

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 28, 2026**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order

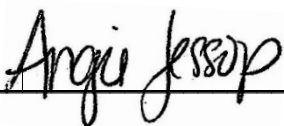
Flag Salute

Call for Disclosures

1. **PLANNED DEVELOPMENT AMENDMENT Buck's Ace Sun River – PUBLIC HEARING** – Consider a request for a Planned Development Amendment to the Atkinville Interchange Area Zone Plan, Planned Development Commercial (PD-C) zone. The applicant is seeking approval of the design and site plan for a hardware store of approximately 45,686 square feet. The property is generally located east of Arrowhead Canyon Drive and south of Havasu Drive, in St. George, Utah. The applicants are Sky Engineering, represented by Jared Madsen, and BH Architecture, represented by Brandon Hall. The proposed project will be known as Buck's Ace Sun River. Case No. 2026-PDA-009. (Staff –Brian Dean)
2. **ZONE REGULATION AMENDMENT Detached ADU on 11,000 sf – PUBLIC HEARING** – Consider a request to amend a portion of the City of St. George Code, Title 10 (Zoning Regulations), in order to modify the accessory dwelling unit standards for compliance with recent changes in the State Code. The applicant is the City of St. George, represented by Dan Boles. Case No. 2026-ZRA-006 (Staff – Dan Boles)
3. **ZONE REGULATION AMENDMENT Title 9 Sign Ordinance – PUBLIC HEARING** – Consider a request to portions of the St George City code, Title 9-13 as it relates to signs adjacent to residential zones. The applicant is YESCO, represented by Ryan Cain. Case No. 2025-ZRA-011 (Staff -Brian Dean)
4. **MINUTES**
Consider a request to approve the meeting minutes from the July 14, 2026, meeting.
5. **CITY COUNCIL ACTIONS**

Report on items heard at the July 16, 2026, City Council meeting.

1. 2026-PDA-016 McDonalds Desert Color



Angie Jessop – Community Development Office Supervisor

July 23, 2026

Date

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

PLANNING COMMISSION AGENDA REPORT: **7/28/2026**

Buck's Ace Sun River Planned Development Amendment (Case No. 2026-PDA-009)		
Request:	Consider an ordinance to amend an approved PD-C (Planned Development Commercial) zone to allow the design and site plan for a new 45,686 sq. ft. hardware store on a 3.4-acre site.	
Applicant:	Sky Engineering, BH Architecture	
Representative:	Jared Madsen, Brandon Hall	
Location:	Located east of Arrowhead Canyon Drive and south of Havasu Drive.	
General Plan:	PD (Planned Development), AIZP - MU (Mixed-Use)	
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-R (Planned Development Residential)
Land Area:	Approximately 3.4 acres	



BACKGROUND AND REQUEST:

This project site is part of the Sun River Commons area and within the AIZP (Atkinville Interchange Area Zone Plan), Planning Area 3.1. The applicant is proposing a new hardware store building, approximately 45,686 square feet in size on a 3.4-acre site. The AIZP permitted uses list identifies "Hardware Store" less than 40,000 sq ft as a permitted use within the MU (mixed use) zone, which is the designation for Planning Area 3.1

There are 112 parking spaces proposed on site with 51 parking stalls shared with the Hampton Inn to the south totaling 163 parking spaces. This site would require 163 spaces for the use and meets parking standards with the proposed parking agreement. There is approximately 17,591 square feet of proposed landscaping which is about 11.9% of the project site, exceeding the minimum commercial requirement of 10%. The building would reach a height of 37 feet 2 inches, with architectural features up to 39 feet 2 inches. The zone allows for a 35-foot building height with architectural features allowed up to 45 feet. The building will primarily be constructed of stucco, wood-look metal aluminum cladding, composite panels, and painted steel. Elevation drawings have been included in this packet.

Additional Requests

-As mentioned above, the AIZP permits a maximum building height of 35 feet, with architectural features allowed up to 45 feet. The applicant is requesting an amendment to the Zone Plan to increase the allowable height for this site. The proposed amendment would allow a building height of 37 feet 2 inches with architectural height of 39 feet 2 inches. For comparison, the existing Hampton Inn & Suites on Sun River Parkway, also within the AIZP and subject to the same height regulations, received City Council approval for a building height increase to 59 feet, with architectural features reaching 67 feet 10 inches. Additionally, the professional office building on the east side of the development received City Council approval for a building height of 50 feet. The Home 2 Suites hotel on the northeast side of the development also received City Council approval for a building height of 46 feet 4 inches with an architectural height of 53 feet 5 inches.

-The AIZP currently permits hardware stores under 40,000 square feet. The applicant is requesting an amendment to the Zone Plan to allow a hardware store of approximately 45,686 square feet.

-The applicant is also requesting that the 6' masonry wall on the west side of the property, required for the residential buffer, extend to the point where it meets the Ace building, rather than continuing to the south property line.

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

Zoning Requirements			
Regulation	Section Number	Proposal	Staff Comments
Setbacks	AIZP 4.2	Proposed setbacks: Arrowhead Canyon Dr – 27'	The required setbacks are: Arrowhead Canyon Dr – 25' Private Streets – 10'

		Havasu Dr (private) – 141' 6" Side – 25' 9"	PD-C zone - 0'
Pedestrian Circulation Plan	10-8-6	Pedestrian circulation is shown on the plans.	Staff will ensure the plans meet the required pedestrian circulation at site plan review.
Uses		Hardware Store less than 40,000 sq ft.	The hardware store is a permitted use, but this building is looking for approval to exceed the 40,000 sq ft maximum at 45,686 sq ft.
Height and Elevation	AIZP 4.2	37' 2" to top of parapet and 39' 2" to top of architectural features.	The maximum allowed height is 35' with architectural features up to 45'. This building would exceed the maximum building height but is less than maximum architectural height.
Phasing Plan	10-8D-2	No phasing proposed.	No comment.
Landscape Plan	10-8D-2 & AIZP 4.2	Conceptual landscape plan provided.	This will require a residential landscape buffer along Arrowhead Canyon Drive with a 6' masonry wall and average 15' of landscaping between east side of trail and parking/building.
Utilities	10-8D-2	Conceptual utility plan provided.	Utilities will be evaluated in detail during the JUC & site plan review process.
Signs	10-8D-2	Potential conceptual monument signage site provided. Wall signage is included.	Signs will be approved through the sign permit process and need to meet the Sun River Commons Master Sign Plan and 9-13 of City Code.
Lighting	10-8D-2, 10-14-1	A photometric plan has been included.	During site plan review, staff will ensure that site lighting meets the requirements in Title 10-14 (outdoor lighting).
Lot Coverage	10-8D-6	Conceptual plan shown (30.9%)	The site plan meets lot coverage regulations < 50%
Solid Waste	10-8D-6	Solid waste receptacle location is shown on the site plan.	The waste enclosure will be required to have a solid wall surrounding it.
Parking	10-19-5	112 parking stalls on site and 51 stalls shared with	163 parking stalls are required, and with the proposed parking

		the Hampton Inn. Total of 163 stalls.	agreement with the Hampton Inn to the south this project meets City standards.
EVCS And Bike Parking	10-19-6	None shown.	During site plan review, staff will ensure the plans meet the EVCS and bike parking requirements.

RECOMMENDATION:

Staff recommends approval of the project with the following condition:

1. That the shared parking agreement is recorded with the Washington County Recorder's Office prior to Certificate of Occupancy.

ALTERNATIVES:

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

FINDINGS:

1. Increased building height is less than the maximum architectural height in the AIZP Plan and is like other buildings in the area that have received approval for height increases.
2. Adjacent residential zone will likely not be impacted by reduced 6' masonry wall length along the west side of property as there would be no windows and only landscape where open.
3. The AIZP plan states that hardware stores must be less than 40,000 square feet and this building would only have approximately 27,411 square feet of hardware use.
4. With the proposed parking agreement with Hampton Inn to the south this project would meet parking standards found in 10-19 of City Code.

POSSIBLE MOTION:

"I move that we recommend approval to the City Council for the PD Amendment for Buck's Ace Sun River, Case No. 2026-PDA-009, based on findings and condition listed in the staff report."

Exhibit A

Applicants Narrative

BHArchitecture

Date:	March 18, 2026
To:	City of St. George 61 S Main St St. George, UT 84770
Subject:	Project Narrative for Planned Development Amendment Application Proposed Buck's at Sun River
	Buck's Ace is coming to Sun River! The proposed development consists of one large building for retail, retail storage (stockroom) and offices for operations. The footprint is about 43,000 square feet, of which about 36,800 is the retail floor. The building was designed to be in harmony with the surrounding architecture and design guidelines by Sun River. It is also designed with tall facades to mimic two and three-stories, however, no part of the building is 3 stories and only two small areas have a second floor for offices and a breakroom. The site prioritizes easy visibility and access to the store, coupled with safe and inviting maneuvering and parking. To enhance safety and welcome visitors after dark, the parking lot and building lighting is designed with light levels slightly above the minimum required, ensuring a safe environment without causing glare. Parking calculations are provided on the colored site plan, and description of a request to reduce the parking calculation for retail. See explanation there on. As demonstrated by the Buck's Ace owners and team in other locations (Santa Clara, St. George (Mall drive) and Hurricane) they are dedicated to the community and strive for quality and connection. They are also known to hire local, young people to give them opportunities to work and develop skills. Areas: Property: 147,668 sf (3.39 acres) Building: 43,000 sf ~ 29 % Coverage Landscaping: 15,500 sf Concrete sidewalks at streets, building and loading: 17,300 sf Parking (Asphalt/curb/gutter, part of street in property): 71,800 sf asphalt/curb/gutter

Thank you,



Brandon E. Hall, Principal Architect

3/18/2026

Date

Exhibit B
Public Comment



Brian Dean <brian.dean@sgcityutah.gov>

Comments on Case 2026-PDA-009

1 message

brian stine <[REDACTED]>

Tue, Apr 21, 2026 at 5:26 AM

To: "brian.dean@sgcityutah.gov" <brian.dean@sgcityutah.gov>

Dear Members of the Planning Commission,

I am a resident of SunRiver Villas, located near the site of the proposed Buck's Ace Sun River hardware store.

I believe this project would be a valuable and complementary addition to the neighborhood, providing convenient access to essential goods and services for local residents. I respectfully express my support for the proposed development.

Thank you for your consideration.

