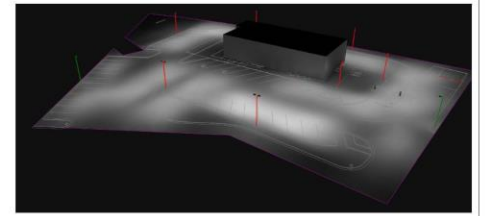
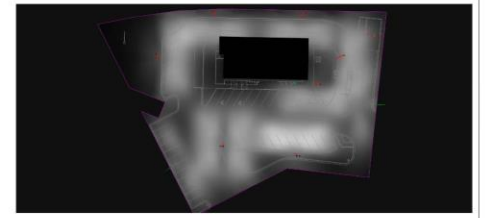


Lighting Plan



Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Paved Surface Areas	Illuminance	Fc	3.43	10.5	0.7	4.90	15.00

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type
AB	5	AB	Single	0.850	VP-2-320L-210-SKT-4W-BC-UNV-A-PSS	213.9	0.555	21	SES-18-40-1-TA-GL-w (4")
AB2@180	1	AB2@180	Back-Back	0.850	VP-2-320L-210-SKT-4W-BC-UNV-A-PSS	213.9	1.110	21	SES-18-40-1-TA-GL-w (4")
AB2@180 L&R	1	AB2@180 L&R	Twin	0.850	VP-2-320L-210-SKT-4W-BC-UNV-A-PSS	213.9	1.110	21	SES-18-40-1-TA-GL-w (4")
CB	2	CB	Single	0.850	VP-1-160L-100-SKT-2-BC-UNV-A-PSS	92	0.454	21	SES-18-40-1-TA-GL-w (4")



- NOTES:
1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
 2. DISTANCE BETWEEN READINGS 10'

Pole Fixtures Are Full Cutoff
Tilt=0
Calculation Grids Are At Grade
Pole Light Mounting Height=21ft
(18' Pole + 3' Base)

PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST METH)
50 YEAR RECURRENT INTERVAL
ALLOWED EPA 13.6 @ WIND LOAD 90 WPR

Regional Drawing
43-0371

SECURITY LIGHTING

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

SCALE 1"=20' 0"

DRAWN BY CLEB

POINT-BY-POINT FOOTCANDLE PLOT FOR
MCDONALD'S
29GW+3W ST. GEORGE, UT 84790

NATIONAL STORE NUMBER
44911

DATE 8/15/2024
DRAWING NUMBER AZ605258.AGI

THIS DRAWING MUST BE EXACTLY REPRODUCED. UNLESS OTHERWISE SPECIFIED BY A 3/4" DIMENSIONAL LINE, ALL OTHER DIMENSIONS ARE TO CENTER OF FINISH SURFACE.

Elevations



Front Elevation

Materials Legend	
	Nichtha Siding (Featured Accents) Vintagewood (Horizontal) "Cedar"
	Brick (Main Building) "Silverado" Smooth Finish by Hebron Brick
	Cultured Stone (Main Building) "Foundation" Hewn by Boral Stone
	Stucco (Feature Dining Wall & Rear) "Adobe Beige" 1128 by Ben Moore
	Aluminum Underscore (Prefinished) "Gold"
	Aluminum Trellis (Prefinished) "RAL 7022"
	Metal Coping "Weathered Zinc"
	Metal Coping "RAL 7022"
	Service Doors & Frames "Fairview Taupe" HC-85 by Ben Moore
	Glazing (Windows & Storefront) 1" Insulated Clear Glass
	Storefront Mullions "Deep Bronze"



Rear Elevation



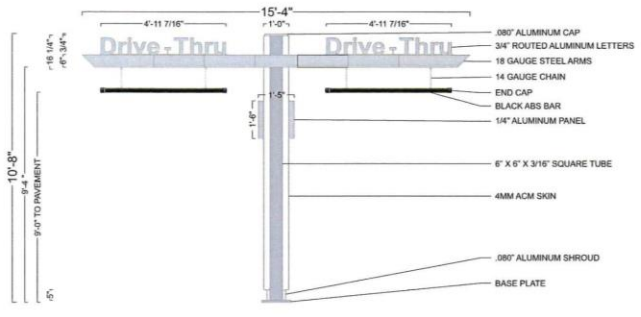
Non-Drive-Thru Side Elevation



Drive-Thru Side Elevation



Signage



FRONT VIEW

- 4-11 7/16"
- 15'-4"
- 4-11 7/16"
- 0.087" ALUMINUM CAP
- 3/4" ROUTED ALUMINUM LETTERS
- 18 GAUGE STEEL ARMS
- 14 GAUGE CHAIN
- END CAP
- BLACK ABS BAR
- 1/4" ALUMINUM PANEL
- 6" X 6" X 3/16" SQUARE TUBE
- 4MM ACM SKIN
- 0.087" ALUMINUM SHROUD
- BASE PLATE

END VIEW

- 0.087" ALUMINUM CAP
- 1" X 1" X 1/8" ALUMINUM ANGLE
- 3/4" ROUTED ALUMINUM LETTERS
- 18 GAUGE STEEL ARM
- HINGE
- 14 GAUGE CHAIN
- BLACK ABS BAR
- 1/4" ALUMINUM PANEL
- 6" X 6" X 3/16" SQUARE TUBE
- 4MM ACM SKIN
- 0.087" ALUMINUM SHROUD
- BASE PLATE

SECTION A-A
N.T.S.

ANCHOR BOLT PATTERN
N.T.S.

FOUNDATION DOUBLE ARM GATEWAY
N.T.S.

CONNECTION DETAILS
N.T.S.

NOTES:

- TOP OF PERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE
- ANCHOR BOLTS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
- DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE
- ELECTRICAL CONDUITS TO BE INSTALLED IN BASE PLATE

BASE PLATE DETAIL

1" X 14" X 14" PLATE
7/8" HOLES
2" CENTER HOLE
3/4" ANCHOR BOLTS

PANEL DETAIL
1/4" ALUMINUM PANEL W/ 1ST SURFACE PAINT & VINYL DECO.
■ MATCH PMS 123 C GOLD - BACK-GROUND, COPY & ARROW
■ 3630-22 BLACK - LANES

SWING ARM DETAIL
DESIGN FACTOR: TBD
18 GAUGE STEEL ARM WITH HINGE W/ 1ST SURFACE PAINT AND VINYL DECORATION:
■ MATCH PMS 123 C GOLD - SWING ARM
■ 7725-12 BLACK - "CLEARANCE 9 FEET" COPY

"DRIVE-THRU" LETTER DETAIL
3/4" ROUTED ALUMINUM LETTERS W/ 1ST SURFACE VINYL DECORATION:
■ 180-25 GOLD - "DRIVE-THRU" COPY
■ BLACK - COPY OUTLINE

GRAPHIC DETAIL

DOUBLE ARM GATEWAY-CLEARANCE SIGN
N.T.S. WIND SPEED: 115 MPH EXPOSURE "C"

DRIVE THRU BOLLARD FOUNDATION
N.T.S.

"THANK YOU"
N.T.S.

"DRIVE THRU"
N.T.S.

PROJECT MONUMENT SIGNAGE F1

PROJECT MONUMENT SIGNAGE F2

GENERAL NOTES:

- THE FOLLOWING CODES WERE USED IN DESIGN:
 - ASCE 2002
 - ASCE 7-16
 - ACI 308-14
 - WIND SPEED 130 MPH (ULTIMATE WIND SPEED)
 - EXPOSURE "C"
 - 50 PSF SNOW LOADING
 - ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE
 - MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100 PSF/FT² (X2) SITE SOIL CONDITIONS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER IF ASSUMED SOIL CONDITIONS ARE NOT PRESENT. FOUNDATION SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TAKING IN TO ACCOUNT ACTUAL SITE SOIL CONDITIONS
 - TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE)
- CONCRETE:**
 - ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE
 - ALL PERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION
 - TOP OF PERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE
 - MINIMUM CONCRETE STRENGTH (F'_C=4,500 PSI) SHALL CONFORM WITH MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
 - USE OF ADJUSTERS SHALL CONFORM TO MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 2.13-A
 - FOUNDATION CONCRETE TO BE TESTED PER MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 3.14
 - PROVIDE A MINIMUM 3" OF CONCRETE COVER OVER ALL EMBEDDED STEEL
 - REINFORCEMENT PLACEMENT SHALL CONFORM TO MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5 PERFORMED BY GENERAL CONTRACTOR
 - ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH ASC CODE OF STANDARD PRACTICE
 - DO NOT PLACE PILES ON CONCRETE UNTIL CONCRETE HAS CURED PER MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 3.11-E
 - CAST CONCRETE DIRECTLY AGAINST EXCAVATED HOLE SIDES
 - ASTM A-415, DR 60 REBAR, BLACK
- STEEL:**
 - STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE B (F_y=35 KSI)
 - HSS ROUND SECTION: ASTM A500 GRADE B (F_y=42 KSI)
 - HSS SQUARE RECTANGULAR SECTION: ASTM A500 GRADE B (F_y=42 KSI)
 - HEADED ANCHOR BOLDS ASTM F1554 GR 55, AN ACCEPTABLE ALTERNATIVE IS ASTM F1554 GR 55, WHEN THE EMBEDDED END OF THE ROD IS THREADED AND THE NUT TACK WELDED PRIOR TO GALVANIZATION
 - STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36
 - REINFORCEMENT: ASTM A615 GRADE 60-- BY GENERAL CONTRACTOR
 - NUTS: ASTM A307A, HEAVY HEX--WASHERS: ASTM F844 A36
 - USE ASTM A307 CLASS C OIL SPRAY GALVANIZED BOLDS AND FASTENERS
 - ANCHOR BOLDS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
 - NO FIELD HEATING TO BEND STEEL SHALL BE ALLOWED WITHOUT ENGINEER'S APPROVAL
 - DO NOT CUT ANCHOR BOLDS AFTER INSTALLATION OF POLE
 - AFTER INSTALLATION, ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO RESIST CORROSION
 - ANY FIELD WELDING SHALL FIRST BE VERIFIED BY ENGINEER AND PERFORMED IN ACCORDANCE WITH AWS D11
 - REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION

FILE: P:\MCDONALD\SITES\George\043017 DESERT COLOR\DRSHEETS\043017-004-021.dwg | last save: May 21, 2024 | plotted by Kelly Joseph

REV	DATE	DESCRIPTION	BY



DOMINION Engineering Associates, L.C.

 1000 W. 1000 N. SUITE 1000, GEORGE, UTAH 84123 801-712-3000

DATE ISSUED	DATE REVIEWED	DATE REVISION	DATE REVIEWED	DATE ISSUED	DATE REVIEWED	DATE REVISION	DATE REVIEWED

M CORPORATION
 1000 W. 1000 N. SUITE 1000, GEORGE, UTAH 84123 801-712-3000

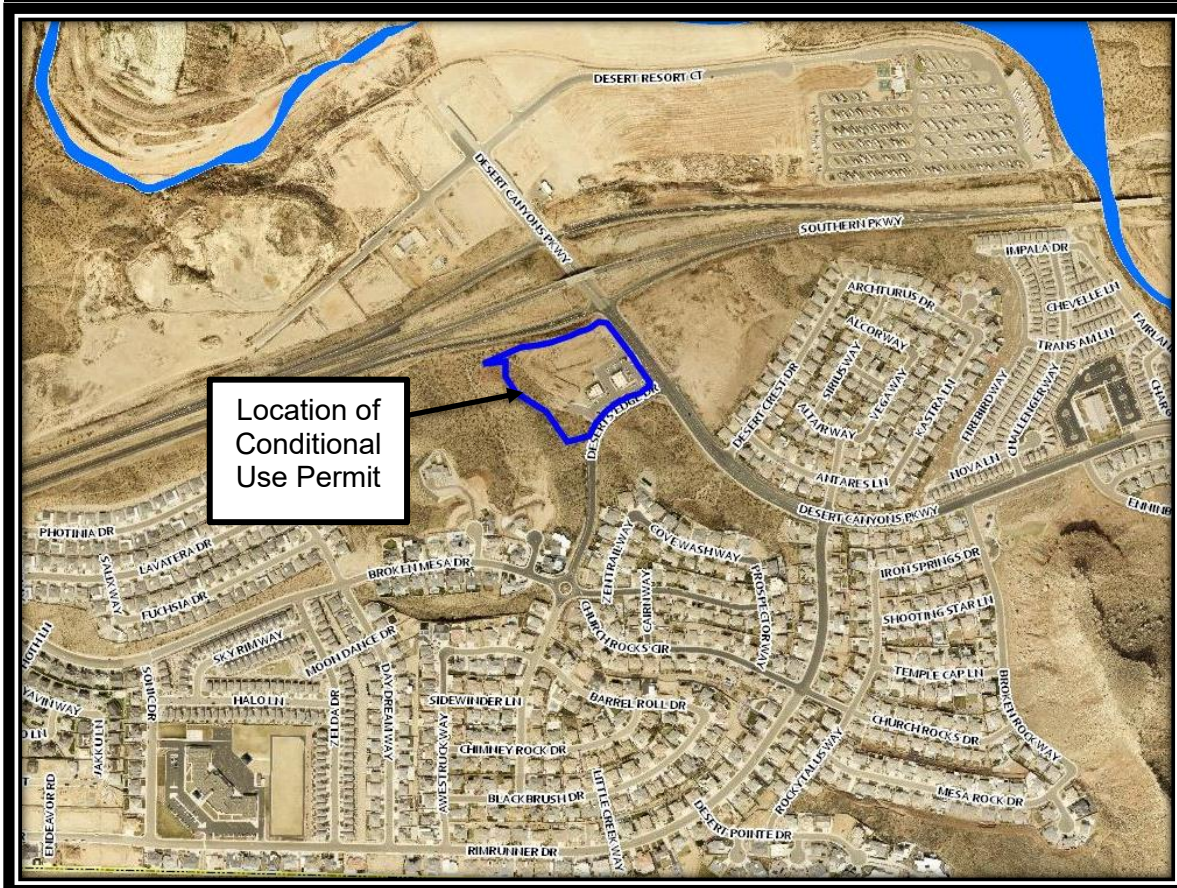
FILE	PROJECT NAME	DESIGNER	CHECKER	DATE ISSUED	DATE REVIEWED	DATE REVISION	DATE REVIEWED

C6.1

Materials Board



Desert Corner Conditional Use Permit (Case No. 2026-CUP-002)	
Request:	Consider a conditional use permit for a development with an aggregate ground floor footprint square footage of 20,000 square feet or more.
Applicant:	Desert Canyons Development
Representative:	Curt Gordon
Location:	South of Southern Pkwy and west of Desert Canyons Pkwy
General Plan:	COM (Commercial)
Zoning:	C-2 (General Commercial)
Land Area:	Approximately 6.62 acres



BACKGROUND:

This application pertains to a development consisting of nine buildings across 6.62 acres, with a total building area of 37,460 square feet. This proposal includes considerations for elevations, materials, and landscaping.

Regarding zoning history, 5.64 acres of the subject property were zoned under the Desert Canyons Zone Plan in July 2009. The remaining 0.98 acres in the northeast corner, formerly designated as part of the UDOT right-of-way, were rezoned to C-2 (Highway Commercial) in November 2025. This portion was subsequently included in the Desert Corner Commercial Subdivision Preliminary Plat approved by the Planning Commission in April 2026.

Four building types are proposed as part of the development. The tallest building will have a maximum height of 28 feet, two building types will have a maximum height of 22 feet, and the shortest building type will have a maximum height of 19 feet. The maximum building height permitted within the C-2 zoning district is 50 feet. Two of the nine proposed buildings have already been constructed.

Proposed building materials include anodized black aluminum-framed windows, corrugated metal siding with natural rust and red finishes, Hardie® Board siding in sunflower and blue colors, red metal caps and fascia, black composite panel siding with silver trim, and multicolored wood accent features. The variety of materials and colors is intended to create visual interest and contribute to the overall architectural character of the development.

According to Title 10-17B-9, a development site with a building aggregate ground floor area greater than 20,000 square feet requires a Conditional Use Permit with redevelopment.

A conditional Use Permit requires the following standards (10-17B-3 and 10-17B-9) to be met:

Review Criteria		
Regulation	Proposal	Staff Comments
Maximum Intensity and use	Nine buildings are included in this proposal, two of which are already developed.	This intensity and uses are expected to be comparable to what is permitted in this C-2 district
Complies with all Provisions of Code	See attached plans	Staff will ensure the project complies with all codes at the site plan review process
Compared to Permitted Uses, Mitigates Adverse impacts through:		

Review Criteria		
Regulation	Proposal	Staff Comments
Size and Location	Total building area will be 37,460 sq ft in a C-2 district	The proposal is compliant
Traffic Generation	No major traffic impacts are expected as the area is zoned for commercial uses.	The proposal is compliant
Utility / Public Infrastructure Demand	A plan for utilities will be provided during the site plan review process.	City infrastructure is sufficient to handle this increased demand
Emergency Vehicle Access	Access is available off Desert Canyons Parkway and Desert Edge Drive.	The proposal is compliant
Off-Street Parking	198 parking spaces will be provided.	167 spaces are required. The assumed uses are restaurant, retail and office space.
Vehicle and Pedestrian Circulation	Please see site plan	The vehicle circulation plan is sufficient. Pedestrian circulation will be reviewed during site and building plan reviews.
Fencing, Screening, Landscaping	Conceptual landscape plan has been provided.	The landscaping will be required to meet the regulations. Staff will confirm during the site plan process.
Usable Open Space	N/A	N/A
Signs and Lighting	No information was provided.	The lighting plan will be required to meet regulations and will be reviewed during the site plan review process. The signs need to apply for sign and building permits and will be reviewed at that time.
Compatibility with Surrounding Structures	See the elevations	Two buildings in this development have been constructed. The following buildings will match the existing buildings.
Noise, Odors, and Other Factors	No unusual noise, vibrations, odors,	Staff has no concerns.

Review Criteria		
Regulation	Proposal	Staff Comments
	steam or other factors of significance are expected.	
Delivery, loading and unloading operations	Normal commercial deliveries are expected.	Staff has no concerns.
Trash Generation, Screening, & Recycling	Proposal is typical of a commercial site plan.	Staff has no concerns; this will be reviewed in detail during the site plan review process.
Potential Impacts of Patrons/Employees	Normal commercial operations are expected.	Staff has no concerns
Impacts of the Use on Public Property Adjoining the Site	Normal commercial operations are expected.	Staff has no concerns
Hours of Operation and Delivery	Standard operating hours are expected.	Staff has no concerns
Special Hazards Arising from the Use	There are no anticipated special hazards	Staff has no concerns
Building Mass, Design, & Orientation / Building Façade Articulation	See elevations	Staff has no concerns
Building Colors	See elevations and materials board	Staff has no concerns

The City Council may approve the conditional use permit if it meets the following standards found in Chapter 17 of the adopted zoning regulations (10-17B-4):

Upon review and consideration of the criteria identified in Title 10-17B-1 and 10-17B-3, compared to the impacts of allowed uses in the zone, the proposal shall:

A. Be compatible in use, scale, and design with allowed uses in the zone; and

B. Not compromise the health, safety, or welfare of:

a. Persons employed within or using the proposed development.

- b. Those residing or working in the vicinity of the proposed use or development.*
 - c. Property or improvements in the vicinity of the proposed use or development; or*
 - d. Not imposed disproportionate burdens on the citizens of the city.*
- C. The land use authority shall issue a conditional use permit, if the applicant has proposed, or if the land use authority can propose, conditions of approval to substantially mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards and criteria herein. The conditional use permit shall describe the scope of the permit, and the conditions of approval.*
- D. If the land use authority determines that the applicant has not proposed, and the land use authority cannot impose additional, reasonable conditions of approval to comply with the standards and criteria herein, the land use authority may deny the conditional use permit application.*

RECOMMENDATION:

Staff recommends approval of this Conditional Use Permit.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend approval with additional conditions.
3. Recommend denial.
4. Table or continue the proposed conditional use permit to a specific date.

