

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, August 11, 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 Utah Tech Foremaster Ridge – PUBLIC HEARING

Consider a request to amend the General Plan land use designation from LDR (Low Density Residential), COM (Commercial), and OS (Open Space) to COM (Commercial) and OS (Open Space) on approximately 14.40 acres generally located between 800 and 900 South and between 1450 East and Foremaster Drive. The applicant is Utah Tech University Foundation and the representative is Wendi Bulkley.

Case No. 2026-GPA-010 (Staff – Brenda Hatch)

2. PLANNED DEVELOPMENT AMENDMENT Pioneer Office Building – 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 an office and commercial building of approximately 32,658 square feet. The property is generally located east of Pioneer Road and north of Sun River Parkway. The applicant is Rosenberg Associates, and the representative is Jared Bates.

Case No. 2026-PDA-017 (Staff – Brian Dean)

3. ZONE REGULATION AMENDMENT Title 9 Sign Ordinance – PUBLIC HEARING

Consider a request to amend portions of the St George City code, Title 9-13 as it relates to signs adjacent to residential zones. The applicant is YESCO and the representative is Ryan Cain.

Case No. 2026-ZRA-011 (Staff – Brian Dean)

4. ZONE REGULATION AMENDMENT Live Work Unit – 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 Downtown Live-Work Units Specific Standards (Title 10-17A-21).

Case No. 2026-ZRA-007 (Staff – Dan Boles)

****THIS ITEM WILL NOT BE HEARD AT THIS MEETING****

5. CONDITIONAL USE PERMIT Barefoot Montessori

Consider a conditional use permit for a private school serving students through grade eight (8) located in a designated landmark site located in a residential zone. The applicant is Bare Foot Montessori, and the representative is Ashley Phillips.

Case No. 2026-CUP-003 (Staff – Brenda Hatch)

6. PRELIMINARY PLAT Rolling Desert

Consider a request for a preliminary plat for an 183-lot residential subdivision in the White Hills development area. The applicant is DSG Engineering, and the representative is Mike Terry.

Case No. 2026-PP-016 (Staff – Dan Boles)

7. PRELIMINARY PLAT Cove Valley Phase 4-6

Consider a request for a 98-lot residential preliminary plat called Cove Valley Phases 4-6. The applicant is DSG Engineering, and the representative is Mike Terry.
Case No. 2026-PP-005 (Staff – Brenda Hatch)

8. PRELIMINARY PLAT Tower Estates

Consider a request for a preliminary plat for a 7-lot residential subdivision at 2450 South and 3210 East. The applicant is Bush & Gudgeon Inc., and the representative is Bob Hermandson.
Case No. 2026-PP-017 (Staff – Dan Boles)

9. PRELIMINARY PLAT Two Peaks

Consider a request for a 2-lot residential subdivision in the downtown area. The applicant is Sky Engineering, and the representative is Jared Madsen.
Case No. 2026-PP-018 (Staff – Dan Boles)

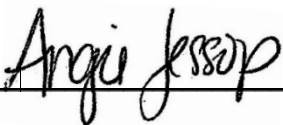
10. MINUTES

Consider a request to approve the meeting minutes from the July 28, 2026, meeting.

11. CITY COUNCIL ACTIONS

Report on items heard at the August 6, 2026, City Council meeting.

1. 2026-ZC-012 Desert Sky
2. 2026-GPA-007 Old Farm GPA 2026
3. 2026-GPA-009 2450 S GPA Sullivan Commercial
4. 2026-ZRA-002 10-18-1 Fence Setbacks
5. 2026-ZRA-005 Pioneer Rd ZRA
6. 2026-DA-001 Desert Canyons Amendment to allow R-1
7. 2026-CUP-004 UCCU St George Place
8. 2026-CUP-002 Desert Corner



Angie Jessop – Community Development Office Supervisor

August 7, 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.

Utah Tech Foremaster Ridge General Plan Amendment (Case No. 2026-GPA-011)	
Request:	Consider approval of changing the general plan future land-use map from LDR (Low Density Residential) and OS (Open Space) and COM (Commercial) to COM (Commercial) and OS (Open Space) on approximately 14.4 acres.
Applicant:	Utah Tech University Foundation
Representative:	Wendi Bulkley
Location:	Generally located between 800 and 900 South and between 1450 East and Foremaster Drive
Existing General Plan:	LDR (Low Density Residential) and OS (Open Space) and COM (Commercial)
Proposed General Plan:	COM (Commercial) and OS (Open Space)
Existing Zoning:	R-1-10 (Single Family Residential, minimum lot size 10,000 sf)
Land Area:	Approximately 14.4 acres.



BACKGROUND:

The General Plan serves as a guide for land-use decisions and contains policies to direct the development of the City. The subject property is currently zoned R-1-10 (Single Family Residential, minimum lot size 10,000 sf), lies within the Hillside Overlay zone, and is designated as a landslide area.

This application proposes to change the General Plan designation from Low Density Residential (LDR) 7.50 acres, Open Space (OS) 2.66 acres, and Commercial (COM) 4.24 acres to exclusively Commercial (COM) 5.96 acres and Open Space (OS) 8.44 acres to facilitate future commercial development.

The anticipated water demand is likely to remain comparable to, or potentially lower than, the demand projected under the existing General Plan. Overall, the proposed General Plan amendment is not expected to adversely affect the municipality's long-term water resources and is consistent with promoting efficient land use while preserving a larger portion of the property as open space.

Please note that if this application is approved, a Hillside Development Permit and a formal zone change would still be required before any development can occur.

RECOMMENDATION:

The proposal is consistent with the area and staff recommends approval with no conditions.

ALTERNATIVES:

1. Recommend approval of this General Plan Amendment.
2. Recommend denial of this General Plan Amendment
3. Table the proposed General Plan Amendment to a specific date.

POSSIBLE MOTION:

“I move that we forward a positive recommendation to the City Council for the Utah Tech Foremaster Ridge General Plan Amendment, based on the findings listed in the staff report.”

FINDINGS FOR APPROVAL:

1. That this land use amendment will not be harmful to the health, safety and general welfare of residences and businesses in the area.
2. That the proposed project will not negatively impact the health, stability, and/or formation of families within the City.
3. The general plan has already established that commercial uses could be supported in the general vicinity. Extending the commercial would not be out of character in the area.

Exhibit A

Applicant's Narrative

After review with planning and staff and with the desire of the University to be able to sell this property in favor of the foundation, the University is looking to zone the property in accordance with the neighboring parcel to PD-C. This will help maintain uniformity to the commercial uses in that area.

Exhibit B

PowerPoint

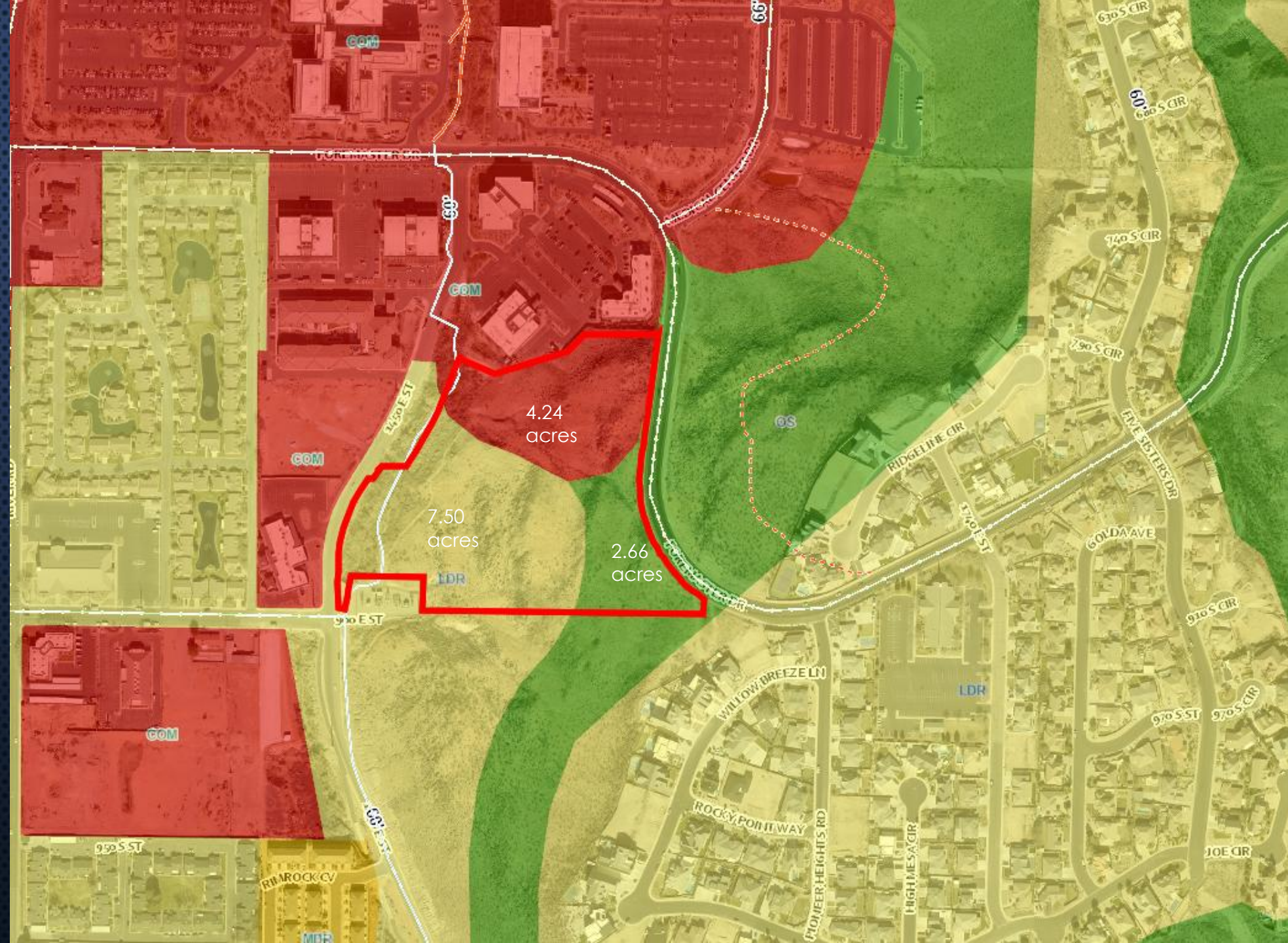


UTAH TECH FOREMASTER

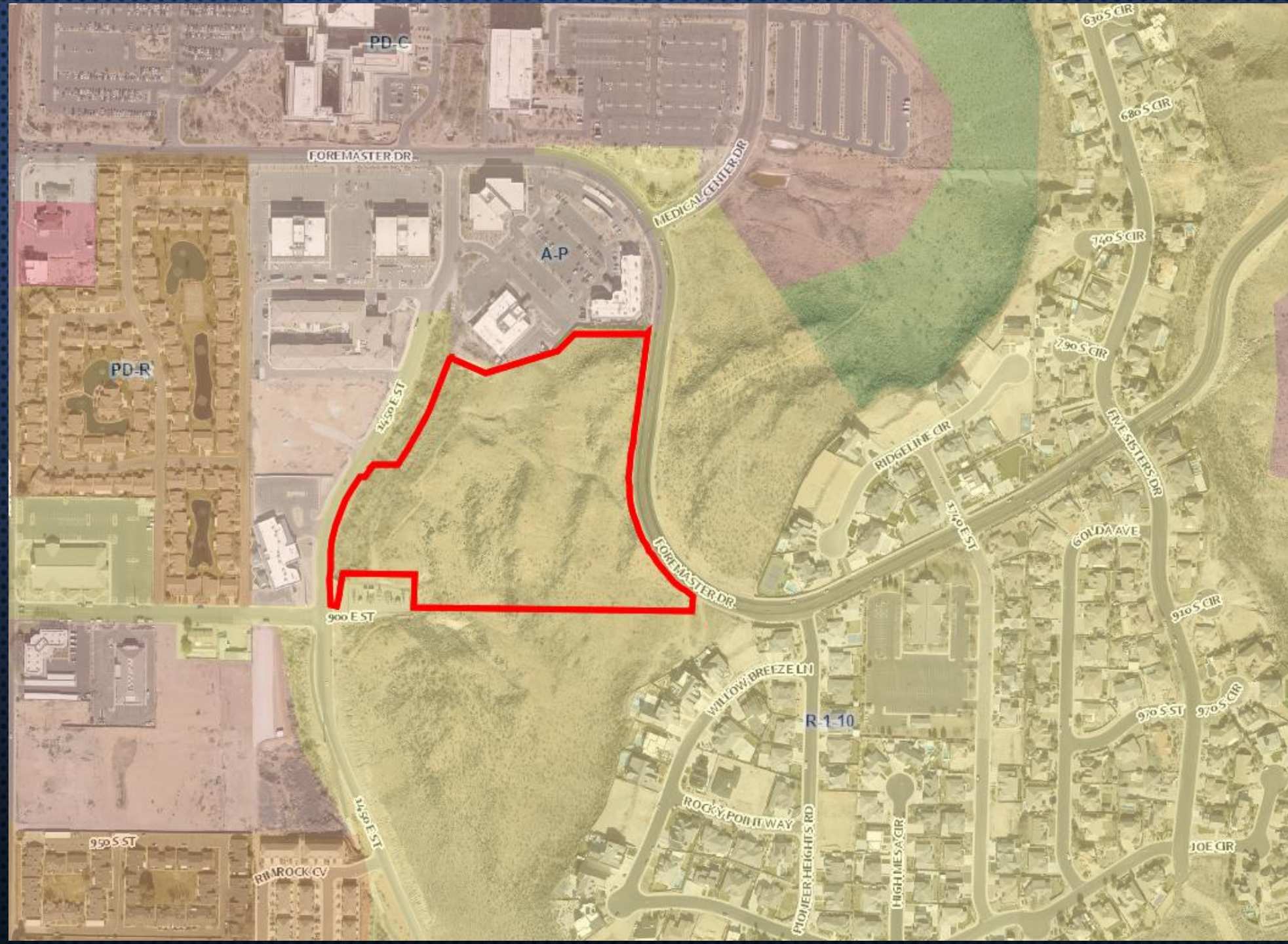
CASE NO. 2026-GPA-010

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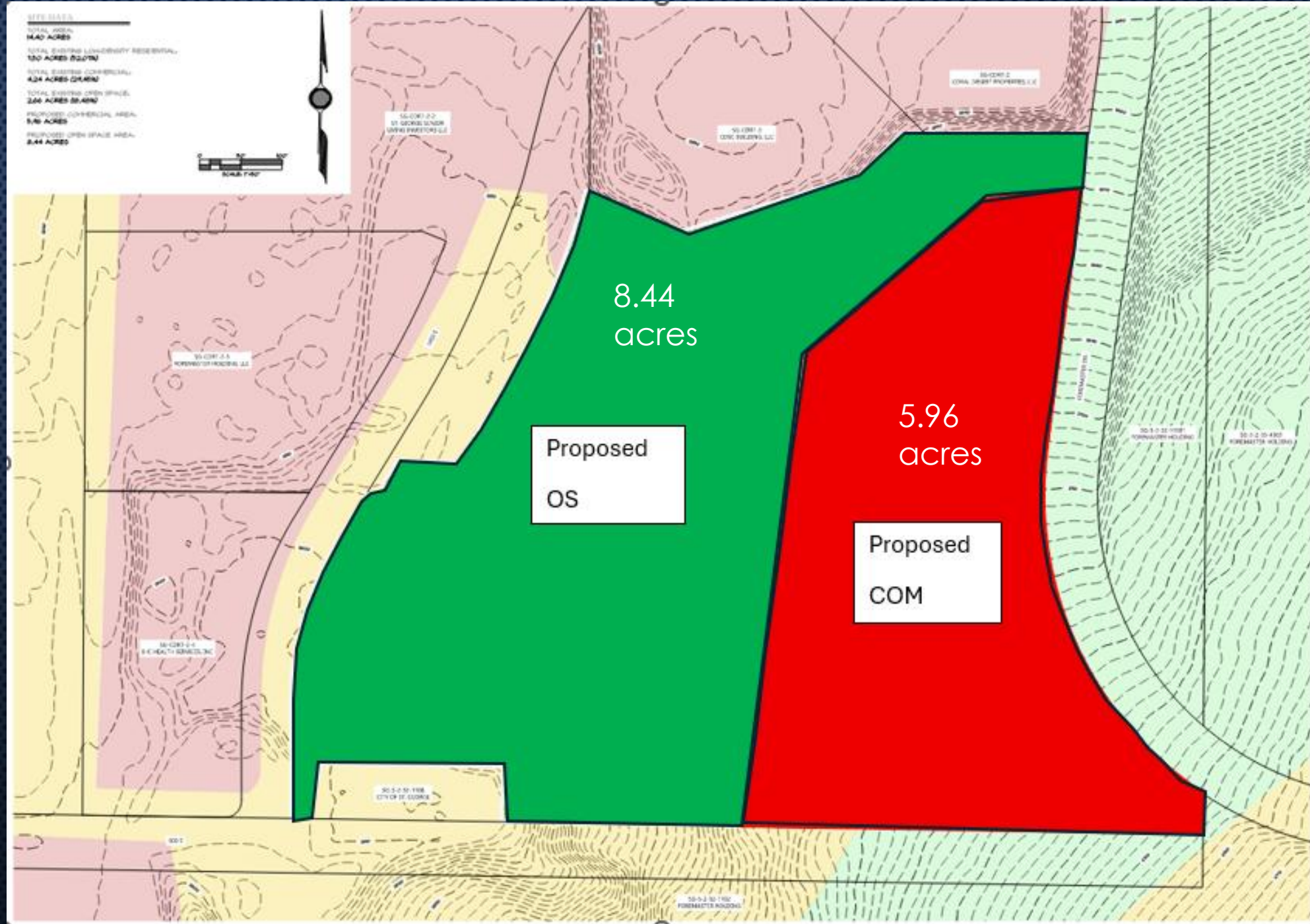
GENERAL PLAN



ZONING



PROPOSED GENERAL PLAN



POSSIBLE MOTION:

“I move that we forward a positive recommendation to the City Council for the Utah Tech Foremaster Ridge General Plan Amendment, based on the findings listed in the staff report.”

Thank you for the time, thought, and service each of you gives to shaping the future of our community. I recognize that decisions involving hillside development are among the most challenging you are asked to make, requiring a careful balance between preserving the character and beauty of St. George while thoughtfully accommodating the needs our growing area/city.

I would like to offer my perspective from three different viewpoints that have shaped my understanding of the request for amendment. Regarding this request, I propose the below and write this in the capacity of a serving member of the [Foundation Board for Utah Tech University](#), who ultimately plans to utilize this donated land to better the lives of students and the University which are both large parts of our community.

- First and foremost, I am a **member of this community**. Like many residents, I care deeply about preserving the unique qualities that make Southern Utah such a special place to live. The natural landscape, open vistas, and thoughtful planning have contributed greatly to the quality of life we all enjoy. No resident aims to see the beauty of the area, completely filled with scars or buildings.
- Second, I have had the privilege of serving as a volunteer on the **Washington City Hillside Committee**. That experience has given me an appreciation for the complexity of hillside planning. I understand the importance of protecting sensitive areas, evaluating long-term impacts, and ensuring that development is compatible with the vision of the community. I also appreciate the responsibility committee members carry in weighing competing interests while seeking the best outcome for the city as a whole. Ultimately finding a way to accommodate and find balance for others requests.

Regarding the property in consideration, it is my current understanding that through proper engineering, stabilizing the toe of the base of this property can and will enhance the longevity of this specific hillside, which in turn may also lend to being a large “pro” in accommodating a better end result for residents that may have concerns.

- Third, I represent a local **development and general contracting firm** and have spent my career working through the practical realities of planning, construction, infrastructure, and land development locally, and worldwide. This experience has

taught me that responsible development and thoughtful stewardship are not mutually exclusive. When approached with care, a listening/understanding ear, transparency, and respect for the surrounding environment/neighbors, quality development can enhance a community while preserving the values that residents hold dear. Our company has found great success assisting owners and municipalities proactively address concerns thru better planning, communication and listening.

Because of these combined experiences, assisting the Foundation Board (UT Tech), I believe we understand both the opportunities and the concerns associated with the property currently under consideration for zoning reconsideration. We recognize why this request deserves careful scrutiny, and we respect the role each of you play in ensuring that any decision aligns with the City's long-term vision.

Our hope is that the proposal will be evaluated on its individual merits—considering not only the potential impacts, but also the opportunity to create a small-scale commercial development that thoughtfully serves the surrounding neighborhood. Well-planned commercial uses can reduce unnecessary travel, provide convenient services to nearby residents, improve infrastructure, and contribute positively to the overall character of an area when designed appropriately.

We appreciate the diligence, professionalism, and thoughtful consideration that each of you brings to this process. Regardless of the outcome, thank you for your willingness to serve our community and for the countless hours you dedicate to making informed and balanced decisions.

If I can continue to help in any matter regarding this or other areas, please let me know. My contact information is below.

Respectfully,



TODD HOUGHTON | VICE PRESIDENT | DIRECTOR SOUTHWEST

785 E Venture Drive

St. George, Utah 84790 USA

O +1 435.628.0187 **M** +1 435.703.0137

Building the Westland Way

Your Name: Alicia Green (Alicia & Rose Green)
Your Address: [REDACTED]
St. George, UT 84790
Your Email: [REDACTED]
Your Phone: [REDACTED]

June 7, 2026

Brenda Hatch, Planner II
City of St. George Community Development Department
61 South Main Street
St. George, UT 84770
brenda.hatch@sgcityutah.gov

RE: Opposition to General Plan Amendment — Case No. 2026-GPA-008
“Hillside Utah Tech Foremaster Ridge”

Dear Ms. Hatch and Members of the Planning Commission,

I am writing as a property owner within the notice area for Case No. 2026-GPA-008, the proposed general plan amendment that would change the designation of approximately 14.40 acres located between 800 and 900 South and between 1450 East and Foremaster Drive from LDR (Low Density Residential), COM (Commercial), and OS (Open Space) to COM (Commercial) and OS (Open Space).

I am opposed to this amendment as proposed and respectfully request that the Planning Commission decline to recommend approval, for the following reasons:

1. Loss of the residential (LDR) designation. Removing the Low Density Residential component eliminates the buffer between existing homes and commercial use, changing the character of the neighborhood in a way the current general plan was specifically designed to prevent.
2. Traffic and infrastructure impact. Expanding commercial acreage in this location will increase traffic on 800/900 South and Foremaster Drive, roads that were planned around the existing land use mix, not the proposed one. I ask that the Commission require a current traffic study and infrastructure (water, sewer, drainage) capacity analysis before considering this request further.
3. Property values and neighborhood character. Many of us purchased our homes relying on the existing general plan designation. Converting residential land to commercial use so close to established homes can negatively affect property values and quality of life for surrounding residents.
4. Consistency with the General Plan. I do not believe this request is consistent with the intent of the City's adopted general plan for this area, and I ask the Commission to weigh that consistency carefully before acting.

For these reasons, I respectfully ask the Planning Commission to deny, or at minimum table pending further study, the requested amendment for Case No. 2026-GPA-008.

Thank you for considering my comments. I plan to attend (or have a neighbor attend) the July 14, 2026 meeting and would welcome the opportunity to discuss these concerns further.

Sincerely,

Signature: Alicia Green

Printed Name: Alicia Green

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Your Email: [REDACTED]

Your Phone: [REDACTED]

June 7, 2026

Brenda Hatch, Planner II
City of St. George Community Development Department
61 South Main Street
St. George, UT 84770
brenda.hatch@sgcityutah.gov

RE: Opposition to General Plan Amendment — Case No. 2026-GPA-008
“Hillside Utah Tech Foremaster Ridge”

Dear Ms. Hatch and Members of the Planning Commission,

I am writing as a property owner within the notice area for Case No. 2026-GPA-008, the proposed general plan amendment that would change the designation of approximately 14.40 acres located between 800 and 900 South and between 1450 East and Foremaster Drive from LDR (Low Density Residential), COM (Commercial), and OS (Open Space) to COM (Commercial) and OS (Open Space).