Regards,
Brian Stine

[REDACTED]

Exhibit C
PowerPoint Presentation

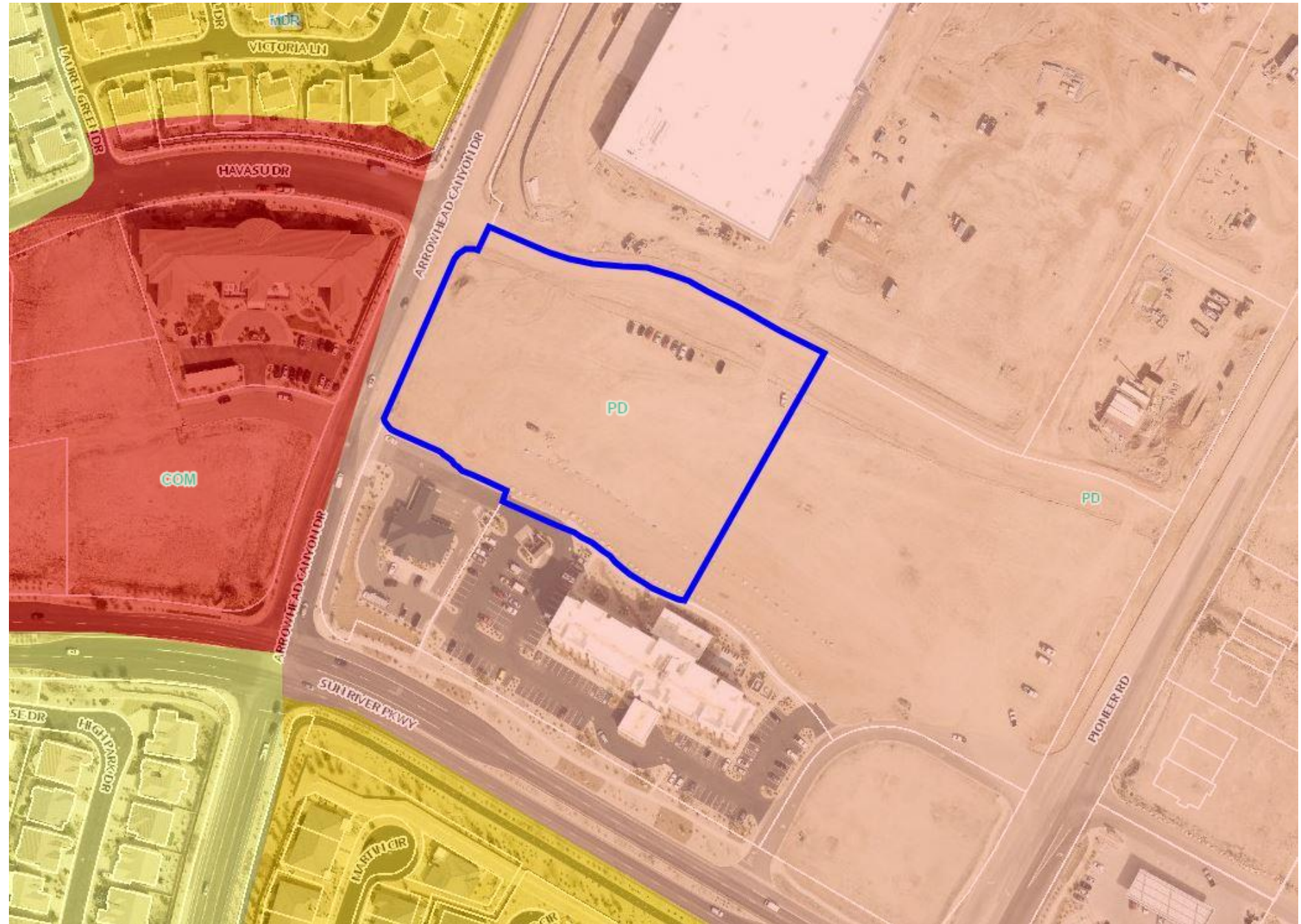
Buck's Ace
Sun River
2026-PDA-009



Aerial Map



Land Use Map



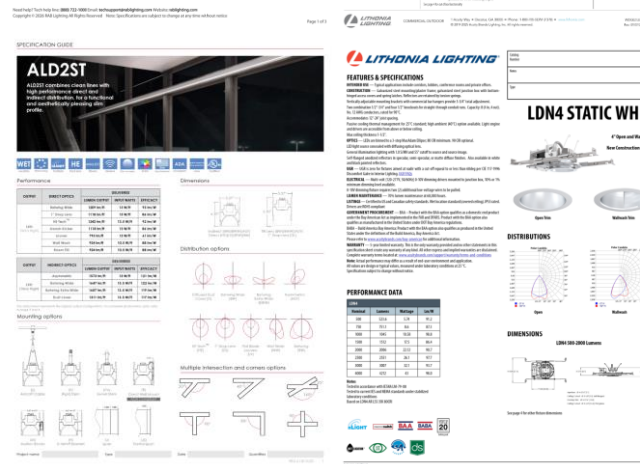
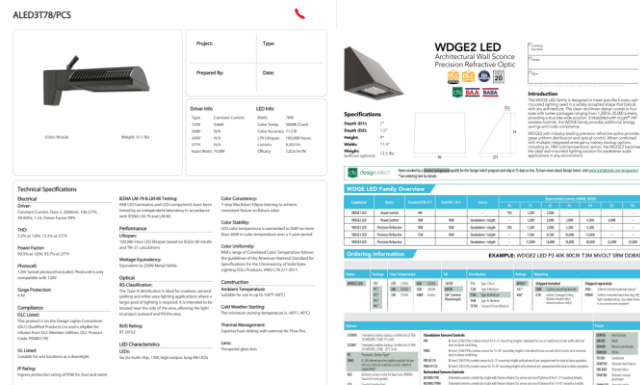
Zoning Map



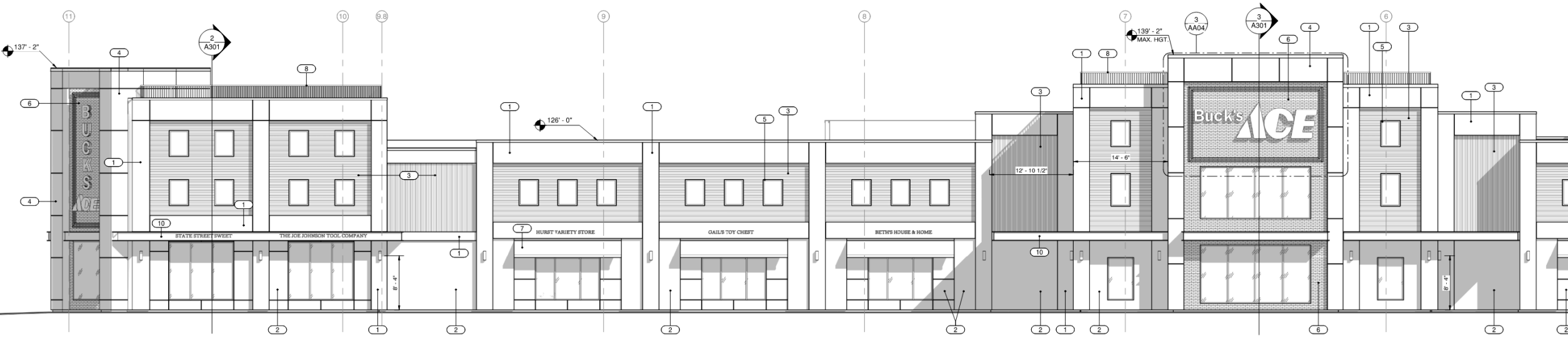
Site and Landscape Plan



Photometric Plan



Elevations



1 NORTH ELEVATION - LEFT SIDE
1/8" = 1'-0"



2 NORTH ELEVATION - RIGHT SIDE
1/8" = 1'-0"

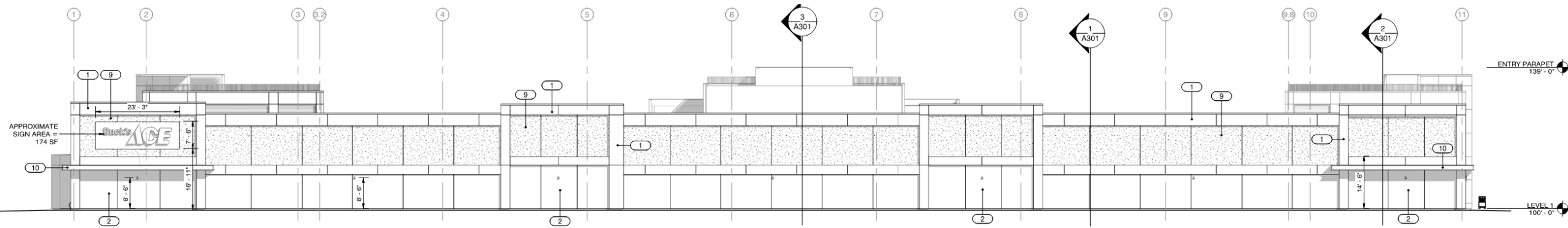
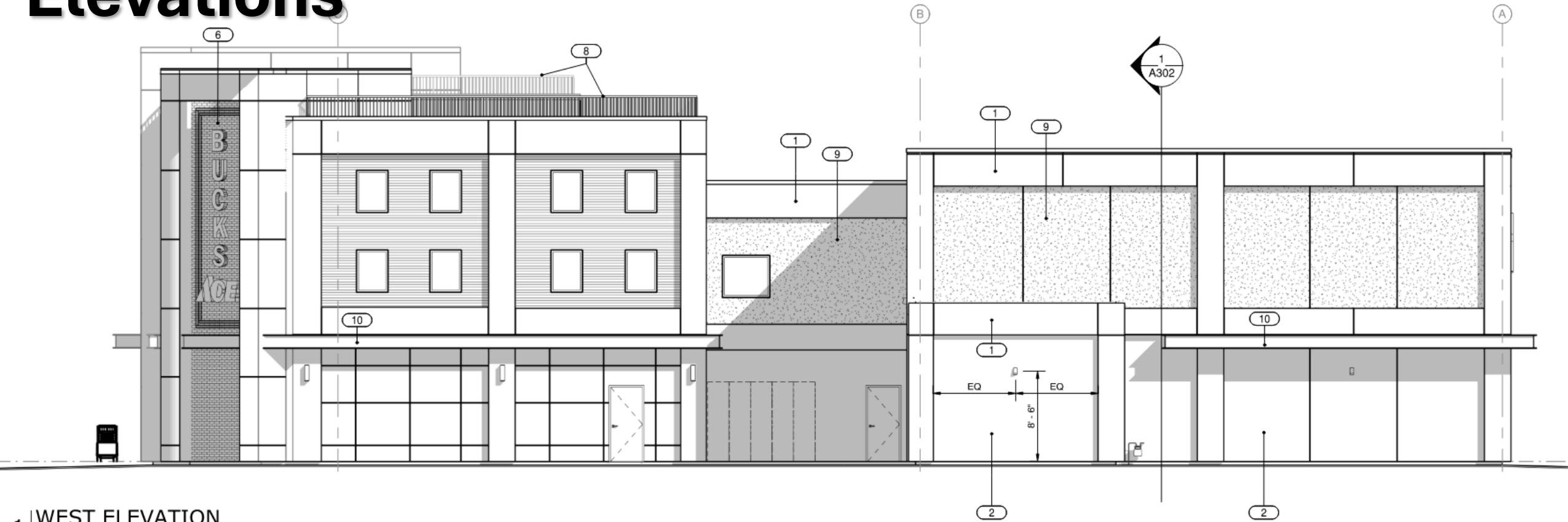
Elevations