POSSIBLE MOTION:

"I move that we forward a positive recommendation to the City Council for the Conditional Use Permit for Desert Corner, case number 2026-CUP-002, based on the findings listed in the staff report."

FINDINGS FOR APPROVAL:

1. The proposed conditional use permit is compatible in use, scale, and design with allowed uses in the zone.
2. The proposed conditional use permit does not compromise the health, safety, or welfare of those residing or working in the vicinity of this proposed use.

EXHIBIT A

Applicant's Narrative

Desert Corner SW – Zone Change Application Narrative

Desert Corner is a 6.56-acre property located at the southwest quadrant of the Southern Parkway interchange #6 at Desert Canyons. The parcel is zoned C-2 and has preliminary plat approval for the configuration shown on (**Exhibit A**). The current General Plan designation is PD reflecting that the Desert Canyons Master Plan land use designations.

Purpose

The C-2 zone requires a conditional use permit for proposed floor areas over 20,000 s.f. Desert Corner proposed floor area is 37,450 s.f. and therefore requires a conditional use permit application which we are seeking with this application.

Design

The proposed development consists of 9 buildings 2 of which are existing. We anticipate that the uses of the buildings will be neighborhood commercial. The architecture will be consistent with the two existing buildings (see attached elevations). The site is bounded on the north by the Southern Parkway, on the east by Desert Canyons Parkway, on the South by Deserts Edge Drive, and on the west by Open Space. The site is separated from residential areas by open space buffers.

Site access is off desert canyons parkway and Deserts Edge Drive. All utilities are in place to service the site.

Parking is provided in excess of the proportional requirement.

Development Standards

The development will meet all standards as follows:

- A. Noise: No noise other than typical motor vehicle traffic and recreational noise is planned.

- B. Dust: All roads will be paved, and disturbed areas will be rocked or landscaped to eliminate dust issues.
- C. Odors: Consistent with C-2 uses.
- D. Aesthetics: Architectural guidelines are provided in the CC&R's, all City of St. George Landscape standards will be followed.
- E. Safety: No unusual traffic is planned which would create unsafe conditions.
- F. Traffic: The Desert Canyons Master Plan traffic study contemplates and accommodates the level of development shown on the attached plan.
- G. Density: Current zoning for the site is C-2.
- H. Height: Not to exceed 35 feet.
- I. Hours of Operation: Hours of operation will be normal business hours.
- J. Character and purpose of Zone: The development will be consistent with the purpose of a C-2.
- K. Public Health: All sanitation and solid waste disposal measures will follow applicable codes.

Phasing: The current phasing plan consists of 3 phases as shown on the preliminary plat phasing plan.

EXHIBIT B
Power Point Presentation



Desert Corner Conditional Use Permit

2026-CUP-002

Location

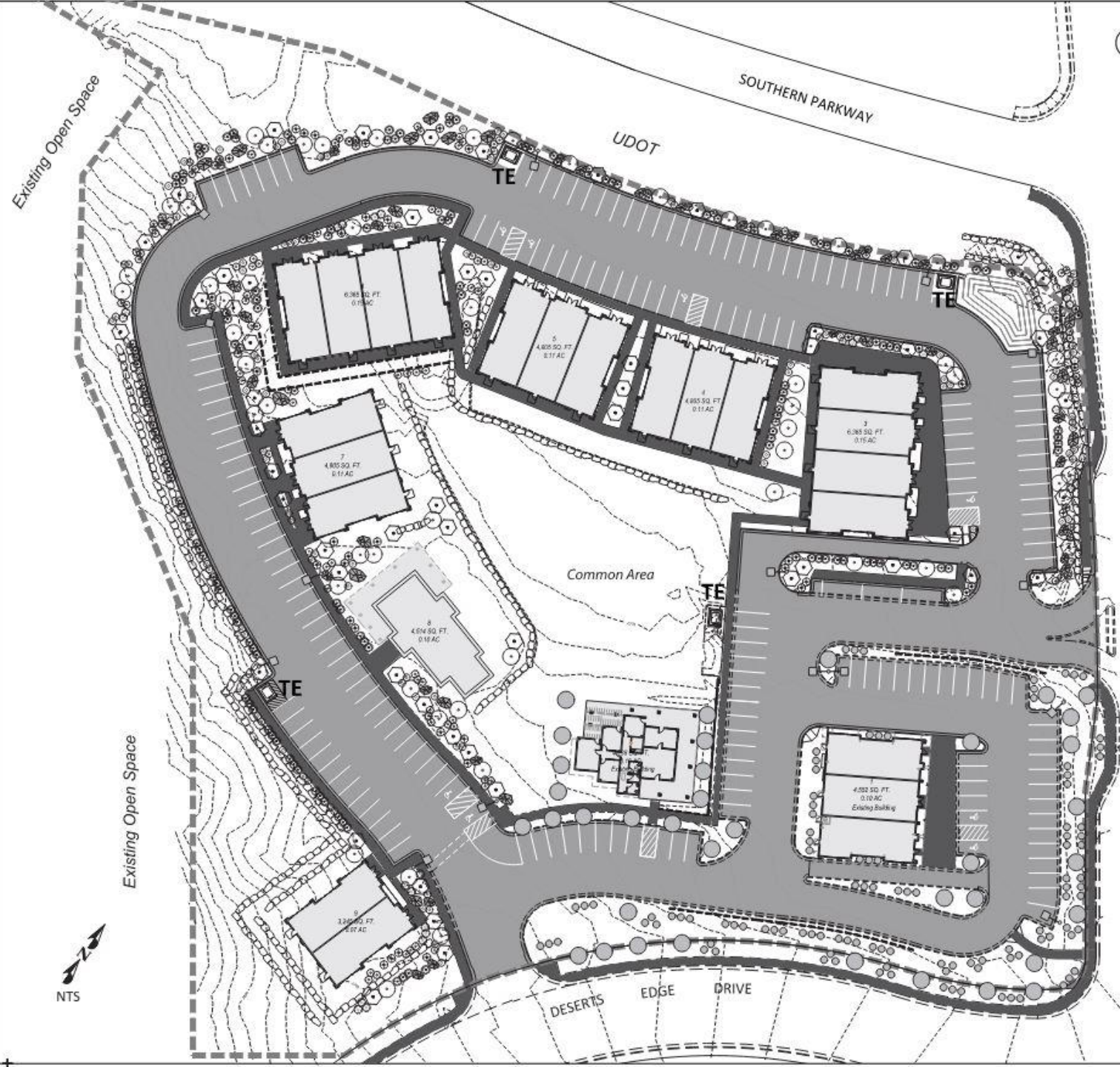


General Plan



Zoning








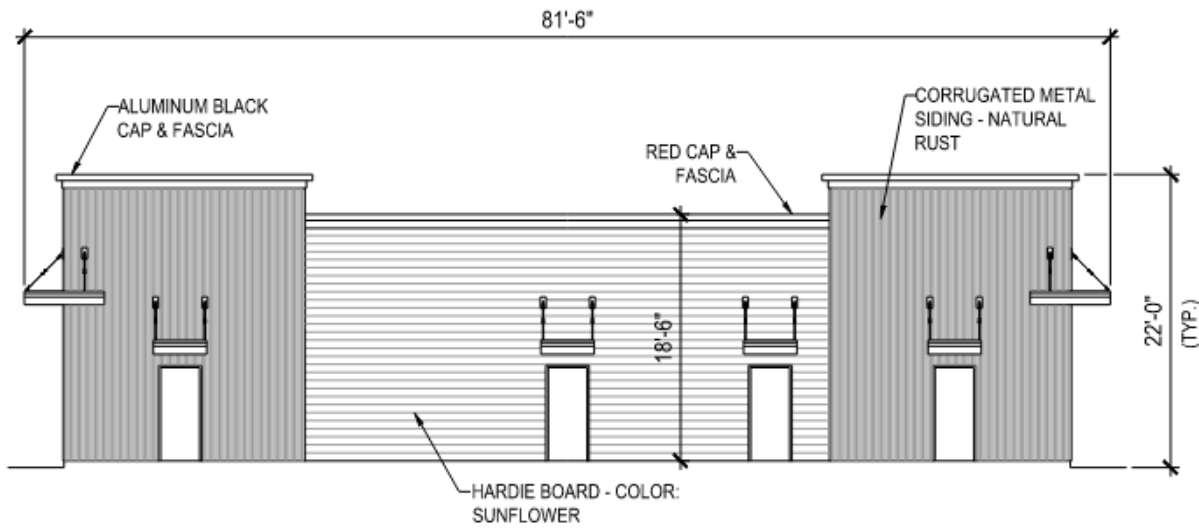


Site Data:

- Site Area: 6.62 acres
- Total Building Area: 37,460 s.f.
- Total Parking Spaces Required: 167
- Parking Provided: 198 Spaces
- Handicap Spaces Req: 6 Spaces
- Handicap Spaces Provided: 8 Spaces
- Landscape Area: 11,238 s.f.
- Landscape Area: 30%
- Zone: C-2

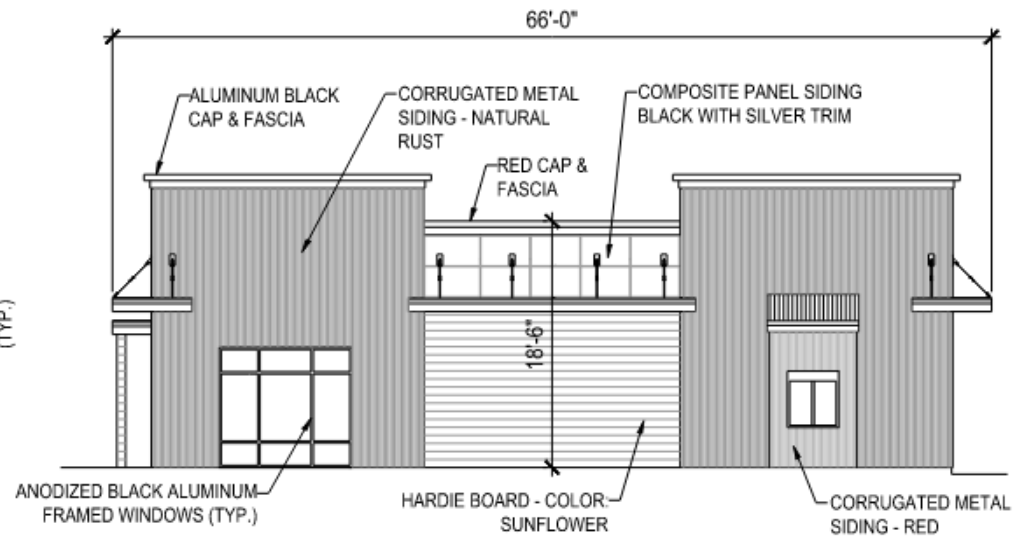
Legend:

-  TE Screened Trash Enclosures (4)
-  Sidewalks
-  Pole Light
-  Parking Lot & Spaces
-  Existing Landscape



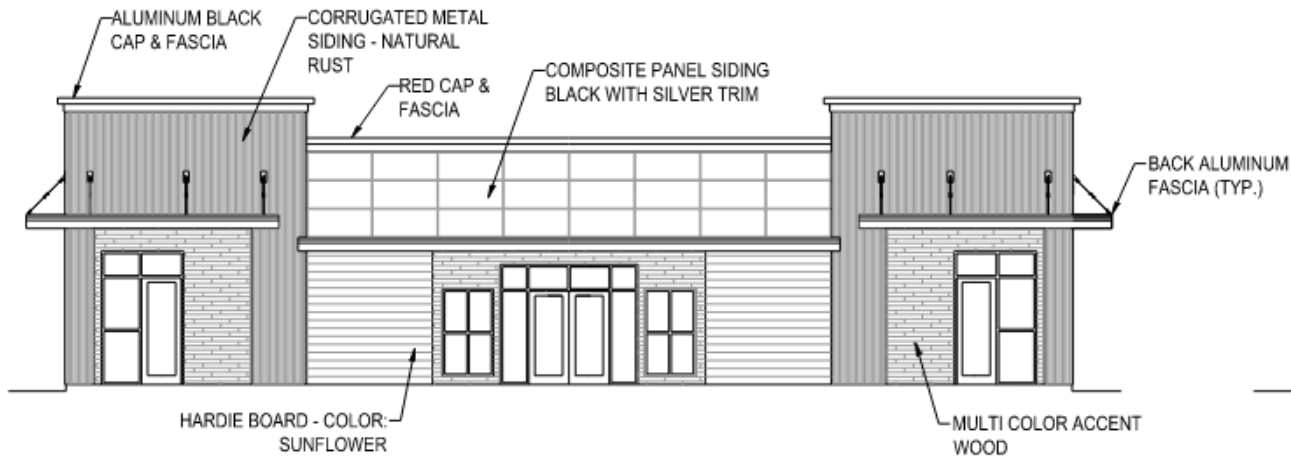
WEST ELEVATION

3/32" = 1' - 0"



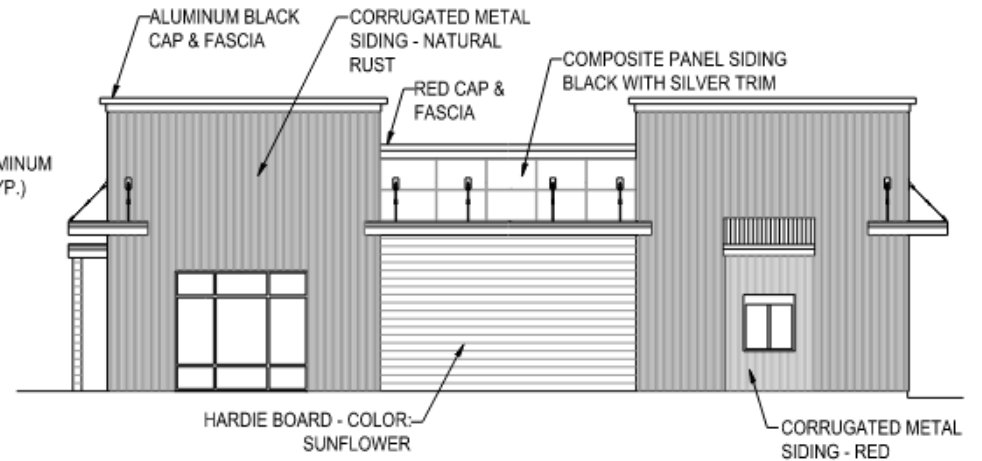
SOUTH ELEVATION

3/32" = 1' - 0"



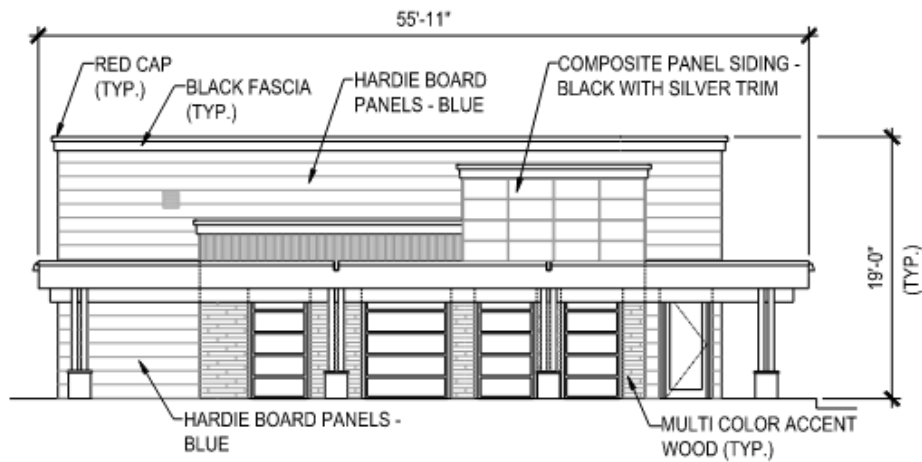
EAST ELEVATION

3/32" = 1' - 0"



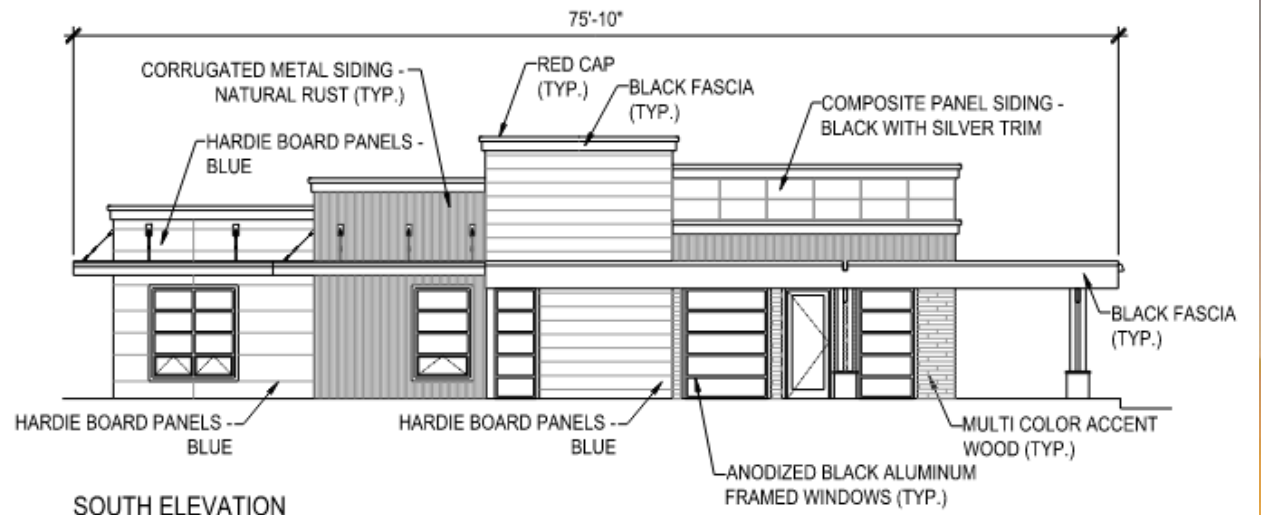
NORTH ELEVATION

3/32" = 1' - 0"



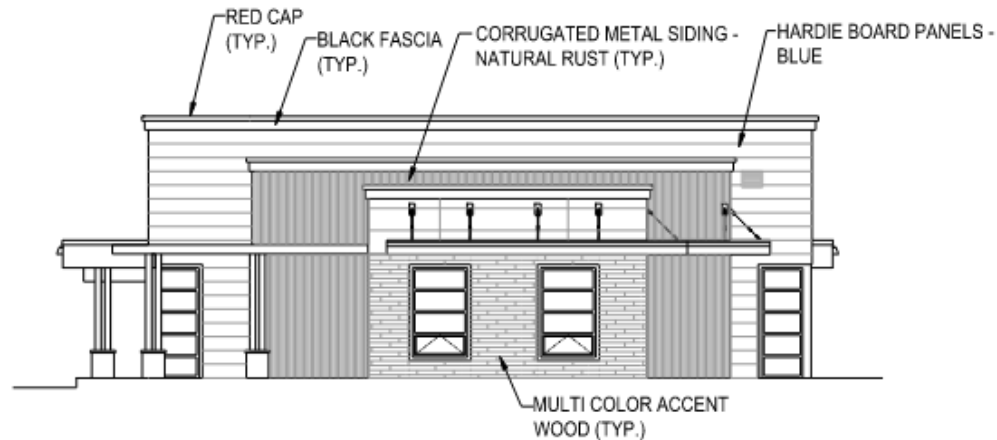
EAST ELEVATION

3/32" = 1' - 0"