I am opposed to this amendment as proposed and respectfully request that the Planning Commission decline to recommend approval, for the following reasons:

1. Loss of the residential (LDR) designation. Removing the Low Density Residential component eliminates the buffer between existing homes and commercial use, changing the character of the neighborhood in a way the current general plan was specifically designed to prevent.
2. Traffic and infrastructure impact. Expanding commercial acreage in this location will increase traffic on 800/900 South and Foremaster Drive, roads that were planned around the existing land use mix, not the proposed one. I ask that the Commission require a current traffic study and infrastructure (water, sewer, drainage) capacity analysis before considering this request further.
3. Property values and neighborhood character. Many of us purchased our homes relying on the existing general plan designation. Converting residential land to commercial use so close to established homes can negatively affect property values and quality of life for surrounding residents.
4. Consistency with the General Plan. I do not believe this request is consistent with the intent of the City's adopted general plan for this area, and I ask the Commission to weigh that consistency carefully before acting.

For these reasons, I respectfully ask the Planning Commission to deny, or at minimum table pending further study, the requested amendment for Case No. 2026-GPA-008.

Thank you for considering my comments. I plan to attend (or have a neighbor attend) the July 14, 2026 meeting and would welcome the opportunity to discuss these concerns further.

Sincerely,

Signature: Valerie Jones

Printed Name: Valerie Jones

Address: [REDACTED]
425-681-2228



Brenda Hatch <brenda.hatch@sgcityutah.gov>

Opposition to General Plan Amendment — Hillside Utah Tech Foremaster Ridge, Case No. 2026-GPA-0081 message

Suzi and Ryan Keller [REDACTED]
To: brenda.hatch@sgcityutah.gov

Thu, Jul 9, 2026 at 12:57 PM

Dear Brenda and Members of the Planning Commission:

We are residents of Foremaster Ridge and respectfully request that the Planning Commission recommend denial of the proposed General Plan Amendment for Hillside Utah Tech Foremaster Ridge, Case No. 2026-GPA-008.

This parcel is not an ordinary vacant commercial site. It sits at a sensitive transition point between existing Foremaster Ridge homes, hillside terrain, open-space corridors, and existing commercial development below the ridge. Based on the applicant's exhibit, the proposal would place a substantial commercial designation on the eastern portion of the property, closest to existing homes and the hillside/open-space edge, while leaving proposed open space primarily on the western portion of the site.

That configuration is backwards. It places the most intense land use next to the most sensitive residential and hillside interface.

Foremaster Ridge has an established and logical land-use pattern: commercial uses at the bottom of the ridge, low density residential homes on and near the ridge, and open space serving as the buffer between them. That open-space buffer is not incidental. It protects the hillside, preserves the visual character of Foremaster Ridge, separates incompatible land uses, protects drainage and slope areas, and maintains consistency between existing commercial development and nearby residential neighborhoods.

The proposed amendment would break that pattern. Instead of preserving open space as the transition between homes and commercial development, it would allow commercial land use to move into the very area where the buffer is needed most. Approving this amendment would create an inconsistency along Foremaster Ridge and would weaken the land-use structure that has protected the hillside and nearby homes.

The amendment also appears inconsistent with the City's General Plan policies. The General Plan recognizes St. George's natural beauty as a vital community asset and calls for protection of scenic vistas, viewsheds, steep slopes, ridgelines, floodplains, washes, and other sensitive lands. This parcel contains precisely the type of hillside and open-space transition area those policies are intended to protect.

This matters because land-use transitions are not just lines on a map. They affect privacy, noise, lighting, traffic, building scale, hours of operation, and neighborhood character. An open space buffer is far more compatible with existing homes than a commercial designation immediately adjacent to the hillside/residential edge.

The Commission should also consider the likely impact on nearby residential property values and marketability. Homeowners purchased and invested in this area with the existing pattern of hillside, open space, and lower-intensity land uses separating Foremaster Ridge homes from commercial development below. Introducing additional commercial land use into that buffer could reasonably be expected to affect the desirability, privacy, and value of nearby homes, particularly if future development includes larger buildings, parking lots, lighting, signage, increased traffic, or late-hour commercial activity.

While property value impacts should not be viewed in isolation, they are directly related to the broader planning question before the Commission: whether this amendment is compatible with the existing

neighborhood and whether it preserves the protective transition that has historically separated Foremaster Ridge homes from commercial development.

Traffic provides an additional and independent reason to deny the amendment. Foremaster Drive has increasingly become a major east-west connection between St. George and Washington City. Residents already experience increased through-traffic, peak-hour congestion, turning conflicts, and safety concerns in this corridor. Additional commercial land use at this location would likely draw more regional and pass-by traffic into an already burdened corridor.

The issue is not whether commercial development belongs somewhere in this area. The issue is whether commercial should be pushed into the hillside buffer immediately adjacent to existing homes. It should not. The appropriate pattern is clear: commercial below, open space as the hillside and neighborhood buffer, and residential protected beyond that buffer.

For these reasons, we respectfully request that the Planning Commission recommend denial of Case No. 2026-GPA-008. In the alternative, the item should be continued until the applicant provides a complete traffic impact study, hillside analysis, drainage analysis, viewshed study, and a revised plan that preserves a meaningful open space buffer along the Foremaster Ridge residential edge.

Respectfully,

Ryan and Suzi Keller





Brenda Hatch <brenda.hatch@sgcityutah.gov>

Regarding case No. 2026-GPA-008

1 message

Greg McFarlane [REDACTED]
To: planningcommission@sgcityutah.gov

Wed, Jul 8, 2026 at 11:34 AM

With a residence within 500' of the parcel in question (SG-5-2-32-1101A), I received notice of the proposed general plan amendment and Hillside Utah Tech Foremaster Ridge project. A few questions before my neighbors and I attend the July 14 commission meeting:

1. When will the agenda be available?
2. Why is the applicant requesting a General Plan change?
3. Is the Planning and Zoning Department recommending approval?
4. The assessor's website still lists the City of St. George as part owner of the parcel. Is it, or is the parcel owned solely by Dixie Foundation? (If not, how much of it is owned by the city and where is it shown on the city's current balance statement?)
5. Is there documentation of the relationship between the owner(s) and applicant STG Orsini MF, LLC?
6. Why isn't the General Plan change application accessible on the CitizenServe portal?

Thank you

Greg McFarlane

[REDACTED]

[REDACTED]



Brenda Hatch <brenda.hatch@sgcityutah.gov>

Hillside Utah Tech Foremaster Ridge

1 message

Rolando Rodriguez [REDACTED]

Wed, Jul 8, 2026 at 10:32 PM

To: brenda.hatch@sgcityutah.gov

Cc: jimmy.hughes@sgcityutah.gov, danielle.larkin@sgcityutah.gov, natalie.larsen@sgcityutah.gov, michelle.tanner@sgcityutah.gov, steve.kemp@sgcityutah.gov, austin.anderson@sgcityutah.gov, Michelle Rodriguez [REDACTED]

Rolando and Michelle Rodriguez
[REDACTED]
[REDACTED]

July 08, 2026

Brenda Hatch, Planner II
City of St. George Community Development Department
61 South Main Street
St. George, UT. 84770RE: Opposition to General Plan Amendment- Case No. 2026-GPA-008
"Hillside Utah Tech Foremaster Ridge"

Dear Ms. Hatch and Members of the Planning Commission,

As property owners and residents of Foremaster Ridge, we have concerns and oppose the proposed Hillside Utah Tech Foremaster Ridge project on parcel SG-5-2-32-1101A (Case Number 2026-GPA-008). The proposal is requesting to change the designation of approximately 14.40 acres located between 800 and 900 South and between 1450 East and Foremaster Drive from LDR (Low Density Residential), COM (Commercial), and OS (Open Space) to COM (Commercial) and OS (Open Space).

Upon seeing that the proposal wanted to remove LDR (Low Density Residential) and that the applicant was STG Orsini MF LLC, it was really easy to see that the 14.40 acres, if approved, would be used to build High Density Housing (Apartment Complex).

As residents of this community, we are deeply concerned about the negative impacts this transition WILL have on our neighborhood. Our neighborhood was established as a low-density residential area with dedicated open space. We, along with our neighbors, have invested in our homes with the expectations that the quiet, safe character and natural landscape of the community would be preserved. The removal of Low Density Residential and the introduction of High Density Housing (Apartment Complex) is in direct conflict with to the master plan for the Foremaster Ridge area and threatens our quality of life.

My Specific Concerns include:

1) Loss of Protected Open Space: The current zoning preserves natural areas that provide drainage, wildlife habitats and a necessary buffer between properties.

2) Traffic and Safety: Our local streets are already not designed to handle the current heavy traffic flow in the area. The addition of High Density Housing WILL only make the problem worse. In addition to this, once the interchange at 700 South/I15 is complete, Foremaster, being a main thoroughfare from St George to the Washington area, traffic congestion will dramatically increase even more. This increase WILL pose an immediate safety risk to children, pedestrians, cyclists, as well as more vehicle collisions.

3) Neighborhood Character and Noise: Commercial and high density housing bring increased noise pollution, light pollution and a loss of privacy to adjacent single-family homes.

4) Property Value: The close proximity of high density housing WILL destabilize, the local housing market and WILL lower home values for long-term residents. Also, high premiums were paid for "view" lots, which will be greatly diminished if this build occurs.

5) Crime: High density housing brings more crime. There WILL be more burglaries, robberies, domestic violence crimes, drug crimes, etc. This is not fear mongering. This is just fact. We can say that because in our almost fifty years as Police Officers in Los Angeles. We have seen it and dealt with it first hand.

While I understand the need for growth or economic development in St. George, it should not come at the expense of established residential areas and designated open spaces.

For the above stated reasons, we respectfully ask the Planning Commission to deny the requested amendment for Case 2026-GPA-008.

Sincerely,

Rolando and Michelle Rodriguez.

Your Name: Iona Syphus

Your Address:

St. George, UT 84790

Your Email:

Your Phone:

June 7, 2026

Brenda Hatch, Planner II
City of St. George Community Development Department
61 South Main Street
St. George, UT 84770
brenda.hatch@sgcityutah.gov

RE: Opposition to General Plan Amendment — Case No. 2026-GPA-008
“Hillside Utah Tech Foremaster Ridge”

Dear Ms. Hatch and Members of the Planning Commission,

I am writing as a property owner within the notice area for Case No. 2026-GPA-008, the proposed general plan amendment that would change the designation of approximately 14.40 acres located between 800 and 900 South and between 1450 East and Foremaster Drive from LDR (Low Density Residential), COM (Commercial), and OS (Open Space) to COM (Commercial) and OS (Open Space).

I am opposed to this amendment as proposed and respectfully request that the Planning Commission decline to recommend approval, for the following reasons:

1. Loss of the residential (LDR) designation. Removing the Low Density Residential component eliminates the buffer between existing homes and commercial use, changing the character of the neighborhood in a way the current general plan was specifically designed to prevent.
2. Traffic and infrastructure impact. Expanding commercial acreage in this location will increase traffic on 800/900 South and Foremaster Drive, roads that were planned around the existing land use mix, not the proposed one. I ask that the Commission require a current traffic study and infrastructure (water, sewer, drainage) capacity analysis before considering this request further.
3. Property values and neighborhood character. Many of us purchased our homes relying on the existing general plan designation. Converting residential land to commercial use so close to established homes can negatively affect property values and quality of life for surrounding residents.
4. Consistency with the General Plan. I do not believe this request is consistent with the intent of the City's adopted general plan for this area, and I ask the Commission to weigh that consistency carefully before acting.

For these reasons, I respectfully ask the Planning Commission to deny, or at minimum table pending further study, the requested amendment for Case No. 2026-GPA-008.

Thank you for considering my comments. I plan to attend (or have a neighbor attend) the July 14, 2026 meeting and would welcome the opportunity to discuss these concerns further.

Sincerely,

Signature:

Iona Syphus

Printed Name:

Iona Syphus

Address:

Phone:

Email:

Your Name: Travis + Mary Ann Roberts

Your Address: [REDACTED]

St. George, UT 84790

Your Email: [REDACTED]

Your Phone: [REDACTED]

June 7, 2026

Brenda Hatch, Planner II
City of St. George Community Development Department
61 South Main Street
St. George, UT 84770
brenda.hatch@sgcityutah.gov

RE: Opposition to General Plan Amendment — Case No. 2026-GPA-008
“Hillside Utah Tech Foremaster Ridge”

Dear Ms. Hatch and Members of the Planning Commission,

I am writing as a property owner within the notice area for Case No. 2026-GPA-008, the proposed general plan amendment that would change the designation of approximately 14.40 acres located between 800 and 900 South and between 1450 East and Foremaster Drive from LDR (Low Density Residential), COM (Commercial), and OS (Open Space) to COM (Commercial) and OS (Open Space).

I am opposed to this amendment as proposed and respectfully request that the Planning Commission decline to recommend approval, for the following reasons:

1. Loss of the residential (LDR) designation. Removing the Low Density Residential component eliminates the buffer between existing homes and commercial use, changing the character of the neighborhood in a way the current general plan was specifically designed to prevent.
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4. Consistency with the General Plan. I do not believe this request is consistent with the intent of the City's adopted general plan for this area, and I ask the Commission to weigh that consistency carefully before acting.

For these reasons, I respectfully ask the Planning Commission to deny, or at minimum table pending further study, the requested amendment for Case No. 2026-GPA-008.

Thank you for considering my comments. I plan to attend (or have a neighbor attend) the July 14, 2026 meeting and would welcome the opportunity to discuss these concerns further.

Sincerely,

Signature: Mary Ann Roberts

Printed Name: Mary Ann Roberts

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Your Name: David & Ann McFarland

Your Address: [REDACTED]

UTah 84790

St. George, UT 84790

Your Email: [REDACTED]

Your Phone: [REDACTED]

June 7, 2026

Brenda Hatch, Planner II
City of St. George Community Development Department
61 South Main Street
St. George, UT 84770
brenda.hatch@sgcityutah.gov

RE: Opposition to General Plan Amendment — Case No. 2026-GPA-008
“Hillside Utah Tech Foremaster Ridge”

Dear Ms. Hatch and Members of the Planning Commission,

I am writing as a property owner within the notice area for Case No. 2026-GPA-008, the proposed general plan amendment that would change the designation of approximately 14.40 acres located between 800 and 900 South and between 1450 East and Foremaster Drive from LDR (Low Density Residential), COM (Commercial), and OS (Open Space) to COM (Commercial) and OS (Open Space).

I am opposed to this amendment as proposed and respectfully request that the Planning Commission decline to recommend approval, for the following reasons:

1. Loss of the residential (LDR) designation. Removing the Low Density Residential component eliminates the buffer between existing homes and commercial use, changing the character of the neighborhood in a way the current general plan was specifically designed to prevent.
2. Traffic and infrastructure impact. Expanding commercial acreage in this location will increase traffic on 800/900 South and Foremaster Drive, roads that were planned around the existing land use mix, not the proposed one. I ask that the Commission require a current traffic study and infrastructure (water, sewer, drainage) capacity analysis before considering this request further.
3. Property values and neighborhood character. Many of us purchased our homes relying on the existing general plan designation. Converting residential land to commercial use so close to established homes can negatively affect property values and quality of life for surrounding residents.
4. Consistency with the General Plan. I do not believe this request is consistent with the intent of the City's adopted general plan for this area, and I ask the Commission to weigh that consistency carefully before acting.

For these reasons, I respectfully ask the Planning Commission to deny, or at minimum table pending further study, the requested amendment for Case No. 2026-GPA-008.

Thank you for considering my comments. I plan to attend (or have a neighbor attend) the July 14, 2026 meeting and would welcome the opportunity to discuss these concerns further.

Sincerely,

Signature: Ann McFarland

Thank you

Printed Name: Ann McFarland

Address: [REDACTED]

SG UT 84790

Phone: [REDACTED]

Email: [REDACTED]

Your Name: Marc & Julie Manuele

Your Address: [REDACTED]

St. George, UT 84790

Your Email: [REDACTED]

Your Phone: [REDACTED]

June 7, 2026

Brenda Hatch, Planner II
City of St. George Community Development Department
61 South Main Street
St. George, UT 84770
brenda.hatch@sgcityutah.gov

RE: Opposition to General Plan Amendment — Case No. 2026-GPA-008
“Hillside Utah Tech Foremaster Ridge”

Dear Ms. Hatch and Members of the Planning Commission,

I am writing as a property owner within the notice area for Case No. 2026-GPA-008, the proposed general plan amendment that would change the designation of approximately 14.40 acres located between 800 and 900 South and between 1450 East and Foremaster Drive from LDR (Low Density Residential), COM (Commercial), and OS (Open Space) to COM (Commercial) and OS (Open Space).

I am opposed to this amendment as proposed and respectfully request that the Planning Commission decline to recommend approval, for the following reasons:

1. Loss of the residential (LDR) designation. Removing the Low Density Residential component eliminates the buffer between existing homes and commercial use, changing the character of the neighborhood in a way the current general plan was specifically designed to prevent.
2. Traffic and infrastructure impact. Expanding commercial acreage in this location will increase traffic on 800/900 South and Foremaster Drive, roads that were planned around the existing land use mix, not the proposed one. I ask that the Commission require a current traffic study and infrastructure (water, sewer, drainage) capacity analysis before considering this request further.
3. Property values and neighborhood character. Many of us purchased our homes relying on the existing general plan designation. Converting residential land to commercial use so close to established homes can negatively affect property values and quality of life for surrounding residents.
4. Consistency with the General Plan. I do not believe this request is consistent with the intent of the City's adopted general plan for this area, and I ask the Commission to weigh that consistency carefully before acting.

For these reasons, I respectfully ask the Planning Commission to deny, or at minimum table pending further study, the requested amendment for Case No. 2026-GPA-008.

Thank you for considering my comments. I plan to attend (or have a neighbor attend) the July 14, 2026 meeting and would welcome the opportunity to discuss these concerns further.

Sincerely,

Signature: Julie Manuele

Printed Name: Julie Manuele

Address: [REDACTED] St. 84790

Phone: [REDACTED]

Email: [REDACTED]

Your Name: Rebecca Yerkes

Your Address: [REDACTED]

St. George, UT 84790

Your Email: [REDACTED]

Your Phone: [REDACTED]

June 7, 2026

Brenda Hatch, Planner II
City of St. George Community Development Department
61 South Main Street
St. George, UT 84770
brenda.hatch@sgcityutah.gov

RE: Opposition to General Plan Amendment — Case No. 2026-GPA-008
“Hillside Utah Tech Foremaster Ridge”

Dear Ms. Hatch and Members of the Planning Commission,

I am writing as a property owner within the notice area for Case No. 2026-GPA-008, the proposed general plan amendment that would change the designation of approximately 14.40 acres located between 800 and 900 South and between 1450 East and Foremaster Drive from LDR (Low Density Residential), COM (Commercial), and OS (Open Space) to COM (Commercial) and OS (Open Space).

I am opposed to this amendment as proposed and respectfully request that the Planning Commission decline to recommend approval, for the following reasons:

1. Loss of the residential (LDR) designation. Removing the Low Density Residential component eliminates the buffer between existing homes and commercial use, changing the character of the neighborhood in a way the current general plan was specifically designed to prevent.
2. Traffic and infrastructure impact. Expanding commercial acreage in this location will increase traffic on 800/900 South and Foremaster Drive, roads that were planned around the existing land use mix, not the proposed one. I ask that the Commission require a current traffic study and infrastructure (water, sewer, drainage) capacity analysis before considering this request further.
3. Property values and neighborhood character. Many of us purchased our homes relying on the existing general plan designation. Converting residential land to commercial use so close to established homes can negatively affect property values and quality of life for surrounding residents.
4. Consistency with the General Plan. I do not believe this request is consistent with the intent of the City's adopted general plan for this area, and I ask the Commission to weigh that consistency carefully before acting.

For these reasons, I respectfully ask the Planning Commission to deny, or at minimum table pending further study, the requested amendment for Case No. 2026-GPA-008.

Thank you for considering my comments. I plan to attend (or have a neighbor attend) the July 14, 2026 meeting and would welcome the opportunity to discuss these concerns further.

Sincerely,

Signature: Rebecca Yerkes

Printed Name: Rebecca Yerkes

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Your Name: Michelle Rodriguez

Your Address: [REDACTED]

St. George, UT 84790

Your Email: [REDACTED]

Your Phone: [REDACTED]

June 7, 2026

Brenda Hatch, Planner II
City of St. George Community Development Department
61 South Main Street
St. George, UT 84770
brenda.hatch@sgcityutah.gov

RE: Opposition to General Plan Amendment — Case No. 2026-GPA-008
“Hillside Utah Tech Foremaster Ridge”

Dear Ms. Hatch and Members of the Planning Commission,

I am writing as a property owner within the notice area for Case No. 2026-GPA-008, the proposed general plan amendment that would change the designation of approximately 14.40 acres located between 800 and 900 South and between 1450 East and Foremaster Drive from LDR (Low Density Residential), COM (Commercial), and OS (Open Space) to COM (Commercial) and OS (Open Space).

I am opposed to this amendment as proposed and respectfully request that the Planning Commission decline to recommend approval, for the following reasons:

1. Loss of the residential (LDR) designation. Removing the Low Density Residential component eliminates the buffer between existing homes and commercial use, changing the character of the neighborhood in a way the current general plan was specifically designed to prevent.
2. Traffic and infrastructure impact. Expanding commercial acreage in this location will increase traffic on 800/900 South and Foremaster Drive, roads that were planned around the existing land use mix, not the proposed one. I ask that the Commission require a current traffic study and infrastructure (water, sewer, drainage) capacity analysis before considering this request further.
3. Property values and neighborhood character. Many of us purchased our homes relying on the existing general plan designation. Converting residential land to commercial use so close to established homes can negatively affect property values and quality of life for surrounding residents.
4. Consistency with the General Plan. I do not believe this request is consistent with the intent of the City's adopted general plan for this area, and I ask the Commission to weigh that consistency carefully before acting.

For these reasons, I respectfully ask the Planning Commission to deny, or at minimum table pending further study, the requested amendment for Case No. 2026-GPA-008.

Thank you for considering my comments. I plan to attend (or have a neighbor attend) the July 14, 2026 meeting and would welcome the opportunity to discuss these concerns further.

Sincerely,

Signature: Michelle Rodriguez

Printed Name: Michelle Rodriguez

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

St. George, UT 84790

Your Email: [REDACTED]

Your Phone: [REDACTED]

June 7, 2026

Brenda Hatch, Planner II
City of St. George Community Development Department
61 South Main Street
St. George, UT 84770
brenda.hatch@sgcityutah.gov

RE: Opposition to General Plan Amendment — Case No. 2026-GPA-008
“Hillside Utah Tech Foremaster Ridge”

Dear Ms. Hatch and Members of the Planning Commission,

I am writing as a property owner within the notice area for Case No. 2026-GPA-008, the proposed general plan amendment that would change the designation of approximately 14.40 acres located between 800 and 900 South and between 1450 East and Foremaster Drive from LDR (Low Density Residential), COM (Commercial), and OS (Open Space) to COM (Commercial) and OS (Open Space).

I am opposed to this amendment as proposed and respectfully request that the Planning Commission decline to recommend approval, for the following reasons:

1. Loss of the residential (LDR) designation. Removing the Low Density Residential component eliminates the buffer between existing homes and commercial use, changing the character of the neighborhood in a way the current general plan was specifically designed to prevent.
2. Traffic and infrastructure impact. Expanding commercial acreage in this location will increase traffic on 800/900 South and Foremaster Drive, roads that were planned around the existing land use mix, not the proposed one. I ask that the Commission require a current traffic study and infrastructure (water, sewer, drainage) capacity analysis before considering this request further.
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For these reasons, I respectfully ask the Planning Commission to deny, or at minimum table pending further study, the requested amendment for Case No. 2026-GPA-008.

Thank you for considering my comments. I plan to attend (or have a neighbor attend) the July 14, 2026 meeting and would welcome the opportunity to discuss these concerns further.

Sincerely,

Signature: *Sherrie L. Rallison*

Printed Name: *Sherrie L. Rallison*

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

St. George, UT 84790

Your Email: [REDACTED]

Your Phone: [REDACTED]

June 7, 2026

Brenda Hatch, Planner II
City of St. George Community Development Department
61 South Main Street
St. George, UT 84770
brenda.hatch@seccityutah.gov

RE: Opposition to General Plan Amendment — Case No. 2026-GPA-008
“Hillside Utah Tech Foremaster Ridge”

Dear Ms. Hatch and Members of the Planning Commission,

I am writing as a property owner within the notice area for Case No. 2026-GPA-008, the proposed general plan amendment that would change the designation of approximately 14.40 acres located between 800 and 900 South and between 1450 East and Foremaster Drive from LDR (Low Density Residential), COM (Commercial), and OS (Open Space) to COM (Commercial) and OS (Open Space).