3 EAST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE				
#	ITEM	MANUFACTURER	MODEL/STYLE/COLOR	COMMENTS
1	LIGHT GREY STUCCO	OMEGA DIAMOND WALL	SMOOTH SAND, SW7035 AESTHETIC WHITE	
2	DARK BLACK STUCCO	OMEGA DIAMOND WALL	SMOOTH SAND, SW6258 TRICORN BLACK	
3	WOOD-LOOK METAL	LUMABUILT OR EQUAL	MODAIC, 6" V-GROOVE PLANK, DARK NATIONAL WALNUT	
4	MCM COMPOSITE PANELS	ALPOLIC MCM	A1000, DRY, BLACK	ENTRANCE
5	WINDOWS, METAL	ARCADIA & CMG	BLACK ANODIZED & BLACK	WINDOW/DOOR FRAMES
6	THINBRICK	GENERAL SHALE	BLACK LAKE MODULAR	
7	FABRIC AWNINGS		RED	
9	BROWN STUCCO		SMOOTH SAND, SWXXXX COLOR NEEDED	
10	PAINTED STEEL	PER GC	PAINTED STEEL, BLACK	STEEL AWNINGS

Elevations



Renderings



Renderings



Renderings



Renderings



Renderings



Renderings



Materials Board



EXTERIOR FINISH SCHEDULE				
#	ITEM	MANUFACTURER	MODEL/STYLE/COLOR	COMMENTS
1	LIGHT GREY STUCCO	OMEGA DIAMOND WALL	SMOOTH SAND, SW7035 AESTHETIC WHITE	
2	DARK BLACK STUCCO	OMEGA DIAMOND WALL	SMOOTH SAND, SW6258 TRICORN BLACK	
3	WOOD-LOOK METAL	LUMABUILT OR EQUAL	MODAIC, 6" V-GROOVE PLANK, DARK NATIONAL WALNUT	
4	MCM COMPOSITE PANELS	ALPOLIC MCM	A1000, DRY, BLACK	ENTRANCE
5	WINDOWS, METAL	ARCADIA & CMG	BLACK ANODIZED & BLACK	WINDOW/DOOR FRAMES
6	THINBRICK	GENERAL SHALE	BLACK LAKE MODULAR	
7	FABRIC AWNINGS		RED	
9	BROWN STUCCO		SMOOTH SAND, SWXXXX COLOR NEEDED	
10	PAINTED STEEL	PER GC	PAINTED STEEL, BLACK	STEEL AWNINGS



Parking

AREAS FOR PARKING	
Name	Area
WAREHOUSE USE	6,449 SF
OFFICE USE 2ND VESTIBULE	1,517 SF
OFFICE USE 2ND BOH	917 SF
RETAIL USE	36,804 SF
TOTAL	45,686 SF

PARKING CALCULATIONS:

ORDINANCE 10-19-5: NONRESIDENTIAL AREA REQUIREMENTS:

RETAIL STORES AND SHOPS:
1 SPACE FOR EACH 250 SF OF GROSS FLOOR AREA.

BUSINESS OR PROFESSIONAL OFFICES:
1 SPACE FOR EACH 250 SF OF GROSS FLOOR AREA.

WAREHOUSES:
1 SPACE FOR EACH 1,000 SF OF GROSS FLOOR AREA.

THUS:

RETAIL: $36,804 / 250 = 147.2$ SPACES
OFFICE: $2,434 / 250 = 9.7$ SPACES
WAREHOUSE: $5,726 / 1,000 = 5.7$ SPACES

TOTAL SPACES REQUIRED: 163

TOTAL SPACES PROVIDED ON PROPERTY: 112
(INCLUDES 5 ADA SPACES REQUIRED/PROVIDED)

TOTAL SPACES SHORT: 51

ADDITIONAL SPACES PROVIDED THROUGH RECORDED SHARED PARKING AGREEMENT: 51

TOTAL SPACES PROVIDED/CREDITED: 163

PARKING REQUIREMENT SATISFIED.

SHARED PARKING NOTE:

PER ORDINANCE 10-19-8, SHARED PARKING FACILITIES MAY BE USED JOINTLY WITH PARKING FACILITIES FOR OTHER USES WHEN OPERATIONS ARE NOT NORMALLY CONDUCTED DURING THE SAME HOURS, OR WHEN PEAK USES VARY.

THE PROJECT IS UTILIZING SHARED PARKING WITH THE ADJACENT HOTEL PROPERTY PURSUANT TO A RECORDED SHARED PARKING AGREEMENT. THE AGREEMENT PROVIDES FOR SHARED USE OF FIFTY-ONE (51) PARKING SPACES, WHICH ARE INCLUDED IN THE TOTAL PARKING PROVIDED/CREDITED ABOVE.



Parking Shared with Hampton Inn



Increased Height Request

Atkinville Interchange Zone Plan Allowance:

- Maximum building height of 35 feet with architectural up to 45 feet.

Request:

- Building height of 37 feet 2 inches, architectural height of 39 feet 2 inches.

Previously approved:

- Hampton Inn & Suites - building height of 59 feet with architectural of 67 feet 10 inches.
- Professional office building (east) – building height of 50 feet.
- Home 2 Suites – building height of 46 feet 4 inches with architectural of 53 feet 5 inches.

Additional Requests

Atkinville Interchange Zone Plan Allowance:

- Hardware store less than 40,000 square feet.

Request:

- Hardware store 45,686 square feet.
- Applicant feels when this zone plan was approved “Hardware or home improvement store” was referring to a big box hardware store like Home Depot or Lowe’s. Buck’s Ace is approximately 60% hardware and 40% non-hardware items.

Exhibit 2-5 Atkinville Interchange Plan Area - Planned Development Zone Permitted Use Matrix.
Planning Areas 1.5, 1.6, 3.1, 4.1, 4.2, 5.1, 5.2, 6.1, and 6.2

Land Use	Land Use District							
	Commercial and Mixed Use				Employment		Other	
	VC1	VC2	MU	RV	EM1	EM2	MF	PF
General Commercial Uses (continued)								
Equipment rental (enclosed in building with no outdoor storage)	P	P	P	P	N	P	N	N
Fast food restaurants with drive-in or drive-through facilities	P	P	P	N	N	N	N	N
Fast food restaurants without drive-in or drive-through	P	P	P	N	N	N	N	N
Feed and tack store	N	N	N	N	N	N	N	N
Financial institutions with drive-thru	P	P	P	N	N	N	N	N
Florist shops	P	P	P	N	N	N	N	N
Food store (<40,000 square feet)	P	N	P	N	N	N	N	N
Furniture, carpet home furnishings, or home decorations store	P	P	P	N	N	N	N	N
Gasoline service station with or without car wash	P	P	P	N	C	C	N	N
Hardware or home improvement store (> 40,000 S.F.)	N	N	N	N	N	N	N	N
Hardware or home improvement store (< 40,000 S.F.)	N	N	P	N	N	N	N	N

Here are their non-Hardware:

Toys

Men's and Women's clothing

Housewares

Ice cream & Candy

Team Sports: Basketball, Baseball etc.

Home Goods

Sporting Goods: Camping, Hiking & Fishing

- Residential buffer with a minimum 6' solid masonry wall.

- 6' block wall that continues along south of the property until it meets the south wall of the Ace building.



Recommendation

Staff recommends approval with the following condition:

1. That the shared parking agreement is recorded with the Washington County Recorder's Office prior to Certificate of Occupancy.

Possible Motion

"I move that we recommend approval to the City Council for the PD Amendment for Buck's Ace Sun River, Case No. 2026-PDA-009, based on findings and condition listed in the staff report."

Zoning Regulation Amendment

PLANNING COMMISSION AGENDA REPORT: 07/28/2026

REQUEST:

During the 2026 State legislative session, the Utah Legislature approved SB 284. This bill requires cities to allow a detached Accessory Dwelling Unit (ADU) on lots that are at least 11,000 square feet, contain a single-family home, and where a single-family home is a permitted use. The bill also requires cities to adopt regulations ensuring that detached ADUs comply with all applicable building, health, and fire codes, and to establish a process for converting an existing detached accessory structure into an ADU, subject to applicable health, safety, and setback requirements. St. George is already compliant with the bill's remaining provisions.

The following is an assessment of staff's proposed amendments:

AMENDMENT TO TITLE 10-17A-3(D): ZONING REGULATIONS – ACCESSORY DWELLING UNIT – SPECIFIC STANDARDS – EXHIBIT A

This section of the St George City municipal code deals primarily with how many ADU's may be on a single lot. This section is where staff has determined to be the best place to add the regulations allowing an ADU on lots 11,000 ft².

AMENDMENT TO TITLE 10-17A-3(J&K): ZONING REGULATIONS – ACCESSORY DWELLING UNIT – SPECIFIC STANDARDS – EXHIBIT A

These two sections do not exist currently. They are two proposed sections dealing with existing detached structures and health and safety codes.

BACKGROUND:

Prior to the comprehensive zoning code rewrite in 2019, guesthouses were allowed in single-family residential zones, but accessory dwelling units (ADUs) were not identified as a permitted use. As part of the 2019 zoning code rewrite, ADUs were added as a permitted use in single-family residential zones. In 2025, the City updated the ADU standards to the regulations currently in effect.

At the state level, the Legislature had been discussing ways to increase housing opportunities for several years. In 2019, the Legislature adopted SB 34, which required certain municipalities to identify strategies for providing moderate-income housing. Many cities, including St. George, determined that allowing ADUs was an effective strategy to increase the supply of housing while providing homeowners with an additional source of income. In 2021, the Legislature adopted HB 82, which required municipalities to allow

internal ADUs as a permitted use in residential zones. Because St. George had already allowed internal ADUs through its 2019 zoning code rewrite, the City was already in compliance with this requirement.

This year, the legislature approved SB 284 which mandated that municipalities allow a detached ADU on lots of 11,000 square feet or larger, that contains a single-family home if that home is allowed in the underlying zone. The bill also contained requirements that building, health and safety regulations are being adhered to and that there is a strategy for a property owner to convert a legally existing detached structure to be converted into an ADU. Staff have addressed the pertinent requirements from this bill. Legal staff have reviewed the proposed amendments and believe them to be sound.