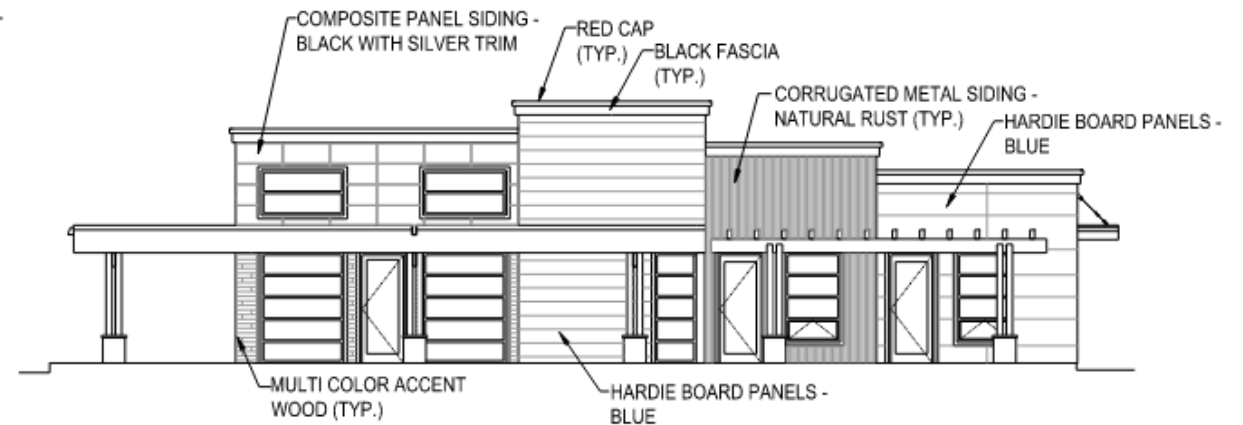
SOUTH ELEVATION

3/32" = 1' - 0"



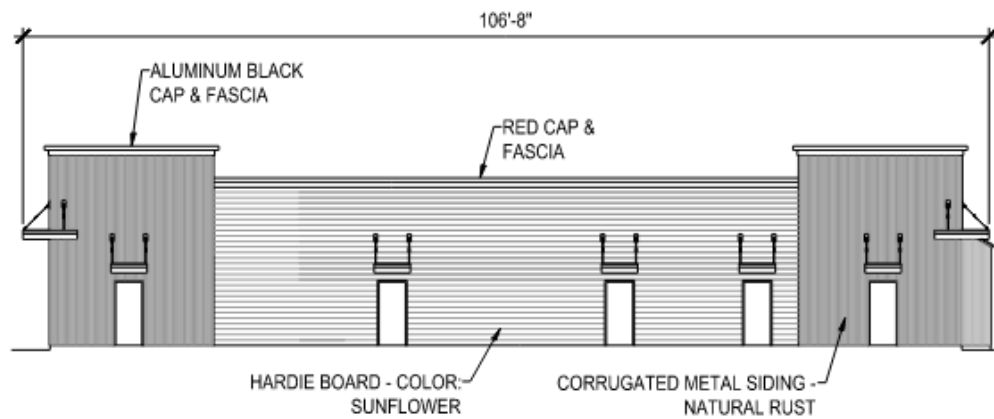
WEST ELEVATION

3/32" = 1' - 0"



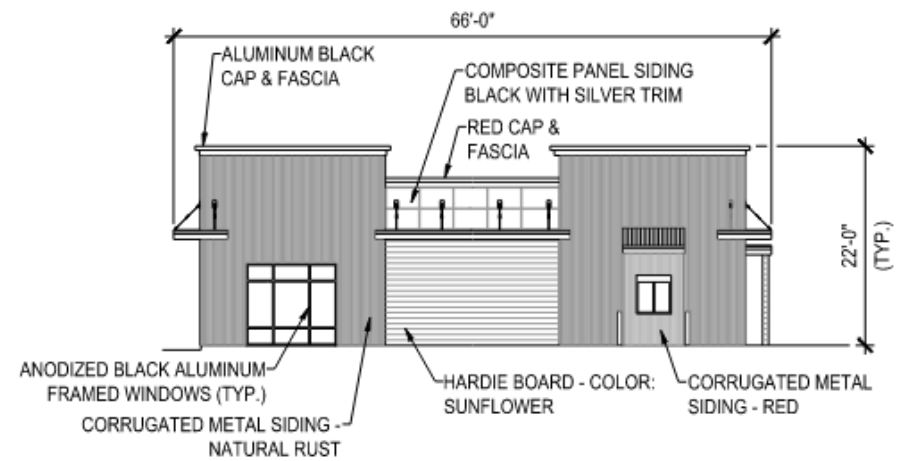
NORTH ELEVATION

3/32" = 1' - 0"



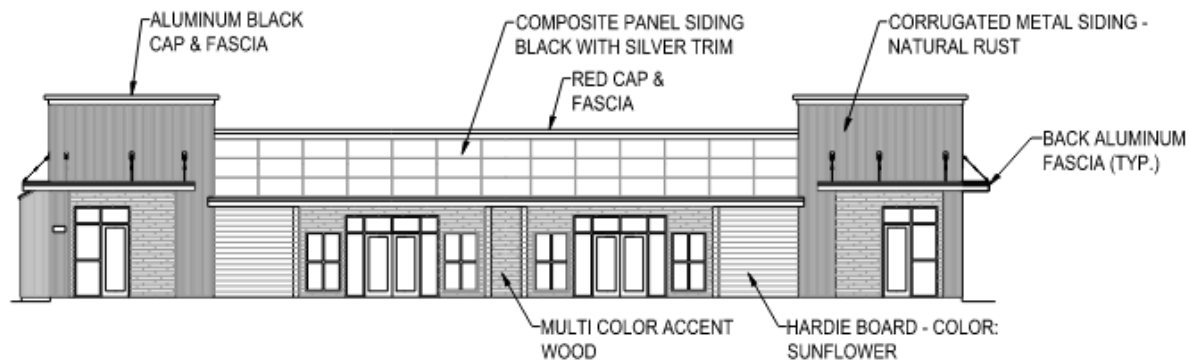
WEST ELEVATION

1/16" = 1' - 0"



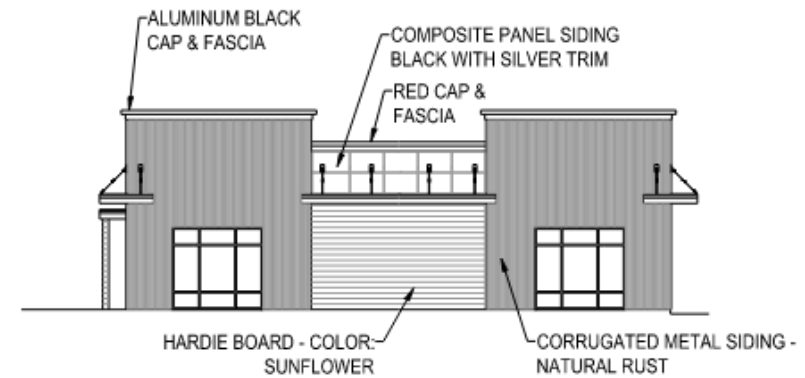
SOUTH ELEVATION

1/16" = 1' - 0"



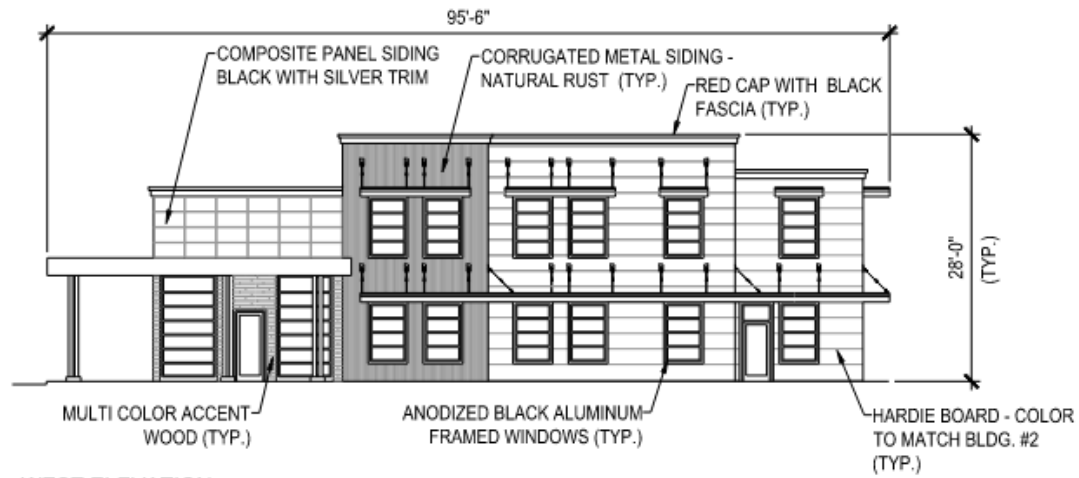
EAST ELEVATION

1/16" = 1' - 0"



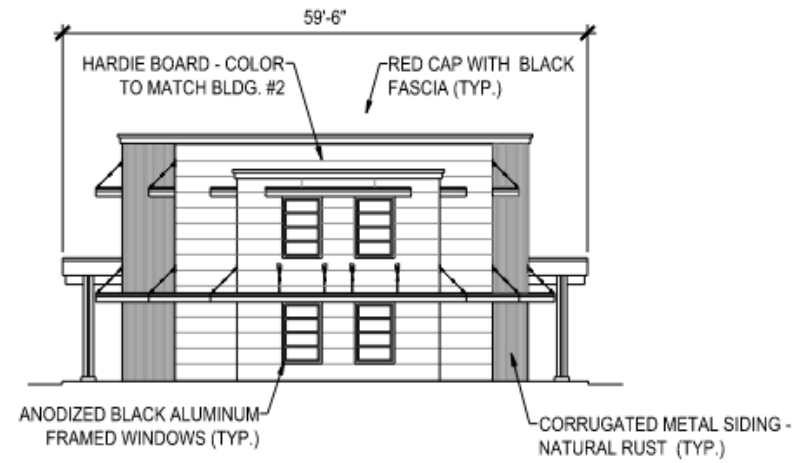
NORTH ELEVATION

1/16" = 1' - 0"



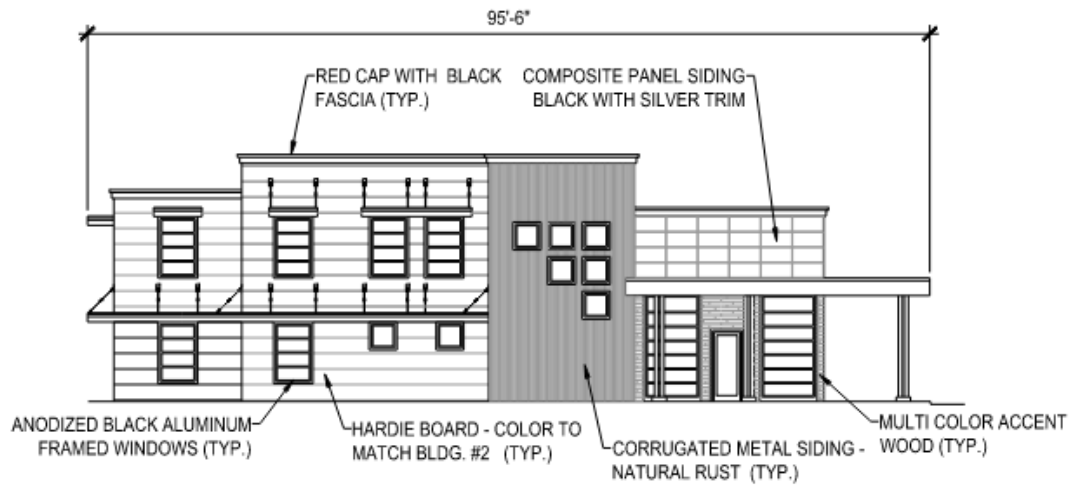
WEST ELEVATION

1/16" = 1' - 0"



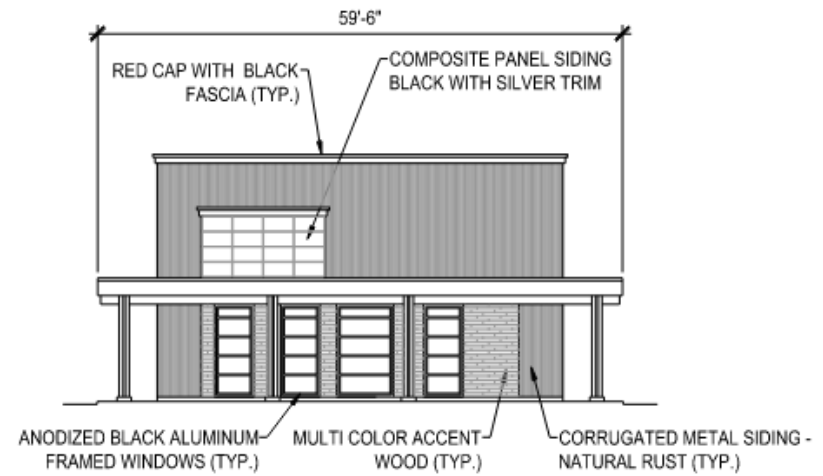
SOUTH ELEVATION

1/16" = 1' - 0"



EAST ELEVATION

1/16" = 1' - 0"



NORTH ELEVATION

1/16" = 1' - 0"

BLDG #1 (EAST)



FF ELEV
2767.28

ELEVATION A - A

1/16" = 1' - 0"

BLDG #3 (EAST)



FF ELEV
2759.58

BLDG #3 (NORTH)



FF ELEV
2759.58

BLDG #4 (NORTH)



FF ELEV
2760.20

BLDG #5 (NORTH)



FF ELEV
2761.02

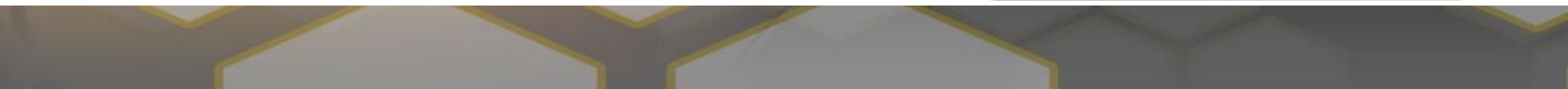
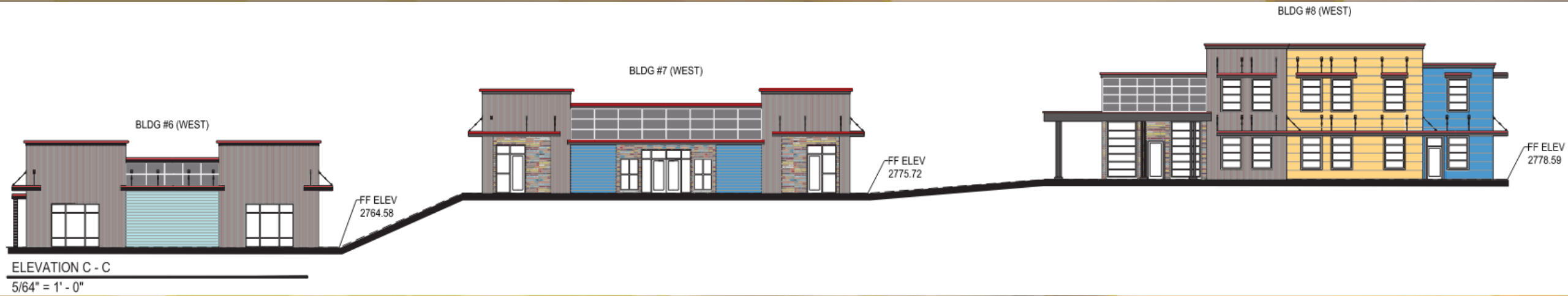
BLDG #6 (NORTH)

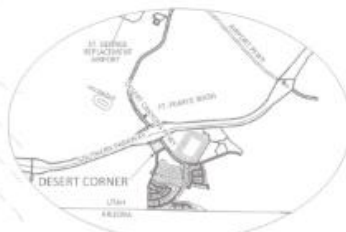
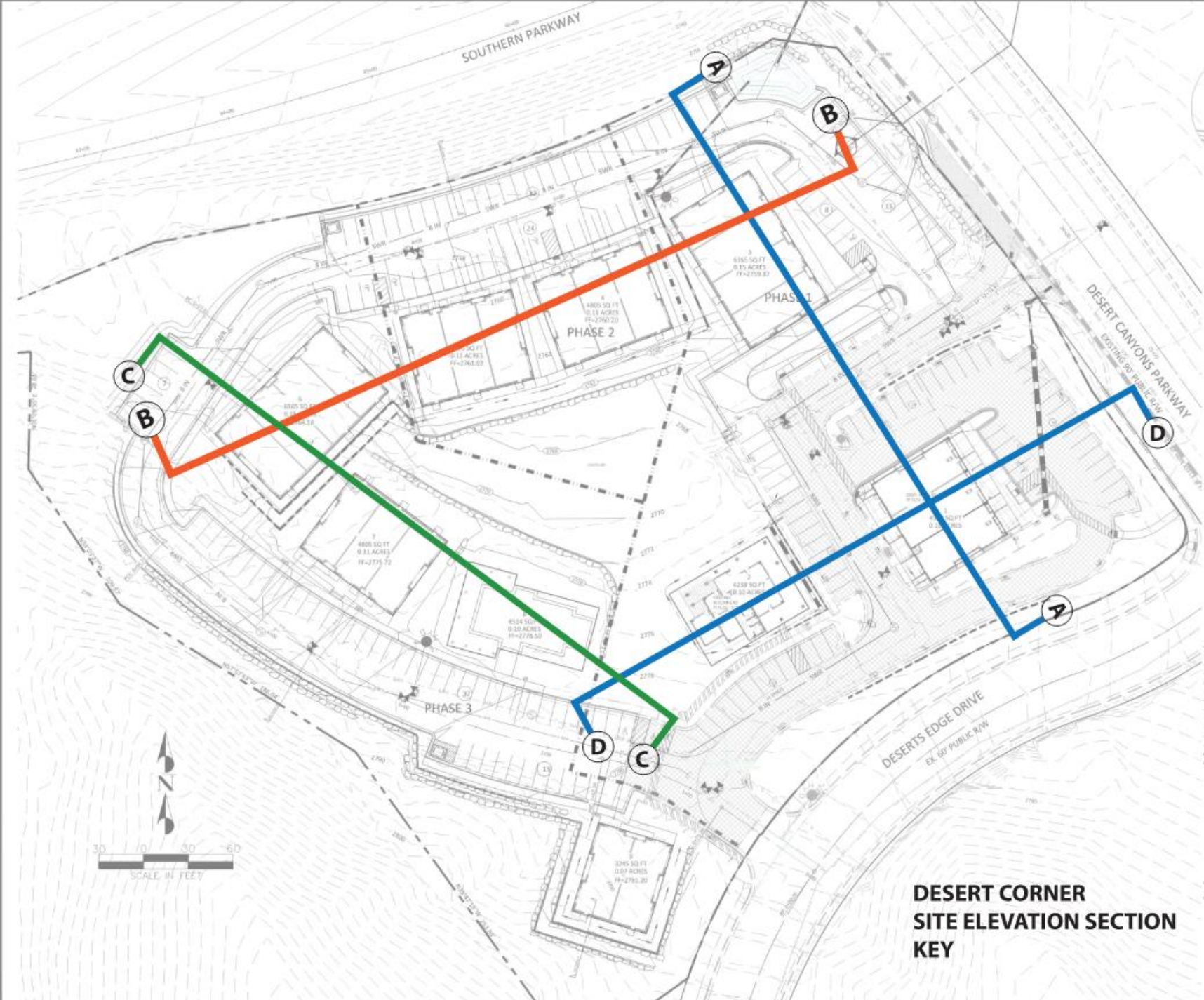


FF ELEV
2764.58

ELEVATION B - B

5/64" = 1' - 0"





Vicinity Map
NOT TO SCALE

SITE DATA:

SITE AREA: 6.62 ACRES
 TOTAL BUILDING AREA: 37,460 SF
 TOTAL PARKING SPACES REQUIRED:
 ASSUME RESTAURANT/OFFICE/RETAIL MIX
 = 187 SPACES
 PARKING PROVIDED: 198 SPACES
 HANDICAP SPACES REQ'D: 9 SPACES
 HANDICAP SPACES PROVIDED: 9 SPACES
 LANDSCAPE AREA: 11,236 SF
 % LANDSCAPE AREA: 30%

NOTES:

1. PRIVATE AND SIMPLE PARCELS AS SHOWN HEREON. ALL OTHER AREA OUTSIDE OF PUBLIC RIGHTS-OF-WAY SHALL BE COMMON AREA.
2. ALL COMMON AREA SHALL INCLUDE DRIVEWAY AND PARKING EASEMENTS, UTILITY EASEMENTS, AND LANDSCAPE EASEMENTS.