I am opposed to this amendment as proposed and respectfully request that the Planning Commission decline to recommend approval, for the following reasons:

1. Loss of the residential (LDR) designation. Removing the Low Density Residential component eliminates the buffer between existing homes and commercial use, changing the character of the neighborhood in a way the current general plan was specifically designed to prevent.
2. Traffic and infrastructure impact. Expanding commercial acreage in this location will increase traffic on 800/900 South and Foremaster Drive, roads that were planned around the existing land use mix, not the proposed one. I ask that the Commission require a current traffic study and infrastructure (water, sewer, drainage) capacity analysis before considering this request further.
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For these reasons, I respectfully ask the Planning Commission to deny, or at minimum table pending further study, the requested amendment for Case No. 2026-GPA-008.

Thank you for considering my comments. I plan to attend (or have a neighbor attend) the July 14, 2026 meeting and would welcome the opportunity to discuss these concerns further.

Sincerely,

Signature: Doug Rallison

Printed Name: Doug RALLISON

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Your Name: Brittany Friebe / Gearheart

Your Address: [REDACTED]

St. George, UT 84790

Your Email: [REDACTED]

Your Phone: [REDACTED]

June 7, 2026

Brenda Hatch, Planner II
City of St. George Community Development Department
61 South Main Street
St. George, UT 84770
brenda.hatch@sgcityutah.gov

RE: Opposition to General Plan Amendment — Case No. 2026-GPA-008
“Hillside Utah Tech Foremaster Ridge”

Dear Ms. Hatch and Members of the Planning Commission,

I am writing as a property owner within the notice area for Case No. 2026-GPA-008, the proposed general plan amendment that would change the designation of approximately 14.40 acres located between 800 and 900 South and between 1450 East and Foremaster Drive from LDR (Low Density Residential), COM (Commercial), and OS (Open Space) to COM (Commercial) and OS (Open Space).

I am opposed to this amendment as proposed and respectfully request that the Planning Commission decline to recommend approval, for the following reasons:

1. Loss of the residential (LDR) designation. Removing the Low Density Residential component eliminates the buffer between existing homes and commercial use, changing the character of the neighborhood in a way the current general plan was specifically designed to prevent.
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3. Property values and neighborhood character. Many of us purchased our homes relying on the existing general plan designation. Converting residential land to commercial use so close to established homes can negatively affect property values and quality of life for surrounding residents.
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For these reasons, I respectfully ask the Planning Commission to deny, or at minimum table pending further study, the requested amendment for Case No. 2026-GPA-008.

Thank you for considering my comments. I plan to attend (or have a neighbor attend) the July 14, 2026 meeting and would welcome the opportunity to discuss these concerns further.

Sincerely,

Signature: [Signature]

Printed Name: Brittany Gearheart

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Your Name:

Stephen Dixon

Your Address:

St. George, UT 84790

Your Email:

Your Phone:

June 7, 2026

Brenda Hatch, Planner II

City of St. George Community Development Department

61 South Main Street

St. George, UT 84770

brenda.hatch@sgcityutah.gov

RE: Opposition to General Plan Amendment — Case No. 2026-GPA-008
"Hillside Utah Tech Foremaster Ridge"

Dear Ms. Hatch and Members of the Planning Commission,

I am writing as a property owner within the notice area for Case No. 2026-GPA-008, the proposed general plan amendment that would change the designation of approximately 14.40 acres located between 800 and 900 South and between 1450 East and Foremaster Drive from LDR (Low Density Residential), COM (Commercial), and OS (Open Space) to COM (Commercial) and OS (Open Space).

I am opposed to this amendment as proposed and respectfully request that the Planning Commission decline to recommend approval, for the following reasons:

1. Loss of the residential (LDR) designation. Removing the Low Density Residential component eliminates the buffer between existing homes and commercial use, changing the character of the neighborhood in a way the current general plan was specifically designed to prevent.
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3. Property values and neighborhood character. Many of us purchased our homes relying on the existing general plan designation. Converting residential land to commercial use so close to established homes can negatively affect property values and quality of life for surrounding residents.
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For these reasons, I respectfully ask the Planning Commission to deny, or at minimum table pending further study, the requested amendment for Case No. 2026-GPA-008.

Thank you for considering my comments. I plan to attend (or have a neighbor attend) the July 14, 2026 meeting and would welcome the opportunity to discuss these concerns further.

Sincerely,

Signature:

[Handwritten signature]

Printed Name:

Stephen Dixon

Address:

Phone:

Email:

I will not be able to attend on the 14th so to such short notice.

The planning commission is doing everything they can to destroy the residential area off of Foremaster by bringing in more traffic.

The next things they want to do is put a freeway exit on 900th on 14th and change Foremaster to 4 lane road. You need to reduce the traffic not increase the traffic.

Your Name: Kristi Boyle

Your Address: [REDACTED]

St. George, UT 84790

Your Email: [REDACTED]

Your Phone: [REDACTED]

June 7, 2026

Brenda Hatch, Planner II
City of St. George Community Development Department
61 South Main Street
St. George, UT 84770
brenda.hatch@sgcityutah.gov

RE: Opposition to General Plan Amendment — Case No. 2026-GPA-008
“Hillside Utah Tech Foremaster Ridge”

Dear Ms. Hatch and Members of the Planning Commission,

I am writing as a property owner within the notice area for Case No. 2026-GPA-008, the proposed general plan amendment that would change the designation of approximately 14.40 acres located between 800 and 900 South and between 1450 East and Foremaster Drive from LDR (Low Density Residential), COM (Commercial), and OS (Open Space) to COM (Commercial) and OS (Open Space).

I am opposed to this amendment as proposed and respectfully request that the Planning Commission decline to recommend approval, for the following reasons:

1. Loss of the residential (LDR) designation. Removing the Low Density Residential component eliminates the buffer between existing homes and commercial use, changing the character of the neighborhood in a way the current general plan was specifically designed to prevent.
2. Traffic and infrastructure impact. Expanding commercial acreage in this location will increase traffic on 800/900 South and Foremaster Drive, roads that were planned around the existing land use mix, not the proposed one. I ask that the Commission require a current traffic study and infrastructure (water, sewer, drainage) capacity analysis before considering this request further.
3. Property values and neighborhood character. Many of us purchased our homes relying on the existing general plan designation. Converting residential land to commercial use so close to established homes can negatively affect property values and quality of life for surrounding residents.
4. Consistency with the General Plan. I do not believe this request is consistent with the intent of the City's adopted general plan for this area, and I ask the Commission to weigh that consistency carefully before acting.

For these reasons, I respectfully ask the Planning Commission to deny, or at minimum table pending further study, the requested amendment for Case No. 2026-GPA-008.

Thank you for considering my comments. I plan to attend (or have a neighbor attend) the July 14, 2026 meeting and would welcome the opportunity to discuss these concerns further.

Sincerely,

Signature: Kristi Boyle

Printed Name: Kristi Boyle

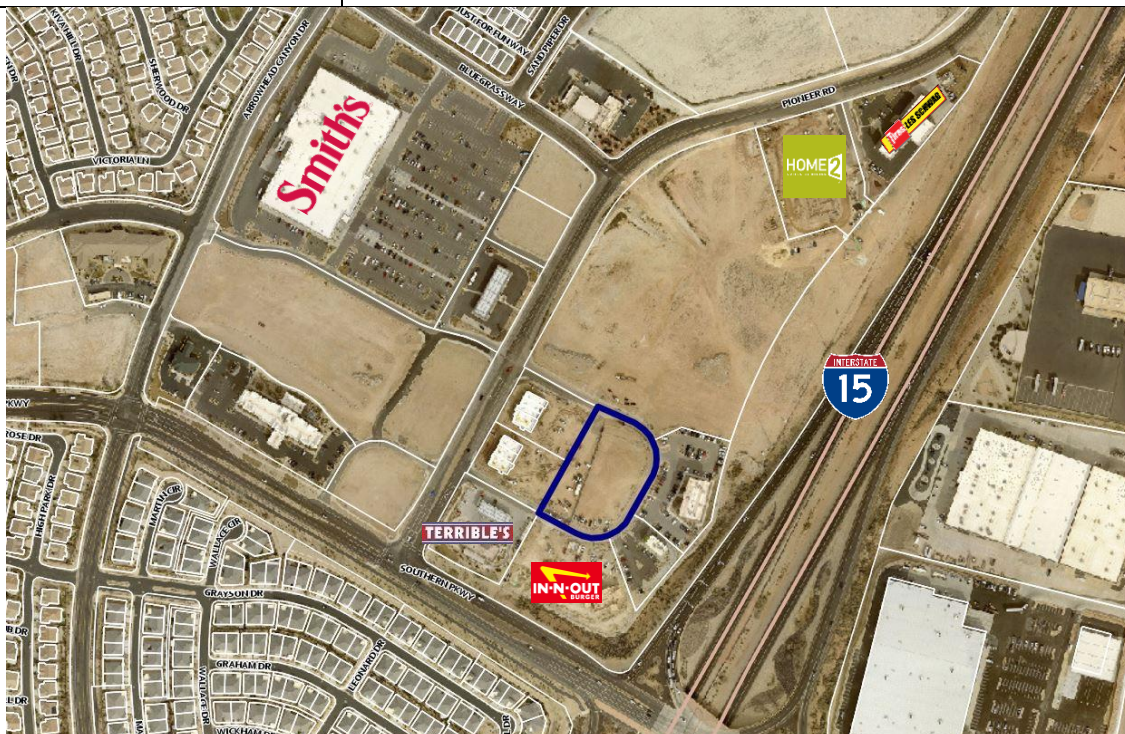
Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

PLANNING COMMISSION AGENDA REPORT: **8/11/2026**

Pioneer Office Building Planned Development Amendment (Case No. 2026-PDA-017)		
Request:	Consider an ordinance amending an approved Planned Development Commercial (PD-C) zone for the design and site plan of a new three-story, commercial building on approximately 2.01 acres.	
Applicant:	Rosenberg Associates	
Representative:	Jared Bates	
Location:	The property is generally located east of Pioneer Road and north of Sun River Parkway.	
General Plan:	COM (Commercial)	
Existing Zoning:	PD-C (Planned Development Commercial)	
Surrounding Zoning:	North	PD-C (Planned Development Commercial)
	South	PD-C (Planned Development Commercial)
	East	PD-C (Planned Development Commercial)
	West	PD-C (Planned Development Commercial)
Land Area:	Approximately 2.01 acres	



BACKGROUND:

This project site is located within the Sun River Commons area and falls in the Atkinville Interchange Area Zone Plan (AIZP), specifically within Planning Area 2.1. The applicant is proposing the development of a new three-story, office and commercial use building. Permitted uses align with those listed in the City of St. George Highway Commercial (C-2) zone.

The proposed building would have a footprint of 10,886 square feet, occupying approximately 12.5% of the site and a total square footage of 32,658 square feet. Site access would be provided via a private road connected to Pioneer Road. This private road also provides access to In-N-Out, Del Taco, the existing office building, and the retail spaces to the west. The commercial building would offer uses such as retail, general office, medical and dental, personal care service, personal instruction service, childcare facility, school, and religious facilities. No restaurant spaces will be at this location. The building height is proposed at 42 feet 6 inches with architectural features up to 50 feet 4 inches. The nearest residential property is approximately 450 feet south of the project site.

The building is proposed to be constructed using a variety of materials, including stucco, brick, metal accents, and metal paneling. It has been designed to be very similar to the existing office building to the east. The color palette includes several finishes such as dark bronze and charcoal metal accents, Sierra Vista stucco, pewter brick, and wood tone paneling. Elevation drawings have been submitted and are included in this packet for reference.

The proposed project is consistent with the general and zone plan for the area and is not expected to increase the anticipated water demand beyond what was envisioned by the General Plan. The proposed building represents an efficient use of the property by achieving the intended use while minimizing the building footprint and maximizing the efficient use of existing infrastructure. Compared to a residential development of similar intensity, commercial uses generally require less outdoor irrigation due to smaller landscaped areas and no private yards, resulting in lower overall water demand.

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

Zoning Requirements			
Regulation	Section Number	Proposal	Staff Comments
Setbacks	10-8D-6 & AIZP	Proposed setbacks: Front - ~75' Rear - ~87' Sides - ~88'	Required setbacks: Front, rear from public streets – 25' Building Separation – 0'
Pedestrian Circulation Plan	10-8-6	Pedestrian circulation is shown on the plans	During site plan review, staff will ensure code compliance.
Uses		Office, retail, personal care, personal instruction, school,	All uses are permitted in C-2 zones that the AIZP follows in this area.

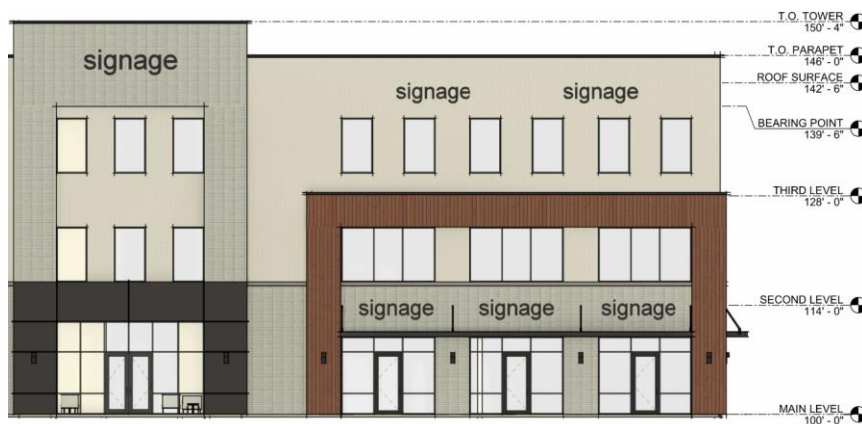
		religious facility, and childcare.	
Height and Elevation	10-8D-6 & AIZP	42'6" building height 50'4" architectural height	The AIZP has a maximum building height of 35', with architectural features up to 45'
Phasing Plan	10-8D-2	No phasing proposed.	No comment.
Landscape Plan	10-8D-2 & AIZP	Conceptual landscape plan provided (approx. 20% of site)	The landscaping appears to be sufficient. During site plan review, staff will ensure code compliance.
Utilities	10-8D-2	Will be submitted as part of site plan review.	Utilities will be reviewed in detail during site plan review. No significant issues are anticipated.
Signs	10-8D-2	Signage not provided.	Signs will be approved through the sign permit process and be required to follow the Sun River Commons Master Sign Plan.
Lighting	10-8D-2, 10-14-1	A photometric plan has been included	Site lighting appears to meet the requirements found in Title 10-14
Lot Coverage	10-8D-6 & AIZP	Conceptual plan shown (12.5%)	The site plan meets lot coverage regulations < 50%
Solid Waste	10-8D-6	Solid waste receptacle location is shown on the site plan.	Located away from the public street and includes a solid wall to screen from right of ways.
Landscaping	AIZP	Minimum 10% across project site	Conceptual landscaping exceeds AIZP requirement by providing 20% of the project site.
Parking	10-19-5	134 parking stalls	131 parking stalls required; 1 stall per 250 sf of office and retail.
EVCS & Bike Parking	10-19-6	4 bike parking and conduit for 2 electric vehicle parking spaces will be required to be shown on plans.	During site plan review, staff will ensure the plans meet the EVCS and bike parking requirements.

Increased Height Request

The AIZP currently 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 42 feet 6 inches with architectural features up to 50 feet 4 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 east of the project site received City Council approval for a building height of 50 feet. The Home 2 Suites hotel to the north also received City Council approval for a building height of 46 feet 4 inches with an

architectural height of 53 feet 5 inches. The applicant's justification for the proposed height increase is included in the submitted narrative and expanded below.

1. **Significant Setbacks:** The project features large setbacks from neighboring properties, minimizing impacts on adjacent areas. The proposed commercial building is approximately 450 feet away from the nearest residential property.
2. **Enhanced Landscaping:** The site includes 20% landscaping, exceeding the AIZP's 10% minimum, enhancing visual appeal and buffering.
3. **Appropriate Mass, Architectural Design, and Scale:** The proposed height aligns with the area's commercial character, which includes other hotels and large buildings (see descriptions of the Hampton Inn & Suites, professional office building, and Home 2 Suites above). The Architectural design is very similar to the design of the existing office building to the east.



RECOMMENDATION:

Staff recommends approval of this PD Amendment with no conditions.

ALTERNATIVES:

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

FINDINGS FOR APPROVAL:

1. The proposed amendment meets the requirements of Title 10-8D and the Atkinville Interchange Area Zone Plan, with approval of an amendment to the building height.
2. There will be adequate parking on site to facilitate the development.
3. The proposed project will not negatively impact the health, stability, and/or formation of families within the city.
4. Increased building height is like other buildings in the area that have received approval for height increases.

POSSIBLE MOTION:

"I move that we forward a positive recommendation to the City Council for the PD Amendment for the Pioneer Office Building, Case No. 2026-PDA-017, based on the findings listed in the staff report."

Exhibit A
Applicants Narrative

Date: April 16, 2026

To: Dan Boles
Senior Planner
City of St. George

From: Jared W Bates, PE, CFM
Principal Engineer

Subject: **Pioneer Retail/Office Building**
Planned Development Zone Change - PDC
Project Number: 9420-26-036

This document has been prepared for Sunriver Commercial Development LC in support of the proposed Planned Development Zone Change for the Pioneer Retail/Office Building in the St. George, Utah. The proposed project includes a 3-story building with five 2,177 sq ft commercial spaces on the ground floor; with two 10,866 sq ft office spaces on floors 2 and 3 above. The project also includes site access improvements, landscaping, and 134 parking spaces. Access will be provided from the existing private loop road, with a new, dedicated access to the north, and a shared access from the south. Power, culinary water, secondary irrigation, and sewer utility service will be provided from existing infrastructure recently built within the private road or commercial development to the northwest. Based on the proposed development, 12% of the project will become building coverage, 20% improved landscape area, and 68% hard-scape improvements.

**Subject: Pioneer Retail/Office Building
Planned Development Zone Change – PDC
Detailed List of Proposed Uses
Project Number: 9420-26-036**

- Retail
- General Office Space
- Medical or Dental
- Personal Care Service
- Personal Instruction Service
- Child Care Facility (without outside play area)
- School
- Religious Facility

Date: August 7, 2026

To: Brian Dean
Planner
City of St. George

From: Jared W Bates, PE, CFM
Principal Engineer

Subject: **Pioneer Retail/Office Building
Building Height Justification
Project Number: 9420-26-036**

This document has been prepared for Sunriver Commercial Development LC in support of an increase in building height for the Pioneer Retail/Office Building in the St. George, Utah. The proposed project includes a 46'-0" tall, 3-story building with five 2,177 sq ft commercial spaces on the ground floor; with two 10,866 sq ft office spaces on floors 2 and 3 above.

Additional building height is requested for the proposed three-story office/retail building to accommodate increased floor-to-floor heights that enhance both the functionality and quality of the development. The additional height will provide taller ceilings within the ground-floor retail spaces, creating a more attractive and flexible commercial environment. It will also allow for higher ceiling heights within the second- and third-floor office spaces, providing a more modern, high-quality workplace while accommodating the mechanical ductwork and other building systems required above the finished ceilings. The requested height is consistent with the character of the surrounding area, where several existing and approved buildings exceed the current height limitation. Examples include:

- **Hampton Inn:** Five stories; approximately 53'-0" to the roof surface and 67'-10" to the top of the parapet.
- **Western Rock Office Building:** Three stories; approximately 42'-0" to the roof surface and 46'-0" to the top of the parapet.
- **New hotel currently under construction:** Four stories.

The proposed building has also been intentionally positioned near the center of the parcel, increasing the setbacks from adjacent properties. This placement helps reduce the visual impact of the additional height, maintains appropriate separation from neighboring

development, and supports compatibility with the surrounding area. A landscape buffer will be provided between the roadway and the building along the entire frontage; with additional islands between the building and the parking lot reduce visual impacts.

Based on these considerations, the requested increase in building height is appropriate, is compatible with the existing and emerging development pattern, and will result in a higher-quality mixed-use building without adversely affecting adjacent properties.

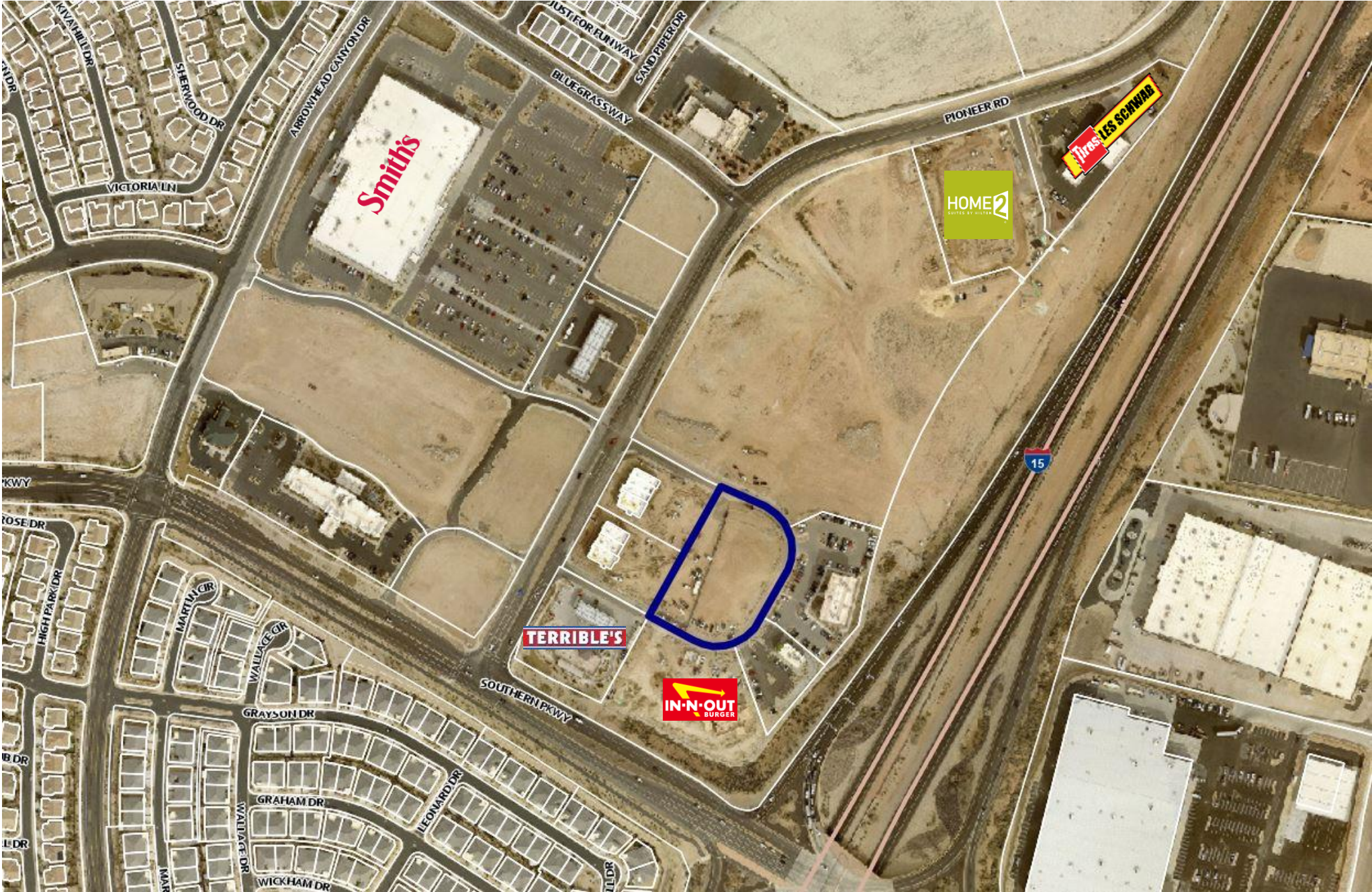
Exhibit B
PowerPoint Presentation

A close-up photograph of a desert landscape. In the foreground, a small, low-growing plant with green leaves and several bright yellow flowers is growing out of a crack in the light-colored, textured sand. The background is slightly out of focus, showing more sand and some sparse, dry vegetation under a bright sky.