Three sections of the code are affected or proposed in this proposed zoning regulation amendment:

1. 10-17A-3(D) – This section deals primarily with how many ADUs are allowed per lot. The idea here is to allow a second ADU on lots that are 11,000 ft² or greater. It was determined in the revisions last year that lots downtown could have two ADUs which isn't proposed to change.
2. 10-17A-3(J) – This is a newly proposed addition to 10-17A-3 which gives that path forward for existing, legally constructed detached structures to be converted to an ADU but require them to comply with the requirements of 10-17A-3.
3. 10-17A-3(K) – This section is also a newly proposed addition to 10-17A-3 and states that all accessory dwelling units must comply with all applicable building, health, and fire code.

Proposed Changes:

The proposed revisions are attached as Exhibit A, B, & C.

- The additions are underlined in blue
- The removals are crossed out in ~~red~~

RECOMMENDATION:

Staff recommend approval of the revisions as proposed.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Continue the proposed zoning regulation amendment to a specific date.

POSSIBLE MOTION:

"I move that we recommend approval of the changes to Title 10-17A-3 as proposed by staff and contained in exhibit 'A', case no. 2026-ZRA-006, based on the findings listed in the staff report (and with the following modifications...)."

FINDINGS:

1. The proposed amendment brings the City's regulations into compliance with the requirements of SB 284.
2. The proposed amendment continues the City's long-standing practice of allowing accessory dwelling units in residential areas.
3. The proposed amendment maintains standards to help ensure accessory dwelling units are compatible with surrounding residential development.
4. The proposed amendment establishes a process for converting existing detached accessory structures into accessory dwelling units, as required by state law.

EXHIBIT A

PROPOSED CHANGES TO TITLE 10-17A-3(D)

10-17A-3:

ACCESSORY DWELLING UNIT – SPECIFIC STANDARDS:

An accessory dwelling unit shall meet the following additional standards:

A. *Ownership:* An accessory dwelling unit shall not be sold separately or subdivided from the single-family dwelling or lot unless compliant with subdivision regulations.

B. *Occupancy:* The city shall only permit an accessory dwelling unit when an owner-occupant lives on the property within either the single-family dwelling or accessory dwelling unit. Short-term rental of an accessory dwelling unit is not permitted.

C. The total number of residents that reside in an accessory dwelling unit may not exceed the number allowed for a “family” as defined in this title.

D. *Number of Accessory Units Per Parcel:* An accessory dwelling unit (ADU) shall be allowed only on Lots or parcels containing a single-family dwelling. ~~Only one (1) accessory dwelling unit or guesthouse shall be allowed on a lot or parcel. Within the Downtown Boundary, two (2) ADUs are allowed per lot.~~

1. One (1) accessory dwelling unit shall be permitted on any lot containing a single-family dwelling, subject to the standards of this section.

2. A second accessory dwelling unit may be permitted on:

- a. Lots or parcels located within the Downtown Boundary; or
- b. Lots or parcels containing at least eleven thousand (11,000) square feet, provided one (1) ADU is attached to the primary dwelling and one (1) ADU is detached.

3. A lot shall contain no more than two (2) accessory dwelling units.

E. *Not A Unit of Density:* Accessory dwelling units are not considered a unit of density and therefore are not included in the density calculation for residential property.

F. *Parking:* An additional off-street parking space is required for each ADU. Tandem parking is not allowed for accessory dwelling units. If an accessory dwelling unit is created within an existing

garage or carport, parking spaces contained therein shall be replaced elsewhere on the property if the loss of the parking space would cause the single-family dwelling to be noncompliant with the required parking standard.

G. Size and Location Requirements:

1. If located within or attached to a single-family dwelling:

a. *Entrance Locations:* Entrances to accessory dwelling units that are located within a single-family dwelling are permitted in the following locations:

- (1) An existing entrance to the single-family dwelling.
- (2) On the side or rear of the building. Stairs leading to an ADU in the basement are permitted to encroach into the side yard or rear yard up to four feet (4').
- (3) Exterior stairs leading to an entrance above the first level of the single-family dwelling must not be visible from the street.

2. If located in a detached accessory building, the following standards shall apply:

Detached Accessory Dwelling Unit Requirements		
Minimum Yard Setbacks	One (1) Story Structure	Rear Yard: Zero feet (0') from rear and side property lines Front, street side, and side: meet the single-family dwelling setbacks for the zone Minimum six foot (6') separation from any structure on the property
	Two (2) Story Structure	Meet the single-family dwelling setbacks for the zone, and maintain a minimum six foot (6') separation from any structure on the property
Size		Maximum: less than the gross floor area of the single-family dwelling
Height		Maximum: twenty-five feet (25')
Utility Easements		Shall not be located over a utility easement without prior written approval from the joint utility committee and an encroachment indemnification agreement approved by the city attorney

Detached Accessory Dwelling Unit Requirements	
Storm Water Drainage	Shall be constructed in a manner that will not divert storm water onto adjacent property

H. *Design:* A detached ADU in the rear yard that is shorter than the single-family dwelling does not need to match its design. All other ADUs shall match the roof form, materials, and color scheme of the single-family dwelling if they are:

1. In the side yard;
2. On a corner lot or double-frontage lot;
3. In front of the single-family dwelling;
4. In the rear yard and taller than the main house;
5. Attached to the single-family dwelling.

I. *Application Requirement:* Any homeowner who resides in a single-family dwelling and whose property is in a residential zone and desires an accessory dwelling unit is required to obtain an accessory dwelling permit. The accessory dwelling permit shall be in addition to any building permits that may be necessary to create the accessory dwelling unit. The applicant shall submit the following as part of the application for an accessory dwelling permit:

1. A site plan drawn accurately to scale that shows property lines and dimensions, the location of existing buildings and building entrances, any proposed building and its dimensions from buildings and property lines, and the location of parking stalls.
2. Detailed floor plans drawn to scale with labels on rooms indicating uses or proposed uses.
3. Written verification that the applicant is the owner of the property and has permanent residency in the existing single-family dwelling where the request is being made. A recorded deed restriction shall be required, acknowledging that the single-family dwelling will remain owner-occupied, for an accessory dwelling unit to be rented.
4. Rental dwelling business license.

J. *Existing Detached Structures:* An existing, legally constructed accessory structure may be converted to a detached accessory dwelling unit subject to meeting the requirements of this section.

K. *Health and Safety Codes:* All accessory dwelling units must comply with all applicable building, health, and fire codes.

EXHIBIT B

POWERPOINT PRESENTATION



DETACHED ADU AMENDMENT – SB 284

2026-ZRA-006

10-17A-3(D)

D. *Number of Accessory Units Per Parcel:* An accessory dwelling unit (ADU) shall be allowed only on Lots or parcels containing a single-family dwelling. ~~Only one (1) accessory dwelling unit or guesthouse shall be allowed on a lot or parcel. Within the Downtown Boundary, two (2) ADUs are allowed per lot.~~

1. One (1) accessory dwelling unit shall be permitted on any lot containing a single-family dwelling, subject to the standards of this section.
2. A second accessory dwelling unit may be permitted on:
 - a. Lots or parcels located within the Downtown Boundary; or
 - b. Lots or parcels containing at least eleven thousand (11,000) square feet, provided one (1) ADU is attached to the primary dwelling and one (1) ADU is detached.
3. A lot shall contain no more than two (2) accessory dwelling units.

10-17A-3(J)

J. Existing Detached Structures: An existing, legally constructed accessory structure may be converted to a detached accessory dwelling unit subject to meeting the requirements of this section.

10-17A-3(K)

K. *Health and Safety Codes:* All accessory dwelling units must comply with all applicable building, health, and fire codes.

Zoning Regulation Amendment

PLANNING COMMISSION AGENDA REPORT:	09/09/2025
CITY COUNCIL AGENDA REPORT:	10/09/2025
CITY COUNCIL WORK MEETING AGENDA REPORT:	04/02/2026
PLANNING COMMISSION AGENDA REPORT:	07/28/2026

AMENDMENT TO SECTION 9-13-2 TO AMEND THE DEFINITION OF 'SIGN, ANIMATED' AND REMOVE THE DEFINITIONS OF 'SIGN, ELECTRONIC DISPLAY SCREEN' AND 'SIGN, ELECTRONIC MESSAGE CENTER'.

Overview: This section of the St. George municipal code regulates Title 9-13 definitions.

AMENDMENT TO SECTION 9-13-4 TO AMEND THE TITLE AND STANDARDS FOR ANIMATED SIGNS.

Overview: This section of the St. George municipal code provides specific regulations for signs.

REQUEST:

Consider a request to amend the definition of 'SIGN, ANIMATED' and remove definitions of 'SIGN, ELECTRONIC DISPLAY SCREEN' and 'SIGN, ELECTRONIC MESSAGE CENTER' in section 9-13-2 of the City Code. Amend section 9-13-4 of the City Code revising the title and standards for Animated Signs, specifically in regard to Electronic Message Signs and their proximity to residential zones. (Case No. 2025-ZRA-011.)

BACKGROUND:

In 2025, staff received an application from YESCO requesting a Zoning Regulation Amendment to revise the standards for Animated Signs standards in section 9-13-4 of city code.

This Zoning Regulation Amendment was presented to the Planning Commission on September 9, 2025, with different proposed language. At that meeting the Planning Commission approved the amendment by a unanimous 5-0 vote without conditions. The amendment was then heard by the City Council October 9, 2025, where the City Council voted to continue the item after expressing concerns regarding Electronic Message Signs (EMS) adjacent to residential zones.

Following the vote to continue the item, the proposed amendment was reviewed during a City Council Work Meeting on April 2, 2026. The revised language addresses several concerns raised by the City Council, including requiring that an Electronic Message Sign (EMS) be blocked from view of the adjacent residential zone (B-3-c(1)); establishing a minimum separation distance and requiring the EMS to display a solid black screen during residential curfew hours if the EMS is not blocked (B-3-c(2)); requiring the sign view area to be oriented away from adjacent residential zones (B-3-c(3)); and limiting EMS illumination to no more than 1.0 foot-candle at the property line adjacent to the residential zone (B-1-d).

This amendment would revise the title of the Animated Signs section to Electronic Message Sign (EMS), a definition currently in place in city code, which clarifies intent and aligns with the current direction of the signage market. This amendment will also remove definitions and wording that would be covered with the change of title. The definitions being removed are currently only used in the Animated Signs section.

Proposed Amendment:

The proposed code revisions are attached as Exhibit 'A' and 'B'.

- The additions are underlined in blue
- The removals are crossed out in ~~red~~

RECOMMENDATION:

Staff recommends approval of the proposed zoning regulation amendment to amend definitions and the standards for Animated Signs, allowing electronic messaging signs to be adjacent to residential zones if they meet the standards in Title 9 and Exhibit 'B'.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend approval with modifications.
3. Recommend denial.
4. Continue the proposed zoning regulation amendment to a specific date.