LEGEND

	PROPOSED CATCH BASIN
	PROPOSED SEWER MANHOLE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED WATER VALVE
	EXISTING WATER VALVE
	PROPOSED 12" WATER METER
	ATLAS LIGHTING, 5' PULL BOX (EIT'S SHIELDED LIGHT FIXTURE W/ 2' MOUNTING POLE)
	PROPOSED TRANSFORMER (SIZE AS NOTED)
	SECONDARY POWER PIED.
	EXISTING SECONDARY POWER PIED.
	EXISTING STREET LIGHTS, HIGH MAST OR DECORATIVE
	4-WAY STREET
	POLE MOUNT SWITCH GEAR
	RIGHT OF WAY LINE
	ROAD CENTERLINE
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	PROPOSED SEWER LINE (SIZE AS NOTED)
	EXISTING SEWER LINE (SIZE AS NOTED)
	PROPOSED WATER LINE (SIZE AS NOTED)
	EXISTING WATER LINE (SIZE AS NOTED)
	PROPOSED POWER LINE (PHASE AS NOTED)
	PROPOSED SECONDARY POWER LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	CENTERLINE
	PROPERTY LINE
	EXIST. CURB AND GUTTER
	PROPOSED CURB & GUTTER
	EXISTING CONTOUR LINE
	FINISH CONTOUR LINE
	RETAINING WALL
	ROCKERY WALL/SEGMENTAL WALL
	SITE BOUNDARY
	PHASE BOUNDARY

**DESERT CORNER
SITE ELEVATION SECTION
KEY**



OFFICE BUILDING FRONT ELEVATION



COMMERCIAL BUILDING FRONT ELEVATION



OFFICE BUILDING REAR ELEVATION



COMMERCIAL BUILDING SIDE ELEVATION

DESERT CORNER

Black Fascia, Caps, Trim & Composite Panel Color



Rusted Metal Siding



Hardie Board Siding (Slats)



Hardie Board Siding (Panels)



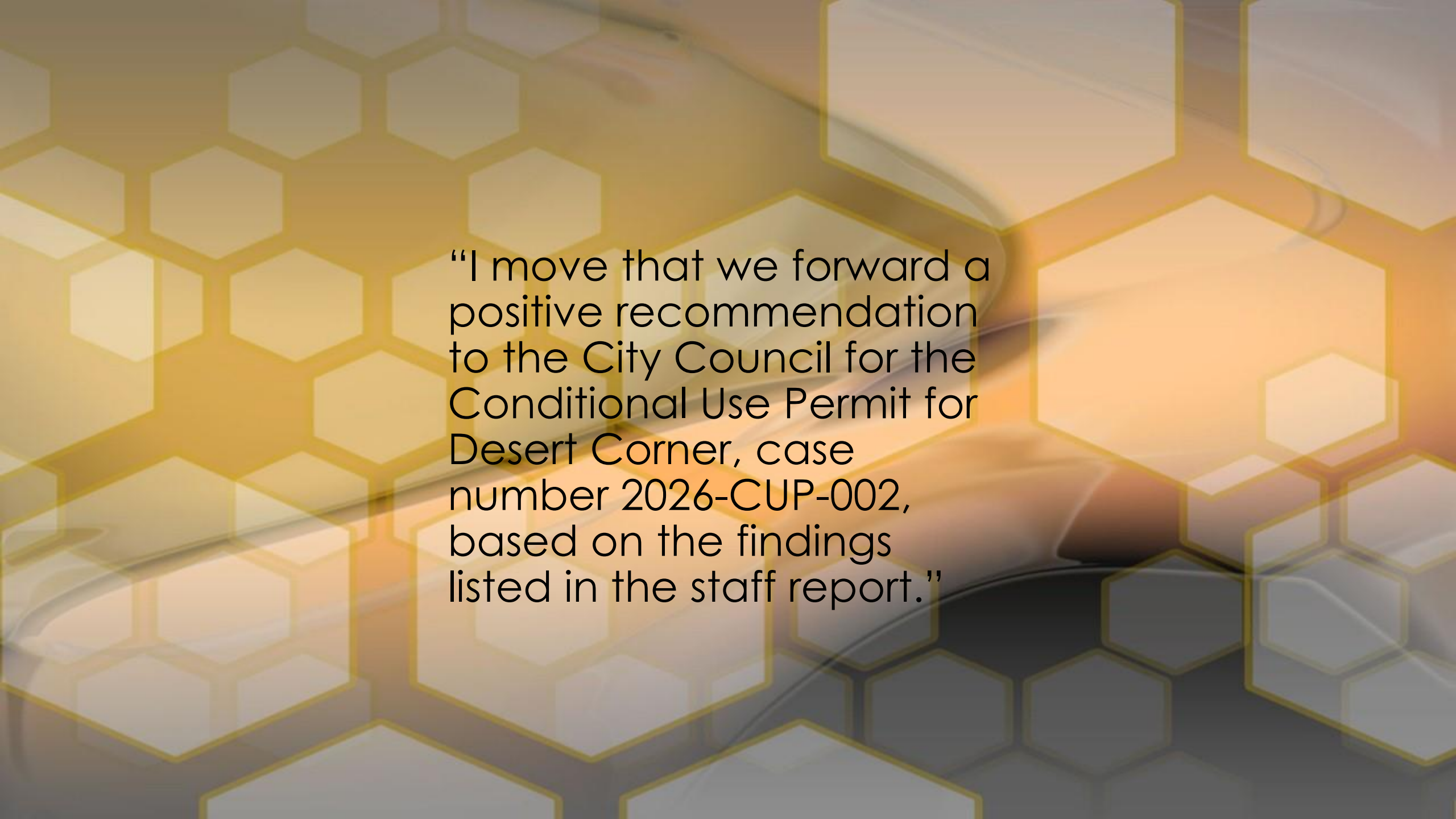
Red Caps & Trim Color



Multi Color Accent Boards



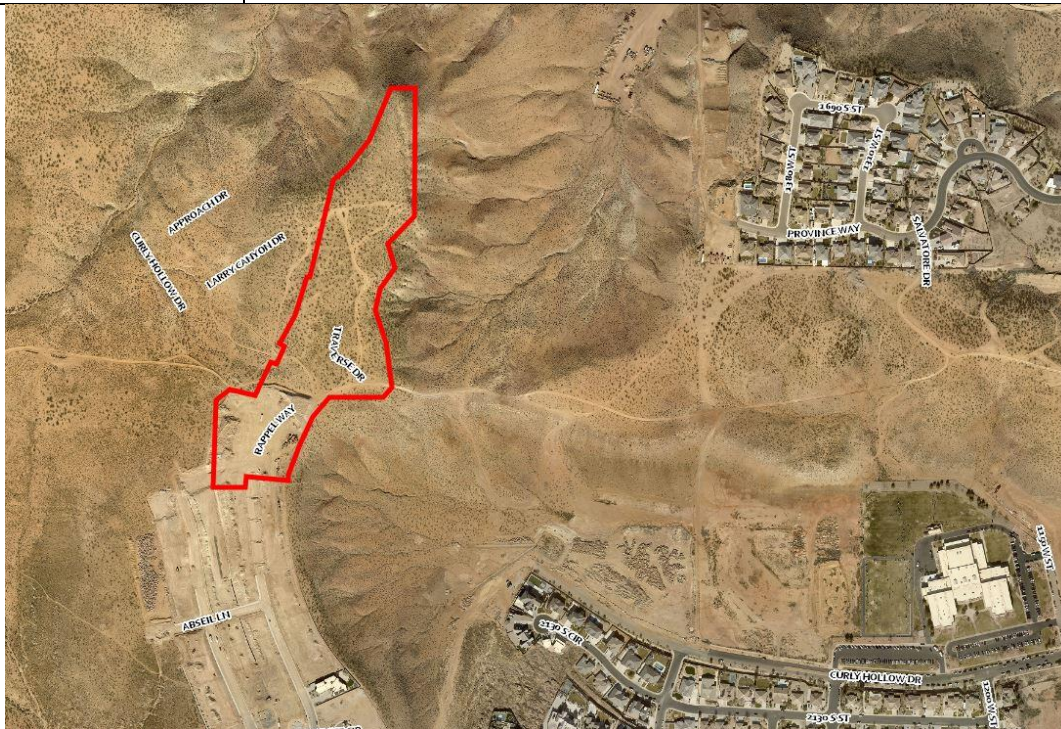
Materials Board



“I move that we forward a positive recommendation to the City Council for the Conditional Use Permit for Desert Corner, case number 2026-CUP-002, based on the findings listed in the staff report.”

PLANNING COMMISSION AGENDA REPORT: 06/23/2026

Tonaquint Ridge Phase 1 Preliminary Plat (Case No. 2026-PP-015)	
Request:	This is a request for a Preliminary Plat for a 29 lot, single-family subdivision on approximately 14.43 acres.
Applicant:	DSG Engineering, Inc.
Representative:	Logan Blake
Location:	Generally located north of Chandler Drive and west of Curly Hollow Drive.
General Plan:	LDR (Low Density Residential)
Existing Zoning:	R-1-10 (Single Family Residential, 10,000 SF minimum)
Surrounding Zoning:	North M&G (Mining and Grazing)
	South R-1-10 (Single Family Residential, 10,000 SF minimum)
	East M&G (Mining and Grazing) and PD-R (Planned Development Residential)
	West R-1-10 (Single Family Residential, 10,000 SF minimum) and M&G (Mining and Grazing)
Land Area:	Approximately 14.43 acres



BACKGROUND:

In 2018, a Preliminary Plat for Tonaquint Ridge Phase 1 was approved, consisting of 30 single-family lots on 17.77 acres. In 2019, another Preliminary Plat for Tonaquint Ridge Phases 1-3 was approved, consisting of 46 single-family home lots on 13.88 acres. Since the 2019 approval, Tonaquint Ridge phases 4-6 have been approved south of the subject property, providing additional insight into how the surrounding area may develop. Based on the information, a new Preliminary Plat for Tonaquint Ridge Phase 1 has been submitted.

The proposed Preliminary Plat consists of 29 single-family residential lots on 14.43 acres, resulting in the density of approximately 2 dwelling units per acre. The density is consistent with the property's current General Plan designation of LDR (Low Density Residential), which allows up to 4 units per acre. The smallest proposed lot is approximately 12,564 square feet, while the largest proposed lot is approximately 84,125 square feet. The subject property is currently zoned R-1-10 (Single Family Residential, 10,000 SF minimum) and all proposed lots meet the minimum lot size requirement.

RECOMMENDATION:

Staff recommends approval of this preliminary plat with the following condition:

1. That the horizontal alignment of Rappel Way shall be designed to meet city standard sight distance requirements with the sight distance triangle located entirely within the public right-of-way.

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 Tonaquint Ridge Phase 1 Preliminary Plat request, application number 2026-PP-015, based on the findings and subject to the condition noted in the staff report."

FINDINGS FOR APPROVAL:

1. The proposed Preliminary Plat meets the requirements found in Section 10-25C-3 of the Subdivision Regulations.
2. The proposed project meets the lot size requirements found in Section 10-7B-3.
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.

PC 2026-PP-015
Tonaquint Ridge Phase 1
Preliminary Plat

EXHIBIT A
PowerPoint Presentation

A person wearing a blue long-sleeved shirt and a red and orange climbing helmet is climbing a rock face. The person's right hand is visible, gripping a rock ledge. The background is a blurred rock wall.

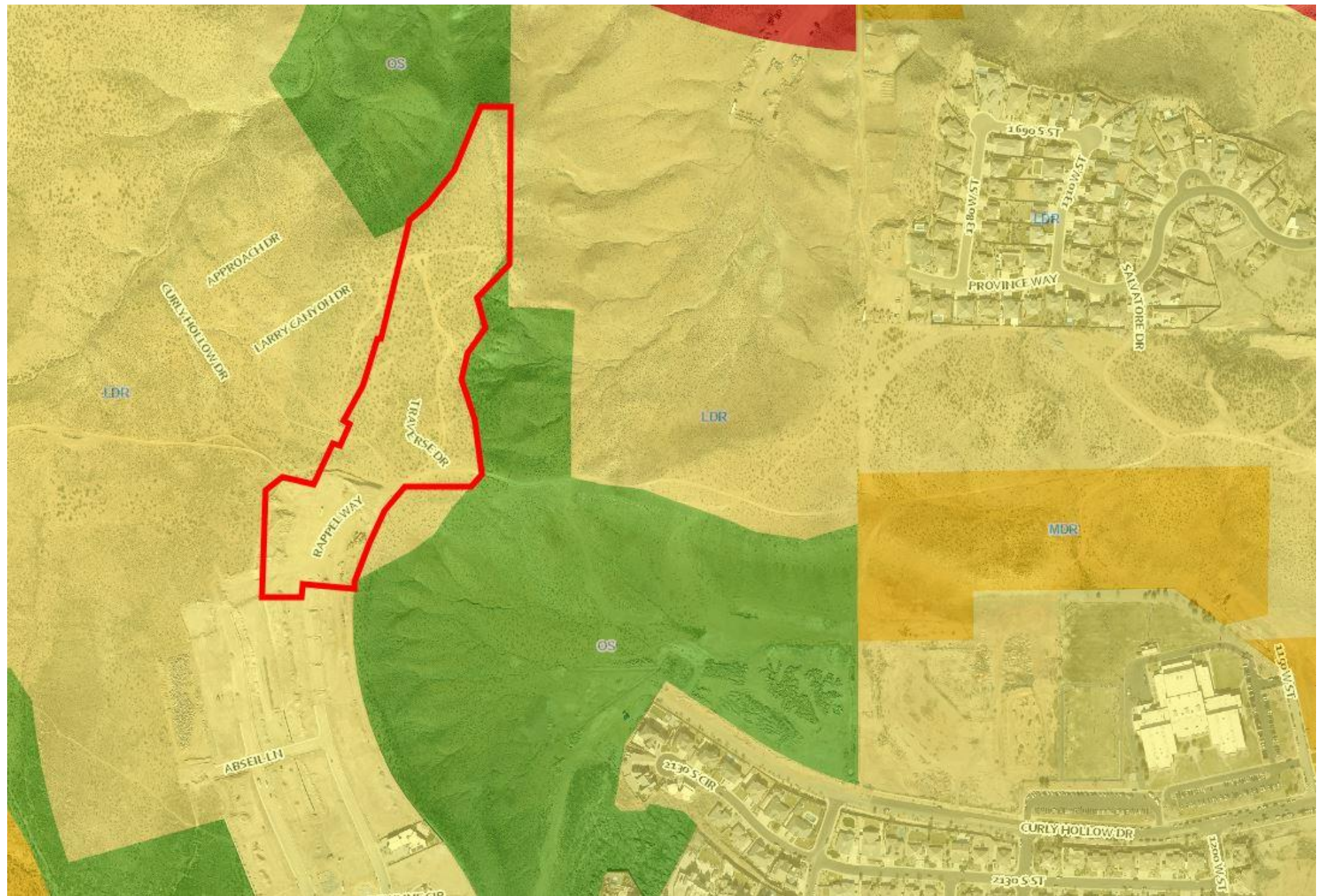
Tonaquint Ridge Phase 1 Preliminary Plat