Pioneer Office Building

Planned Development Amendment
2026-PDA-017

Aerial Map



Land Use Map



Zoning Map



Site Plan

VICINITY MAP
SUN RIVER, ST. GEORGE (NO SCALE)

LEGEND:

- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED LANDSCAPING
- PROPOSED BUILDING
- RIGHT OF WAY LINE
- RETAINING WALL

SITE DATA

PARCEL NUMBER:
SG-5URC-7-3

SITE ADDRESS:
TBD

CURRENT ZONE:
PD-C

GENERAL PLAN:
COM

PARCEL AREA:
81,483 SQ. FT.
2.01 ACRES

LOT COVERAGE:
BUILDING AREA: 10,886 SQ. FT.
TOTAL HARD SURFACE: 74,091 SQ. FT.
TOTAL PARKING AREA: 41,641
TOTAL LANDSCAPING: 8,382 SQ. FT.
PERCENT LANDSCAPING: 20%
PERCENT PERVIOUS: 10%
PERCENT IMPVIOUS: 90%

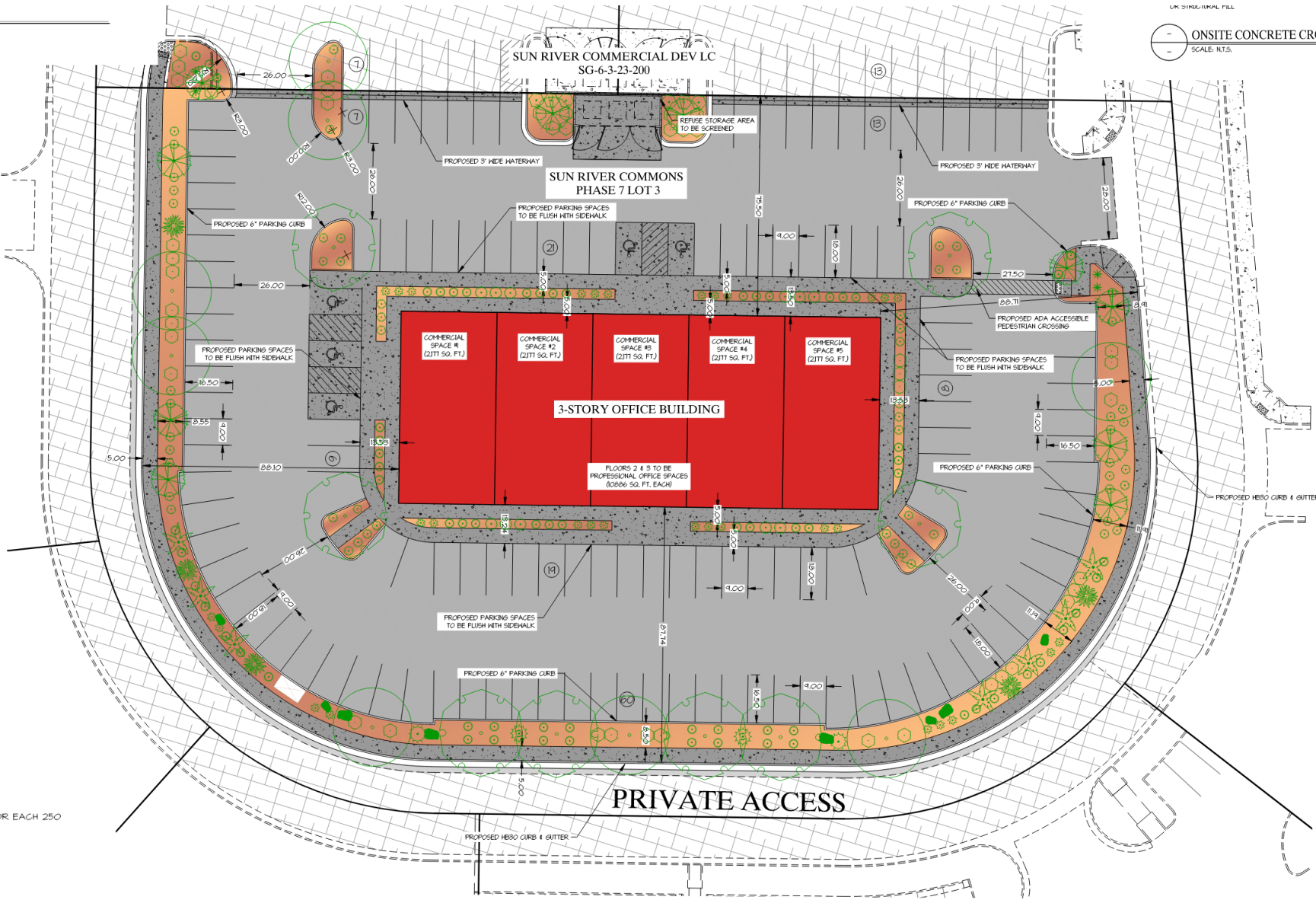
SETBACKS:
FRONT: 25'
SIDE: 10'
REAR: 10'

BUILDING USE:
OFFICE BUILDING

PARKING:
BUSINESS OR PROFESSIONAL OFFICES: 1 SPACE FOR EACH 250 SQ. FT. OF GROSS FLOOR AREA.

BUILDING FOOTPRINT - 10,886 SQ. FT.
TOTAL FLOORS: 3
TOTAL FLOOR AREA: 32,658

TOTAL SPACES REQUIRED: 131
PROVIDED: 134
ADA ACCESSIBLE: 6
ADA VAN ACCESSIBLE: 6



ON-SITE CONCRETE CROSS SECTION (FLATWORK)
SCALE: N.T.S.

OWNER/DEVELOPER/CONTACT

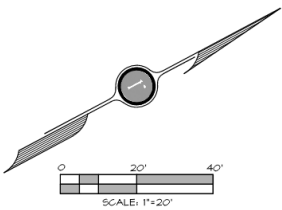
THE DEVELOPER FOR THIS PROJECT IS
SUN RIVER COMMUNITIES
CONTACT: CLARK KELSEY
4192 S WALLACE DR.
ST. GEORGE, UTAH 84790
(435) 817-3252

PROJECT ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
CONTACT: JARED BATES, P.E.
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790 (435) 673-8586

LEGEND:

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED CONCRETE
- PROPOSED LANDSCAPING



Know what's below.
Call before you dig.

NOTES:
1. ALL UTILITIES ARE SHOWN ON PLANS FOR THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY UTILITIES NOT SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY UTILITIES NOT SHOWN ON THE PLANS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY UTILITIES NOT SHOWN ON THE PLANS.

Landscape Plan

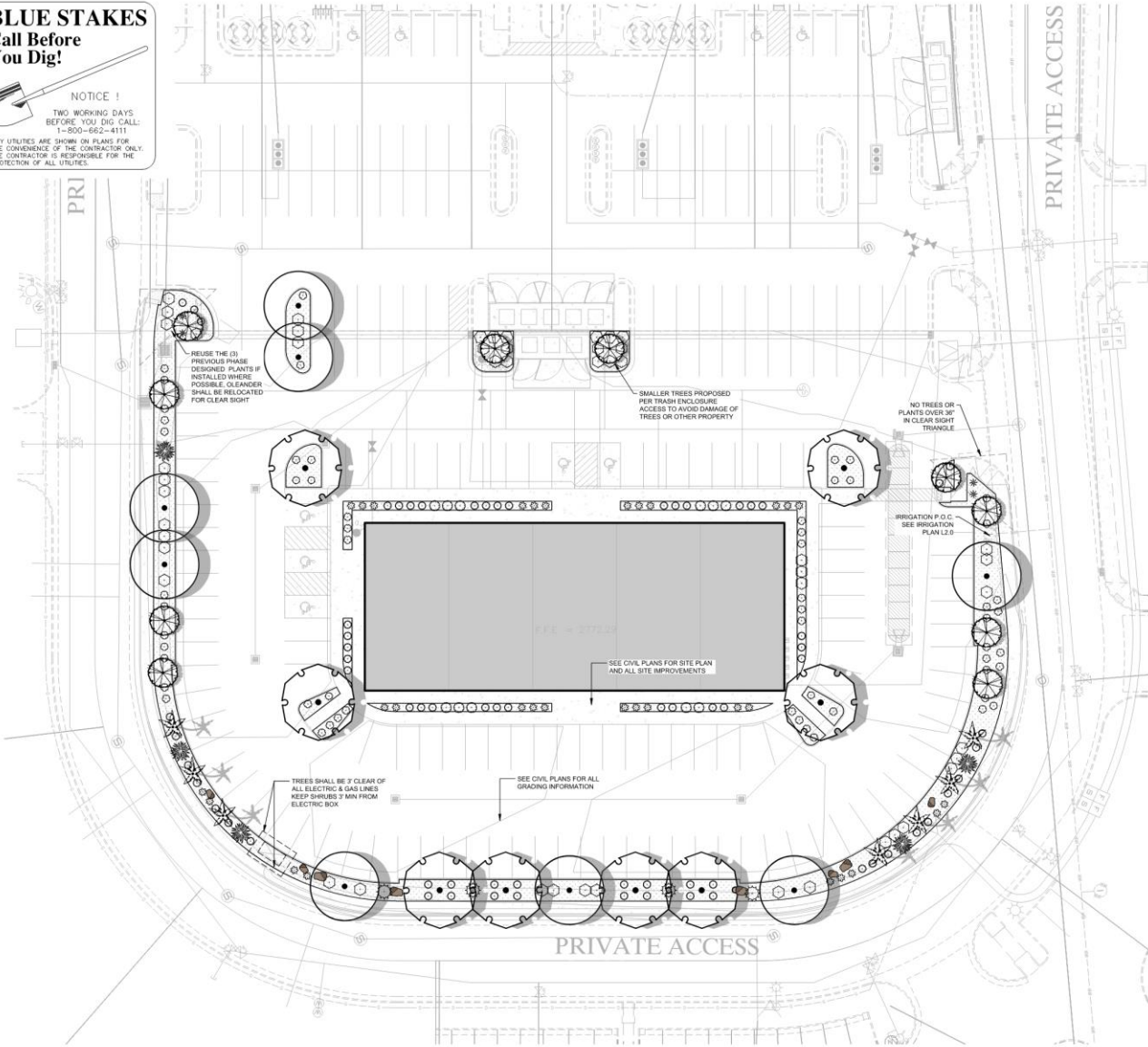
BLUE STAKES

Call Before You Dig!

NOTICE 1

TWO WORKING DAYS BEFORE YOU DIG CALL: 1-500-562-4111

ANY UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.



LANDSCAPE REQUIREMENTS

> LANDSCAPING REQUIREMENTS PER CITY OF ST. GEORGE, UTAH

> P.O.C. ZONE, EXEMPT FROM PARKWAY STRIP REQUIREMENTS FOR GENERAL NON-RESIDENTIAL

> NO EXISTING TREES ON SITE

VEGETATIVE COVERAGE

> 50% VEGETATIVE COVERAGE OF LANDSCAPE AREAS (EXCLUDING TREES) WITHIN 5-YEARS

> LAWN SHALL COUNT TO 5% MAX OF THIS COVERAGE (NO LAWN PROPOSED)

> (1) 1.5\"/>

LANDSCAPE AREA: 27,500 SQ. FT. TREES LANDSCAPING REQUIRED: 27,500% TREES LANDSCAPING PROVIDED: 27,500%+

PARKING AREAS

> 5% INTERIOR LANDSCAPING REQUIRED FOR PARKING LOTS WITH 30+ STALLS

> (1) TREE PER TERMINAL, MEDIAN, & INTERIOR PLANTER ISLAND

SIZES

> TREES: 1.5\"/>

> CONIFER TREES: 6\"/>

> SHRUBS: 5-GAL. MIN. WOODY SHRUB RECOMMENDED

NOTE:
SEE CIVIL FOR SITE PLAN & GRADING PLAN
SEE PRECEDING PHASE DOCUMENTATION FOR MAINTENANCE PLAN FOR PROJECT

LEGEND

PLANTER ROCK MULCH

2\"/>

LANDSCAPE ACCENT BOULDERS

2-4\"/>

NOTE:
MATERIALS TO MATCH PHASE 1

PLANT SCHEDULE			SEE L1.5 FOR FULL PLANTING SCHEDULE
SYMBOL	CODE	BOTANICAL / COMMON NAME	
TREES			
	LG	Lagerstroemia indica / Crape Myrtle	
	ME	Prosopis glandulosa 'Maverick' / Maverick Thornless Honey Mesquite	
	QV	Quercus virginiana / Southern Live Oak	
	WS	Washingtonia filifera / California Fan Palm	
SHRUBS			
	AP	Agave parryi / Parry's Agave	
	BE	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Japanese Barberry	
	DL	Dasylirion longissimum / Toothless Desert Spoon	
	DW	Dasylirion wheeleri / Grey Desert Spoon	
	IN	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	
	NO	Nerium oleander 'Dwarf Red' / Dwarf Red Oleander	
	RP	Raphiolepis indica 'Pinkie' / Pinkie Indian Hawthorn	
	RD	Rosmarinus officinalis 'Prostratus' / Creeping Rosemary	
	TE	Teucrium chamaedrys / Germander	
	YY	Yucca filamentosa 'Color Guard' / Color Guard Adam's Needle	

NOTE: PLANTING SELECTION IS BASED ON THE PRECEDING PHASE PLANT PALETTE FOR CONSISTENCY & CONTINUITY. IF SELECTIONS DEVIATE FROM THE PLANT LIST ON THE PRIOR APPLICATION LANDSCAPE PACKAGE PER AVAILABILITY OR OTHER SUBSTITUTION NEEDS, MATCH SAME PLANTS & THEME ON THIS SITE FOR CONTINUITY.

*DEVELOPER REPRESENTATIVE IS TO COORDINATE WITH ONGOING MAINTENANCE COMPANY TO APPLY PRE-EMERGENT TO ALL PLANTER BED AREAS AT THE PROPER TIME OF SEASON FOR THE ST. GEORGE AREA, TYPICALLY EARLY SPRING TIME.

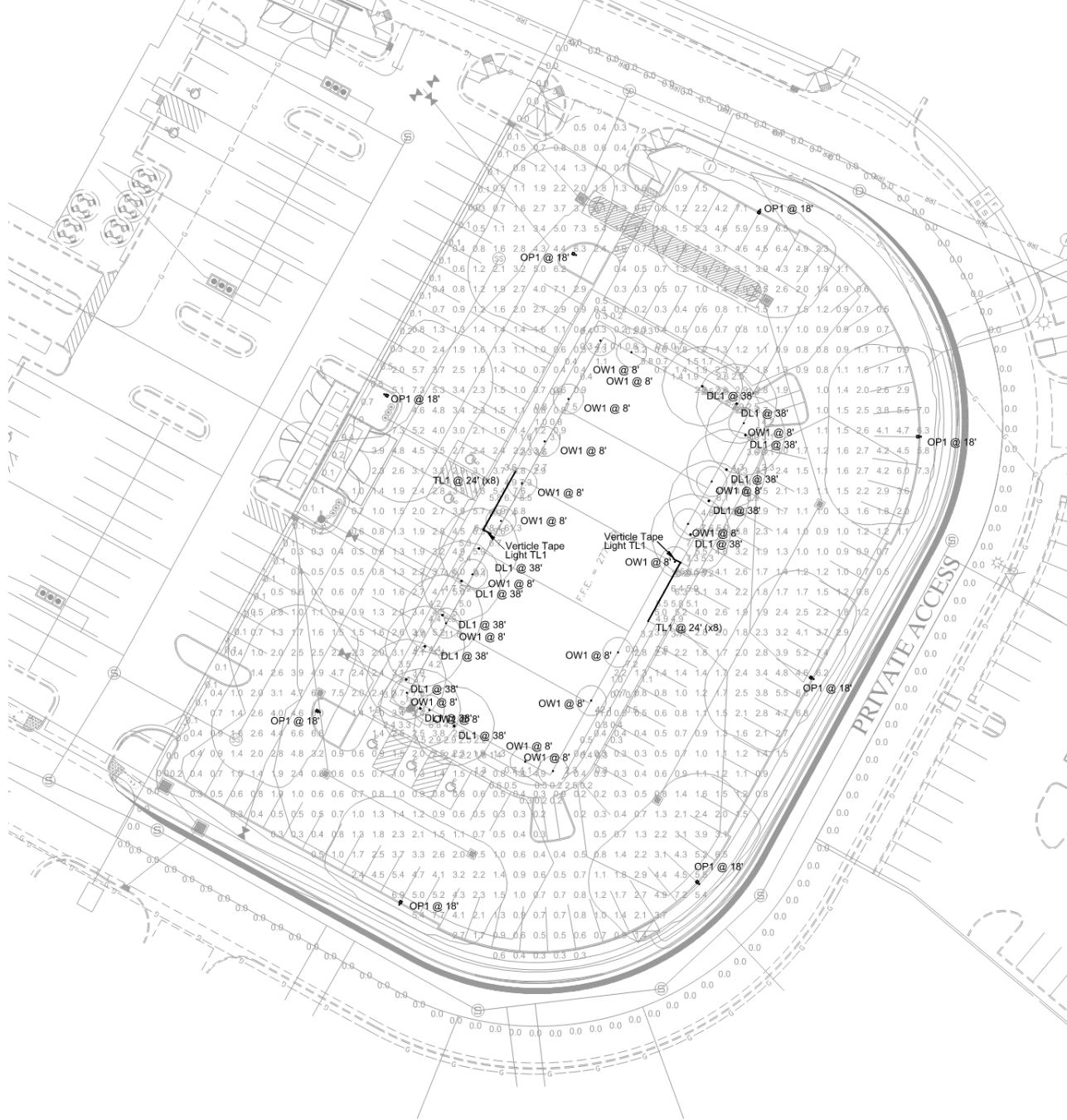
REPRESENTATIVE SHALL ALSO COORDINATE WITH ONGOING MAINTENANCE COMPANY TO MAINTAIN ALL PLANTINGS AND IRRIGATION SYSTEM TO ENSURE VIABILITY OF PLANTS, AND ADDRESS ANY DAMAGED/DYING DEAD PLANTS FOR MITIGATION OR REPLACEMENT, AS WELL AS REPAIR/REPLACEMENT OF ANY OTHER LANDSCAPE FEATURES DUE TO VANDALISM, ACCIDENTS, NATURAL EVENTS, ETC. COORDINATE SCHEDULE PER PREVIOUS REPORT.

Photometric Plan

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	OP1	8	RAB Lighting Inc.	ALEDSTY	80W @ 3000K	1	10433	1	79.8
	OW1	18	v2 Lighting Group, Inc. www.v2LightingGroup.co m		AQUA 300, 20 degree reflector	1	700	1	5.6
	DL1	13	Lithonia Lighting	LDN6 30/30 LO6BR	6IN LDN, 3000K, 3000LM, BLACK, CRI80	1	2291	1	34.75
	OW2	0	ADVANTAGE LIGHTING SOLUTIONS	WPA-G2-70 3000K (Position 2 - 56W)	LED	1	8286	1	56.25
	TL1	18	Omnilight	GEN2-30-HO-100	2835 128LED CV 3000K	1	1241	1	9.8

Statistics

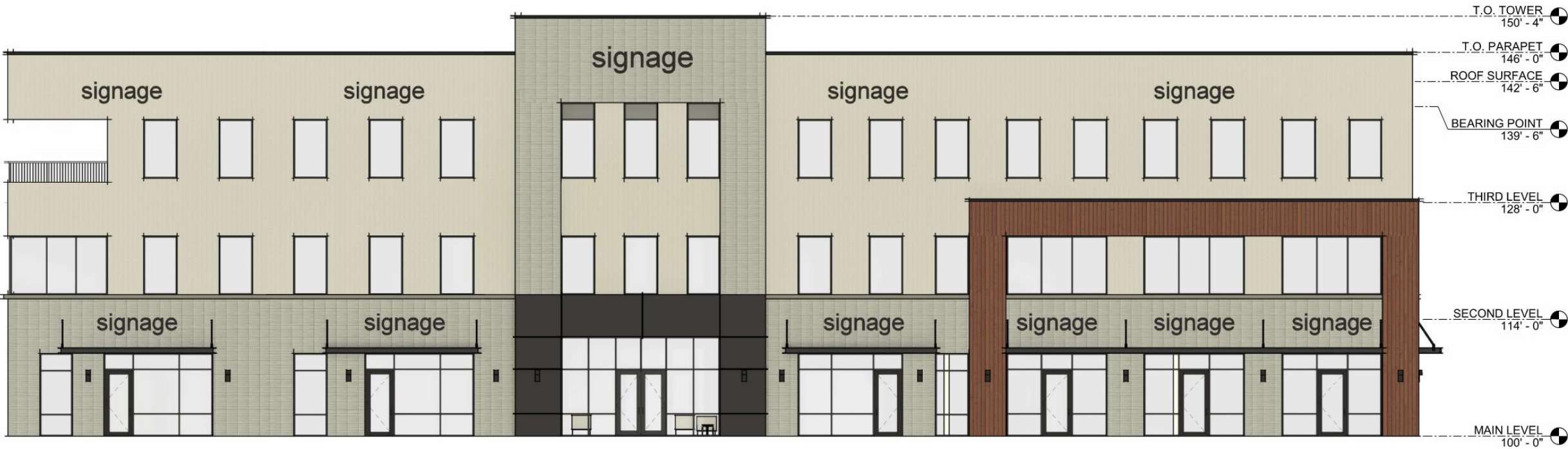
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line	+	0.0 fc	1.0 fc	0.0 fc	N/A	N/A
Walkway	+	4.0 fc	61.3 fc	0.0 fc	N/A	N/A
Parking Lot	+	2.2 fc	47.6 fc	0.2 fc	238.0:1	11.0:1



Elevations



B1 LEFT ELEVATION
1/8" = 1'-0"



A1 FRONT ELEVATION
1/8" = 1'-0"

Elevations



B1 RIGHT ELEVATION
1/8" = 1'-0"



A1 REAR ELEVATION
1/8" = 1'-0"

Increased Height Request

Atkinville Interchange Zone Plan Allowance:

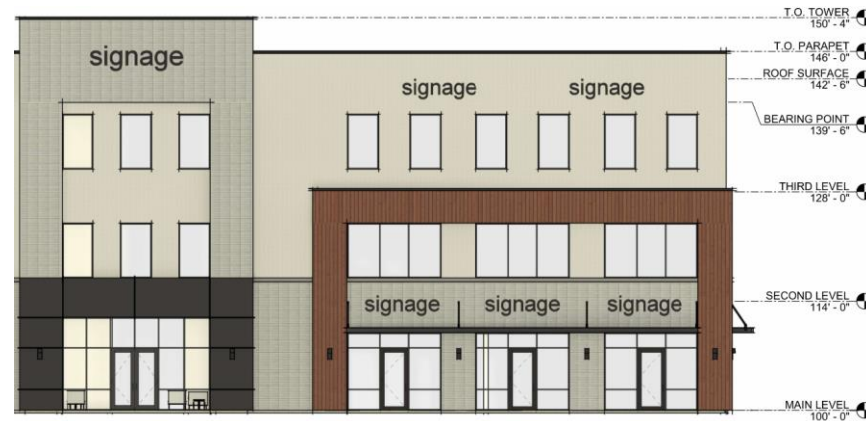
- Maximum building height of 35 feet with architectural up to 45 feet.

Request:

- Building height of 42 feet 6 inches with architectural height of 50 feet 4 inches

Previously approved:

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



Perspectives



C1 REAR PERSPECTIVE



B4 FRONT LEFT PERSPECTIVE



A1 FRONT RIGHT PERSPECTIVE



A3 FRONT PERSPECTIVE VIEW

Materials Board



Recommendation

Staff recommends approval with no conditions.

Possible Motion

“I move that we forward a positive recommendation to the City Council for the PD Amendment for the Pioneer Office Building, Case No. 2026-PDA-017, based on the findings listed in the staff report.”

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
PLANNING COMMISSION AGENDA REPORT:	08/11/2026

REQUEST:

This is a request to amend the sign code found in Title 9. Specifically, this amendment amends the definitions found in Section 9-13-2 by amending and removing the definitions related to electronic message signs. This proposal will also amend Section 9-13-4 to revise the standards for animated signs by changing the name to electronic message signs and amending the code as it relates to the proximity of signs to residential zones. (Case No. 2025-ZRA-011.)

AMENDMENT TO TITLE 9-13-2

Amend the definition of *Sign, Animated* so that this definition directly relates to the movement of the sign. Remove the definition of *Sign, Electronic Display Screen* and *Sign, Electronic Message Center* as these definitions are redundant and are covered under the definition of *Electronic Message Sign*.

AMENDMENT TO TITLE 9-13-2

Amend the title and standards for *Animated Signs* found in Section 9-13-4B-1e. This proposal will:

1. Change the name from *Animated Signs* to *Electronic Message Signs* (EMS).
2. Allow for EMS to be on a commercial or industrial property that is in close proximity to a residentially zoned property.
3. Add in brightness standards for EMS. These standards are the same standards found in Off Premises Signs (9-13-4B-4).

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 light from 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)); and requiring the sign view area to be oriented away from adjacent residential zones (B-3-c(3)).