POSSIBLE MOTION:

"I move that we recommend approval of the changes to Title 9-13-2 and 9-13-4 as proposed by staff and contained in exhibit 'A' and 'B', Case No. 2025-ZRA-011, based on the findings listed in the staff report."

FINDINGS:

1. Periodic updates to zoning regulations are in the city's best interest.
2. This amendment would provide flexibility for businesses near residential areas while still providing residents protections from potential disturbances.
3. Certification requirements provide strict illuminations standards to reduce light pollution and ensure signs do not pose a nuisance or safety hazard.
4. The certification and compliance verification processes provide a mechanism for ongoing oversight, ensuring signs remain compliant and addressing community concerns promptly.
5. The proposed project will not negatively impact the health, stability, and/or formation of families within the city.

EXHIBIT A

PROPOSED CHANGES TO TITLE 9-13-2

SIGN, ANIMATED: A sign which involves motion or rotation of any part by mechanical or artificial means or displays flashing or intermittent lights, time, and temperature ~~and electronic type message center.~~

~~SIGN, ELECTRONIC DISPLAY SCREEN: Any sign or portion of a sign that displays an electronic image or video, which may or may not include text. This definition includes television screens, plasma screens, digital screens, flat screens, LED screens, video boards, and holographic displays.~~

~~SIGN, ELECTRONIC MESSAGE CENTER: Any sign or portion of a sign, that uses changing lights to form a sign message or messages in text form wherein the sequence of messages and the rate of change is electronically programmed.~~

EXHIBIT B
PROPOSED CHANGES AND ADDITIONS TO TITLE 9-13-4

9-13-4:**SPECIFIC REGULATIONS FOR ZONES:**

No person shall install or maintain any sign in the city in the following zones as described in title [10](#), chapter [4](#) of this code, except as herein provided. Signs not allowed in the following subsections are specifically prohibited:

A. *Residential Zones:* The following provisions regulate signs in residential zones:

1. *Low Profile Signs:* Two (2) permanent low profile identification signs which state the official name of the residential development will be allowed in residential zoning districts for residential developments; provided, that these signs conform to the following regulations:
 - a. Shall be located at the entrance of the residential development and be a minimum of ten feet (10') from front property lines.
 - b. Shall be incorporated into a landscape design scheme or planter box.
 - c. Shall be limited to a maximum of four feet (4') in height from finished grade.
 - d. Shall be limited to sixteen (16) square feet in area for each sign.
 - e. Shall be limited to only two (2) signs per subdivision.
 - f. Shall contain no animation [or electronic message signs](#).
 - g. May be illuminated but the source of illumination shall not be visible.
 - h. The community development director, or his/her designee, may approve signs attached to an entry wall or similar feature, which vary from provisions of subsections [A1a](#) through [A1d](#) of this section.
2. *Promotional Signs For Residential Developments:* Promotional signs shall be allowed for residential developments to promote, market and advertise the entire development offering the property for sale and providing pertinent sales information to the public as provided in this subsection A2. Promotional signs are not allowed for the sale of individual lots, homes, or a portion of the development.

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- a. Signs shall not exceed twelve feet (12') in height and must be located within the boundaries of the development a minimum of ten feet (10') from a street curb, shall not project into or be installed on any public right-of-way and shall not be located within required intersection clear view zones as set forth in section [10-18-2B](#) of this code. The signs permitted hereunder shall be temporary and shall be removed when all original lots have been sold.
- b. Residential developments with less than ten (10) dwelling units may have up to two (2) signs offering the project for sale or inspection by the public and the total cumulative sign area for both signs shall not exceed forty-eight (48) square feet. Any one sign may not exceed thirty-two (32) square feet in area.
- c. Residential developments with more than ten (10) dwelling units may have up to three (3) signs offering the property for sale or inspection by the public and the total cumulative sign area for all signs shall not exceed one hundred twenty-eight (128) square feet. Maximum sign area shall be calculated at forty-eight (48) square feet for the first ten (10) units and an additional two (2) square feet of sign area per unit over ten (10) units. Any one sign may not exceed sixty-four (64) square feet in area.
- d. One flat wall or fence sign (banner) per residential development may also be used provided they do not exceed the square footage criteria and quantity described in this subsection. Flat wall signs shall not exceed forty (40) square feet (4 feet × 10 feet) and must be attached flush against the wall to which they are attached.
- e. One sign permitted in subsection [A2b](#) of this section may be placed on other land belonging to the same owner, providing such other land is directly contiguous to the subdivision or planned development being advertised, and both properties involved are approved phases of the same overall development. Any sign permitted by subsection [A2b](#) of this section may be illuminated or may be lighted if the source of lighting is not visible. Animated illumination, [electronic message signs](#), or lighting shall not be employed.
- f. Action flags are permitted subject to the following provisions:
- (1) Action flags are permitted in new developments only. Once all original lots have been sold the flags must be removed immediately.
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- (2) Action flags shall not exceed twenty feet (20') in overall height.
- (3) Action flags shall not exceed fifteen (15) square feet in size.
- (4) Four (4) flags may be placed along the street at each project automobile entrance and two (2) flags at the sales office or model homes.
- (5) Action flags may be printed with the project or company name and logo.
- (6) Action flags shall be kept in good condition and must be replaced when worn or tattered.

3. *Property Signs; For Sale, Lease, Or Rent:* One temporary on premises sign identifying the lot or offering the premises for sale, lease, rent, or inspection by the public is permitted and shall not exceed twelve (12) square feet in size. Such sign may be double faced or may be a movable freestanding sign, and includes advertising for a model home or an open house at the premises.

4. *Property Signs; New Construction:*

- a. No more than one on-site sign offering the premises for sale, lease or inspection by the public shall be permitted. Sale signs may also be modified to indicate that the property has been sold; provided, that the total for any one sign does not exceed six (6) square feet per face. Such sign may be double faced.
- b. A project construction sign or "built by" or "marketed by" property sign with an aggregate total of up to twenty-four (24) square feet may be allowed. Such sign may be double faced.

5. *Nameplates:* One lighted or unlighted nameplate identifying the name of the occupant of the premises not to exceed a maximum area of two (2) square feet.

6. *Planned Developments:* For planned developments containing more than two hundred (200) dwelling units, the planning commission may approve an overall sign scheme for the development which provides for larger or more numerous signs than would otherwise be permitted under this chapter.

7. *Landmark Sites, Approved Conditional Uses:* Landmark sites and approved conditional uses in a residential zone may have one attached or freestanding sign of up to twenty-four

(24) square feet in size with a height limit of six feet (6') and located entirely on private property.

B. *Commercial And Industrial Zones:* The following provisions regulate signs in commercial and industrial zones (C-1, C-2, C-3, C-4, M-1, M-2, A-P and PD commercial):

1. *Freestanding Signs:* Freestanding signs are permitted subject to the following provisions:

a. *Number:* Each parcel of property or commercial complex may have one freestanding sign. One additional freestanding sign is permitted if the property or complex has more than three hundred feet (300') of frontage on a dedicated public street. Where two (2) or more freestanding signs are constructed, they shall be separated by at least one hundred feet (100'). The second pole sign shall not be higher than seventy percent (70%) of the allowed height of the first sign. A third freestanding sign is allowed for properties with more than six hundred feet (600') of frontage on a dedicated street. The fourth freestanding sign, or additional freestanding signs, must be approved by the sign review board.

b. *Location:* Freestanding and projecting signs shall not project into or over any public street right-of-way, except that within the downtown historic district (excluding St. George Boulevard) projecting signs may project a maximum of four feet (4') from the building provided such projecting sign has a minimum ground clearance of ten feet (10') over any sidewalk or street right-of-way. Also, awning signs within the downtown historic district may project over the street right-of-way provided there is a minimum ground clearance of eight feet (8').

c. *Height:* Freestanding signs shall not exceed the following heights:

(1) Signs located within one thousand five hundred feet (1,500') of a freeway exit, excluding exit 4, and located on a designated major commercial street, shall not exceed fifty feet (50') in height.

(2) Signs located on the following designated major commercial streets shall not exceed thirty feet (30') in height.

The following are determined to be major commercial streets:

Bluff Street to 1250 North

Convention Center Drive

Highland Drive

Hilton Drive to Santa Clara River Bridge

I-15 within 1,500 feet of an I-15 exit or entrance where property is contiguous to I-15 right-of-way

Red Cliffs Drive

Red Hills Parkway (Highland) 800 East to Washington Interchange

River Road south to 700 South

Riverside Drive (I-15 east to 400 East)

St. George Boulevard

Sunland Drive west of 400 East

Sunset Boulevard

100 South, east of I-15 to 1470 East

400 East between I-15 and Sunland Drive

850 North between 2720 East and 3050 East

1470 East between 100 South and 200 South

2720 East between Red Cliffs Drive and 850 North

When a street has seventy percent (70%) or more of its frontage zoned for commercial use, the city council shall consider designating such street as a “major commercial street.”

(3) The height of signs located on all other streets not designated major commercial as noted above, shall not exceed ten feet (10') from the adjacent natural grade, except that signs adjacent to buildings greater than eighteen feet (18') in height shall not exceed fifteen feet (15') in height. Where the natural grade at the sign location is below the curb elevation, the height may be measured from

the curb height, provided the overall sign height is not increased by more than five feet (5'), and the sign is within thirty feet (30') of the curb.

(4) Where two (2) or more pole type signs are allowed, subsequent signs shall not exceed seventy percent (70%) of the allowed height of the main sign.

(5) In the downtown historic district, pole signs shall not exceed twenty feet (20') in height.

(6) Height shall be measured from nearest curb grade adjacent to the support pole.

d. *Size:* The area of freestanding signs shall not exceed the following:

(1) Single tenant freestanding signs on major commercial streets noted in subsection [B1c\(2\)](#) of this section shall not exceed seventy-five (75) square feet or one square foot of sign area per linear foot of street frontage up to one hundred twenty (120) square feet maximum per sign face.

(2) Multi-tenant signs may have one and one-half (1 1/2) square feet of sign area per linear foot of street frontage up to two hundred (200) square feet maximum. A single multi-tenant sign may be allowed up to three hundred (300) square feet if the following occurs:

(A) The sign permit is approved subject to a condition which precludes the installation of another freestanding sign; and

(B) The sign area does not exceed one and one-half (1 and 1/2) square feet per linear foot of street frontage.

(3) Signs within one thousand five hundred feet (1,500') of a freeway exit, excluding exit 4, may have two (2) square feet of sign area per linear foot of street frontage, up to three hundred (300) square feet maximum.

(4) On corner lots, the street frontage used to determine size of the primary sign shall be limited to the street upon which the building fronts. Measurement of the street frontage shall include the actual frontage measured to the midpoint of the corner radius. A secondary sign may be allowed on the side street, and its size shall be based on the frontage of the side street.