2026-PP-015

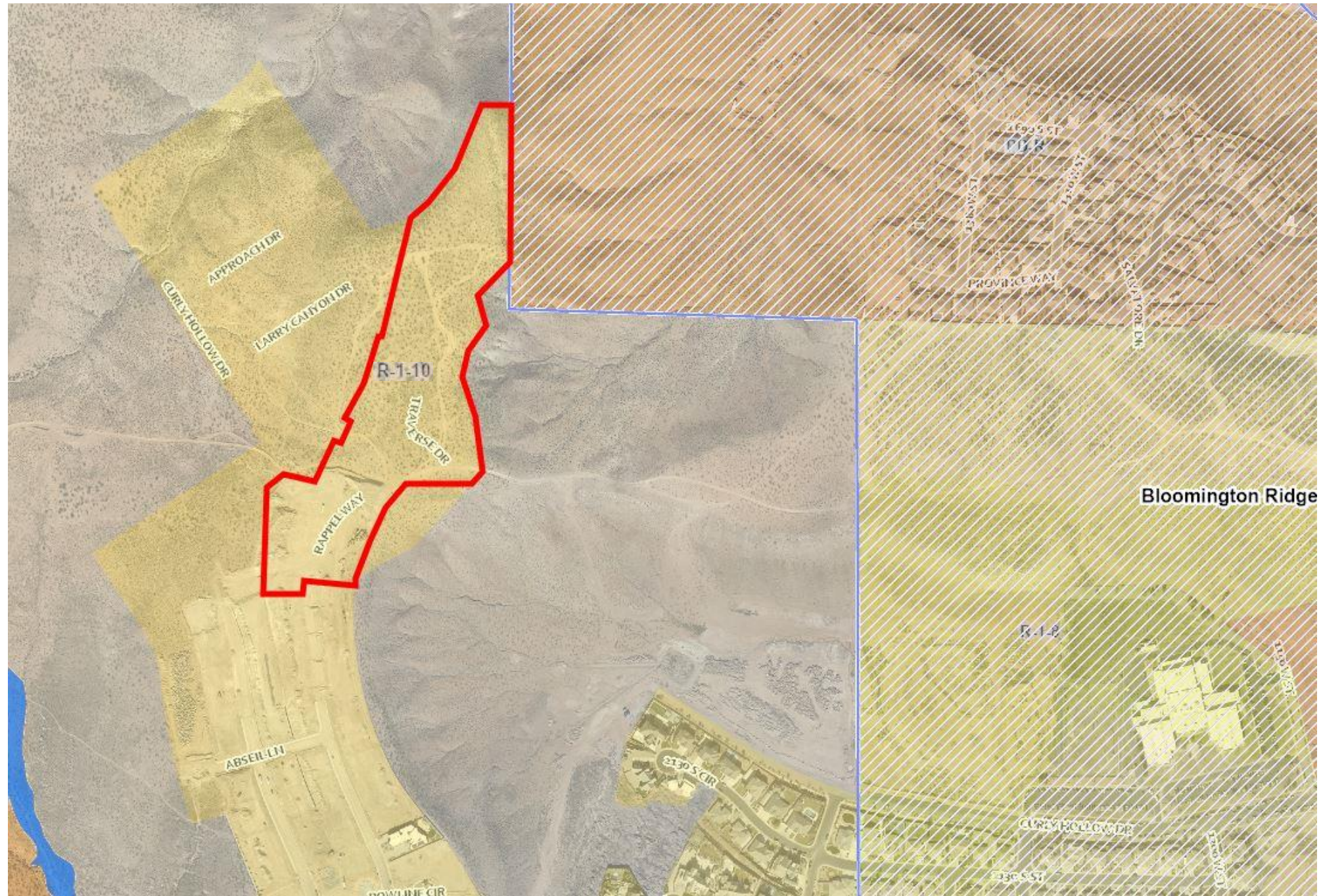
Aerial Map



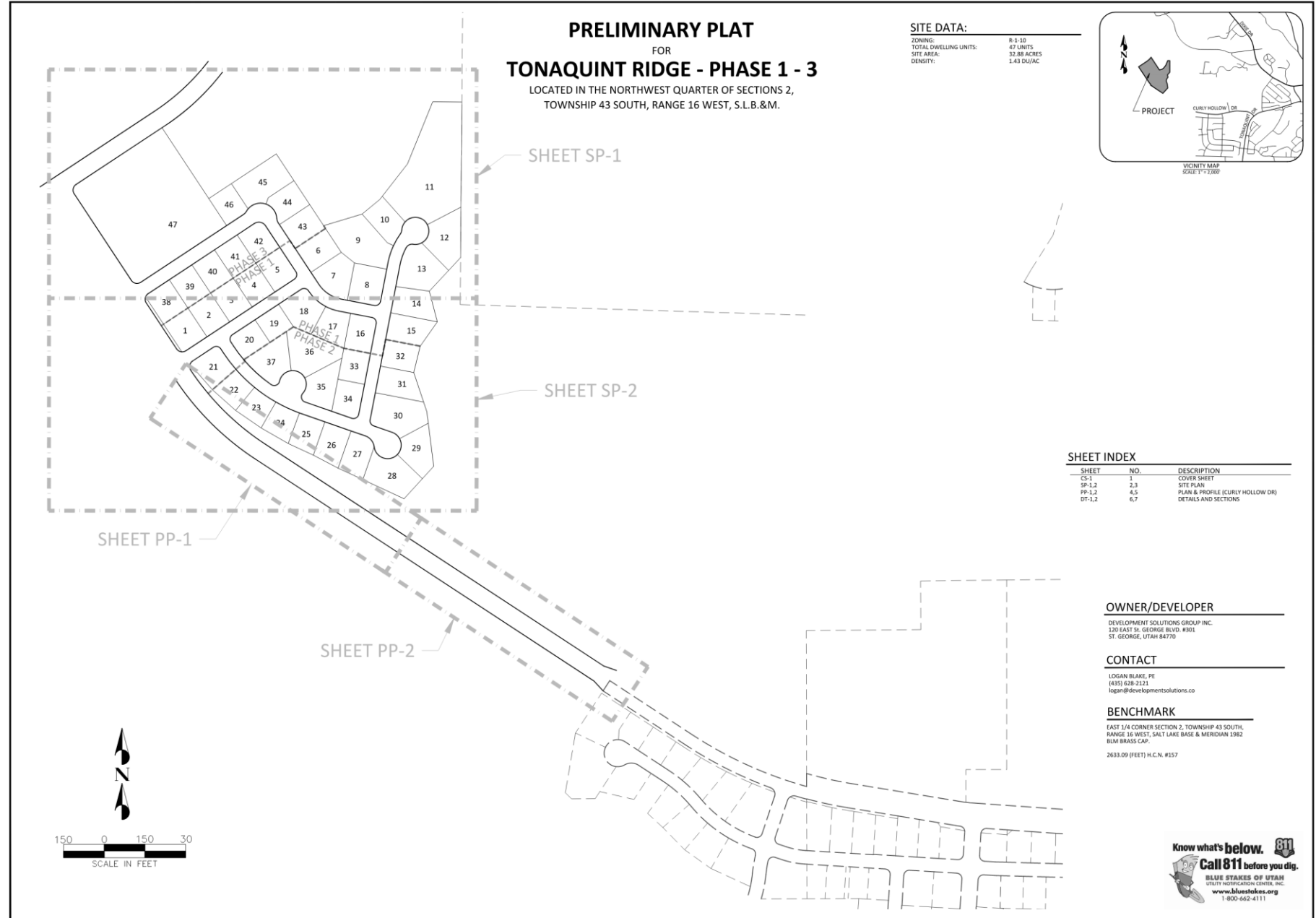
Land Use Map



Zoning Map



Previously Approved Preliminary Plat (2019)



LOGAN BLAKE
REGISTERED PROFESSIONAL ENGINEER
2-11-19
STATE OF UTAH

PROJECT NAME: TONAQUINT RIDGE PHASE 1 - 3
ADDRESS: 1700 W. CURLY HOLLOW DR. ST. GEORGE, UT 84770
SHEET NAME: PRELIMINARY PLAT

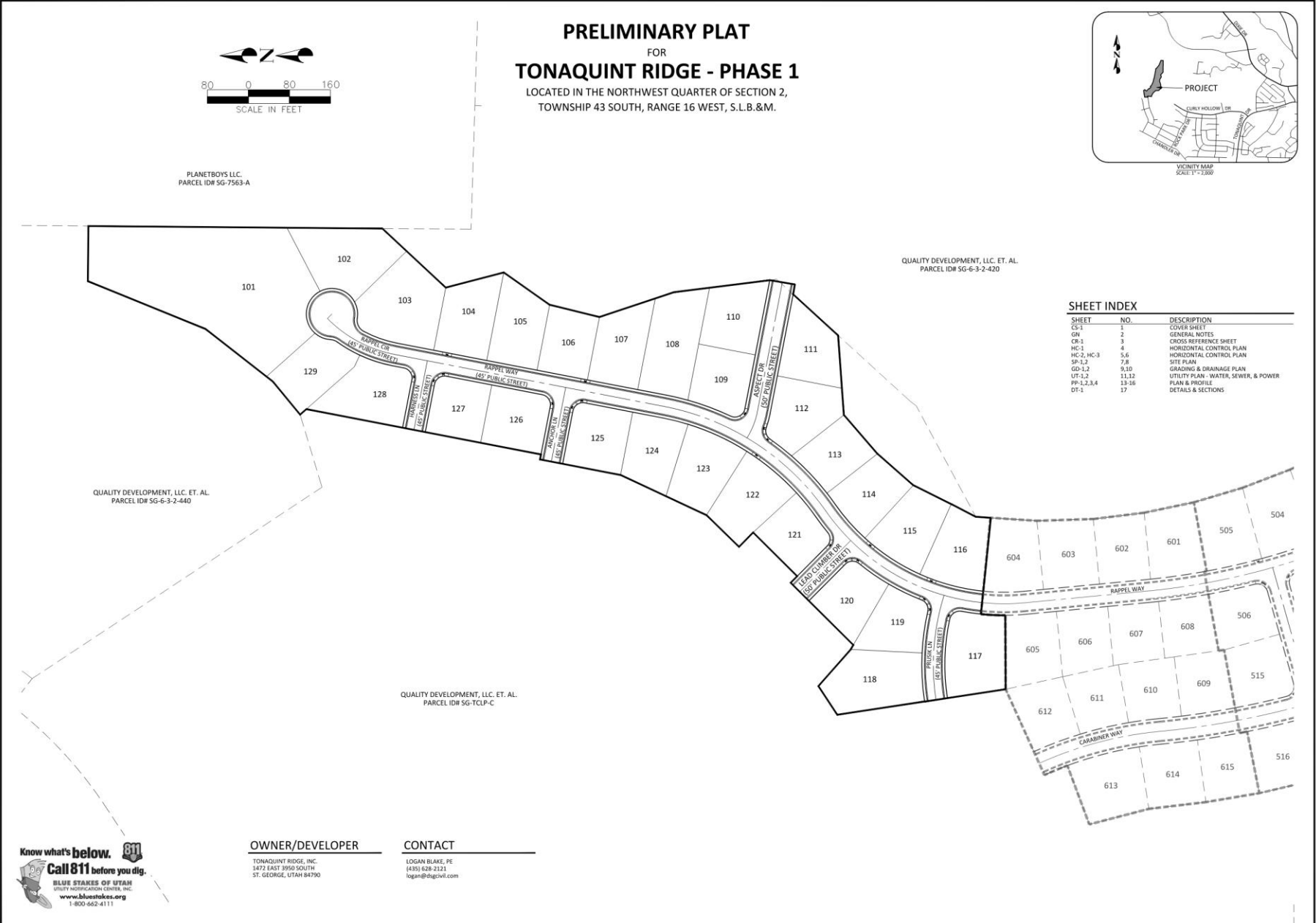
DEVELOPMENT SOLUTIONS GROUP
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
120 East St., George, Utah 84770
Office (435) 638-2121
www.developmentsolutions.co

DATE: FEBRUARY 2019
PM: LB
DRAWN BY: LB
DESIGNED BY: LB
CHECKED BY: RT
PROJECT NO.: 17-011
SCALE: 1" = 60'
SHEET NUMBER: CS-1

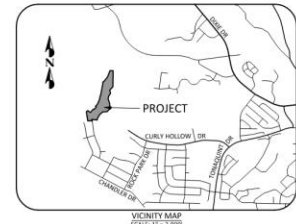
1 OF 7 TOTAL

Know what's below. Call 811 before you dig.
BLM STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.blmstakes.org
1-800-642-4111

Proposed Preliminary Plat



PRELIMINARY PLAT
FOR
TONAQUINT RIDGE - PHASE 1
LOCATED IN THE NORTHWEST QUARTER OF SECTION 2,
TOWNSHIP 43 SOUTH, RANGE 16 WEST, S.L.B. & M.



SHEET INDEX

SHEET	NO.	DESCRIPTION
CS-1	1	COVER SHEET
GN	2	GENERAL NOTES
CR-1	3	CROSS REFERENCE SHEET
HC-1	4	HORIZONTAL CONTROL PLAN
HC-2, HC-3	5, 6	HORIZONTAL CONTROL PLAN
SR-1,2	7, 8	SITE PLAN
GD-1,2	9, 10	GRADING & DRAINAGE PLAN
UT-1,2	11, 12	UTILITY PLAN - WATER, SEWER, & POWER
PR-1,2,3,4	13-16	PLAN & PROFILE
DT-1	17	DETAILS & SECTIONS



NO.	DATE	REVISION

PROJECT NAME:
TONAQUINT RIDGE
PHASE 1
1900 S RAPPEL WAY, ST. GEORGE, UT 84770
SHEET NAME:
COVER SHEET

ENGINEER:
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
111 East 200 North Suite #2
St. George, UT 84770
Office: (435) 638-1121



DATE:	JUNE 2026
PM:	LR
DRAWN BY:	LR
DESIGNED BY:	LR
CHECKED BY:	JRT
PROJECT NO.:	21-016
SCALE:	1" = 80'

SHEET NUMBER:
CS-1
1 OF TOTAL



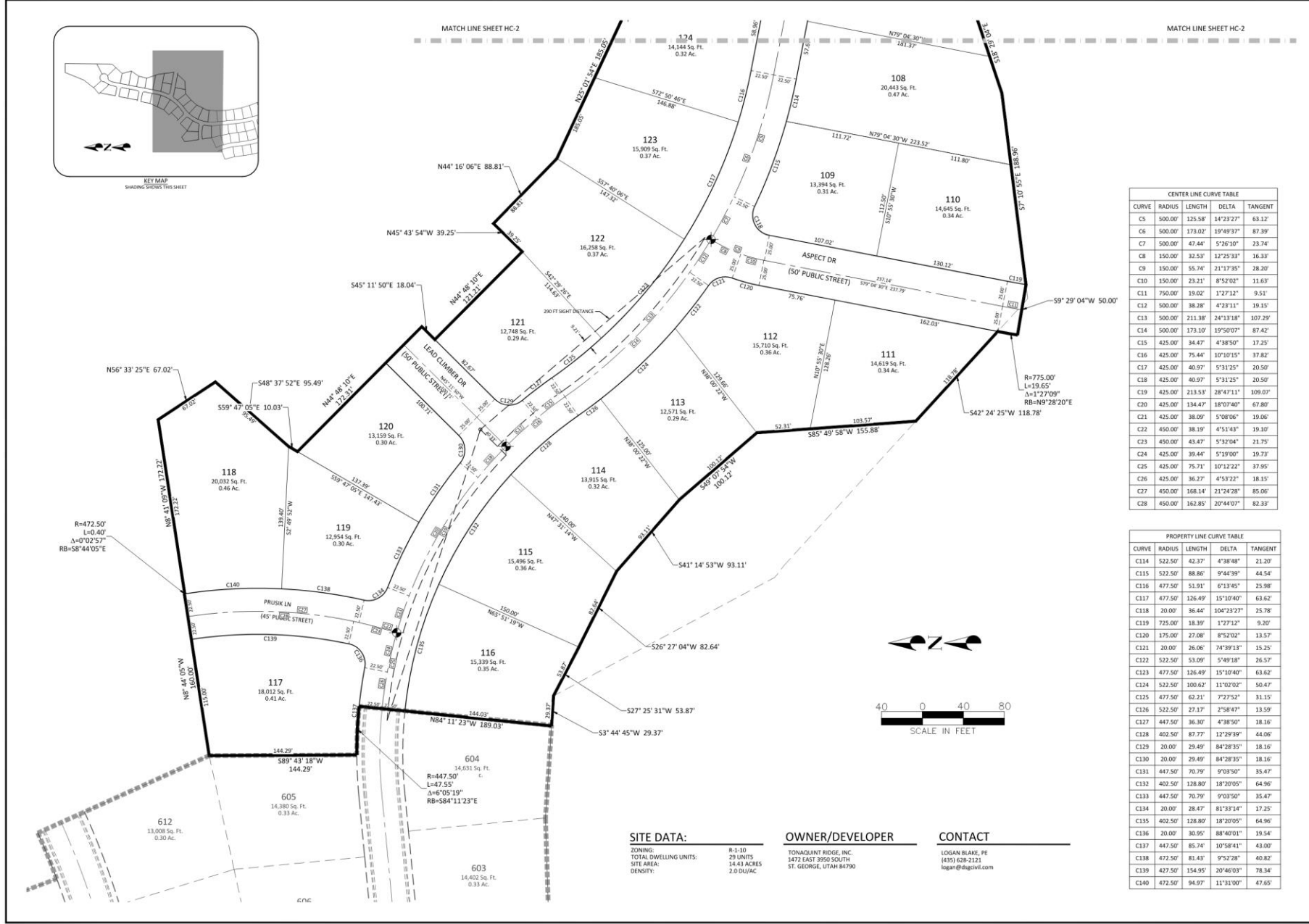
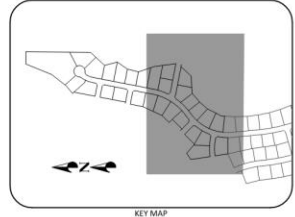
OWNER/DEVELOPER

TONAQUINT RIDGE, INC.
1472 EAST 3950 SOUTH
ST. GEORGE, UTAH 84770

CONTACT

LOGAN BLAKE, PE
(435) 628-2121
logan@dsgecivil.com

Horizontal Control Plan

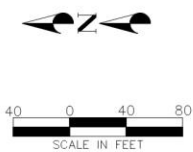


CENTER LINE CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C5	500.00'	125.58'	14°23'27"	63.12'
C6	500.00'	173.02'	19°49'37"	87.39'
C7	500.00'	47.44'	5°26'10"	23.74'
C8	150.00'	32.53'	12°25'33"	16.33'
C9	150.00'	55.74'	21°17'35"	28.20'
C10	150.00'	23.21'	8°52'02"	11.63'
C11	750.00'	19.02'	1°27'12"	9.51'
C12	500.00'	38.28'	4°23'11"	19.15'
C13	500.00'	211.38'	24°13'18"	107.29'
C14	500.00'	173.10'	19°50'07"	87.42'
C15	425.00'	34.47'	4°38'50"	17.25'
C16	425.00'	75.44'	10°10'15"	37.82'
C17	425.00'	40.97'	5°31'25"	20.50'
C18	425.00'	40.97'	5°31'25"	20.50'
C19	425.00'	213.53'	28°47'11"	109.03'
C20	425.00'	134.47'	18°07'40"	67.80'
C21	425.00'	38.09'	5°08'06"	19.06'
C22	450.00'	38.19'	4°51'43"	19.10'
C23	450.00'	43.47'	5°32'04"	21.75'
C24	425.00'	39.44'	5°19'00"	19.73'
C25	425.00'	75.71'	10°12'22"	37.95'
C26	425.00'	36.27'	4°53'22"	18.15'
C27	450.00'	168.14'	21°24'28"	85.06'
C28	450.00'	162.85'	20°44'07"	82.33'

PROPERTY LINE CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C14	522.50'	42.37'	4°38'48"	21.20'
C15	522.50'	88.86'	9°44'39"	44.54'
C16	477.50'	51.91'	6°13'45"	25.98'
C17	477.50'	126.49'	15°10'40"	63.62'
C18	20.00'	36.44'	104°23'27"	25.78'
C19	725.00'	18.39'	1°27'12"	9.20'
C20	175.00'	27.08'	8°52'02"	13.57'
C21	20.00'	26.06'	74°39'13"	15.25'
C22	522.50'	53.09'	5°49'18"	26.57'
C23	477.50'	126.49'	15°10'40"	63.62'
C24	522.50'	100.62'	11°02'02"	50.47'
C25	477.50'	62.21'	7°27'52"	31.15'
C26	522.50'	27.17'	2°58'47"	13.59'
C27	447.50'	36.30'	4°38'50"	18.16'
C28	402.50'	87.77'	12°29'39"	44.06'
C29	20.00'	29.49'	84°28'35"	18.16'
C30	20.00'	29.49'	84°28'35"	18.16'
C31	447.50'	70.79'	9°03'50"	35.47'
C32	402.50'	128.80'	18°20'05"	64.96'
C33	447.50'	70.79'	9°03'50"	35.47'
C34	20.00'	28.47'	81°33'14"	17.25'
C35	402.50'	128.80'	18°20'05"	64.96'
C36	20.00'	30.95'	88°40'01"	19.54'
C37	447.50'	85.74'	10°58'41"	43.00'
C38	472.50'	81.43'	9°52'38"	40.82'
C39	427.50'	154.95'	20°46'03"	78.34'
C40	472.50'	94.97'	11°31'00"	47.65'



SITE DATA:
 ZONING: R-1-10
 TOTAL DWELLING UNITS: 25 UNITS
 SITE AREA: 14.43 ACRES
 DENSITY: 2.0 DU/AC

OWNER/DEVELOPER
 TONAQUINT RIDGE, INC.
 1472 EAST 3950 SOUTH
 ST. GEORGE, UTAH 84790

CONTACT
 LOGAN BLAKE, PE
 (435) 628-2121
 logan@dsgeinc.com

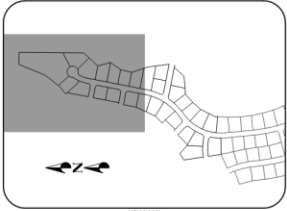
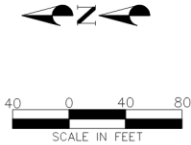
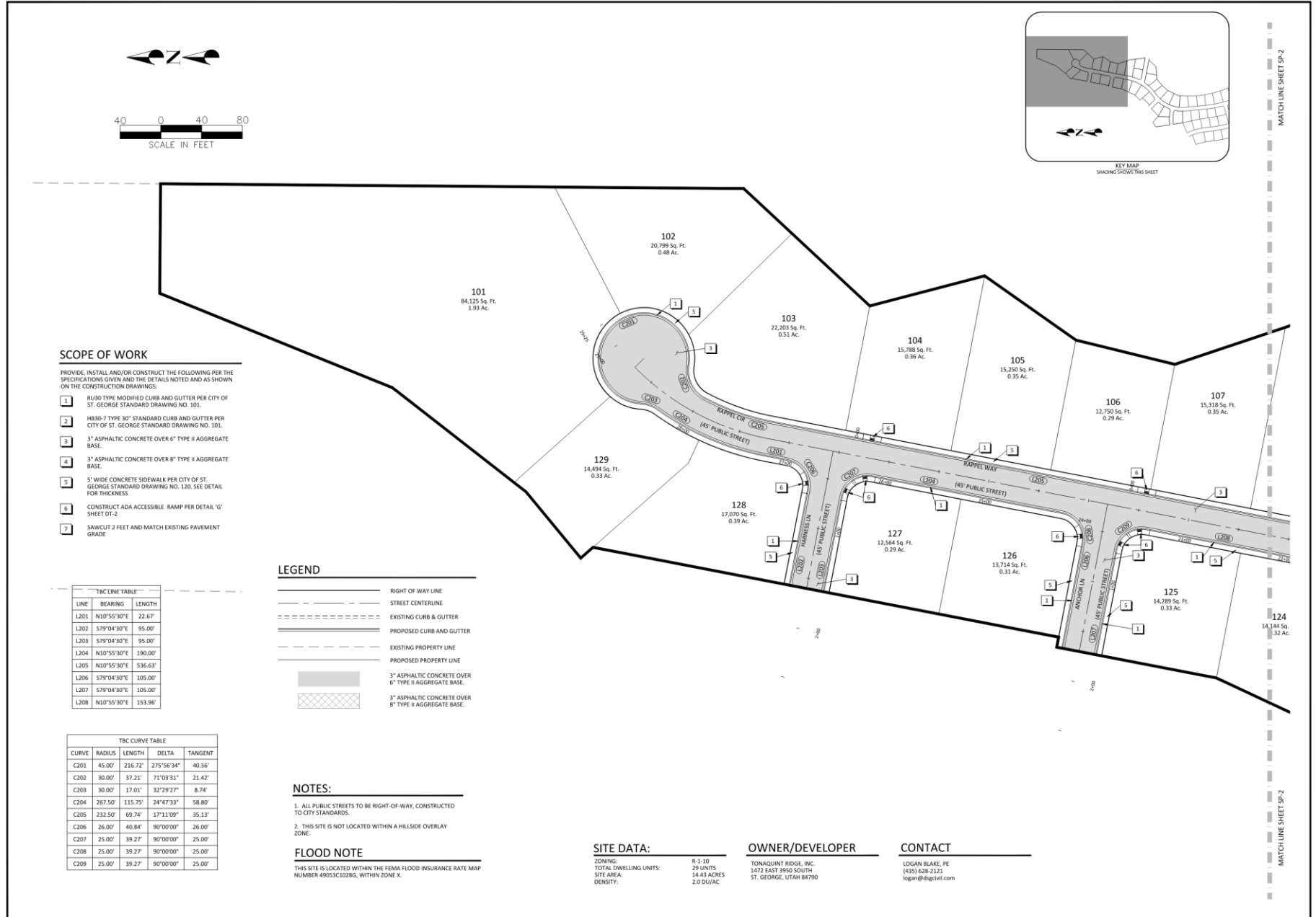
LOGAN BLAKE
No. 79078
STATE OF UTAH