With the number of revisions made to the proposed code language, the ZRA was then taken back to the Planning Commission for a new public hearing on July 28, 2026. No public comments were made at this meeting. The Planning Commission voted 3-2 in favor of the proposed amendment; however, because the motion did not receive the required four votes needed, it did not receive a positive recommendation to the City Council.

During the discussion, the Planning Commission had concerns regarding potential residentially zoned properties located in close proximity to potential EMS that would not be considered “adjacent” under the current definition, as the properties could be across an arterial street (80’ right-of-way) or greater. Adjustments have been made to the proposed amended code to include all residential properties within 300’ of the commercial properties to give greater protection to residences in close proximity to proposed EMS signs.

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.

-
- 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.
-

- (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), not including off-premises signs:* 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 EMS is prohibited on any property within three hundred feet (300') of a residential zone, measured from property line to property line, unless it complies with the following conditions:
 - (1) The light emitted from the EMS shall be screened from the residential zone by a permanent structure or geological feature that fully obstructs visibility of the sign light.
 - (2) If the light emitted from the EMS cannot be completely obstructed from the residential zone, the EMS shall be located a minimum of three hundred feet (300') from the residential zone and the EMS must default to a solid, unilluminated black screen between the hours of 10:00 P.M. and dawn. 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 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). 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:

- 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).

~~7~~8. *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)

[Hosted by General Code.](#)

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.~~

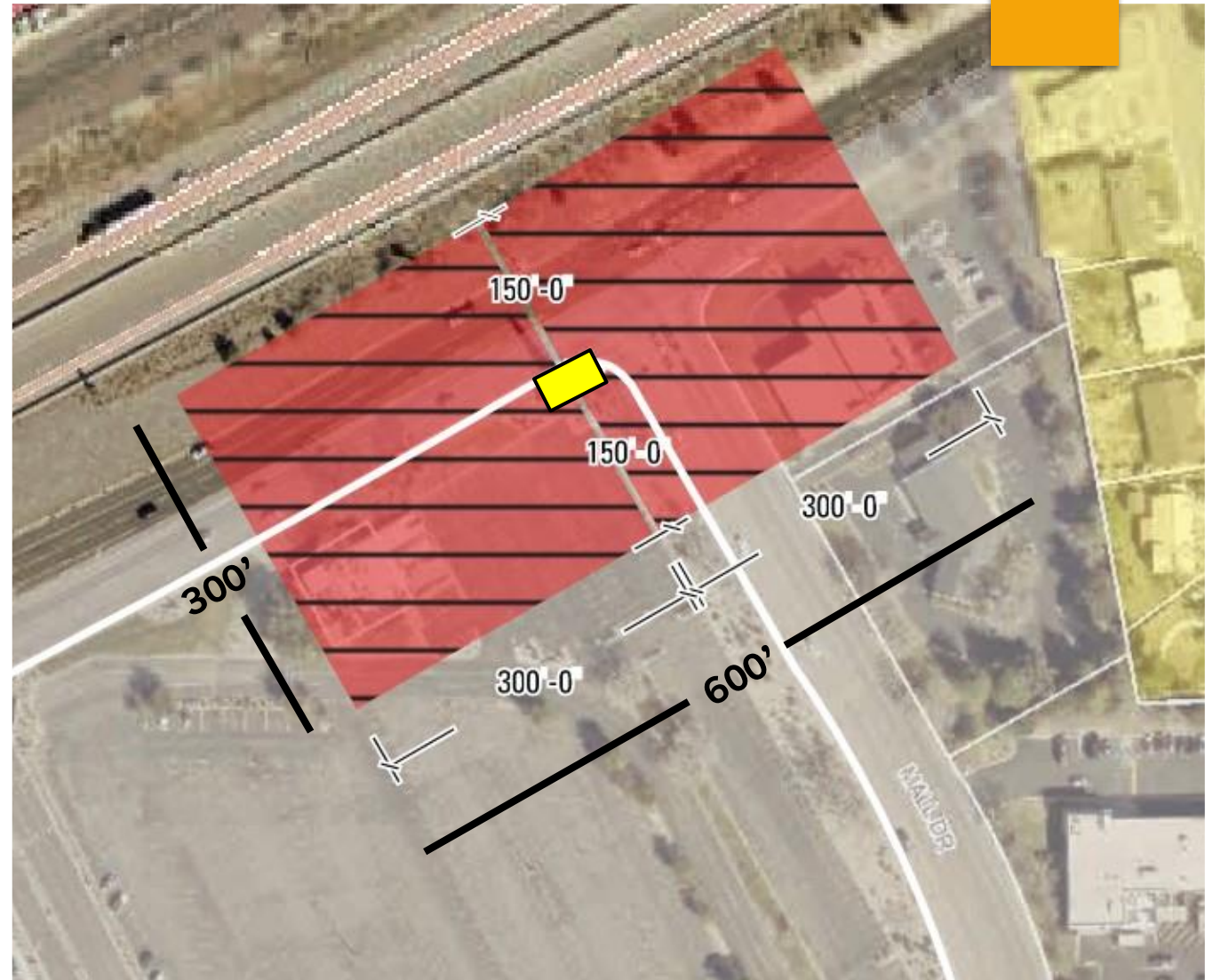
~~SIGN, ELECTRONIC MESSAGE CENTER: Any sign or portion of a sign, that uses changing lights to form a sign message or messages in text form wherein the sequence of messages and the rate of change is electronically programmed.~~

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
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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
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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	Property within 300 feet of a residential zone measured property line to property line EMS is allowed if: 1. EMS light is obstructed 2. If EMS light not completely obstructed a. EMS must be minimum 300' from residential zone b. Must follow curfew 3. 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 EMS is prohibited on any property **within three hundred feet (300') of a residential zone, measured property line to property line, unless** it complies with the following conditions:

- (1) The light emitted from the EMS shall be screened from the residential zone by a permanent structure or geological feature that **fully obstructs visibility** of the sign light.
- (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 dawn.** 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 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
- ▶ 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). 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

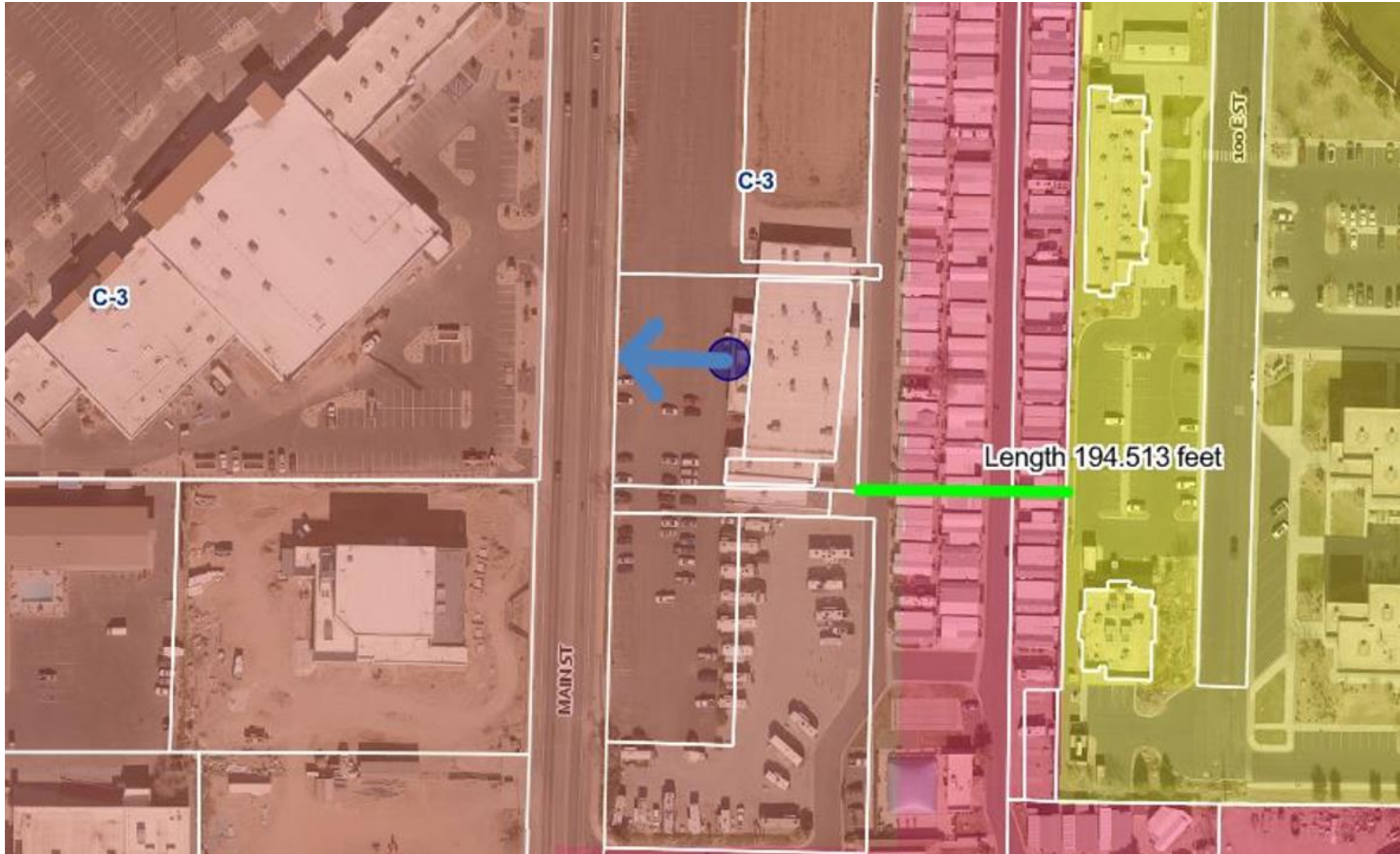
9-13-4B-3d. Certifications: The following certifications are additional standards of approval or continuation of any electronic message center or electronic display screen:

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.

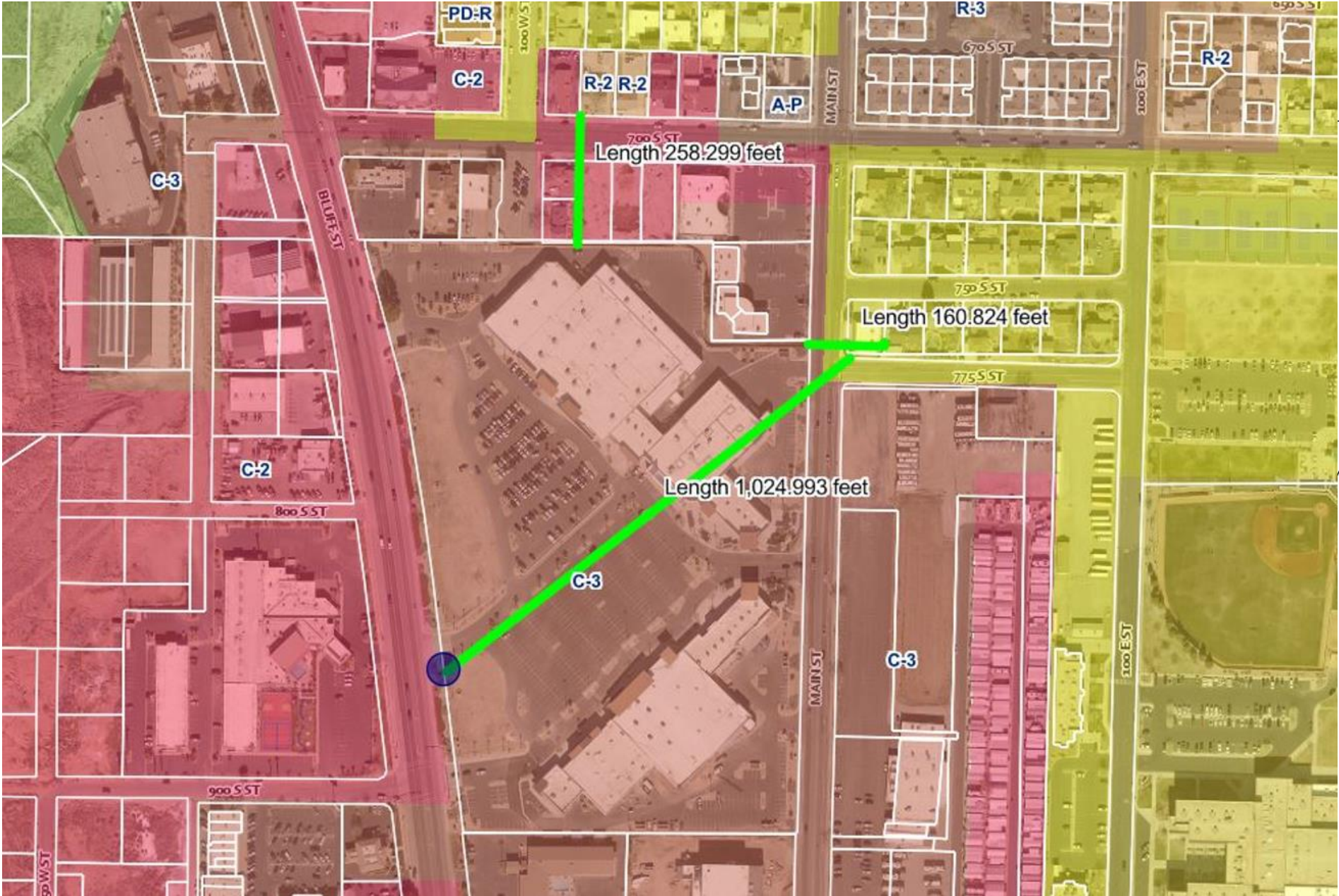
Based on complaints received, or for other reasonable cause, the city may from time to time require the owner or operator of an electronic message center or electronic display screen to provide, within (10) working days after receipt of the city's written request, an updated written certification that 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.

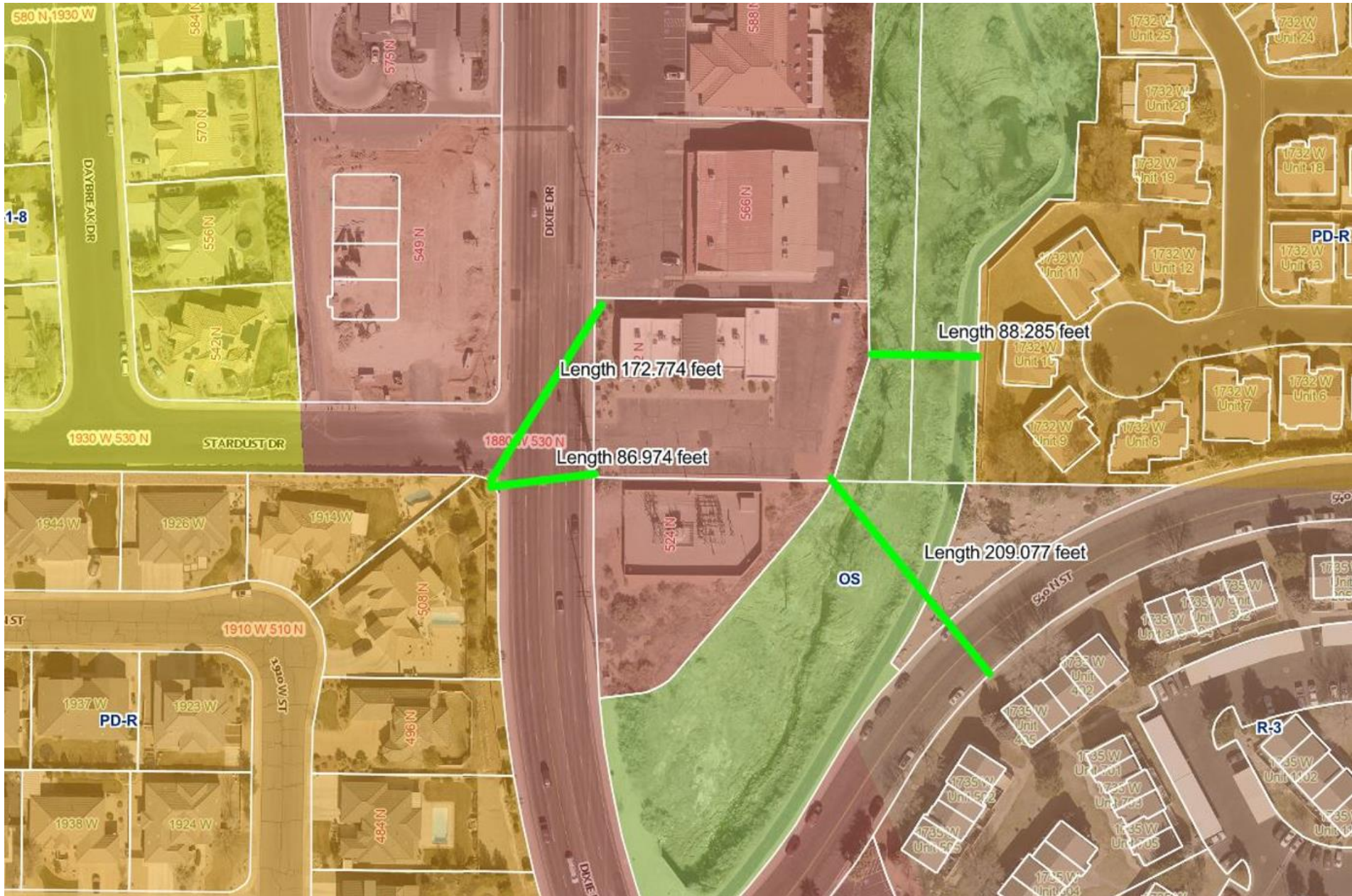
Main Street Performing Arts Campus



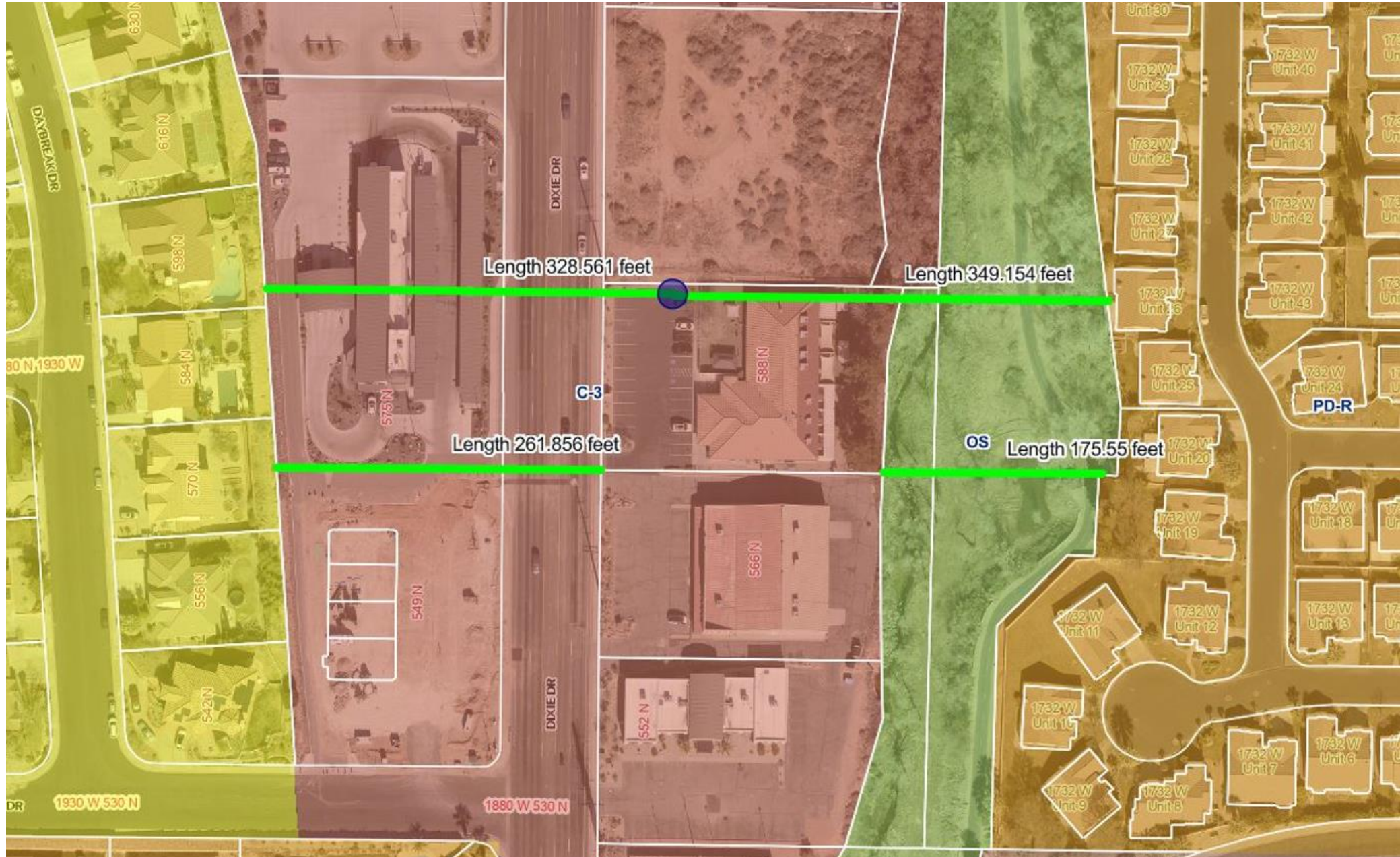
St. George Place



Stardust DR and Dixie DR



Stardust DR and Dixie DR



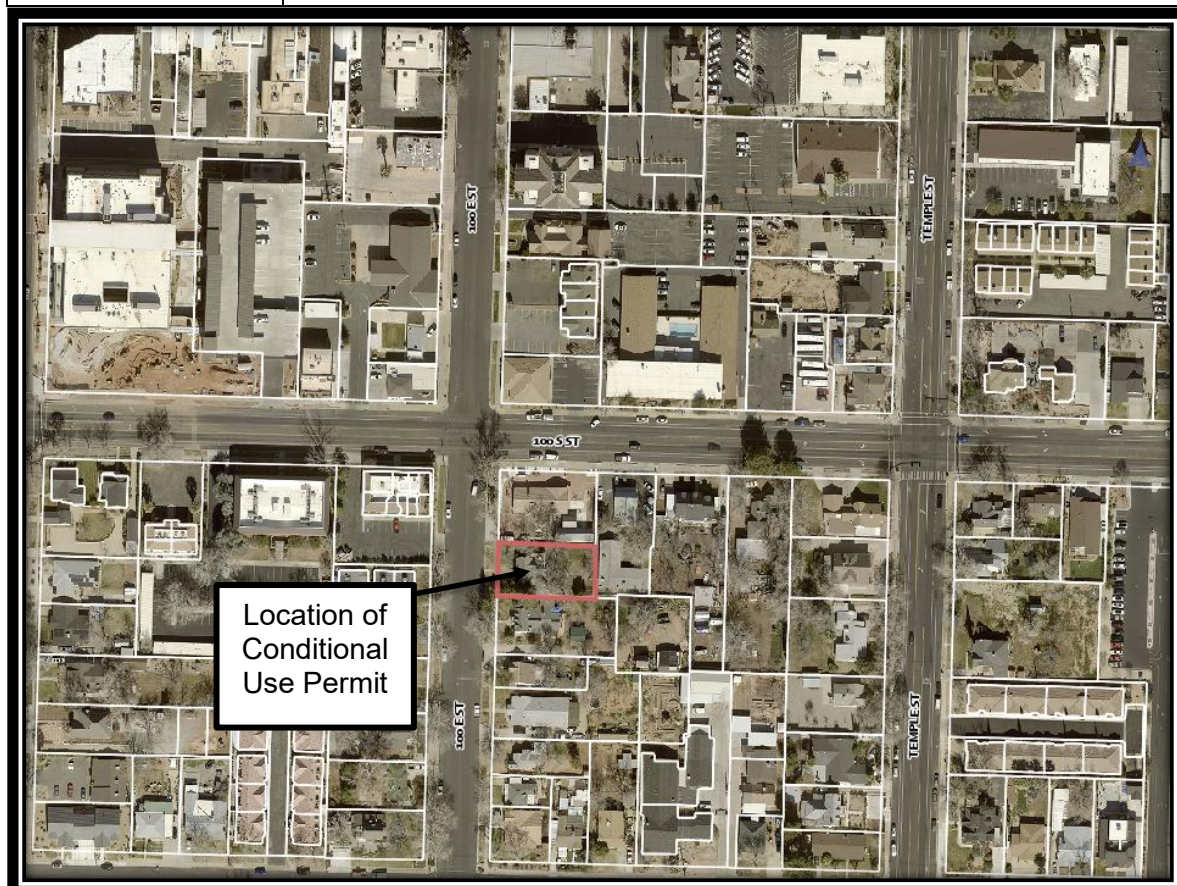
Possible Motion

- ▶ 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.