~~e. **Animated Signs:** Animated signs shall be permitted in commercial zones only. However, no animated sign shall be allowed on property adjacent to a residential zone. Further, animation shall not include sign rotation or movement. Animation shall be limited to electronic message centers or electronic display screens. Flashing or blinking signs are prohibited—~~

~~f.e.~~ *Entrance And Exit Signs:* One entrance and exit sign shall be permitted at each driveway entering or leaving the premises. Such signs shall not exceed six (6) square feet in area nor be more than four feet (4') in height from the ground.

2. *Wall Signs:* Wall signs which are permanently attached or painted with a projection of less than twenty four inches (24"), shall be permitted; provided, that the area of any such sign shall not exceed twenty percent (20%) of the face of the front wall to which it is attached, nor more than ten percent (10%) of the face of a side or rear wall; and further provided, that it does not rise above the roofline or parapet wall.

3. *Electronic Message Signs (EMS):* Electronic Message Signs shall be permitted under the following conditions:

- a. EMS are permitted in commercial and industrial zones only.
- b. Display: EMS shall not include physical sign rotation or movement and shall be prohibited from flashing or blinking.
- c. Location: An electronic message sign is prohibited on any property adjacent to a residential zone unless it complies with the following conditions:
 - (1) The electronic message sign shall be screened from the residential zone by a permanent structure or geological feature that fully obstructs visibility of the sign.
 - (2) If the light emitted from the EMS cannot be completely obstructed from the adjacent residential zone, the EMS shall be located a minimum of three hundred feet (300') from the adjacent residential zone and the EMS must default to a solid, unilluminated black screen between the hours of 10:00 P.M. and 8:00 A.M. of the following day. EMS signs located on major commercial streets noted in subsection B1c(2) or adjacent to

I-15 must default to a solid, unilluminated black screen between the hours of 12:00 A.M. and 6:00 A.M. of the following day.

(3) The sign view area shall not be oriented toward the adjacent residential zone.

- d. *Brightness:* Each EMS shall be limited in brightness to a maximum lighting level of 0.3 foot-candle over ambient light levels as measured using a foot-candle meter at the distance based on the formula of the square root of the area of the sign face times 100 (sq. root of area of sign face × 100). If the EMS is adjacent to a residential zone, the EMS shall not exceed one (1) foot-candle at the property line adjacent to the residential zone. The illuminance of an EMS shall be measured with an illumination meter set to measure foot-candles accurate to at least two (2) decimals. Illumination shall be measured with the EMS off, and again with the EMS displaying a white image. All measurements shall be taken perpendicular to the face of the EMS at a distance determined by the total square footage of the EMS face as set forth in the formula above. Each EMS must have a redundant system for controlling sign brightness, including an automatic light sensing device that adjusts the brightness as ambient light conditions change, and a backup system based on sunrise and sunset times.

All electronic message signs shall be equipped with a sensor or other device that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 foot-candle measurements. In addition, EMS must have a default mechanism to turn off the sign within twenty-four (24) hours of a reported malfunction.

- e. Certifications: The following certifications are additional standards of approval or continuation of any electronic message center or electronic display screen:

(1) Within ten (10) calendar days after an EMS is first placed into service, a written certification shall be submitted to the city from

the owner/applicant that the sign has been tested and complies with the requirements of this section.

- (2) Based on complaints received, or for other reasonable cause, the city may from time to time require the owner or operator of an electronic message center or electronic display screen to provide, within (10) working days after receipt of the city's written request, an updated written certification that the sign has been retested and has been repaired or modified, as necessary, to comply with the requirements of this section.
- (3) The city may also, without complaint or cause, verify an electronic message center or electronic display screen compliance with the requirements of this section, including by selecting and engaging qualified experts to measure the sign's illuminance. If the city reasonably determines that an electronic message center or electronic display screen is not in compliance with such requirements, then the owner or operator of the sign shall correct the noncompliance within ten (10) calendar days after written notice from the city, and shall reimburse all of the city's costs reasonably incurred in connection with such determination.

34. Property And Project Construction Signs:

- a. No more than two (2) signs offering the premises for sale, lease or inspection by the public shall be permitted; provided, that the total area of each sign does not exceed thirty-two (32) square feet. Said signs may be modified to indicate that the property has been sold.
- b. A project construction sign or "coming soon" promotional sign of up to sixty-four (64) square feet may be allowed within sixty (60) days of obtaining a building permit for such project. Such sign shall be removed within one year from the date the sign was erected.

45. Off Premises Signs: Off premises signs shall not be permitted, except under the following conditions:

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- a. Off premises signs shall be permitted along the Interstate 15 (I-15) highway corridor within the city limits upon property which complies with state and federal regulations regarding off premises signs and is zoned commercial or manufacturing. The off premises sign must be located within a corridor extending five hundred feet (500') on each side of the centerline of said interstate highway. No off premises signs shall be allowed in any location along SR-7 (State Route 7), also known as Southern Parkway, within the city limits.
 - b. No off premises sign shall be located on an interstate highway or freeway within five hundred feet (500') of an interchange, or intersection at grade, or rest area (measured along the interstate highway or freeway from the off premises sign to the nearest point of the beginning or ending of pavement widening at the exit from or entrance to the main traveled way). No off premises sign shall be higher than fifty feet (50') above freeway grade or more than seventy feet (70') above adjacent ground level.
 - c. No off premises sign structure shall be located closer than one thousand five hundred feet (1,500') to another off premises sign structure, except that within two thousand feet (2,000') of an interchange, signs may be five hundred feet (500') apart.
 - d. Off premises signs must be at least three hundred feet (300') away from a residential zone.
 - e. The support structure must be painted one of the following city council approved Pantone earth tone colors that blends into the natural environment: Pantone 469, 476, 465, and 477.

Existing off premises signs not painted in accordance with this provision by January 1, 2020, will be considered nonconforming.

- f. An off premises EMS is permitted subject to compliance with this subsection B4, UDOT standards, federal standards, and the following standards:

- (1) *Display:* Messages displayed on off premises EMS shall have a minimum display duration of eight (8) seconds and must be static during each individual message. No portion of the message may flash, scroll, twirl, bounce, pulse, twinkle, animate, change color, fade in or fade out, or imitate movement. The transition from one static display to another must be instantaneous on the entire sign face.

Off premises EMS must have a default mechanism to turn off the sign within twenty-four (24) hours of a malfunction which makes it noncompliant.

(2) *Audio:* Audio speakers shall be prohibited.

(3) *Brightness:* Each EMS shall be limited in brightness to a maximum lighting level of 0.3 foot-candle over ambient light levels as measured using a foot-candle meter at the distance based on the formula of the square root of the area of the sign face times 100 (sq. root of area of sign face $\times$ 100). The illuminance of an EMS shall be measured with an illumination meter set to measure foot-candles accurate to at least two (2) decimals. Illumination shall be measured with the EMS off, and again with the EMS displaying a white image. All measurements shall be taken perpendicular to the face of the EMS at a distance determined by the total square footage of the EMS face as set forth in the formula above. Each EMS must have a redundant system for controlling sign brightness, including an automatic light sensing device that adjusts the brightness as ambient light conditions change, and a backup system based on sunrise and sunset times.

(4) *Separation:* A minimum separation of one thousand five hundred feet (1,500') is required for off premises EMS which face the same direction and are located on the same side of I-15.

(5) *Residential Zones:* Off premises EMS must be at least three hundred feet (300') away from any residential zone. An existing off premises sign within three hundred feet (300') of a residential zone, may be converted to an EMS, if the EMS and the residential zone is separated by topography or a geological feature which will permanently visually obstruct the sign from the residential zone or the electronic message sign view area is not located within the residential zone.

(6) *Certifications:* The following certifications are additional standards of approval or continuation of any off premises EMS:

(A) Within ten (10) calendar days after an EMS is first placed into service, a written certification shall be submitted to the city from the owner/applicant that the sign has been tested and complies with the requirements of this section.

(B) Based on complaints received, or for other reasonable cause, the city may from time to time require the owner or operator of an EMS to provide, within ten (10) working days after receipt of the city's written request, an updated written certification that the sign has been retested and has been repaired or modified, as necessary, to comply with the requirements of this section.

(C) The city may also, without a complaint or cause, verify an EMS compliance with the requirements of this section, including by selecting and engaging qualified experts to measure the sign's illuminance. If the city reasonably determines that an EMS is not in compliance with such requirements, then the owner or operator of the sign shall correct the noncompliance within ten (10) calendar days after written notice from the city, and shall reimburse all of the city's costs reasonably incurred in connection with such determination.

56. *Roof Signs:* Roof signs shall conform to the following provisions:

- a. Roof signs shall not be higher than the roofline or parapet wall, and shall not be larger than twenty percent (20%) of the wall face of the building.
- b. All roof signs shall be installed or erected in such a manner that the support structure or brace is covered and screened from public view to the extent reasonable to do so.
- c. Roof signs shall not be animated [or electronic message signs](#).

67. *Projecting Signs:* Projecting signs attached to a building shall comply with the following conditions:

- a. Signs projecting over public property may not project more than four feet (4') from a wall of a building, nor project closer than three feet (3') to the back of the curb. A minimum clearance of ten feet (10') above the sidewalk must be maintained.
- b. Signs projecting over private property may not project more than six feet (6') from a wall of a building.
- c. Signs shall not extend above the roofline.
- d. No more than one projecting sign per tenant space and only at the ground level of the building.

e. The maximum sign area for projecting signs shall be one square foot of sign area for each linear foot of building frontage up to a maximum of thirty two (32) square feet per sign face (64 square feet maximum for both sides of a projecting sign).

~~78.~~ *Special Standards:* The following special standards for commercial signs shall apply for all signs located on streets not listed in subsection [B1c\(2\)](#) of this section (streets not designated as major commercial streets) and for planned development zones unless a specific sign plan has been approved as part of the PD zone.

a. *Freestanding Signs; Design Standards:* Freestanding signs are hereby limited to monument and low profile pole type signs with the following design standards:

(1) *Height:* The maximum height of the sign shall not exceed ten feet (10') from adjacent natural grade, except that signs adjacent to buildings with two (2) or more stories or greater than eighteen feet (18') in height shall not exceed fifteen feet (15') in height. Where the natural grade at the sign location is below the curb elevation, the height may be measured from the curb height, provided the overall sign height is not increased by more than five feet (5'), and the sign is within thirty feet (30') of the curb.

(2) *Size:* A monument or low profile pole type sign shall be limited in size to seventy-five (75) square feet for properties with up to one hundred feet (100') of frontage on a public road. An additional one square foot of sign area may be allowed for each additional two feet (2') of public road frontage up to a maximum size of one hundred twenty (120) square feet per sign.

(3) *Location:* Signs must be located on private property and not within any public right-of-way. Signs shall not obstruct visibility at driveway entrance and exits, intersections and other points along the roadway.