PROJECT NAME: **TONAQUINT RIDGE PHASE 1**
 1900 S RAPPEL WAY, ST. GEORGE, UT 84770
 SHEET NAME: **HORIZONTAL CONTROL PLAN**

DATE: _____
 DRAWN BY: _____
 DESIGNED BY: _____
 CHECKED BY: _____
 PROJECT NO.: 28-001
 SCALE: 1" = 40'

SHEET NUMBER: **HC-3**
 5 OF TOTAL

Site Plan



SCOPE OF WORK

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

- 1. R100 TYPE MODIFIED CURB AND GUTTER PER CITY OF ST. GEORGE STANDARD DRAWING NO. 101.
- 2. H180-7 TYPE 30" STANDARD CURB AND GUTTER PER CITY OF ST. GEORGE STANDARD DRAWING NO. 101.
- 3. 3" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE.
- 4. 3" ASPHALTIC CONCRETE OVER 8" TYPE II AGGREGATE BASE.
- 5. 5' WIDE CONCRETE SIDEWALK PER CITY OF ST. GEORGE STANDARD DRAWING NO. 100. SEE DETAIL FOR THICKNESS.
- 6. CONSTRUCT ADA ACCESSIBLE RAMP PER DETAIL 'G' SHEET DT-2.
- 7. SAWCUT 2 FEET AND MATCH EXISTING PAVEMENT GRADE.

LINE	BEARING	LENGTH
L201	N10°55'30"E	22.67'
L202	S79°04'30"E	95.00'
L203	S79°04'30"E	95.00'
L204	N10°55'30"E	190.00'
L205	N10°55'30"E	536.63'
L206	S79°04'30"E	105.00'
L207	S79°04'30"E	105.00'
L208	N10°55'30"E	153.96'

LEGEND

	RIGHT OF WAY LINE
	STREET CENTERLINE
	EXISTING CURB & GUTTER
	PROPOSED CURB AND GUTTER
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	3" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE.
	3" ASPHALTIC CONCRETE OVER 8" TYPE II AGGREGATE BASE.

TRC CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C201	45.00'	216.72'	275°56'34"	40.56'
C202	30.00'	37.21'	71°03'31"	21.42'
C203	30.00'	17.01'	32°29'27"	8.74'
C204	267.50'	115.75'	24°47'33"	58.80'
C205	232.50'	69.74'	17°11'09"	35.13'
C206	26.00'	40.84'	90°00'00"	26.00'
C207	25.00'	39.27'	90°00'00"	25.00'
C208	25.00'	39.27'	90°00'00"	25.00'
C209	25.00'	39.27'	90°00'00"	25.00'

- ### NOTES:
- ALL PUBLIC STREETS TO BE RIGHT-OF-WAY, CONSTRUCTED TO CITY STANDARDS.
 - THIS SITE IS NOT LOCATED WITHIN A HILLSIDE OVERLAY ZONE.

FLOOD NOTE

THIS SITE IS LOCATED WITHIN THE FEMA FLOOD INSURANCE RATE MAP NUMBER 49053C10286, WITHIN ZONE X.

SITE DATA:	OWNER/DEVELOPER	CONTACT
ZONING: R-3: 10	TONAQUINT RIDGE, INC.	LOGAN BLAKE, PE
TOTAL DWELLING UNITS: 29 UNITS	1472 EAST 8900 SOUTH	(435) 628-2121
SITE AREA: 14.43 ACRES	ST. GEORGE, UTAH 84790	logan@dgcivil.com
DENSITY: 2.0 DU/AC		



NO.	DATE	APP'D	DESCRIPTION

PROJECT NAME:
TONAQUINT RIDGE
PHASE 1
1900 S RAPPEL WAY, ST. GEORGE, UT 84770
SHEET NAME:
SITE PLAN

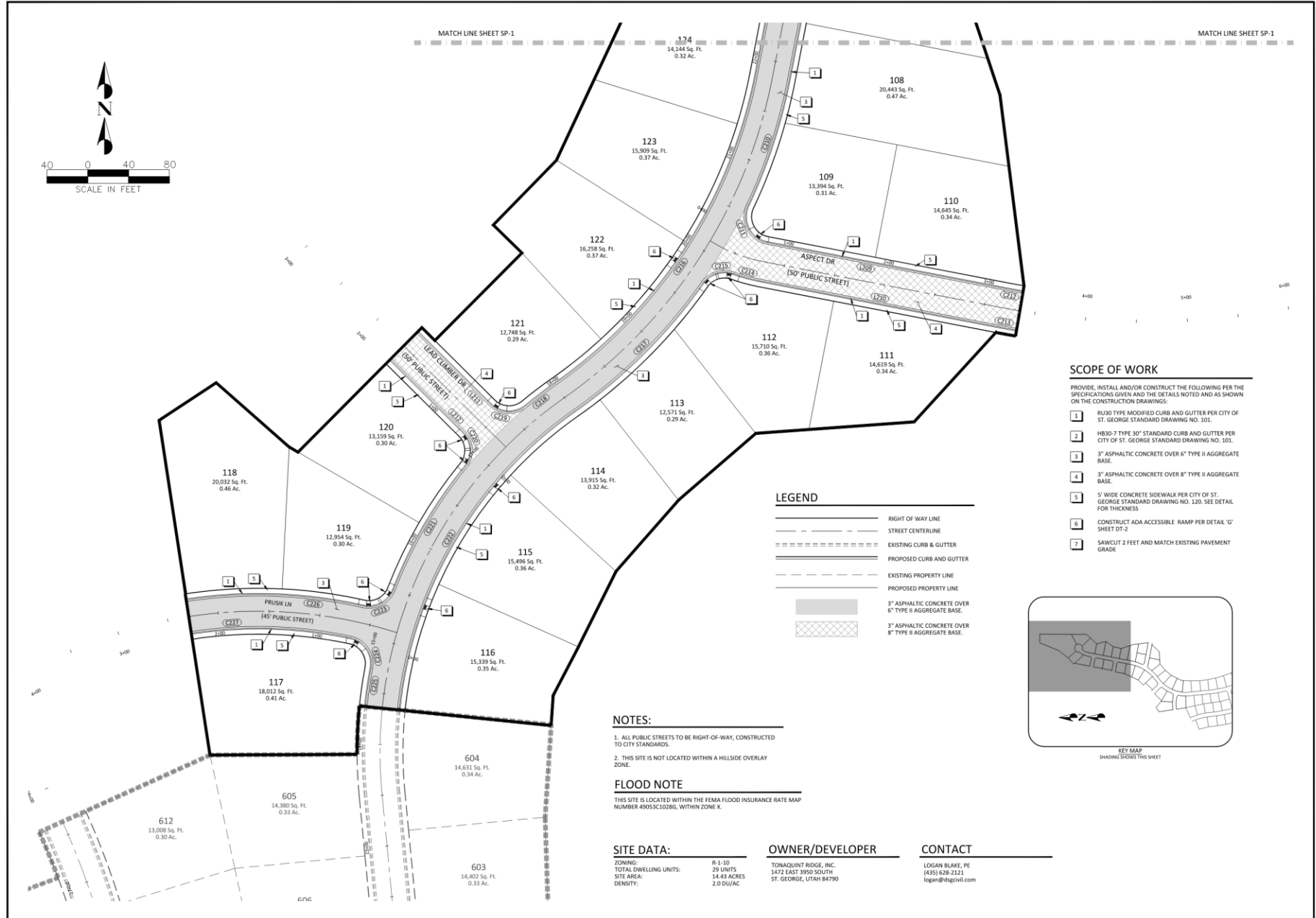
PROJECT NAME:
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
 113 East 200 North, Suite #2
 St. George, UT 84790
 Office (435) 628-2121



DATE:	JUNE 2020
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	JET
PROJECT NO.:	26-001
SCALE:	1" = 40'

SHEET NUMBER:
SP-1
 7 OF TOTAL

Site Plan



SCOPE OF WORK

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

- 1 R130 TYPE MODIFIED CURB AND GUTTER PER CITY OF ST. GEORGE STANDARD DRAWING NO. 101.
- 2 H830-7 TYPE 30" STANDARD CURB AND GUTTER PER CITY OF ST. GEORGE STANDARD DRAWING NO. 101.
- 3 3" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE.
- 4 3" ASPHALTIC CONCRETE OVER 8" TYPE II AGGREGATE BASE.
- 5 5' WIDE CONCRETE SIDEWALK PER CITY OF ST. GEORGE STANDARD DRAWING NO. 120. SEE DETAIL FOR THICKNESS.
- 6 CONSTRUCT ADA ACCESSIBLE RAMP PER DETAIL 'G' SHEET DT-2
- 7 SAWCUT 2 FEET AND MATCH EXISTING PAVEMENT GRADE

LEGEND

- RIGHT OF WAY LINE
- STREET CENTERLINE
- EXISTING CURB & GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- 3" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE.
- 3" ASPHALTIC CONCRETE OVER 8" TYPE II AGGREGATE BASE.

NOTES:

- 1. ALL PUBLIC STREETS TO BE RIGHT-OF-WAY, CONSTRUCTED TO CITY STANDARDS.
- 2. THIS SITE IS NOT LOCATED WITHIN A HILLSIDE OVERLAY ZONE.

FLOOD NOTE

THIS SITE IS LOCATED WITHIN THE FEMA FLOOD INSURANCE RATE MAP NUMBER 49053C10286, WITHIN ZONE X.

SITE DATA:

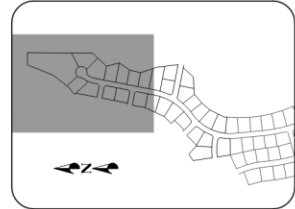
ZONING: R-1-10
 TOTAL DWELLING UNITS: 29 UNITS
 SITE AREA: 14.43 ACRES
 DENSITY: 2.0 DU/AC

OWNER/DEVELOPER

TONAQUINT RIDGE, INC.
 1472 EAST 3950 SOUTH
 ST. GEORGE, UTAH 84790

CONTACT

LOGAN BLAKE, PE
 (435) 628-2121
 logan@lbgcivil.com



KEY MAP
 SHADING SHOWS THIS SHEET



NO.	DESCRIPTION	DATE	APP'D

TONAQUINT RIDGE
PHASE 1
 1900 S RAPPEL WAY, ST. GEORGE, UT 84770
SHEET NAME: SITE PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
 113 East 200 North Suite #2
 St. George, UT 84770
Office (435) 628-1121



DATE:	JUNE 2025
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	JRT
PROJECT NO.:	28-001
SCALE:	1" = 40'
SHEET NUMBER:	SP-2

8 OF TOTAL

Grading and Drainage Plan



	DATE	
	DESCRIPTION	
TONAQUINT RIDGE PHASE 1 1900 S RAPPEL WY, ST. GEORGE, UT 84770 SHEET NAME: GRADING & DRAINAGE PLAN	NO.	
DSG ENGINEERING, INC. LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS 111 E. 2000 S, SUITE 200, ST. GEORGE, UT 84770 OFFICE (435) 628-2121	PROJECT NAME	
	PROJECT NO.	
	DATE	JUNE 2024
	PM:	SB
	DRAWN BY:	SB
	DESIGNED BY:	SB
	CHECKED BY:	KT
	PROJECT NO.:	21-016
	SCALE:	1" = 50'
	SHEET NUMBER:	GD-1
		9 OF TOTAL

Grading and Drainage Plan



NO.	DESCRIPTION	DATE	BY

PROJECT NAME: **TONAQUINT RIDGE PHASE 1**
 1900 S. RAPPEL WY., ST. GEORGE, UT 84770
 SHEET NAME: **GRADING & DRAINAGE PLAN**

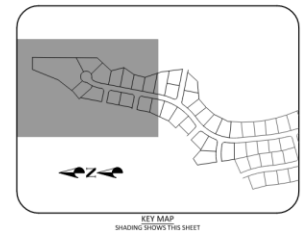
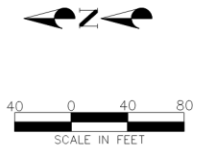
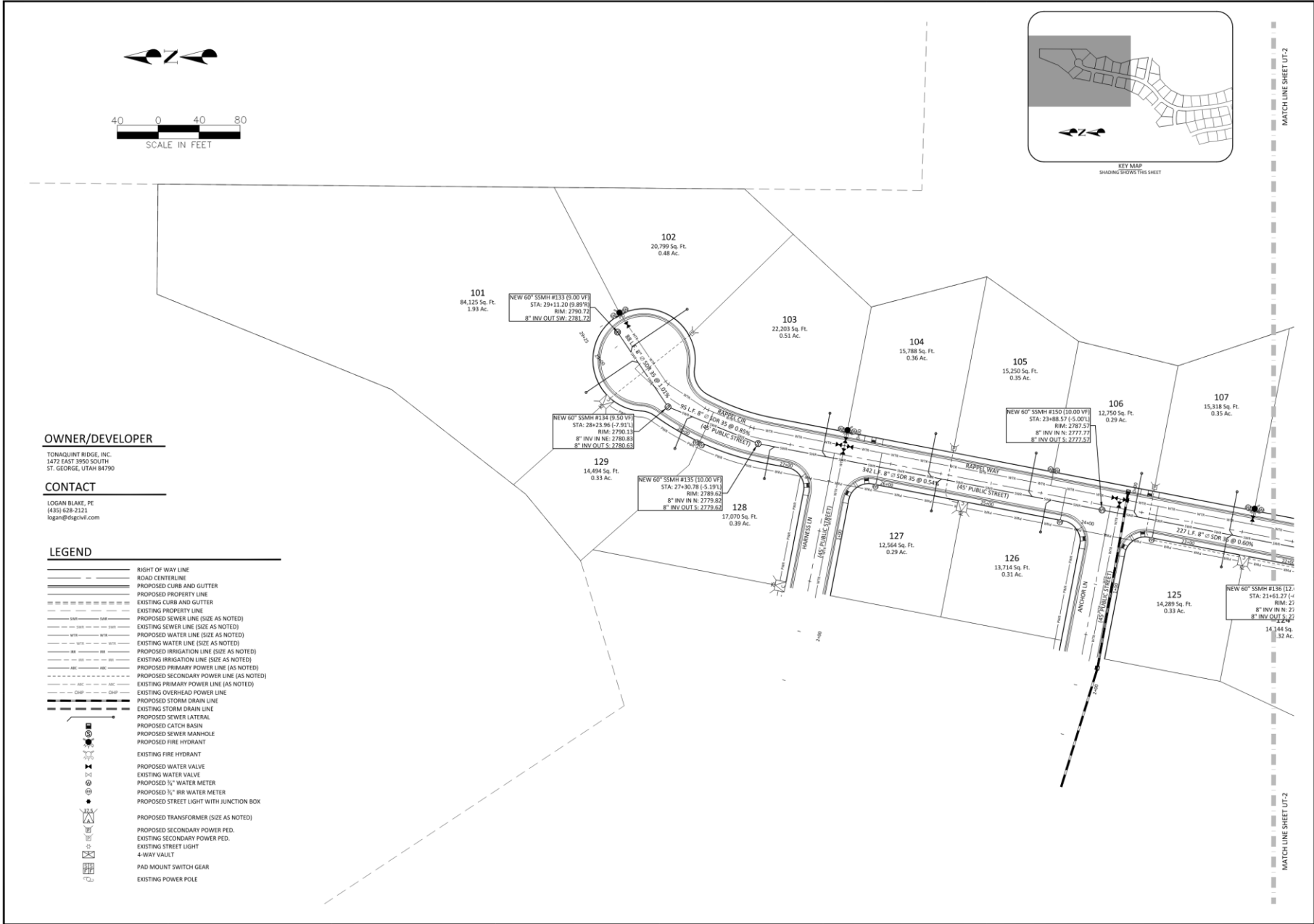
DSG ENGINEERING, INC.
 LAND TRAINERS, LAND SURVEYORS, CIVIL ENGINEERS
 111 East 200 North Suite #2
 St. George, UT 84770
 Office (435) 638-2121



DATE:	JUNE 2020
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	BT
PROJECT NO.:	21-010
SCALE:	1" = 50'

SHEET NUMBER:
GD-2
 10 OF TOTAL

Utility Plan



OWNER/DEVELOPER
 TONAQUINT RIDGE, INC.
 1472 EAST 3950 SOUTH
 ST. GEORGE, UTAH 84790

CONTACT
 LOGAN BLAKE, PE
 (435) 628-2121
 logan@dgcivil.com

- LEGEND**
- RIGHT OF WAY LINE
 - ROAD CENTERLINE
 - PROPOSED CURB AND GUTTER
 - PROPOSED PROPERTY LINE
 - EXISTING CURB AND GUTTER
 - EXISTING PROPERTY LINE
 - PROPOSED SEWER LINE (SIZE AS NOTED)
 - EXISTING SEWER LINE (SIZE AS NOTED)
 - PROPOSED WATER LINE (SIZE AS NOTED)
 - EXISTING WATER LINE (SIZE AS NOTED)
 - PROPOSED IRRIGATION LINE (SIZE AS NOTED)
 - EXISTING IRRIGATION LINE (SIZE AS NOTED)
 - PROPOSED PRIMARY POWER LINE (AS NOTED)
 - PROPOSED SECONDARY POWER LINE (AS NOTED)
 - EXISTING PRIMARY POWER LINE (AS NOTED)
 - EXISTING OVERHEAD POWER LINE
 - PROPOSED STORM DRAIN LINE
 - EXISTING STORM DRAIN LINE
 - PROPOSED SEWER LATERAL
 - PROPOSED CATCH BASIN
 - PROPOSED SEWER MANHOLE
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - PROPOSED WATER VALVE
 - EXISTING WATER VALVE
 - PROPOSED 1/2" WATER METER
 - PROPOSED 1/2" IRRIGATION WATER METER
 - PROPOSED STREET LIGHT WITH JUNCTION BOX
 - PROPOSED TRANSFORMER (SIZE AS NOTED)
 - EXISTING SECONDARY POWER PED.
 - EXISTING SECONDARY POWER PED.
 - EXISTING STREET LIGHT
 - 4-WAY VAULT
 - PAD MOUNT SWITCH GEAR
 - EXISTING POWER POLE