PLANNING COMMISSION AGENDA REPORT:
CITY COUNCIL AGENDA REPORT:

08/11/2026

Bare Foot Montessori Conditional Use Permit (Case No. 2026-CUP-003)	
Request:	Consider a conditional use permit for a private school serving students through grade eight (8) located in a designated landmark site located in a residential zone.
Applicant:	Bare Foot Montessori
Representative:	Ashley Phillips
Location:	135 South 100 East
General Plan:	DTCN (Downtown Connected Neighborhood)
Zoning:	RCC (Residential Central City)
Land Area:	Approximately .21 acres



BACKGROUND:

The City Council designated the Fredrick Blake Home as a Landmark Site located at 135 South 100 East on August 19, 2021.

Subsequently, the applicant, Bare Foot Montessori, submitted an application to amend the City code to allow for the operation of a private school within a designated landmark site in a residential area. The Zoning Regulation Amendment adding this use as a Conditional Use Permit was approved by the City Council on May 7, 2026.

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

Review Criteria		
Regulation	Proposal	Staff Comments
Maximum Intensity and use	The proposed school will serve students through grade eight (8). The maximum number of students will be thirty (30).	The proposal is compliant.
Complies with all Provisions of Code	See attached plans	The materials provided show compliance with the code.
Compared to Permitted Uses, Mitigates Adverse impacts through:		
Preservation of Historic Character	The home will not be altered on the exterior.	The proposal is compliant
Traffic Generation	The applicant has provided a traffic management plan as required by ordinance.	See attached traffic plan.
Utility / Public Infrastructure Demand	Utilities already exist at this location.	The infrastructure is existing.
Emergency Vehicle Access	Access is available from 100 East.	The proposal is compliant

Review Criteria		
Regulation	Proposal	Staff Comments
Parking	4 parking spaces will be provided. The applicant proposed one teaching station.	The code requires 1.5 spaces per teaching station and 1 guest space per 15 students. 50% of the required parking can be on-street parking adjacent to the property.
Traffic and Circulation	Please see site plan	The proposal is compliant.
Fencing, Screening, Landscaping	The property is landscaped. The rear yard is fenced all outdoor activities are proposed in the fenced area.	The proposal is compliant
Usable Open Space	N/A	N/A
Signs and Lighting	No signs are proposed with this application. There is no lighting update proposed. Conventional single family house lighting is installed on the property.	N/A
Compatibility with Surrounding Structures	The home is existing and compatible with the neighborhood; the exterior is not changing. The use is intended to have low impact.	Staff has no concerns.
Noise, Odors, and Other Factors	No unusual noise, vibrations, odors, steam or other factors of significance are expected.	Staff has no concerns.
Delivery, loading and unloading operations	No unusual deliveries are expected.	Staff has no concerns.

Review Criteria		
Regulation	Proposal	Staff Comments
Trash Generation, Screening, & Recycling	Regular single family garbage collection will be used at this site.	Staff has no concerns
Potential Impacts of Patrons/Employees	Normal commercial operations are expected.	Staff has no concerns
Impacts of the Use on Public Property Adjoining the Site	Normal credit union operations are expected.	Staff has no concerns
Hours of Operation and Delivery	Proposed hours of operation are Monday through Thursday 9:00 am to 3:00 pm and Friday 9:00 am to 12:00 pm.	Staff has no concerns, any weekend or classes or events open to the general public are not permitted unless a special event permit is obtained.
Special Hazards Arising from the Use	There are no anticipated special hazards	Staff has no concerns

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

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

- A. Be compatible in use, scale, and design with allowed uses in the zone; and*
- B. Not compromise the health, safety, or welfare of:

 - a. Persons employed within or using the proposed development.*
 - b. Those residing or working in the vicinity of the proposed use or development.*
 - c. Property or improvements in the vicinity of the proposed use or development; or*
 - d. Not imposed disproportionate burdens on the citizens of the city.**
- C. The land use authority shall issue a conditional use permit, if the applicant has proposed, or if the land use authority can propose, conditions of approval to substantially mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards and criteria herein. The conditional use permit shall describe the scope of the permit, and the conditions of approval.*

D. If the land use authority determines that the applicant has not proposed, and the land use authority cannot impose additional, reasonable conditions of approval to comply with the standards and criteria herein, the land use authority may deny the conditional use permit application.

RECOMMENDATION:

Staff recommends approval of this Conditional Use Permit with the following conditions:

1. A maximum of 30 students shall be allowed.
2. If additional teaching stations are added a new site plan showing additional parking spaces will be submitted to the Community Development Department.
3. Any event open to the public must obtain a special event permit.

ALTERNATIVES:

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

POSSIBLE MOTION:

"I move that we forward a positive recommendation to the City Council for the Conditional Use Permit for Bare Foot Montessori, case number 2026-CUP-003, based on the findings listed in the staff report with the following conditions:

1. A maximum of 30 students shall be allowed.
2. If additional teaching stations are added a new site plan showing additional parking spaces will be submitted to the Community Development Department.
3. Any event open to the public must obtain a special event permit."

FINDINGS FOR APPROVAL:

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

EXHIBIT A

Applicant's Narrative

The proposed private school will operate within the standards established by the St. George City Code for private schools serving students through grade eight located on a designated landmark site within a residential zone.

The school will serve a maximum of thirty students, consistent with the requirements of the ordinance. The school is intentionally designed as a small-scale educational environment that is compatible with the surrounding residential neighborhood and respectful of the historic character of the property.

Hours of operation will be Monday through Thursday from 9:00 a.m. to 3:00 p.m. and Friday from 9:00 a.m. to 12:00 p.m. Student drop-off activities will occur between 8:45 a.m. and 9:15 a.m., and student pick-up activities will occur between 2:45 p.m. and 3:15 p.m.

The school has more than thirty (30) years of operational experience managing student arrival and dismissal activities efficiently and safely. Based on prior operational history, drop-off and pick-up activities for approximately thirty-four students have historically been completed in an average of seven minutes. With a maximum enrollment of only thirty students, traffic impacts are anticipated to remain minimal.

To ensure safe and orderly circulation, parents will enter the site from 200 South, proceed to the designated loading area located in front of the building for student drop-off and pick-up, and exit the site onto 100 South. This circulation pattern is intended to minimize congestion, maintain traffic flow, and reduce impacts on adjacent properties and neighborhood streets.

Two teacher parking spaces will be provided within the existing side parking area. The school will comply with all applicable parking, traffic management, and operational requirements imposed through the Conditional Use Permit process.

Outdoor activities will be conducted in a manner respectful of neighboring properties, and the school will continue to operate as a low-intensity educational use compatible with the surrounding residential neighborhood and the historic nature of the landmark site.

The applicant is committed to maintaining the historic integrity of the property and complying with all applicable historic preservation requirements for any future exterior modifications.

EXHIBIT B Traffic Management Plan

BARE FOOT MONTESSORI ELEMENTARY SCHOOL DROP OFF & PICK UP PLAN

Thank you for helping us keep our students safe and our traffic flow smooth!

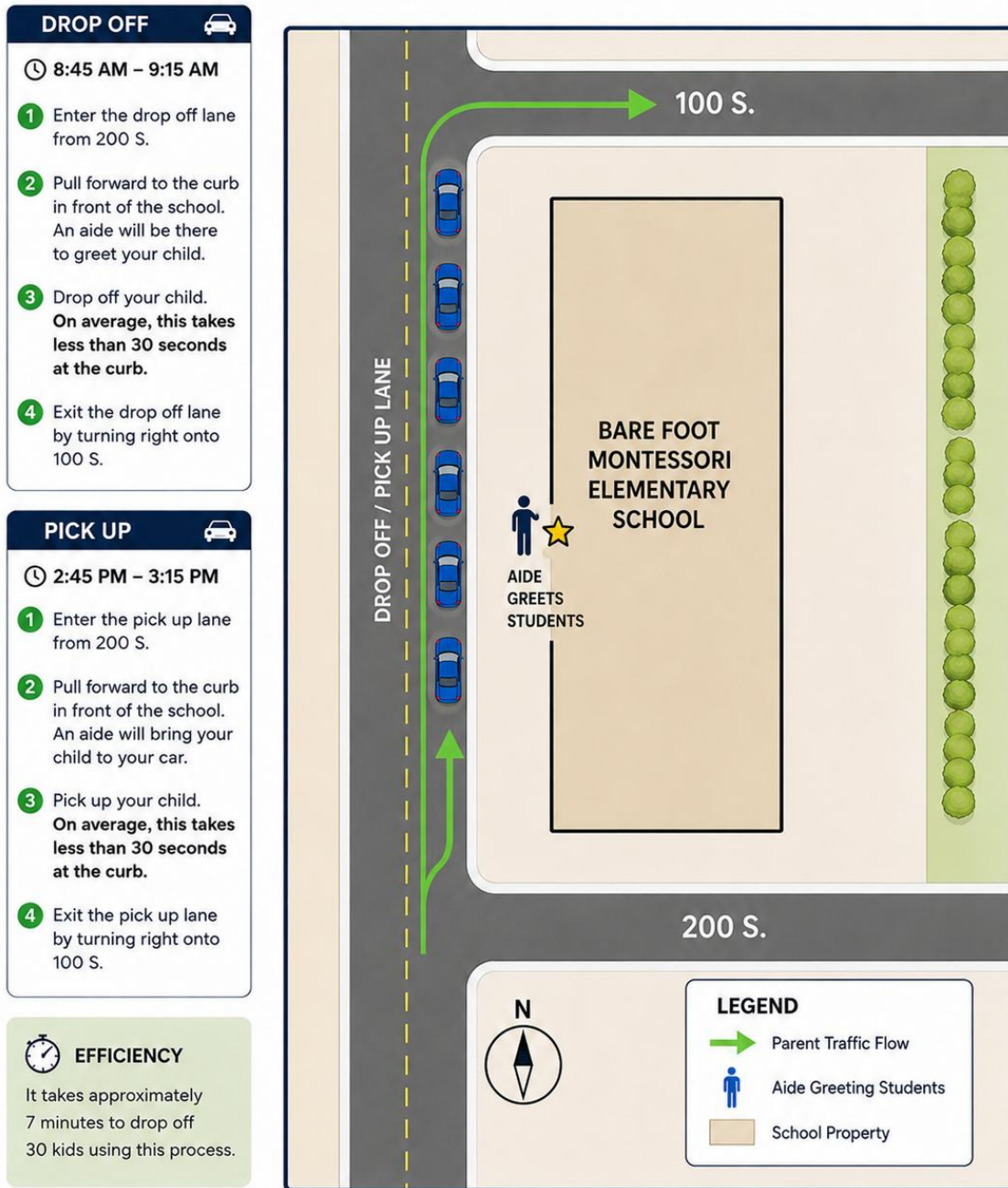


EXHIBIT C

Power Point Presentation

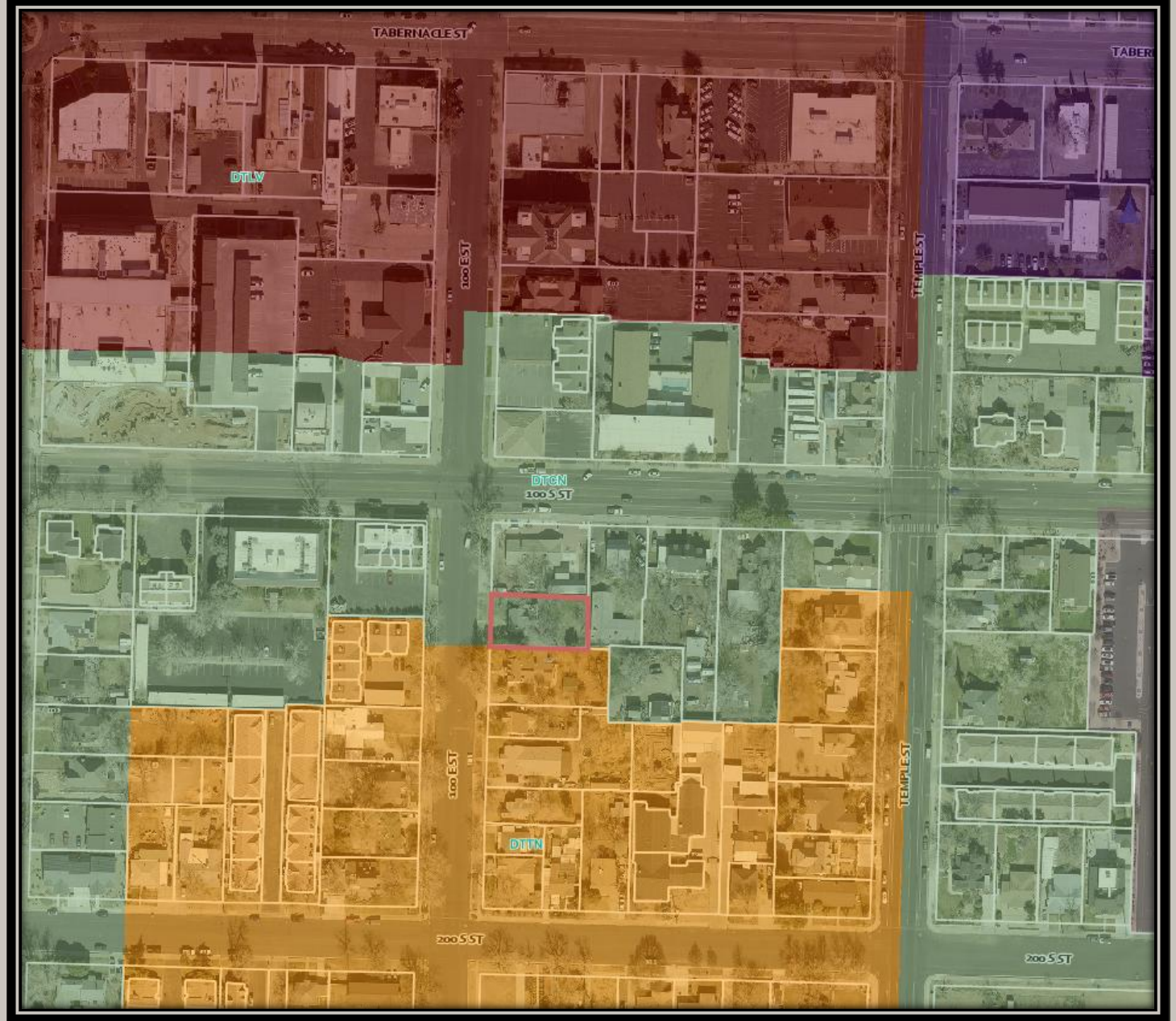
BARE FOOT MONTESSORI

2026-CUP-003

LOCATION



GENERAL PLAN



ZONING





PROPOSAL

- 30 students
- 1 teaching station
- Operating Hours – Monday through Friday 9:00 am to 3:00 pm, Friday 9:00 to 12:00 pm
- Student drop off – between 8:45 am and 9:15 am
- Student pick up – between 2:45 pm and 3:15 pm
- All outdoor activities will occur in the rear yard fenced in area

BARE FOOT MONTESSORI ELEMENTARY SCHOOL

DROP OFF & PICK UP PLAN

Thank you for helping us keep our students safe and our traffic flow smooth!

DROP OFF

 8:45 AM – 9:15 AM

- 1 Enter the drop off lane from 200 S.
- 2 Pull forward to the curb in front of the school. An aide will be there to greet your child.
- 3 Drop off your child. **On average, this takes less than 30 seconds at the curb.**
- 4 Exit the drop off lane by turning right onto 100 S.

PICK UP

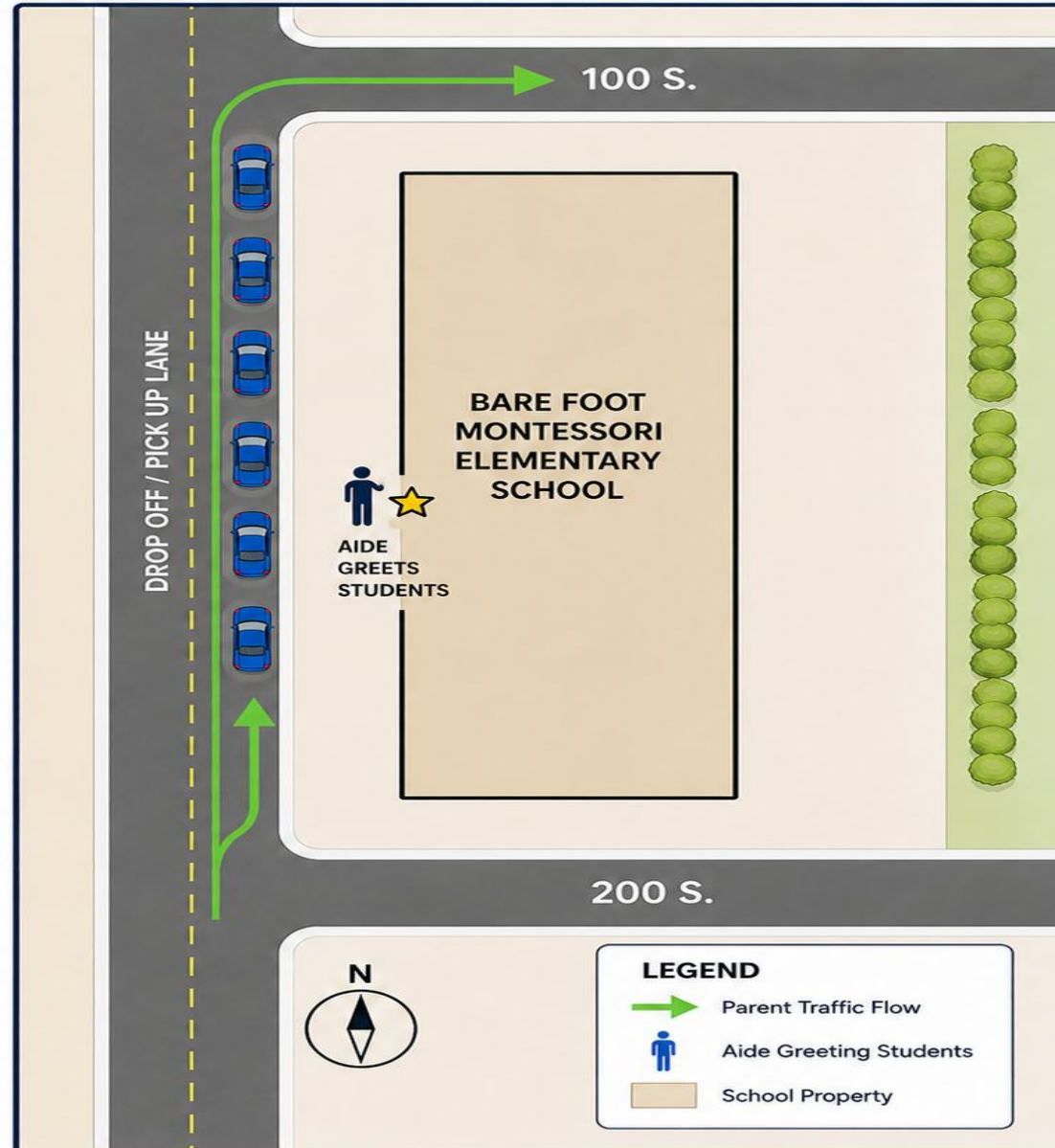
 2:45 PM – 3:15 PM

- 1 Enter the pick up lane from 200 S.
- 2 Pull forward to the curb in front of the school. An aide will bring your child to your car.
- 3 Pick up your child. **On average, this takes less than 30 seconds at the curb.**
- 4 Exit the pick up lane by turning right onto 100 S.



EFFICIENCY

It takes approximately
7 minutes to drop off
30 kids using this process.



POSSIBLE MOTION

“I move that we forward a positive recommendation to the City Council for the

Conditional Use Permit for Bare Foot Montessori, case number 2026-CUP-003, based on the findings listed in the staff report with the following conditions:

1. A maximum of 30 students shall be allowed.
2. If additional teaching stations are added a new site plan showing additional parking spaces will be submitted to the Community Development Department.
3. Any event open to the public must obtain a special event permit.”

PLANNING COMMISSION AGENDA REPORT: **08/11/2026**

Rolling Desert Preliminary Plat (Case No. 2026-PP-016)	
Request:	Consider a request for a preliminary plat for an 183-lot residential subdivision in the White Hills development area.
Applicant:	DSG Engineering – Mike Terry
Location:	Generally located north of the South Desert PD (See Map)
General Plan:	AE (Agricultural Estates)
Existing Zoning:	RE-20 (Residential Estates, 20,000 ft ² minimum lot size)
Surrounding Zoning:	North R-1 (Single Family Residential)
	South PD-R (Planned Development Residential)
	East R-1 (Single Family Residential)
	West OS (Open Space)
Land Area:	Approximately 25.015 acres



ROLLING DESERT PRELIMINARY PLAT

0 485 970 1,940 2,910 3,880 Feet



BACKGROUND & ANALYSIS:

On May 28, 2026, the City Council approved a zone change on 101 acres changing the zoning from PD-R (Planned Development Residential) and R-1-7 (Single Family Residential, 7,000 ft² minimum lot size) to R-1 (single-family residential, with no minimum lot size). The General Plan calls for MDR (Medium Density Residential) which allows a range of 4-9 units per acre. The General Plan describes the MDR designation as “*single-family, multi-family, or the clustering of housing units that are more compact or have a higher density of development.*”

The R-1 zone is unique in that it does not have a strict lot size requirement. Instead, it is regulated by the requirements of the underlying general plan designation (in this case, MDR, allowing 4-9 units per acre or a maximum of 225 units) and lot frontage/width standards (in this case 40 feet minimum at the property line). With those factors in mind the applicant is asking for approval of an 183-lot preliminary plat on the subject property.

The subject property currently contains no structures and is part of a larger development owned by the same property owner called Southern Hills East. The plat has good access being connected to the South Desert PD to the south and Cove Valley to the east. It is also adjacent to the White Dome nature preserve to the west. Lot sizes range from 3,300 ft² on the smaller end to 6,600 ft² on the larger end. All frontage requirements are being met, and the density is approximately 7.3 units per acre.

RECOMMENDATION:

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

1. Compliance with the City's Drainage Manual and applicable stormwater management guidelines shall be followed to properly address and control stormwater runoff.
2. Final plat shall be submitted.

ALTERNATIVES:

1. Approve as presented.
2. Approve with no conditions.
3. Deny the application.
4. Continue the proposed preliminary plat to a later date.