(4) *Number:* Each parcel of property or commercial complex may have one monument or low profile pole type sign. One additional monument or low profile pole type sign is permitted if the property has more than two hundred feet (200') of frontage on a public street. Where two (2) freestanding signs are constructed, they shall be separated by at least one hundred feet (100'). A third monument or low profile pole type sign is allowed for properties with more than four hundred feet (400') of frontage on a dedicated public street, and a fourth monument or low

profile pole type sign is permitted for properties with six hundred (600) or more feet of public road frontage.

(5) *Sign Materials:* Sign materials shall be similar to or compatible with the structure which they identify. Signs shall be constructed predominantly of natural materials such as redwood, ceramic tile, masonry, stucco, stone or materials which simulate the referenced materials. Letters may be illuminated and of a plastic, metal or similar material, including neon. Requests to use alternative materials may be approved by the community development director. Flashing lights, rotating parts or other animation is not permitted. An EMS is permitted when part of a larger sign.

(6) *Color:* Bright “day-glo” or fluorescent colors are prohibited. Letters should provide sufficient contrast to be easily legible. Overall color schemes should complement the color scheme of the building. Registered national trademarks are permitted as part of the sign.

b. *Minor Variances:* In accordance with section [9-13-11](#) of this chapter, the sign review board is authorized to approve minor variances from the standards set forth above. In addition, the sign height and sign area may exceed the above described limits upon review and approval of the sign review board as a means to accommodate unique circumstances including, but not limited to: a large center with multiple tenants, visibility issues, and traffic speeds, providing only one sign when the size of the frontage would permit a second or third sign, etc. Regardless, the height under no circumstances shall exceed twenty five feet (25'), and the sign area shall not exceed two hundred (200) square feet. If necessary to maintain the purpose of this chapter, the sign review board may impose other conditions of approval. In considering variance requests, the sign review board may approve minor variations to the standards where aesthetic values are not compromised, and the purpose of this chapter is maintained, as determined by the sign review board.

c. *Entrance, Exit Signs; Roof Signs And Projecting Signs:* Entrance and exit signs, wall signs, roof signs and projecting signs are permitted subject to provisions contained elsewhere in this chapter.

C. *Agricultural And Open Space Zones:* The following provisions regulate signs in agricultural, mining and grazing, and open space zones (OS, A-1, A-5, A-10, A-20, and M-G):

1. *Property Signs*: Property signs; as permitted in a commercial zone.
2. *Nameplates*: Nameplates; as permitted in a residential zone.
3. *Identification Signs*: Signs identifying churches, schools, public utilities, buildings and facilities, publicly owned and operated properties, hospitals, homes for the aged, nursing homes, convalescent homes, private clubs, fraternal organizations and roadside stands, subject to the following:
 - a. Such signs shall not exceed twenty-four (24) square feet in area and shall contain no advertising copy. It shall be located on the property to which it pertains and number shall be limited to one.
 - b. Such sign may be illuminated, but the source of illumination shall not be visible and shall be without animation. It may be freestanding or placed against the wall of a building, but no higher than twelve feet (12') above grade and not above the roofline. When freestanding, it shall be parallel with the street, and it shall not be located in or project into any required yard.
4. *Recreational Facilities Signs*: Signs identifying golf courses, parks, tennis courts, public riding stables, boarding stables and similar recreational facilities, subject to the following:
 - a. Such signs shall not exceed twenty-four (24) square feet in area and may be illuminated, but the source of illumination shall not be visible and shall not be animated. Such sign shall contain no advertising copy.
 - b. There shall be one such sign per entrance to said facility, and the sign may be double faced. It must be located on the property to which it pertains. It may be freestanding or placed against the wall of a building, in which event it shall be no higher than twelve feet (12') above grade and not rise above the roofline.
5. *Directional Signs, Temporary*: Temporary directional signs, not to exceed twelve (12) square feet in area, nonilluminated, containing no advertising copy, and to be removed from the property within ten (10) days after the purpose of the sign is fulfilled.
6. *Freestanding Signs, Temporary*: Temporary, freestanding signs pertaining to the subdivisions of subsection [A2](#) of this section. (Ord. 2015-09-001, 9-3-2015; amd. Ord. 2025-006, 1-16-2025; Ord. 2025-022, 3-20-2025)

The St. George City Code is current through Ordinance 2025-049, passed June 19, 2025.

Disclaimer: The city recorder has the official version of the St. George City Code. Users should contact the city recorder for ordinances passed subsequent to the ordinance cited above.

[City Website: www.sgcity.org](http://www.sgcity.org)

[City Telephone: \(435\) 627-4000](tel:(435)627-4000)

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EXHIBIT C

POWERPOINT PRESENTATION



Sign Regulation Amendment

ELECTRONIC MESSAGE
SIGNS

2025-ZRA-011

PROPOSED CHANGES TO DEFINITIONS

- ▶ Redefine **Animated Sign**
- ▶ Remove **Electronic Display Screen**
- ▶ Remove **Electronic Message Center**
- ▶ **Electronic Message Sign (EMS)** stays the same
- ▶ **Electronic Message Sign View Area** stays the same



Proposed changes to Definitions

SIGN, ANIMATED: A sign which involves motion or rotation of any part by mechanical or artificial means or displays flashing or intermittent lights, time, and temperature ~~and electronic type message center.~~

~~SIGN, ELECTRONIC DISPLAY SCREEN: Any sign or portion of a sign that displays an electronic image or video, which may or may not include text. This definition includes television screens, plasma screens, digital screens, flat screens, LED screens, video boards, and holographic displays.~~

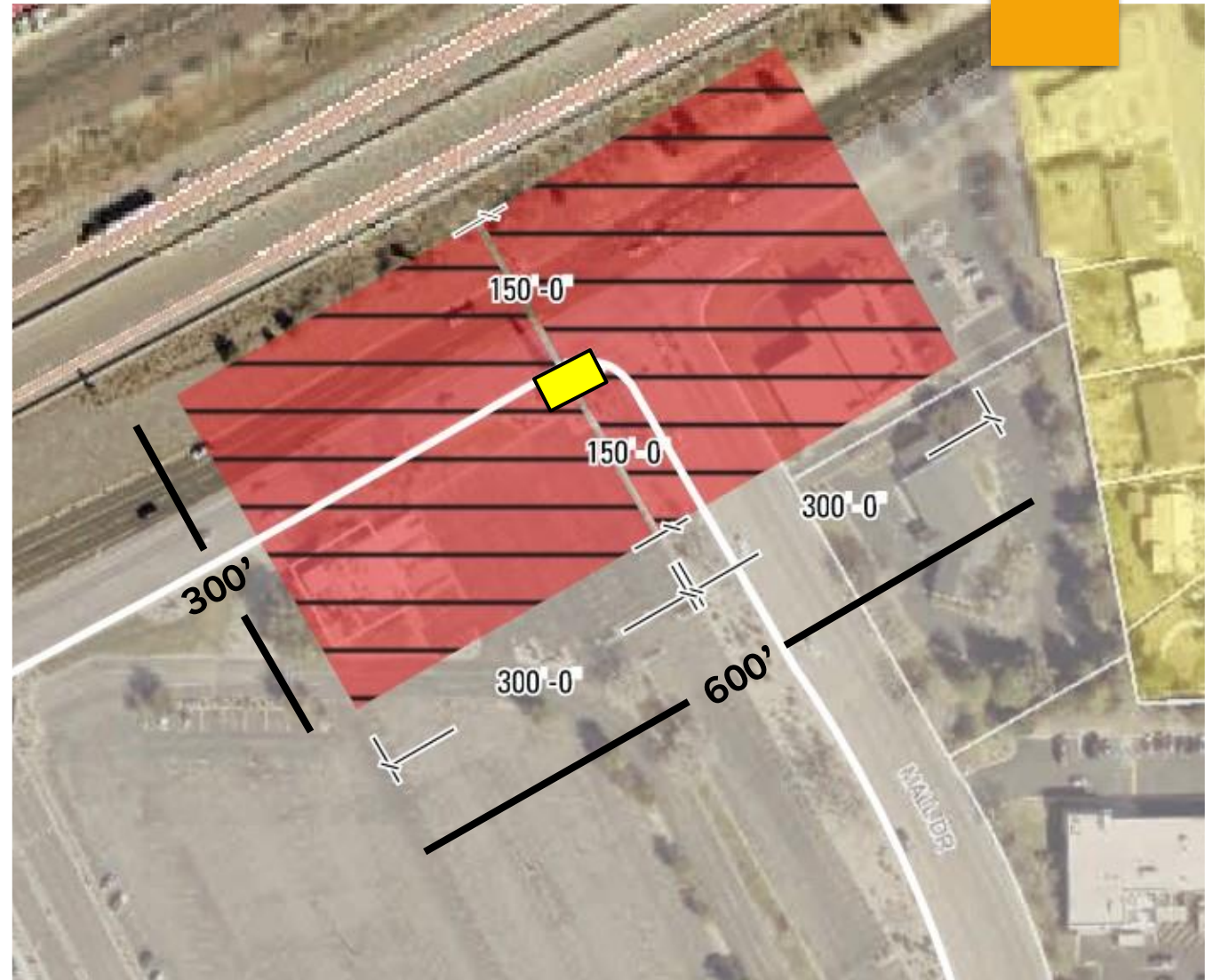
~~SIGN, ELECTRONIC MESSAGE CENTER: Any sign or portion of a sign, that uses changing lights to form a sign message or messages in text form wherein the sequence of messages and the rate of change is electronically programmed.~~

Existing Definitions

ELECTRONIC MESSAGE SIGN (EMS): Any sign, or portion thereof, that displays electronic images, graphics or pictures, with or without textual information. Such a sign has the capability of being changed or altered by electronic means on a fixed display screen composed of a series of lights, including light emitting diodes (LEDs), fiber optics, plasma displays, light bulbs, or other illumination devices within the display area where the message is displayed. EMS includes computer programmable, microprocessor controlled electronic or digital displays.

ELECTRONIC MESSAGE SIGN VIEW AREA: The view area for any EMS shall be measured as follows: beginning from the outside edge of the sign face, measure one hundred fifty feet (150') to each side, then measure at a ninety degree (90°) angle three hundred feet (300') in the direction that the sign is facing, and ninety degree (90°) angle until the two (2) lines intersect.

**ELECTRONIC MESSAGE
SIGN VIEW AREA:** The view
area for any EMS shall be
measured as follows:
beginning from the outside
edge of the sign face,
measure one hundred fifty
feet (150') to each side,
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degree (90°) angle three
hundred feet (300') in
the direction that the sign
is facing, and ninety
degree (90°) angle until
the two (2) lines intersect.