NO.	DESCRIPTION	DATE	APP'D

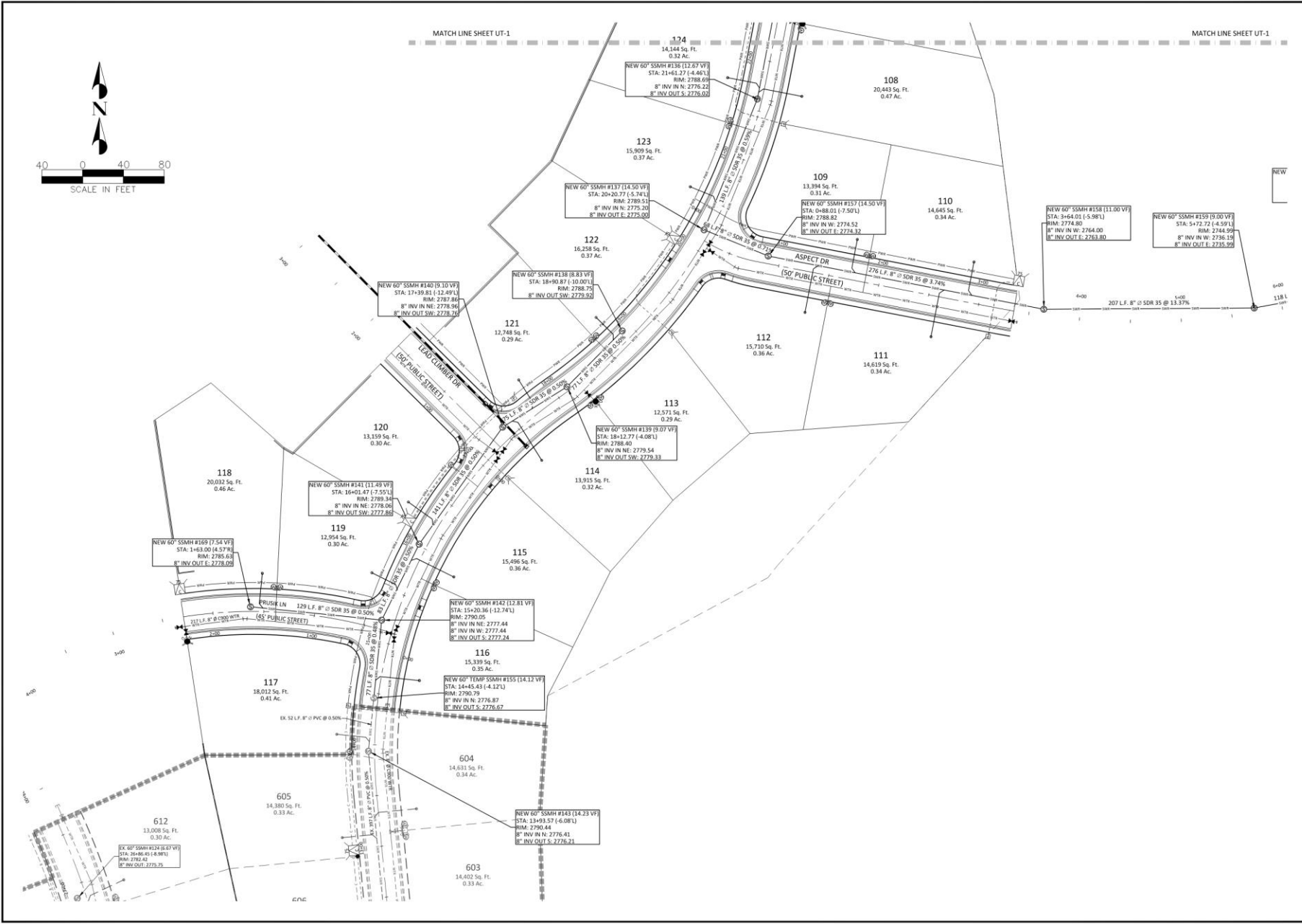
PROJECT NAME: TONAQUINT RIDGE PHASE 1
PROJECT ADDRESS: 1900 S RAPPEL WY., ST. GEORGE, UT 84770
SHEET NAME: SEWER, WATER, & POWER PLAN

ENGINEER: DSG ENGINEERING, INC.
 LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
 113 E. 2000 SOUTH, SUITE 42
 ST. GEORGE, UTAH 84770
 OFFICE (435) 628-2121

DATE:	JUNE 2024
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	BT
PROJECT NO.:	21-034
SCALE:	1" = 50'
SHEET NUMBER:	UT-1

11 OF TOTAL

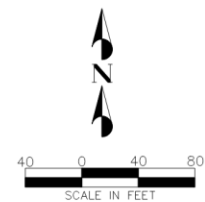
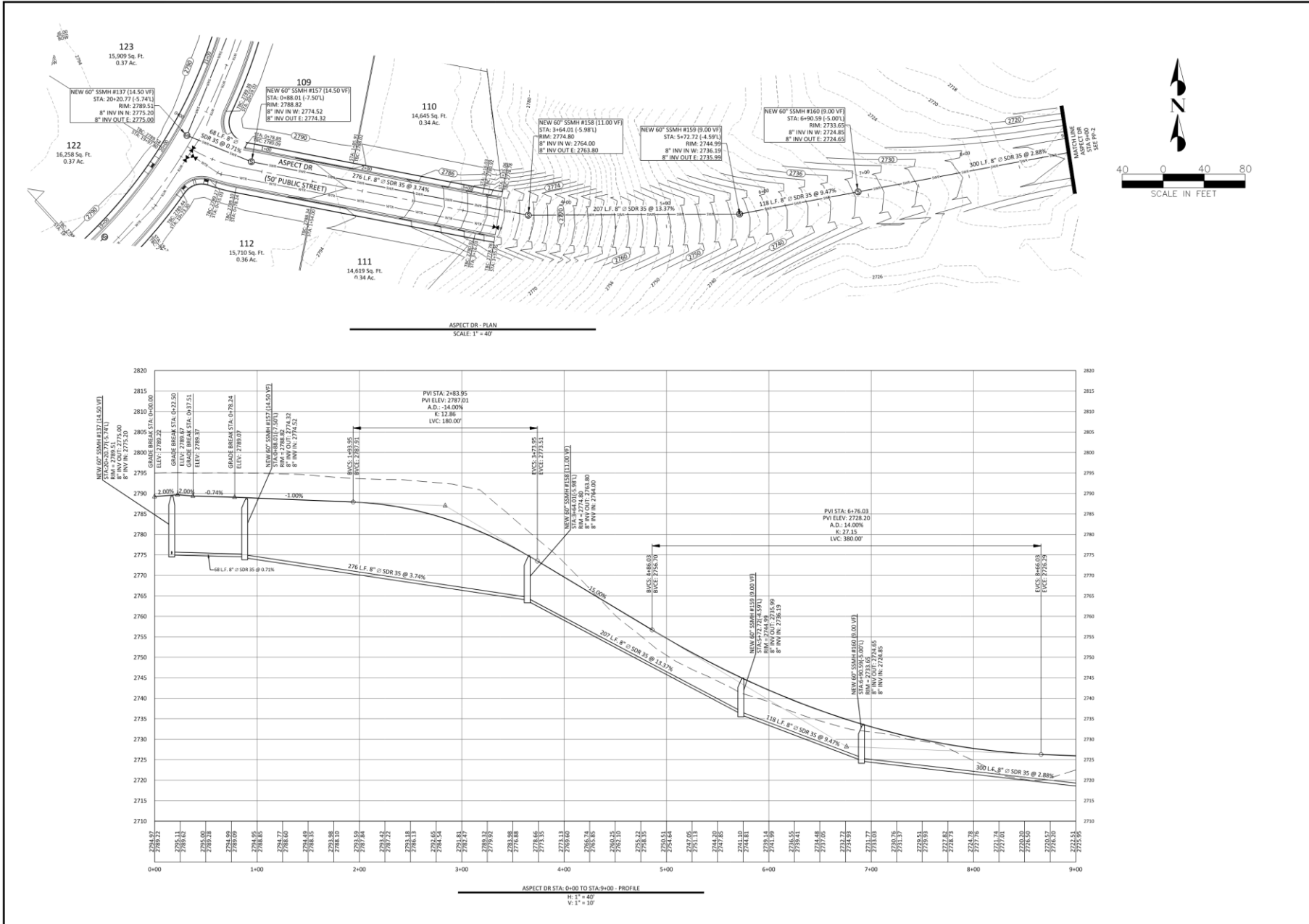
Utility Plan



PROJECT NAME	TONAQUINT RIDGE PHASE 1
PROJECT ADDRESS	1900 S RAPPEL WY, ST. GEORGE, UT 84770
SHEET NUMBER	SEWER, WATER, & POWER PLAN
DATE	JUNE 2026
PM	LB
DRAWN BY	LB
DESIGNED BY	LB
CHECKED BY	JRT
PROJECT NO.	26-001
SCALE	1" = 40'
SHEET NUMBER	UT-2
	12 OF TOTAL

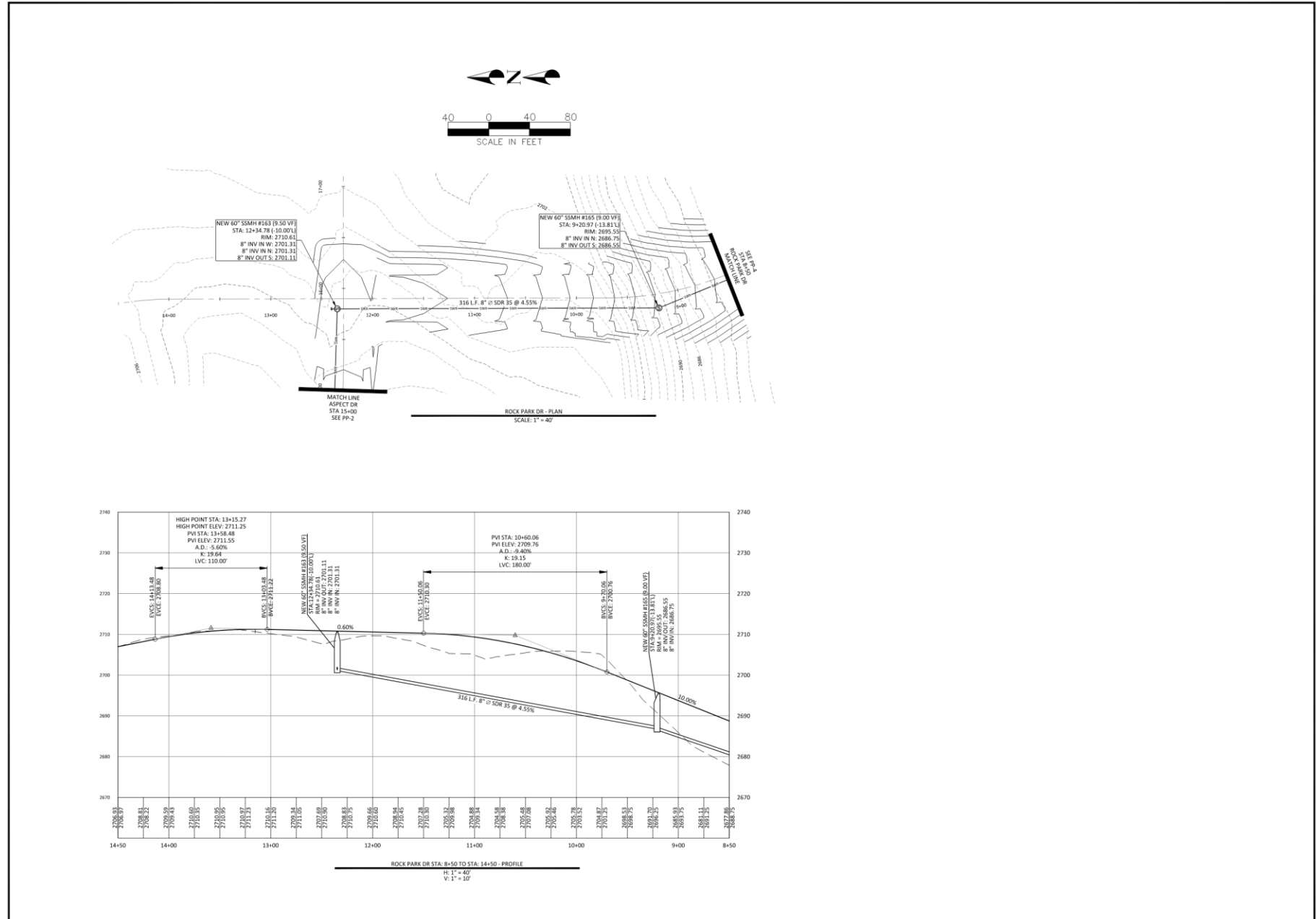
DSG ENGINEERING, INC.
 LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
 113 East 200 North Suite #2
 St. George, UT 84770
 Phone: (435) 768-1211

Plan and Profile (Chandler DR)



	
PROJECT NAME:	TONAQUINT RIDGE PHASE 1
PROJECT ADDRESS:	1900 S RAPPEL WY. ST. GEORGE, UT 84770
SHEET NAME:	PLAN & PROFILE (CHANDLER DR)
DATE:	JUNE 2026
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	RT
PROJECT NO.:	21-036
SCALE:	1" = 40'
SHEET NUMBER:	PP-1
13 OF TOTAL	

Plan and Profile (Rock Park DR)



REV	DESCRIPTION	DATE	APP'D

PROJECT NAME:
TONAQUINT RIDGE
PHASE 1
1900 S RAPPEL WY., ST. GEORGE, UT 84770

DATE:
 6/13/2020

SHEET:
PLAN & PROFILE (ROCK PARK DR)

DESIGNED BY:
 L.B.

CHECKED BY:
 RT

PROJECT NO.:
 21-016

SCALE:
 1" = 40'

SHEET NUMBER:
 PP-3

DSG ENGINEERING, INC.
 LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

113 East 200 North, Suite #2
 St. George, UT 84770
 Office (435) 628-2121

DATE: JUNE 2020

PM: L.B.

DRAWN BY: L.B.

DESIGNED BY: L.B.

CHECKED BY: RT

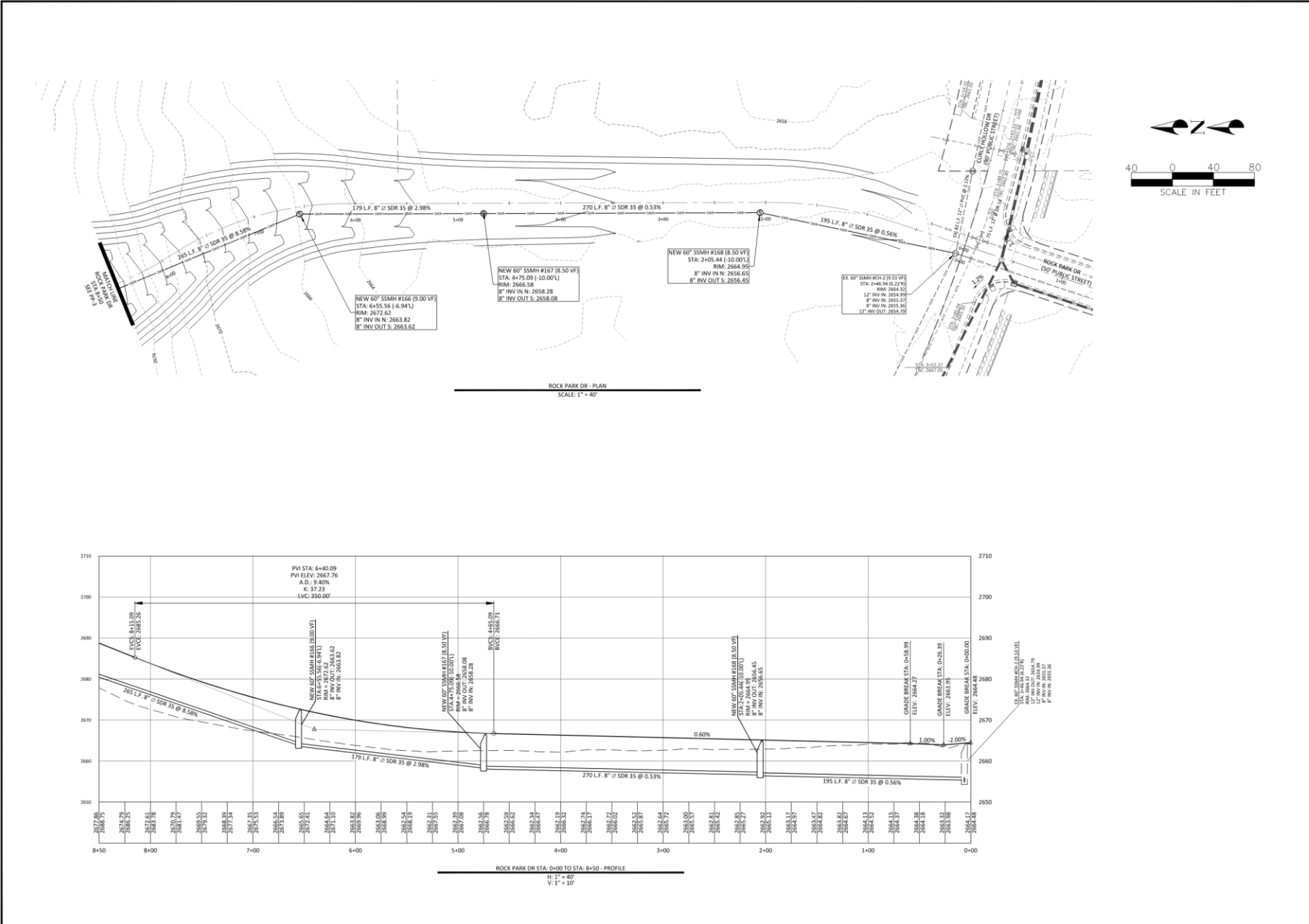
PROJECT NO.: 21-016

SCALE: 1" = 40'

SHEET NUMBER: PP-3

15 OF TOTAL

Plan and Profile (Rock Park DR)



DATE	BY

PROJECT NAME:
TONAQUINT RIDGE
PHASE 1
1900 S RAPPEL WY., ST. GEORGE, UT 84770

SHEET NAME:
PLAN & PROFILE (ROCK PARK DR)

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

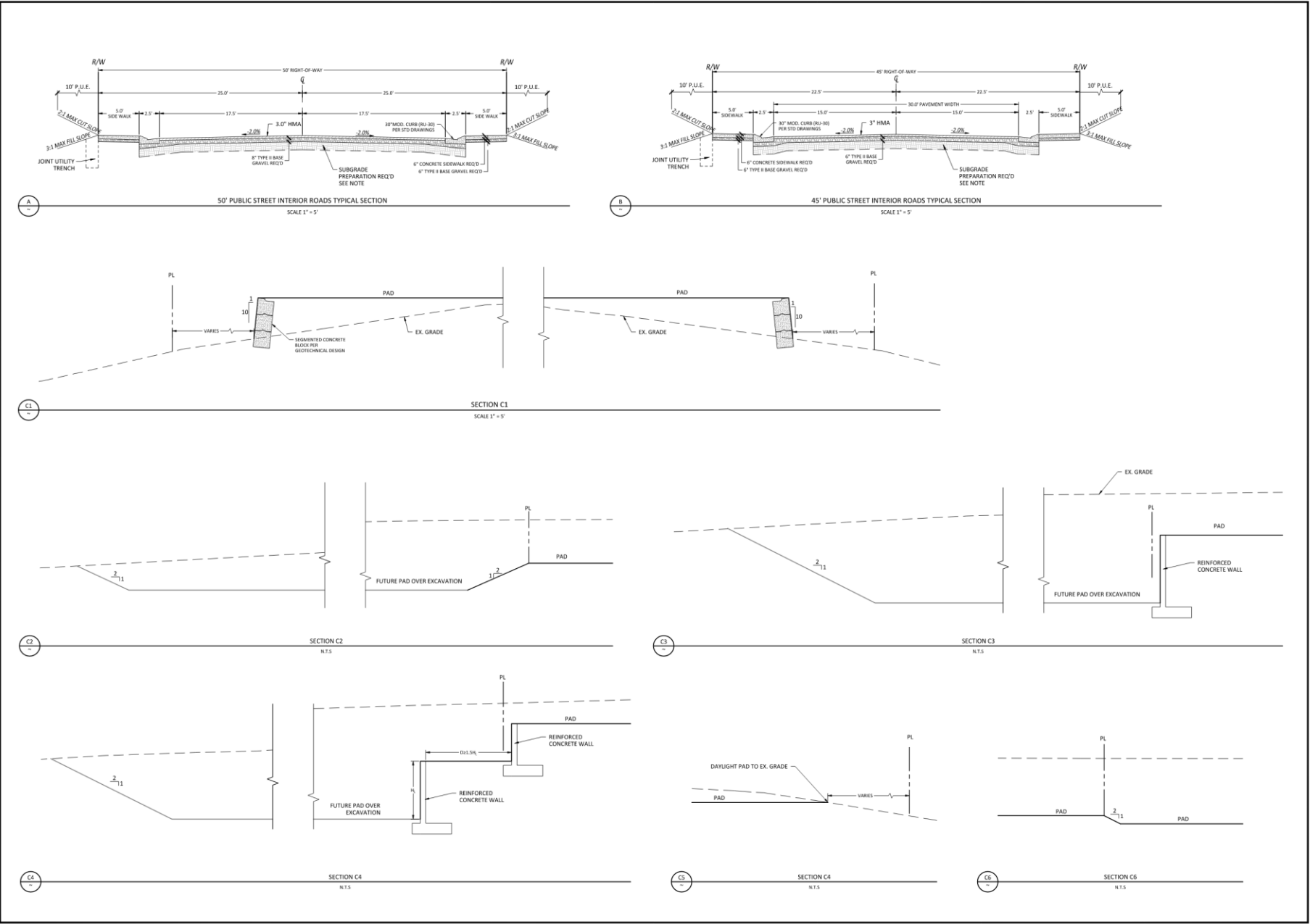
133 East 200 North Suite #2
St. George, UT 84770
Phone: (435) 203-1121



DATE: JUNE 2026
PM: LB
DRAWN BY: LB
DESIGNED BY: LB
CHECKED BY: RT
PROJECT NO.: 21-016
SCALE: 1" = 40'

SHEET NUMBER:
PP-4
16 OF TOTAL

Details and Sections



DATE	APPRO
DESCRIPTION	
NO.	

