

NOTICE OF MEETING
PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

Public Notice

Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold a **Planning Commission** meeting in the City Council Chambers, 61 S Main St, St George, Utah, on **Tuesday, July 14, 2026**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order

Flag Salute

Call for Disclosures

1. GENERAL PLAN AMENDMENT Old Farm GPA 2026 – PUBLIC HEARING

Consider a request to amend the general plan land use map from OS (Open Space) to LDR (Low Density Residential) on approximately four acres located in the center of the Old Farm development. The applicant is Bush & Gudgell, Inc., and the representative is Bob Hermanson. The project will be known as the Old Farm General Plan Amendment. Case No. 2026-GPA-007 (Staff – Dan Boles)

2. GENERAL PLAN AMENDMENT Hillside Utah Tech Foremaster Ridge – PUBLIC HEARING

Consider a request to amend the general plan land use map from LDR (Low Density Residential), COM (Commercial), and OS (Open Space) to COM (Commercial) and OS (Open Space) on approximately 12.61 acres. The applicant is Stg Orsini MF LLC, and the representative is Wes Davis. The project will be known as Hillside Utah Tech Foremaster Ridge. Case No. 2026-GPA-008 (Staff – Brenda Hatch)

THIS ITEM WILL NOT BE HEARD AT THIS MEETING AND RE-NOTICED AT A LATER DATE

3. GENERAL PLAN AMENDMENT 2450 South Sullivan Commercial GPA – PUBLIC HEARING

Consider a request to amend the general plan land use map from AE (Agricultural Estates – up to four dwellings per acre) to COM (Commercial) on approximately 8.48 acres. The applicant is Bush & Gudgell, Inc and the representative is Bob Hermanson. The project will be known as the 2450 South Sullivan Commercial General Plan Amendment. Case No. 2026-GPA-009 (Staff – Brian Dean)

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 Planned 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. The project is known as Desert Sky. Case No. 2026-ZC-012 (Staff – Brenda Hatch)

5. DEVELOPMENT AGREEMENT Desert Canyons Amendment to allow R-1 –PUBLIC HEARING

Consider a request for a development agreement to amend sections of the Desert Canyons Development Agreement to include the R-1 zone. The applicant is Desert Canyons Development Inc, and the representative is Curt Gordon. Case No. 2026-DA-001 (Staff – Brenda Hatch)

6. CONDITIONAL USE PERMIT UCCU St George Place

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 WPA Architecture, and the representative is Killian Poulter. Case No. 2026-CUP-004 (Staff – Brenda Hatch)

7. ZONE REGULATION AMENDMENT 10-18-1 Fence Setbacks – PUBLIC HEARING

Consider a request to amend portions of the City of St. George Zoning Code, Title 10 (Zoning Regulations), to clarify rules governing fencing and clear view areas. The applicant is Parr Brown Gee & Loveless. Case No. 2026-ZRA-002 (Staff – Dan Boles)

8. ZONE REGULATION AMENDMENT Pioneer Road ZRA – PUBLIC HEARING

Consider a request to amend a portion of the City of St. George Code, Title 10-17A-5 (Automobiles and Other Similar Vehicle Sales Lots – Specific Standards), to include Pioneer Road, north of the North Bloomington Commercial Subdivision, to the list of approved streets for automobile sales. The applicant is Bush & Gudgell, Inc. represented by Bob Hermandson. Case No. 2026-ZRA-005 (Staff – Dan Boles)

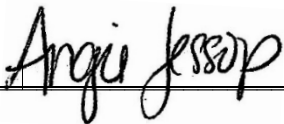
9. MINUTES

Consider a request to approve the meeting minutes from the June 23, 2026, meeting.

10. CITY COUNCIL ACTIONS

Report on items heard at the July 2, 2026, City Council meeting.

1. 2026-ZC-008 Dixie Downs 9
2. 2026-ZC-010 Desert Haven
3. 2026-PDA-013 Angel Arch Church Addition
4. 2026-PDA-015 Riverfront Medical Center Phase 3
5. 2026-ZC-011 2450 S. James Sullivan A-1 to RE-20
6. 2026-PDA-014 White Dome Plaza Commercial Center Phase 1 PDA
7. 2026-HS-003 South Rim at Foremaster 59



Angie Jessop – Community Development Office Supervisor

July 10, 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.