CURRENT CODE	PROPOSED AMENDMENT
Animated Signs	Electronic Message Signs (EMS)
No Animated Signs adjacent to residential zone	EMS adjacent to residential zone is allowed if: 1. EMS is Obstructed 2. If not completely obstructed a. must be 300' from residential zone b. Must follow curfew c. Sign View Area not oriented toward residential zone

Changes to EMS Adjacent to Residential Zone

EMS Adjacent to Residential Zone

9-13-4B-3c. Location: An electronic message sign is prohibited on any property adjacent to a residential zone unless it complies with the following conditions:

- (1) The electronic message sign shall be screened from the residential zone by a permanent structure or geological feature that **fully obstructs visibility** of the sign.
- (2) If the light emitted from the EMS cannot be completely obstructed from the adjacent residential zone, the EMS shall be located a minimum of three hundred feet **(300')** from **the adjacent residential zone** and the EMS must default to a solid, **unilluminated black screen between the hours of 10:00 P.M. and 8:00 A.M.** of the following day. EMS signs located on major **commercial streets noted in subsection B1c(2) or adjacent to I-15** must default to a solid, **unilluminated black screen between the hours of 12:00 A.M. and 6:00 A.M.** of the following day.
- (3) The **Sign View Area** shall **not be oriented toward the adjacent residential** zone.

Brightness & Certification Requirements to Match Off Premise Signs

9-13-4B-3d. *Brightness:*

- ▶ Maximum lighting level of 0.3 foot-candle over ambient light levels
- ▶ Adjacent to a residential zone, EMS not to exceed 1 foot-candle at the property line
- ▶ Illuminance is measured the same as Off Premise Signs
- ▶ Sensor requirement, same as Off Premise Signs

9-13-4B-3e. Certifications:

- ▶ Certifications required match those of Off Premise Signs

Brightness Requirements to Match Off Premise Signs

9-13-4B-3d. *Brightness*: Each EMS shall be limited in brightness to a maximum lighting level of 0.3 foot-candle over ambient light levels as measured using a foot-candle meter at the distance based on the formula of the square root of the area of the sign face times 100 (sq. root of area of sign face $\times$ 100). If the EMS is adjacent to a residential zone, the EMS shall not exceed one (1) foot-candle at the property line adjacent to the residential zone. The illuminance of an EMS shall be measured with an illumination meter set to measure foot-candles accurate to at least two (2) decimals. Illumination shall be measured with the EMS off, and again with the EMS displaying a white image. All measurements shall be taken perpendicular to the face of the EMS at a distance determined by the total square footage of the EMS face as set forth in the formula above. Each EMS must have a redundant system for controlling sign brightness, including an automatic light sensing device that adjusts the brightness as ambient light conditions change, and a backup system based on sunrise and sunset times.

All electronic message signs shall be equipped with a sensor or other device that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 foot-candle measurements. In addition, EMS must have a default mechanism to turn off the sign within twenty-four (24) hours of a reported malfunction.

Certification Requirements to Match Off Premise Signs

9-13-4B-3d. Certifications: The following certifications are additional standards of approval or continuation of any electronic message center or electronic display screen:

Within ten (10) calendar days after an EMS is first placed into service, a written certification shall be submitted to the city from the owner/applicant that the sign has been tested and complies with the requirements of this section.

Based on complaints received, or for other reasonable cause, the city may from time to time require the owner or operator of an electronic message center or electronic display screen to provide, within (10) working days after receipt of the city's written request, an updated written certification that the sign has been retested and has been repaired or modified, as necessary, to comply with the requirements of this section.

The city may also, without complaint or cause, verify an electronic message center or electronic display screen compliance with the requirements of this section, including by selecting and engaging qualified experts to measure the sign's illuminance. If the city reasonably determines that an electronic message center or electronic display screen is not in compliance with such requirements, then the owner or operator of the sign shall correct the noncompliance within ten (10) calendar days after written notice from the city, and shall reimburse all of the city's costs reasonably incurred in connection with such determination.

Possible Motion

- ▶ I move that we recommend approval to the City Council for the changes to Title 9-13-2 and 9-13-4 as proposed by staff and contained in exhibits 'A' and 'B', Case No. 2025-ZRA-011, based on the findings listed in the staff report.

ST. GEORGE PLANNING COMMISSION MINUTES
July 14, 2026, 5:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

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

EXCUSED:

Planning Commission Member Kelly Taysom
Planning Commission Member Kelly Casey

STAFF MEMBERS PRESENT:

Assistant City Attorney Alicia Carlton
Community Development Director Carol Winner
Assistant Public Works Director Wes Jenkins
Planner Brenda Hatch
Planner Dan Boles
Planner Brian Dean
Development Office Supervisor Angie Jessop

OTHERS PRESENT:

Applicant Bob Hermandson
Applicant Curt Gordon
Applicant Trevor Allan

CALL TO ORDER:

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

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

Link to call for disclosures [00:00:40](#)

ITEM 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 & Gudgeon, Inc., and the representative is Bob Hermandson. The project will be known as the Old Farm General Plan Amendment. Case No. 2026-GPA-007 (Staff – Dan Boles)

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Link to presentation by Dan Boles [00:01:34](#)

Link to public hearing [00:04:16](#)

No comments.

Public Hearing closed

Link to motion [00:04:37](#)

MOTION:

A motion was made by Planning Commission Member Fisher to recommend approval to City Council, this item #1, the General Plan Amendment from Open Space to LDR, adopting the findings of Staff.

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

The vote was unanimous. Motion carries.

ITEM 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

ITEM 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 Hermandson. The project will be known as the 2450 South Sullivan Commercial General Plan Amendment. Case No. 2026-GPA-009 (Staff – Brian Dean)

Agenda Packet [\[Page 14\]](#)

Link to presentation by Brian Dean [00:05:18](#)

Link to question by Commission Member Chapman and discussion with Mr. Dean [00:06:31](#)

Link to comment by Community Development Director Carol Winner [00:08:13](#)

Link to public hearing [00:11:44](#)

No comments

Public Hearing closed

Link to discussion by Commission Members [00:12:04](#)

Link to comments by applicant Bob Hermandson [00:13:35](#)

Link to motion [00:17:42](#)

MOTION:

A motion was made by Planning Commission Member Draper to forward a positive recommendation to City Council for the 2450 Sullivan Commercial General Plan Amendment, based on the findings in the report.

SECOND:

The motion was seconded by Planning Commission Member Fisher.

VOTE:

Commission Chair Rogers called for a vote, as follows:

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

The vote was unanimous. Motion carries.

ITEM 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)

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Link to presentation by Brenda Hatch [00:18:22](#)

Link to question by Commission Member Chapman [00:22:00](#)

Link to comment by applicant Curt Gordon [00:23:05](#)

Link to public hearing [00:24:50](#)

No comments.

Public Hearing closed

Link to discussion by Commission Members [00:25:20](#)

Link to motion [00:25:48](#)

MOTION:

A motion was made by Planning Commission Member Anderson to forward a positive recommendation to City Council for the zone change for Desert Sky, case number 2026-ZC-012, based on the findings listed in the staff report.

SECOND:

The motion was seconded by Planning Commission Member Fisher.

VOTE:

Commission Chair Rogers called for a vote, as follows:

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

The vote was unanimous. Motion carries.

ITEM 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)

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Link to presentation by Brenda Hatch [00:18:22](#)

Link to continuation of presentation by Ms. Hatch [00:26:20](#)

Link to question by Commission Member Fisher [00:27:40](#)

Link to public hearing [00:28:44](#)

No comments.

Public Hearing closed

Link to motion [00:29:13](#)

MOTION:

A motion was made by Planning Commission Member Chapman to forward a positive recommendation to the City Council for the development agreement amendment.

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

The vote was unanimous. Motion carries.

ITEM 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)

Agenda Packet [\[Page 80\]](#)

Link to presentation by Brenda Hatch [00:30:07](#)

Link to comment by Commission Member Draper [00:34:24](#)

Link to motion [00:35:10](#)

MOTION:

A motion was made by Planning Commission Member Draper to forward a positive recommendation to City Council for the Conditional Use Permit for the UCCU St George Place, based on the findings in the staff report.

SECOND:

The motion was seconded by Planning Commission Member Fisher.

VOTE:

Commission Chair Rogers called for a vote, as follows:

Planning Commission Chair Rogers – aye
Planning Commission Member Anderson –aye

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

The vote was unanimous. Motion carries.

ITEM 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)

Agenda Packet [\[Page 103\]](#)

Link to presentation by Dan Boles [00:35:46](#)

Link to discussion by Commission Members and Mr. Boles [00:42:58](#)

Link to comment by Assistant Public Works Director Wes Jenkins [00:47:13](#)

Link to question by Commission Member Draper [00:49:30](#)

Link to discussion by Commission Members [00:50:20](#)

Link to public hearing [00:55:50](#)

Link to comment by applicant Trever Allan [00:56:07](#)

Public Hearing closed

Link to motion [00:58:30](#)

MOTION:

A motion was made by Planning Commission Member Anderson to forward a positive recommendation to City Council for Item #7, the zone regulation amendment to 10-18-1, with staff's conditions and the full language of "the support posts, columns, or similar structural elements shall not exceed 24" in width or diameter and shall be separated by a minimum distance of 10 feet. And the opacity is measured based on the fence panel between structural supports.

SECOND:

The motion was seconded by Planning Commission Member Fisher.

VOTE:

Commission Chair Rogers called for a vote, as follows:

Planning Commission Chair Rogers – aye
Planning Commission Member Anderson –aye
Planning Commission Member Fisher – aye

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

The vote was 4-1. Motion carries.

ITEM 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)

Agenda Packet [\[Page 113\]](#)

Link to presentation by Dan Boles [01:00:30](#)

Link to question by Commission Member Fisher [01:02:58](#)

Link to public hearing [01:03:32](#)

No comment

Public Hearing closed

Link to comment by applicant Bob Hermandson [01:04:06](#)

Link to motion [01:04:41](#)

MOTION:

A motion was made by Planning Commission Member Fisher to recommend approval to City Council, Item #8, the zone regulation amendment on Pioneer Road to allow for automobile sales, adopting staff's findings and recommendations.

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

The vote was unanimous. Motion carries.

APPROVAL OF MINUTES:

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

Agenda Packet [\[Page 120\]](#)

Link to motion [01:05:19](#)

MOTION:

A motion was made by Planning Commission Member Draper to approve minutes of June 23, 2026 meeting.

SECOND:

The motion was seconded by Planning Commission Member Chapman.

VOTE:

Commission Chair Rogers called for a vote, as follows:

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

The vote was unanimous and the motion carried.

CITY COUNCIL ITEMS:

Carol Winner, the Community Development Director, will 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

ADJOURN:

Link to motion: [01:06:56](#)

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 –aye

Planning Commission Member Fisher – aye

Planning Commission Member Casey –absent

Planning Commission Member Chapman –aye

Planning Commission Member Taysom –absent

Planning Commission Member Draper – aye

The vote was unanimous, and the motion carries.

/s/

Angie Jessop, Development Services