PROJECT NAME: TONAQUINT RIDGE PHASE 1
 1900 S RAPPEL WY., ST. GEORGE, UT 84770
SHEET NAME: DETAILS AND SECTIONS

DSG ENGINEERING, INC.
 LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
 113 East 200 North, Suite #2
 St. George, UT 84770
 Office (435) 658-2121

DATE: JUNE 2020
 PM: LB
 DRAWN BY: LB
 DESIGNED BY: LB
 CHECKED BY: RT
 PROJECT NO.: 21-016
 SCALE: AS SHOWN
 SHEET NUMBER:

DT-1

17 OF TOTAL

Recommendation

Staff recommends approval with the following conditions:

1. That the horizontal alignment of Rappel Way shall be designed to meet city standard sight distance requirements with the sight distance triangle located entirely within the public right-of way.

Possible Motion

“I move that we approve the Tonaquint Ridge Phase 1 Preliminary Plat request, application number 2026-PP-015, based on the findings and condition noted in the staff report.”

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**JOINT ST. GEORGE CITY COUNCIL
AND PLANNING COMMISSION MINUTES
WORK MEETING
MAY 28, 2026, 4:00 P.M.
COUNCIL CONFERENCE ROOM**

PRESENT:

**Mayor Jimmie Hughes
Councilmember Dannielle Larkin
Councilmember Natalie Larsen
Councilmember Michelle Tanner
Councilmember Steve Kemp
Councilmember Austin Anderson
Planning Commission Member Brandon Anderson
Planning Commission Member Kelly Taysom
Planning Commission Member Lori Chapman
Planning Commission Member Nathan Fisher
Planning Commission Member Ben Rogers**

EXCUSED:

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

STAFF MEMBERS PRESENT:

**City Manager John Willis
City Attorney Ryan Dooley
City Recorder Christina Fernandez
Community Development Director Carol Winner
Public Works Director Cameron Cutler**

OTHERS PRESENT:

Trevor Wyman with LR Wyman Design

CALL TO ORDER:

Mayor Hughes called the meeting to order and welcomed all in attendance.

DISCUSSION REGARDING ALLOWING FENCES IN FRONT YARDS.

Link to introduction from Mayor Hughes and presentation from Community Services Director Carol Winner, including discussion between the City Council, Public Works Director Cameron Cutler, City Manager John Willis, the Planning Commission, Trevor Wyman with RL Wyman Design, and Ms. Winner: [00:00:00](#)

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

ADJOURN:

Adjourn and reconvene in a Work Meeting of the City Council.

Link to motion: [00:39:20](#)

MOTION:

A motion was made by Councilmember Larkin to adjourn.

SECOND:

The motion was seconded by Councilmember Tanner.

4
5 **VOTE:**

6 Mayor Hughes called for a vote, as follows:

7
8 Councilmember Larkin – aye

9 Councilmember Larsen – aye

10 Councilmember Tanner – aye

11 Councilmember Kemp – aye

12 Councilmember Anderson – aye

13
14 The vote was unanimous and the motion carried.

15
16
17
18
19 _____
Christina Fernandez, City Recorder

1 **ST. GEORGE PLANNING COMMISSION MINUTES**
2 **June 9, 2026, 5:00 P.M.**
3 **CITY COUNCIL CHAMBERS**
4

5 **PRESENT:**

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

13 **EXCUSED:**

14 **Planning Commission Member Brandon Anderson**
15

16 **STAFF MEMBERS PRESENT:**

17 **City Deputy Attorney Jami Bracken**
18 **Community Development Director Carol Winner**
19 **Assistant Public Works Director Wes Jenkins**
20 **Planner Brenda Hatch**
21 **Planner Brian Dean**
22 **Development Office Supervisor Angie Jessop**
23

24 **OTHERS PRESENT:**

25 **Applicant Rick Meyer**
26 **Applicant Jared Madsen**
27 **Applicant Mike Terry**
28 **Applicant Bryce Kelsey**
29

30 **CALL TO ORDER:**

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

35 Link to call to order and flag salute: [00:00:16](#)

36
37 Link to call for disclosures [00:00:50](#)
38
39

40 **ITEM 1**

41 **ZONE CHANGE- Dixie Downs 9 – PUBLIC HEARING**

42 Consider a request to change the zoning from RE-20 (Residential Estates 20,000 SF min lot
43 size) to PD-R (Planned Development Residential) on approximately 1 acre. The property is
44 generally located north of 1800 North and west of 2100 West. The applicant is Bush & Gudgell,
45 Inc. and the representative is Bob Hermanson. The project will be known as Dixie Downs 9.
46 Case No. 2026-ZC-008 (Staff – Brian Dean)
47

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

50 Link to Presentation by Brian Dean [00:01:20](#)
51

52 Link to question by Commission Member Chapman [00:05:12](#)
53

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Link to questions by Commission Member Casey and Commission Chair Rogers
[00:06:15](#)

Link to public hearing [00:07:00](#)

No comments. Public Hearing Closed

Link to discussion by Commission Members [00:07:33](#)

Link to motion [00:09:42](#)

MOTION:

A motion was made by Planning Commission Member Fisher to recommend approval to City Council of this item, Dixie Downs 9 zone change, adopting the findings and the conditions in the staff report. And adding one additional condition, that the plan that is devised for the rolling garbage cans not include inserting them inside the garage. Also to add 50% landscaping as stated in Condition 3.

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

The vote was unanimous. Motion carries.

ITEM 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)

Agenda Packet [\[Page 25\]](#)

Link to Presentation by Brian Dean [00:11:20](#)

Link to motion [00:12:13](#)

MOTION:

A motion was made by Planning Commission Member Draper to approve the preliminary plat for this item, contingent upon the conditions that are mentioned and the findings in the staff report.

1 **SECOND:**

2 The motion was seconded by Planning Commission Member Fisher.

3
4 **VOTE:**

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

- 6 Planning Commission Chair Rogers – aye
- 7 Planning Commission Member Anderson –absent
- 8 Planning Commission Member Fisher – aye
- 9 Planning Commission Member Casey – aye
- 10 Planning Commission Member Chapman – aye
- 11 Planning Commission Member Taysom –aye
- 12 Planning Commission Member Draper –aye

13
14
15 The vote was unanimous. Motion carries.

16
17 **ITEM 3**

18 **ZONE CHANGE- Desert Haven – PUBLIC HEARING**

19 Consider a request to change the zoning from A-1 (Agricultural 40,000 sq ft lot minimum) to
20 R-1 (Single Family no minimum square footage, 60-foot minimum lot width/frontage) on
21 approximately 55.03 acres. The property is generally located south of the Fort Pierce Wash,
22 along the Utah-Arizona border in the far southeastern corner of the City of St. George. The
23 applicant is Desert Canyons Development Inc and the representative is Curt Gordon. Case
24 No. 2026-ZC-010 (Staff – Brenda Hatch)

25 **THIS ITEM WAS NOT HEARD AT THIS MEETING AND RE-NOTICED AT A LATER DATE**

26 **ITEM 4**

27 **ZONE CHANGE- Sullivan 2450 South Rezone– PUBLIC HEARING**

28 Consider a request to change the zoning from A-1 (Agriculture, one-acre minimum lot size)
29 to RE-20 (Residential Estates, 20,000 ft² minimum lot size) on approximately 3.48 acres. The
30 property is generally located on the north-west corner of 2450 South and 3210 East. The
31 applicant is Bush & Gudgell and the representative is Bob Hermandson. Case No. 2026-ZC-
32 011. (Staff – Brian Dean)

33 Agenda Packet [\[Page 39\]](#)

34
35 Link to Presentation by Brian Dean [00:12:54](#)

36
37 Link to public hearing [00:14:27](#)

38
39 No comments. Public Hearing Closed

40
41 Link to motion [00:14:51](#)

42
43 **MOTION:**

44 A motion was made by Planning Commission Member Casey to forward a
45 positive recommendation to the City Council for Sullivan 2450 South Rezone.

46
47 **SECOND:**

48 The motion was seconded by Planning Commission Member Draper.

49
50 **VOTE:**

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

1
2 Planning Commission Chair Rogers – aye
3 Planning Commission Member Anderson –absent
4 Planning Commission Member Fisher – aye
5 Planning Commission Member Casey – aye
6 Planning Commission Member Chapman – aye
7 Planning Commission Member Taysom –aye
8 Planning Commission Member Draper –aye
9

10 The vote was unanimous. Motion carries.
11
12

13 **ITEM 5**

14 **PLANNED DEVELOPMENT AMENDMENT Angel Arch Church Addition– PUBLIC**
15 **HEARING**

16 Consider a request for an amendment to the Sun River PD (Planned Development). The
17 application is to allow construction of a 3,600 ft² addition to a religious facility on a 3.24-acre
18 lot. The project is located south of Angel Arch Drive and west of Pearl Vista Drive. The
19 applicant is Sky Engineering, and the representative is Jared Madsen. Case No. 2026-PDA-
20 013 (Staff – Brian Dean)
21

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

23
24 Link to Presentation by Brian Dean [00:15:34](#)

25
26 Link to question by Commissioner Casey [00:19:15](#)

27
28 Link to question by Commission Member Draper [00:19:57](#)

29
30 Link to question by Commission Member Chapman [00:20:45](#)

31
32 Link to comment by applicant Jared Madsen [00:21:14](#)

33
34 Link to public hearing [00:21:33](#)

35
36 No comments. Public Hearing Closed

37
38 Link to motion [00:22:05](#)
39

40 **MOTION:**

41 A motion was made by Planning Commission Member Chapman to forward a
42 positive recommendation to City Council for the P.D Amendment for the
43 Angel Arch Church Addition, based on the findings listed in the staff report.
44

45 **SECOND:**

46 The motion was seconded by Planning Commission Member Taysom.
47

48 **VOTE:**

49 Commission Chair Rogers called for a vote, as follows:
50

51 Planning Commission Chair Rogers – aye
52 Planning Commission Member Anderson –absent
53 Planning Commission Member Fisher – aye

1 Planning Commission Member Casey – aye
2 Planning Commission Member Chapman – aye
3 Planning Commission Member Taysom –aye
4 Planning Commission Member Draper –aye
5

6 The vote was unanimous. Motion carries.
7
8

9 **ITEM 6**

10 **PLANNED DEVELOPMENT AMENDMENT White Dome Plaza Commercial Center Phase**
11 **1 PDA – PUBLIC HEARING**

12 Consider a request for a PD amendment to the White Dome Commercial Planned Development
13 Commercial (PD-C) zone. The site is located west of River Road on White Dome Drive and is
14 approximately 3.29 acres. The purpose of this amendment is to approve the elevations and
15 site plan for Phase 1 of this commercial development. The applicant is DSG Engineering, and
16 the representative is Mike Terry. Case No. 2026-PDA-014 (Staff – Brenda Hatch)
17

18 Agenda Packet [\[Page 68\]](#)

19
20 Link to Presentation by Brenda Hatch [00:23:00](#)

21
22 Link to question by Commission Chair Rogers [00:27:16](#)

23
24 Link to public hearing [00:27:55](#)

25
26 No comments. Public Hearing Closed
27

28 Link to motion [00:28:22](#)
29

30 **MOTION:**

31 A motion was made by Planning Commission Member Taysom to recommend
32 approval for the P.D Amendment for the White Dome Commercial Center
33 Phase 1, as presented, based on the findings listed in the staff report.
34

35 **SECOND:**

36 The motion was seconded by Planning Commission Member Fisher.
37

38 **VOTE:**

39 Commission Chair Rogers called for a vote, as follows:
40

41 Planning Commission Chair Rogers – aye
42 Planning Commission Member Anderson –absent
43 Planning Commission Member Fisher – aye
44 Planning Commission Member Casey – aye
45 Planning Commission Member Chapman – aye
46 Planning Commission Member Taysom –aye
47 Planning Commission Member Draper –aye
48

49 The vote was unanimous. Motion carries.
50
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1 **ITEM 7**

2 **PRELIMINARY PLAT White Dome Plaza Commercial Center Phase 1 PP**

3 Consider a request for a preliminary plat located west of River Road on White Dome Drive on
4 approximately 3.285 acres for a 3-lot commercial subdivision. The applicant is DSG
5 Engineering, and the representative is Mike Terry. Case No. 2026-PP-014 (Staff – Brenda
6 Hatch)

7
8 Agenda Packet [\[Page 101\]](#)

9
10 Link to Presentation by Brenda Hatch [00:29:22](#)

11
12 Link to motion [00:30:25](#)

13
14 **MOTION:**

15 A motion was made by Planning Commission Member Draper to approve the
16 White Dome Commercial Center Phase 1, based on findings and the following
17 conditions: Number 1, the applicant should provide a 15-foot MUE along with
18 White Dome frontage. Number 2, that the applicant shall grant MUEs within
19 all common areas. Number 3, that the applicant shall grant a cross-access
20 easement between lots 1 and 2 on the final plat.

21
22 **SECOND:**

23 The motion was seconded by Planning Commission Member Casey.

24
25 **VOTE:**

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

- 27 Planning Commission Chair Rogers – aye
- 28 Planning Commission Member Anderson –absent
- 29 Planning Commission Member Fisher – aye
- 30 Planning Commission Member Casey – aye
- 31 Planning Commission Member Chapman – aye
- 32 Planning Commission Member Taysom –aye
- 33 Planning Commission Member Draper –aye

34 The vote was unanimous. Motion carries.

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39 **ITEM 8**

40 **PLANNED DEVELOPMENT AMENDMENT Riverfront Medical Center Phase 3 – PUBLIC**
41 **HEARING**

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

47
48 Agenda Packet [\[Page 111\]](#)

49
50 Link to Presentation by Brenda Hatch [00:31:27](#)

51
52 Link to public hearing [00:34:50](#)

53

1 No comments. Public Hearing Closed

2
3 Link to discussion by Commission Members [00:35:10](#)

4
5 Link to motion [00:36:13](#)

6
7 **MOTION:**

8 A motion was made by Planning Commission Member Fisher to recommend
9 approval to City Council of the Planned Development Amendment for
10 Riverfront Medical Center, Phase 3, with the condition that any signage is to
11 meet the requirements of Title 9 and adopting the findings of staff in the
12 report.

13
14 **SECOND:**

15 The motion was seconded by Planning Commission Member Chapman.

16
17 **VOTE:**

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

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

27
28 The vote was unanimous. Motion carries.

29
30
31 **ITEM 9**

32 **HILLSIDE DEVELOPMENT PERMIT South Rim at Foremaster 59**

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

37
38 Agenda Packet [\[Page 133\]](#)

39
40 Link to Presentation by Wes Jenkins [00:37:05](#)

41
42 Link to discussion with Commission Members and Mr. Jenkins [00:43:38](#)

43
44 Link to comment by applicant Bryce Kelsey [00:50:22](#)

45
46 Link to further discussion with Commission Members [00:51:08](#)

47
48 Link to comment by Community Development Director Carol Winner [00:53:28](#)

49
50 Link to further discussion with Commission Members [00:54:33](#)

51
52 Link to motion [01:01:55](#)

53

1 **MOTION:**

2 A motion was made by Planning Commission Member Fisher to continue this
3 Item 9, Hillside Development permit at South Rim at Foremaster 59,
4 indefinitely to allow a field trip.
5

6 **SECOND:**

7 The motion was seconded by Planning Commission Member Casey.

8
9 Link to question on motion by Commission Member Chapman [01:02:19](#)

10
11 **VOTE:**

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

- 13
14 Planning Commission Chair Rogers – aye
15 Planning Commission Member Anderson –absent
16 Planning Commission Member Fisher – aye
17 Planning Commission Member Casey – aye
18 Planning Commission Member Chapman – aye
19 Planning Commission Member Taysom –aye
20 Planning Commission Member Draper –aye

21
22 The vote was unanimous. Motion carries for continuance.
23
24

25 **APPROVAL OF MINUTES:**

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

27
28 Agenda Packet [\[Page 141\]](#)

29
30 Link to motion [01:03:02](#)
31

32 **MOTION:**

33 A motion was made by Planning Commission Member Fisher to approve minutes of
34 May 26, 2026 meeting.

35
36
37 **SECOND:**

38 The motion was seconded by Planning Commission Member Draper.

39
40 **VOTE:**

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

- 42
43 Planning Commission Chair Rogers – aye
44 Planning Commission Member Anderson -absent
45 Planning Commission Member Fisher – aye
46 Planning Commission Member Casey – aye
47 Planning Commission Vice Chair Chapman –aye
48 Planning Commission Member Taysom – aye
49 Planning Commission Member Draper- aye

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51 The vote was unanimous. The motion carries.
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CITY COUNCIL ITEMS:

Carol Winner, the Community Development Director, will report on items heard at the June 4, 2026, City Council Meeting.

1. 2026-ZRA-003 Rath ADA ADU

ADJOURN:

Link to motion: [01:04:30](#)

MOTION:

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

SECOND:

The motion was seconded by Planning Commission Member Draper.

VOTE:

Commission Chair Rogers called for a vote, as follows:

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

The vote was unanimous, and the motion carries.

/s/
Angie Jessop, Development Services