POSSIBLE MOTION:

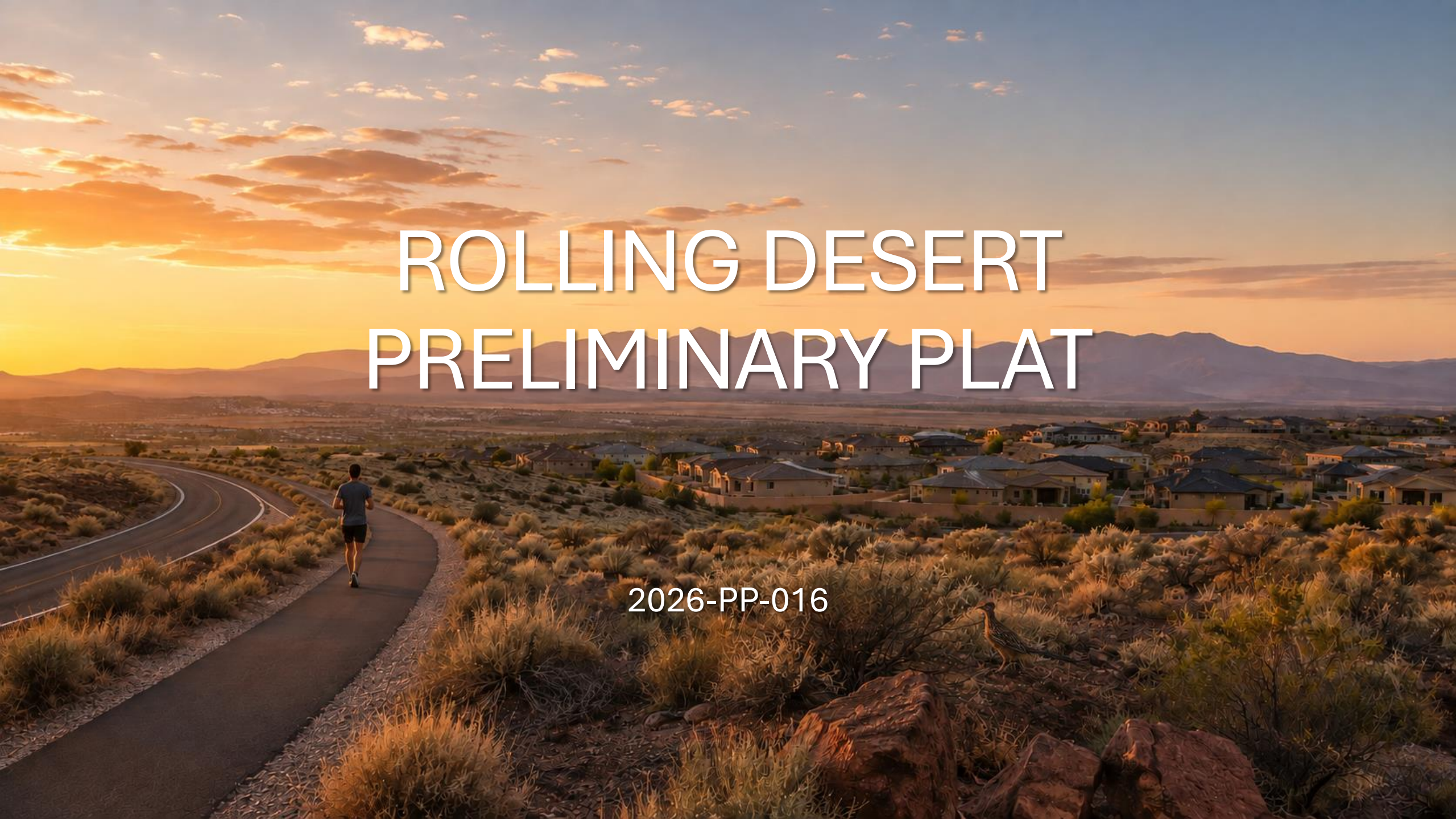
“I move that we approve the Rolling Desert Preliminary Plat request, application number 2026-PP-016, based on the findings and subject to the conditions noted in the staff report.”

FINDINGS FOR APPROVAL:

1. The plat complies with the development standards of the R-1 zone, including the applicable density and frontage requirements established by the underlying Medium Density Residential General Plan designation.
2. The plat connects to existing and planned streets within adjacent developments, allowing for logical circulation and integration with the surrounding neighborhood.
3. Any remaining engineering and infrastructure requirements, including drainage and stormwater management, will be addressed through the final plat and construction plan review process.
4. Approval of the preliminary plat will not negatively impact the health, stability, and/or formation of families within the city.

EXHIBIT A

POWERPOINT PRESENTATION

A person is running on a paved path that curves through a desert landscape. In the background, there is a residential development with many houses, and further back, rolling hills and mountains are visible under a sunset sky with orange and yellow clouds. The overall scene is peaceful and scenic.

ROLLING DESERT PRELIMINARY PLAT

2026-PP-016

AERIAL MAP

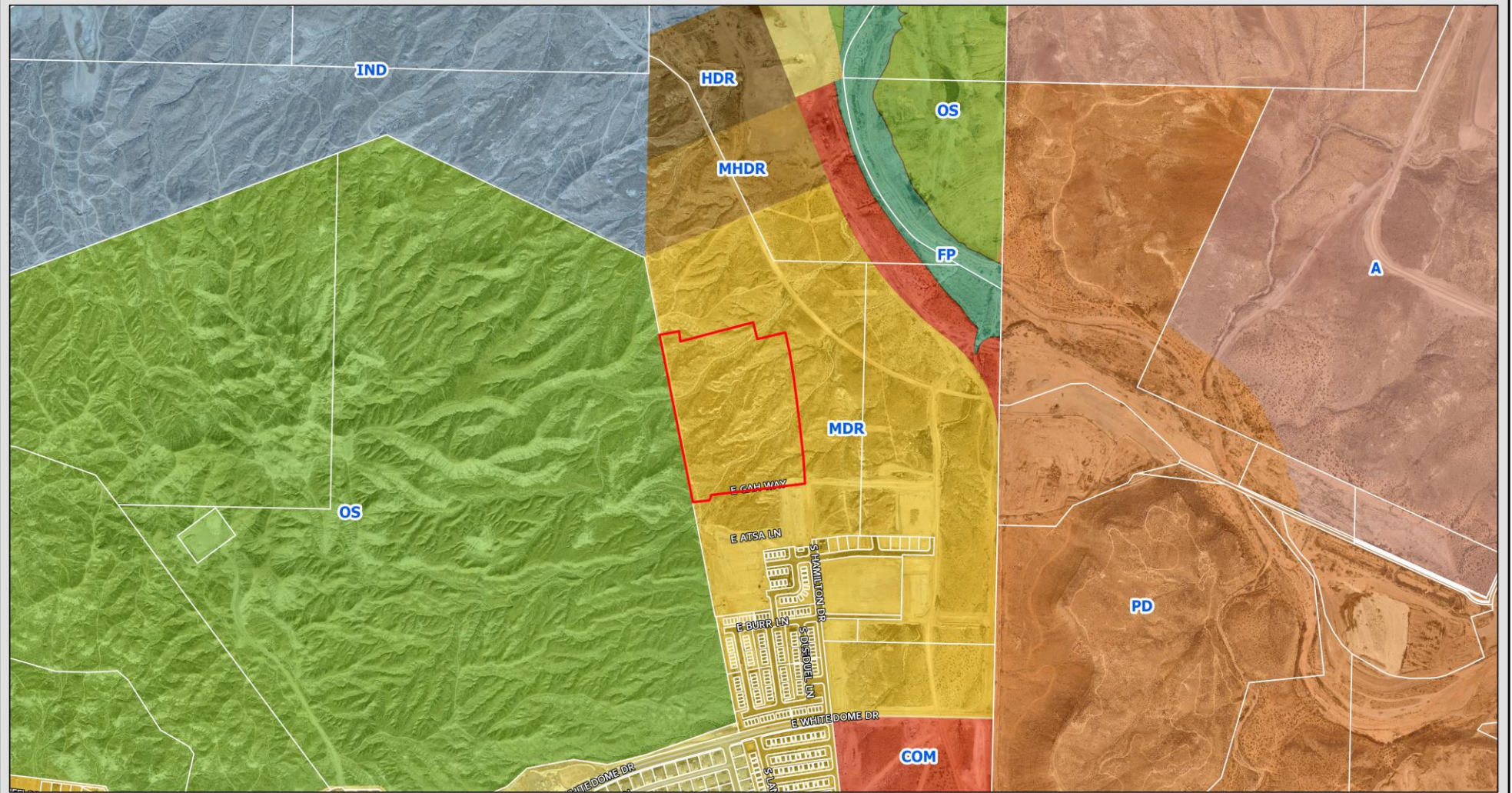


ROLLING DESERT PRELIMINARY PLAT

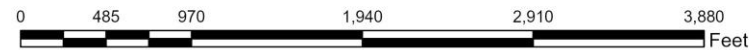
0 485 970 1,940 2,910 3,880 Feet



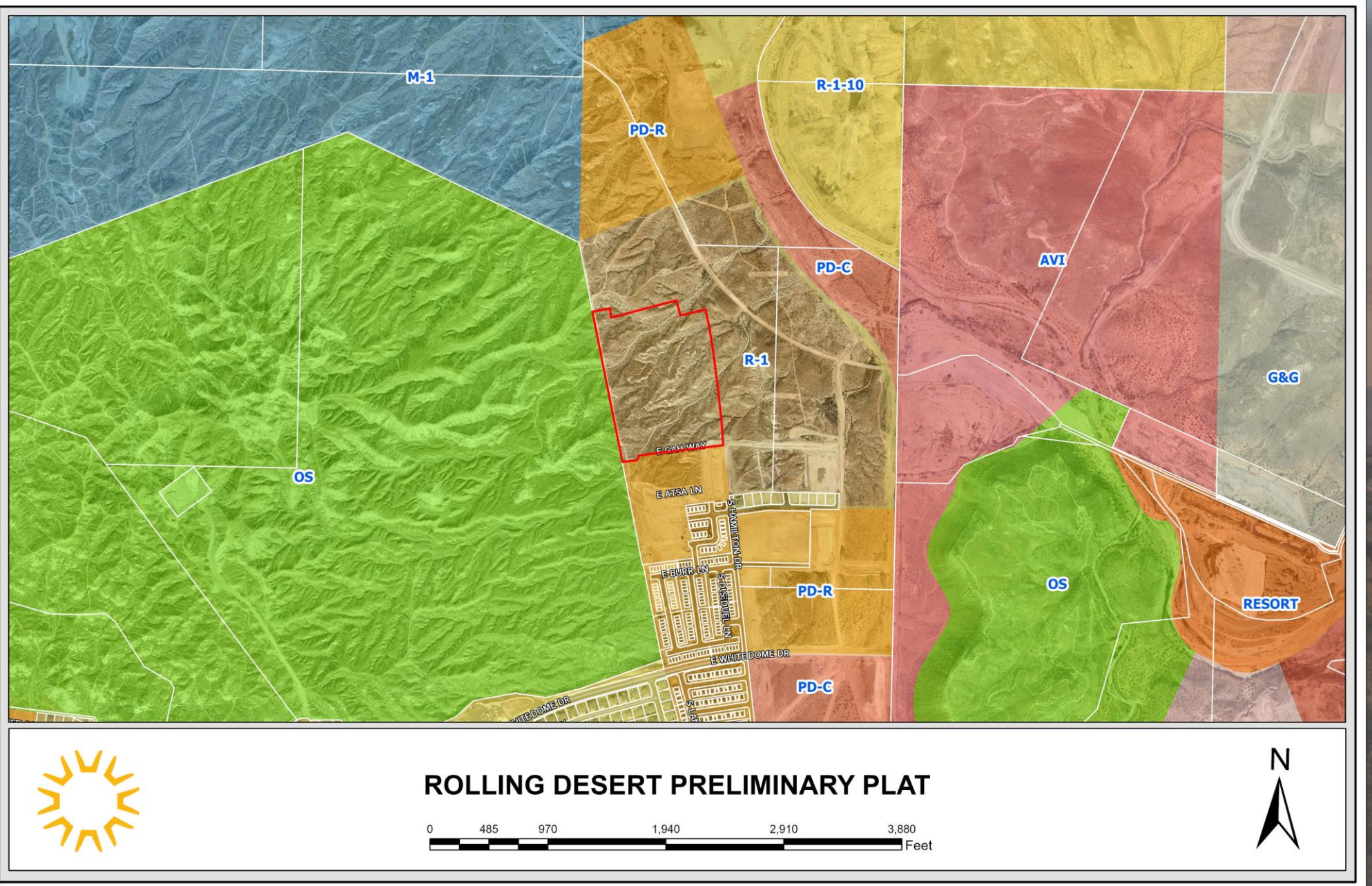
LAND USE MAP



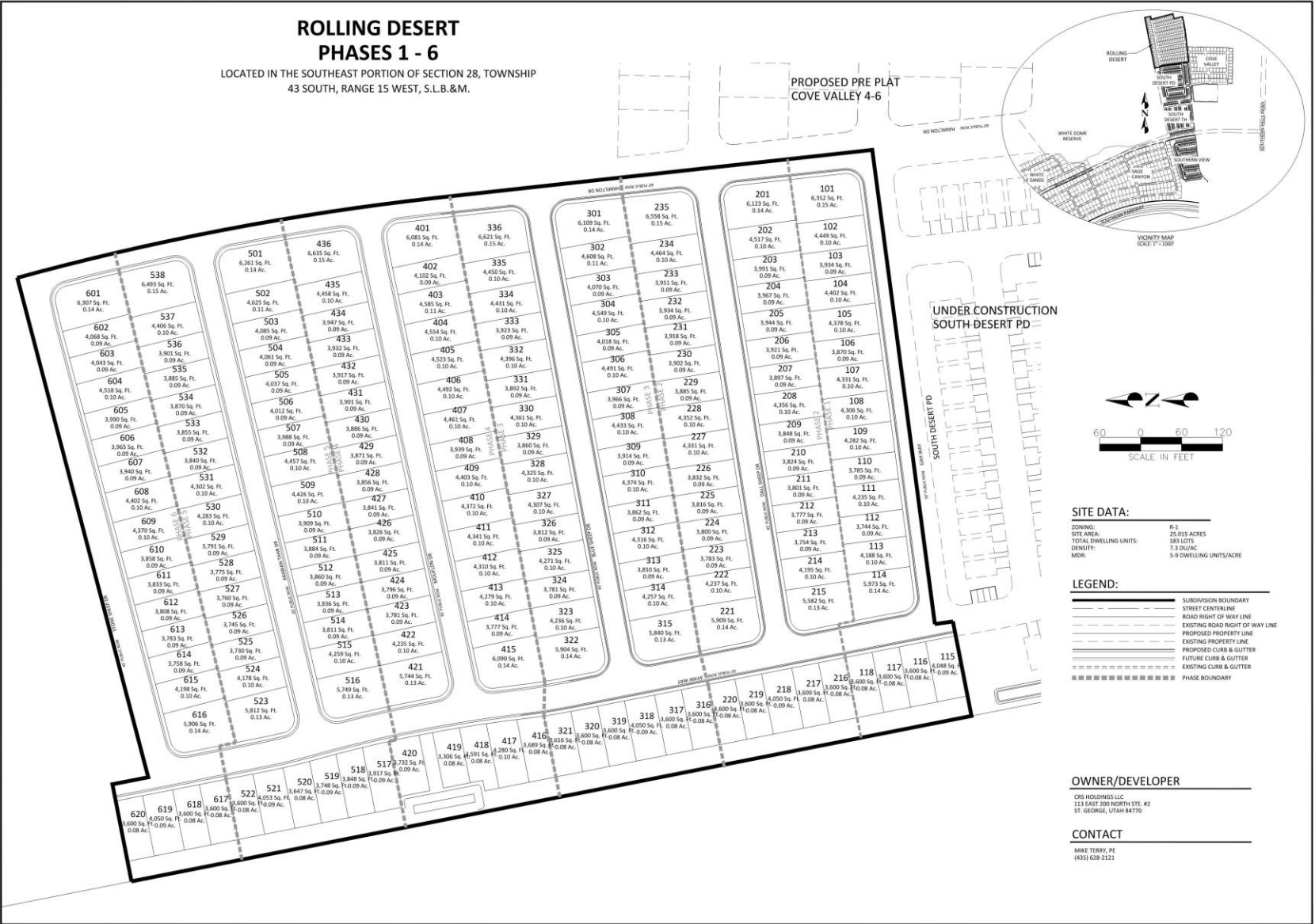
ROLLING DESERT PRELIMINARY PLAT



ZONING MAP



PRELIMINARY PLAT

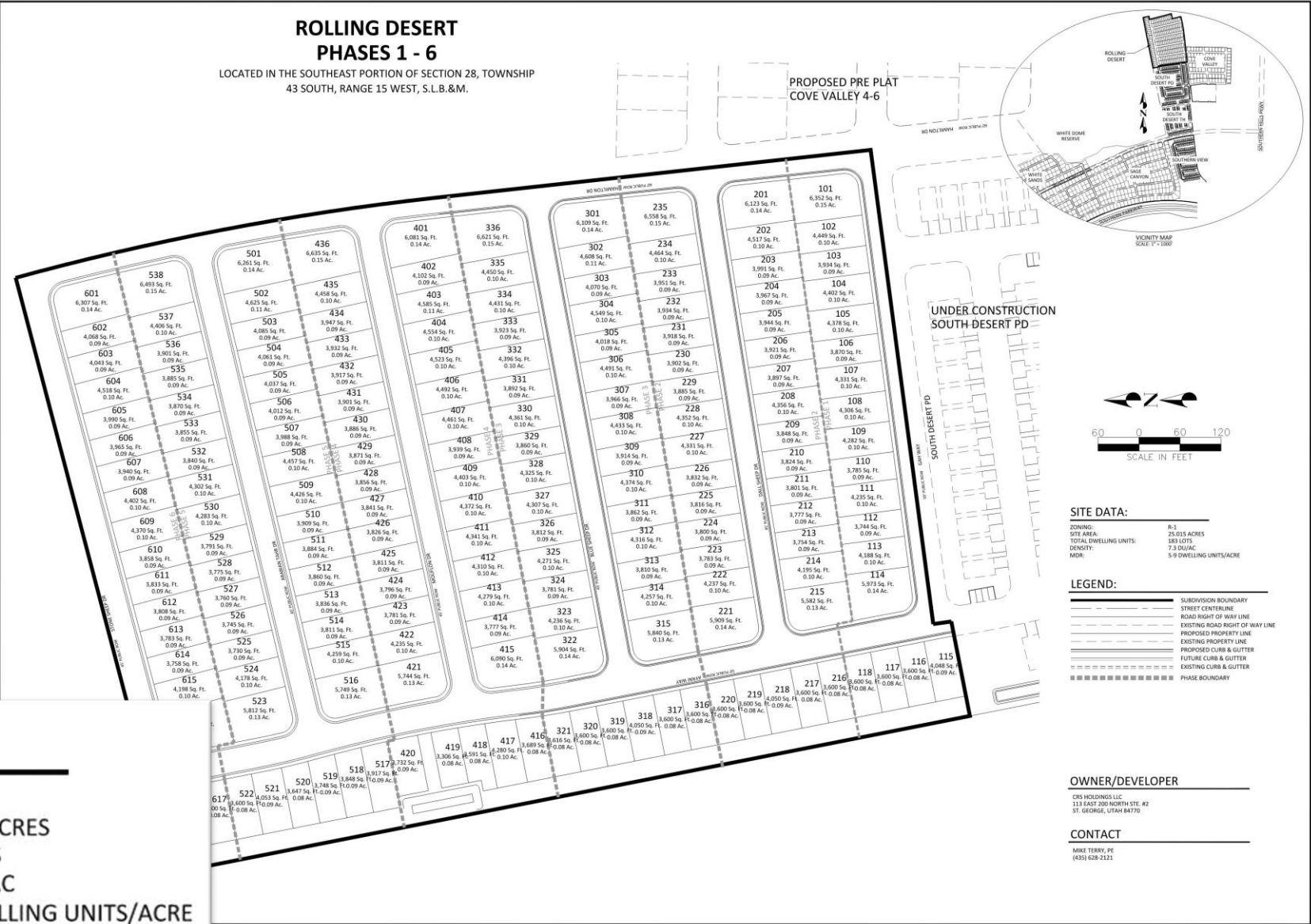


ROLLING DESERT
PHASE 1-4
LOCATED IN ST. GEORGE, UTAH
PRE PLAT - COVER SHEET

DATE: JULY 2025
DRAWN BY: MT
DESIGNED BY: MT
CHECKED BY: MT
PROJECT NO.: 23-055
SHEET NO.: 1 OF 8 TOTAL

CS-1

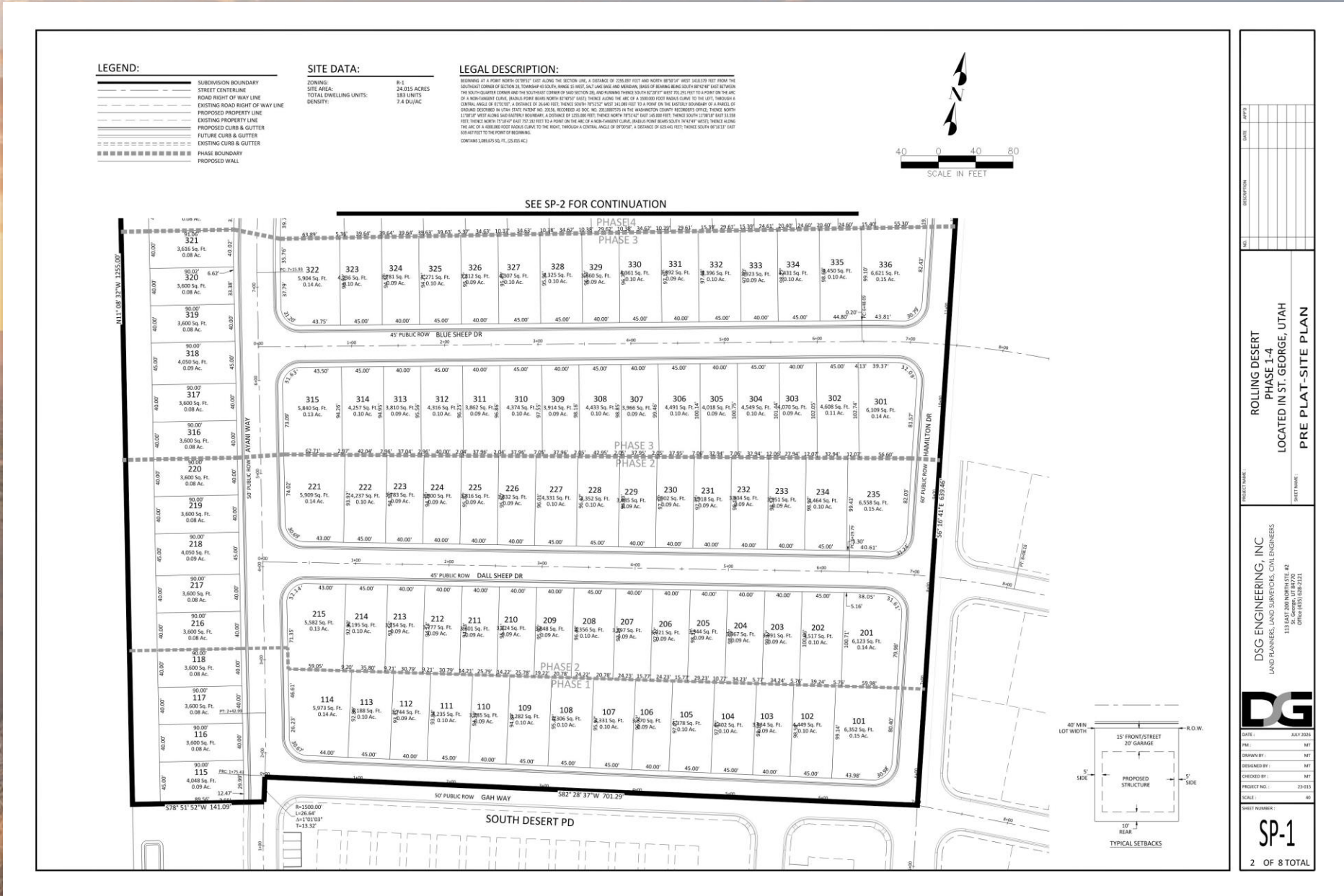
PRELIMINARY PLAT



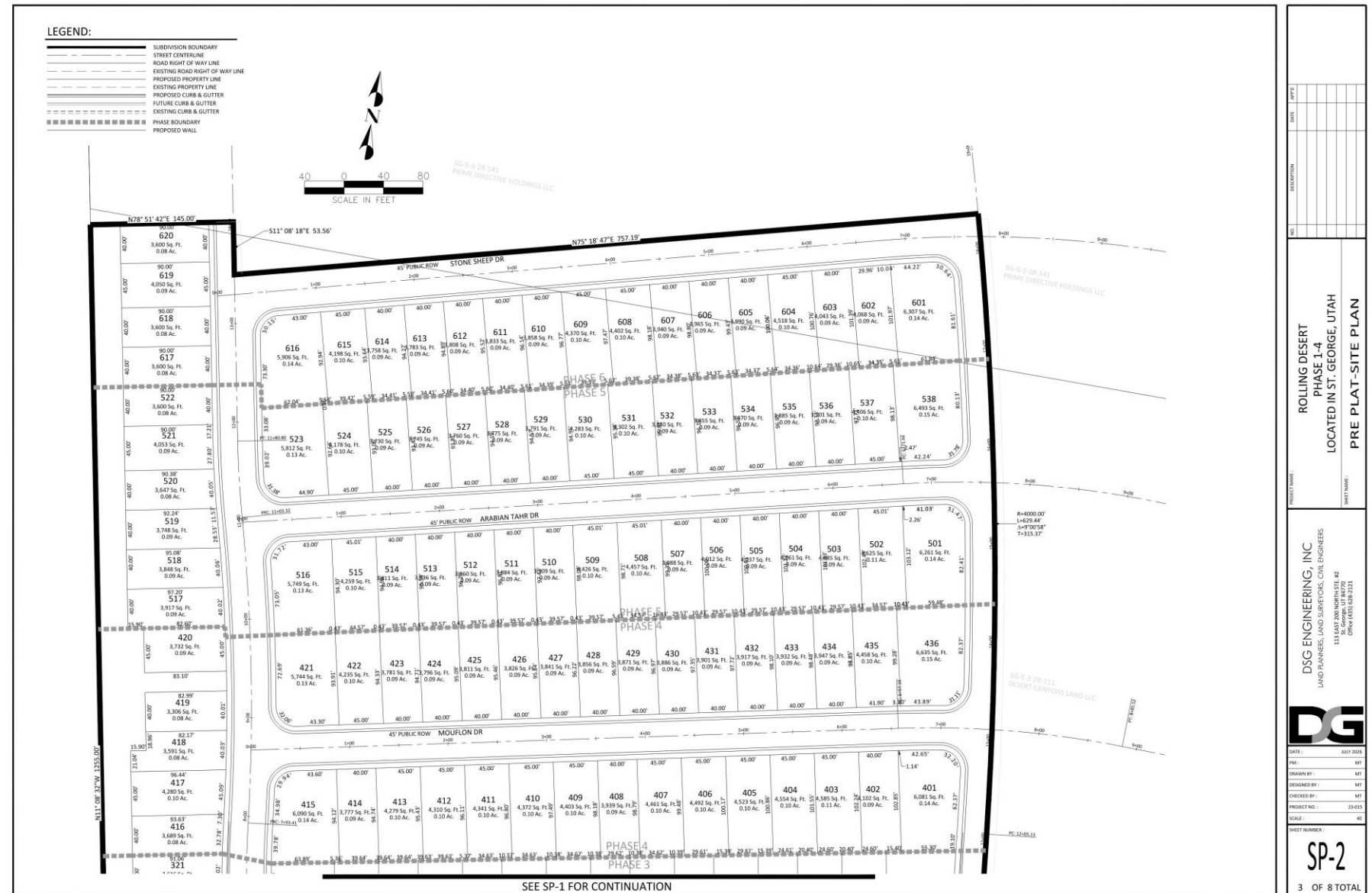
SITE DATA:

ZONING: R-1
SITE AREA: 25.015 ACRES
TOTAL DWELLING UNITS: 183 LOTS
DENSITY: 7.3 DU/AC
MDR: 5-9 DWELLING UNITS/ACRE

PRELIMINARY PLAT



PRELIMINARY PLAT

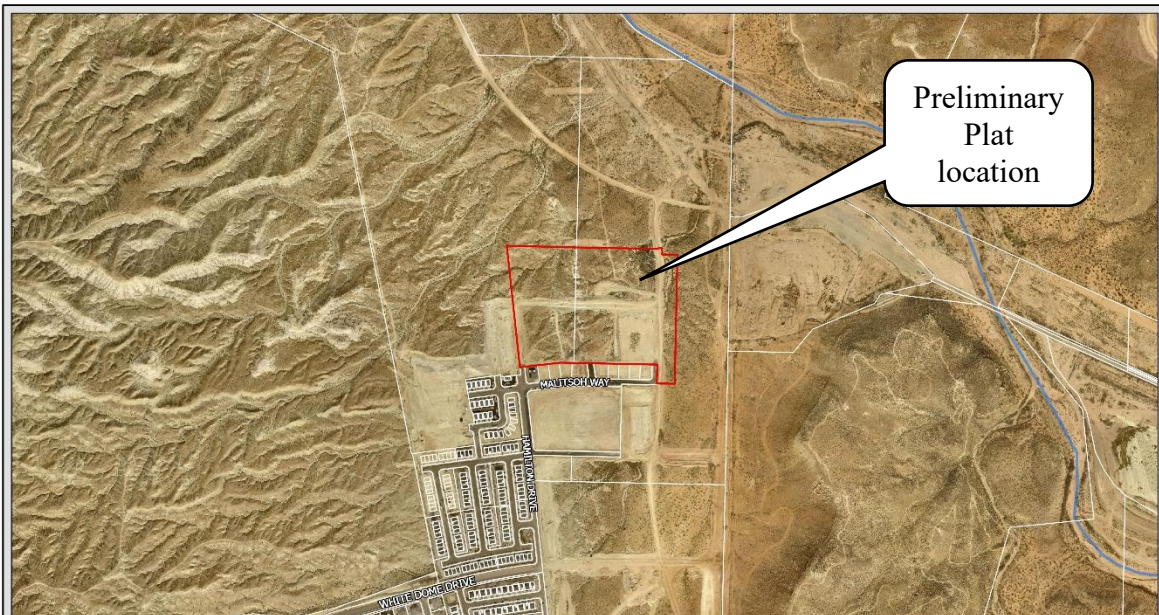
A full-page background image showing a person running on a paved path that curves through a desert landscape at sunset. The sky is filled with orange and yellow clouds, and mountains are visible in the distance. The text 'PRELIMINARY PLAT' is overlaid in the top left corner in a large, white, sans-serif font.



PLANNING COMMISSION AGENDA REPORT:

08/11/2026

Cove Valley Phases 4-6 Preliminary Plat (Case No. 2026-PP-005)		
Request:	Consider a request for a ninety-eight (98) lot residential preliminary plat called Cove Valley Phases 4-6.	
Applicant:	DSG Engineering Inc	
Representative:	Mike Terry	
Location:	Directly north Cove Valley Phases 1, 2 and 3 between Hamilton Drive and Cove Valley Road	
General Plan:	MDR (Medium Density Residential)	
Existing Zoning:	R-1 (Single-Family no minimum square footage, 40-foot minimum lot width/frontage)	
Surrounding Zoning:	North	R-1 (Single-Family no minimum square footage, 40-foot minimum lot width/frontage)
	South	R-1-7 (Single-Family Residential, 7,000- square foot minimum lot size), PD-R (Planned Development Residential)
	East	PD-R (Planned Development Residential) and R-1 (Single-Family no minimum square footage, 40-foot minimum lot width/frontage)
	West	R-1 (Single-Family no minimum square footage, 40-foot minimum lot width/frontage)
Land Area:	Approximately 19.16 acres	



COVE VALLEY 4-6 PRELIMINARY PLAT

0 330 660 1,320 1,980 2,640 Feet



BACKGROUND & REQUEST:

This parcel of land is located within the Southern Hills East Area Zone Plan, which was approved on June 3, 2021. Recently, it was part of the Southern Hills East Areas 5-9 101.61-acre zone change approved by the City Council on May 28, 2026, which amended the zoning from R-1-7 (Single-Family Residential, 7,000- square foot minimum lot size) to R-1 (Single-Family, no minimum square footage, 40-foot minimum lot width/frontage).

The first phase of this subdivision was included in the Washington County School District building program. Through this program, students learn home construction by building houses that are featured in the annual Southern Utah Parade of Homes. This 98-lot preliminary plat creates phases 4-6 of the Cove Valley subdivision.

Please note that R-1 zoning should not create more intense water usage than R-1-7 zoning. Because the lot sizes will be smaller, there will be less landscaped area as a result.

RECOMMENDATION:

Staff recommends approval.

ALTERNATIVES:

1. Approve as presented.
2. Approve with conditions.
3. Deny the application.
4. Continue the proposed preliminary plat to a later date.

POSSIBLE MOTION:

"I move that we approve the Cove Valley Phases 4-6 preliminary plat as recommended by staff based on the findings listed in the staff report."

FINDINGS FOR APPROVAL:

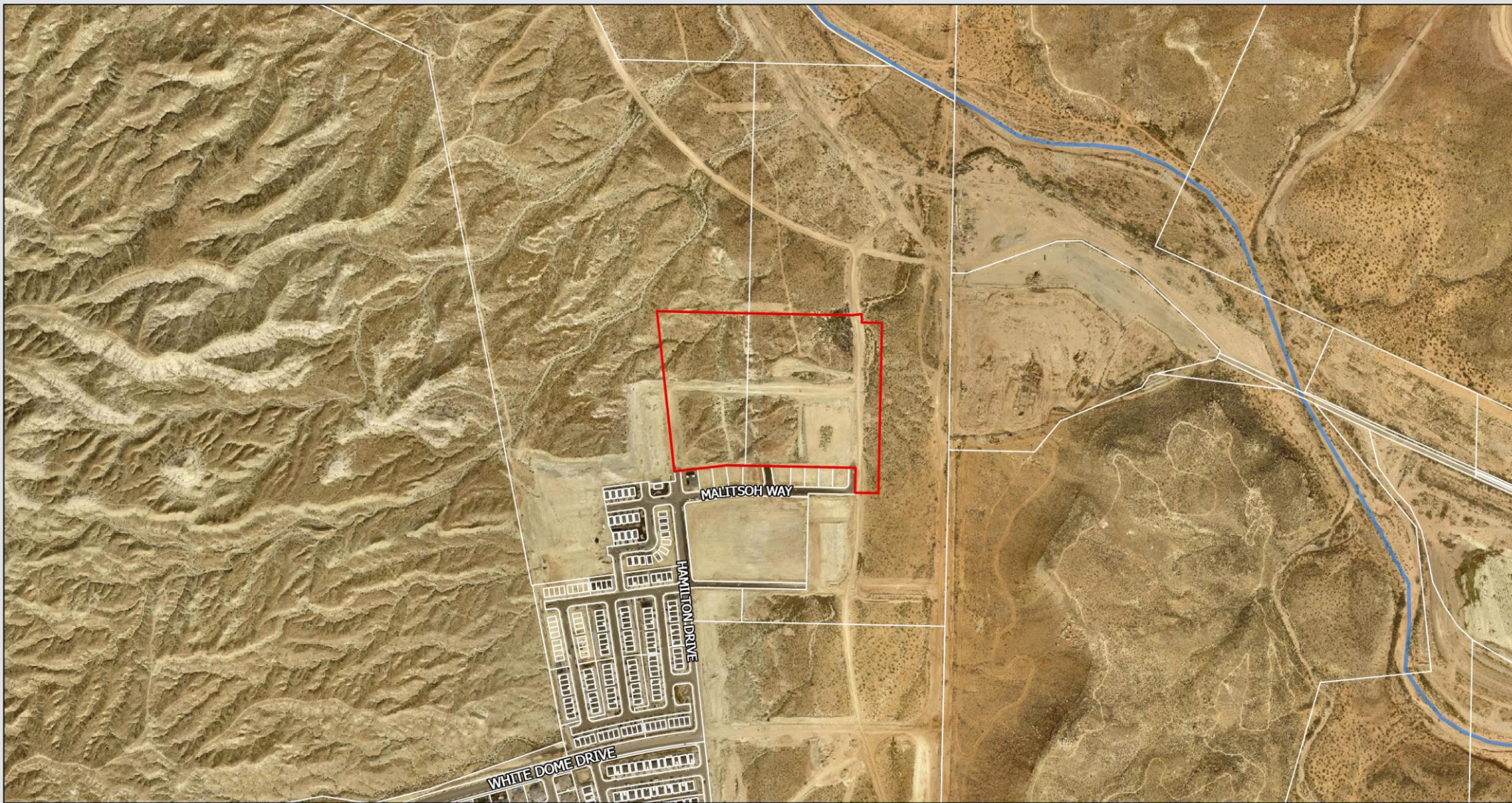
1. The proposed Preliminary Plat meets the requirements found in Section 10-25C-3 of the Subdivision Regulations.
2. The proposed project meets the lot size and frontage requirements found in Section 10-7B-3.
3. Approval of the preliminary plat is in the best interest of the health, safety, and welfare of the community.
4. That the proposed project will not negatively impact the health, stability, and/or formation of families within the City.

EXHIBIT A
PowerPoint Presentation



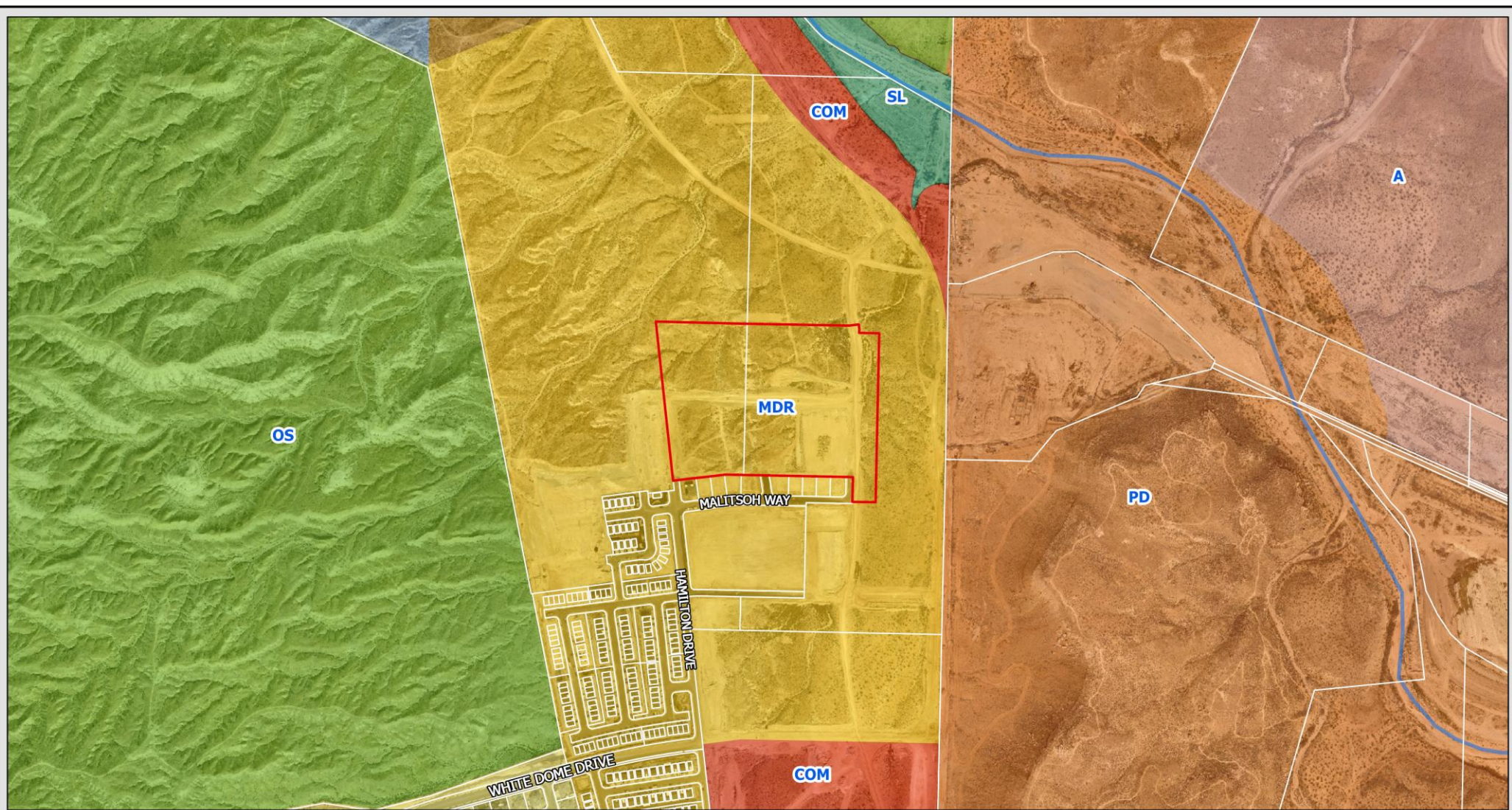
Cove Valley Phases 4-6

2026-PP-005



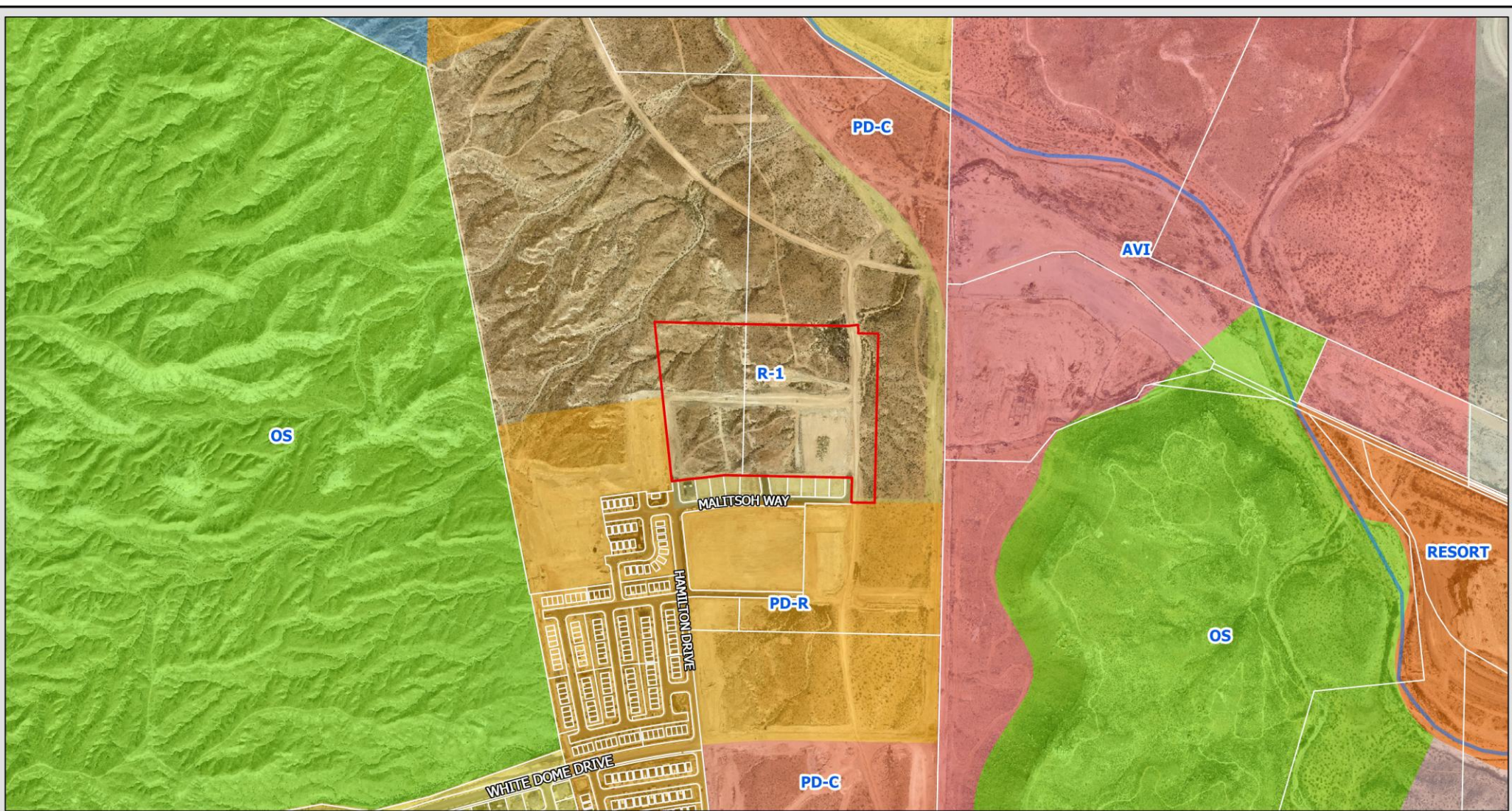
COVE VALLEY 4-6 PRELIMINARY PLAT





COVE VALLEY 4-6 PRELIMINARY PLAT



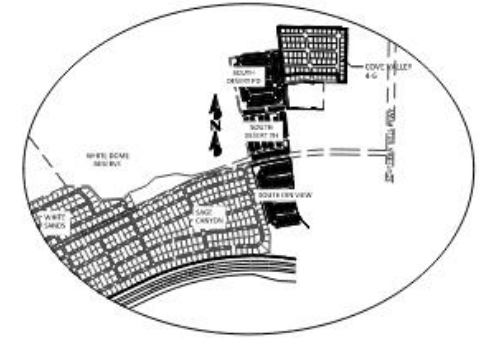
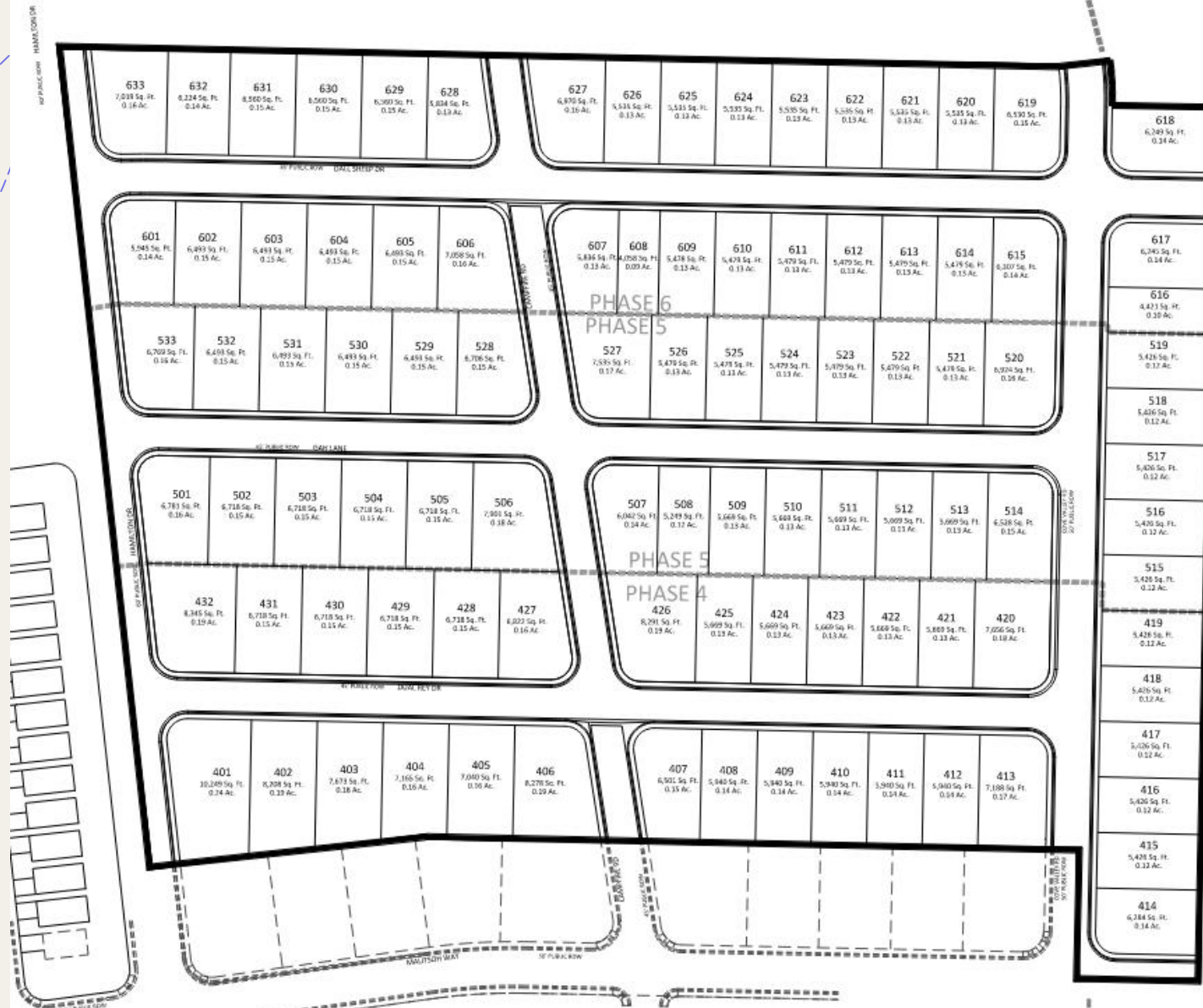


COVE VALLEY 4-6 PRELIMINARY PLAT

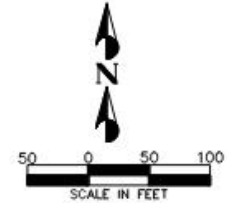


PRELIMINARY PLAT COVE VALLEY PHASES 4 - 6

LOCATED IN THE SOUTHEAST PORTION OF SECTION 28, TOWNSHIP
43 SOUTH, RANGE 15 WEST, S.L.B.&M.



INSET MAP
SECTION 28



SITE DATA:

SITE DATA:

ZONING:
SITE AREA:
TOTAL DWELLING UNITS:
DENSITY:
MDR:

PROPOSED R-1
19.12 ACRES
98 LOTS
5.11 DU/AC
5-9 DWELLING UNITS/ACRE

OWNER/DEVELOPER

CHS HOLDINGS LLC
111 EAST 200 NORTH STE. 40
ST. GEORGE, UTAH 84770

CONTACT

MARK TERRY, ESQ.
(435) 678-2121



SEE SP-1 FOR CONTINUATION

SCALE IN FEET

SEE SP-2 FOR CONTINUATION

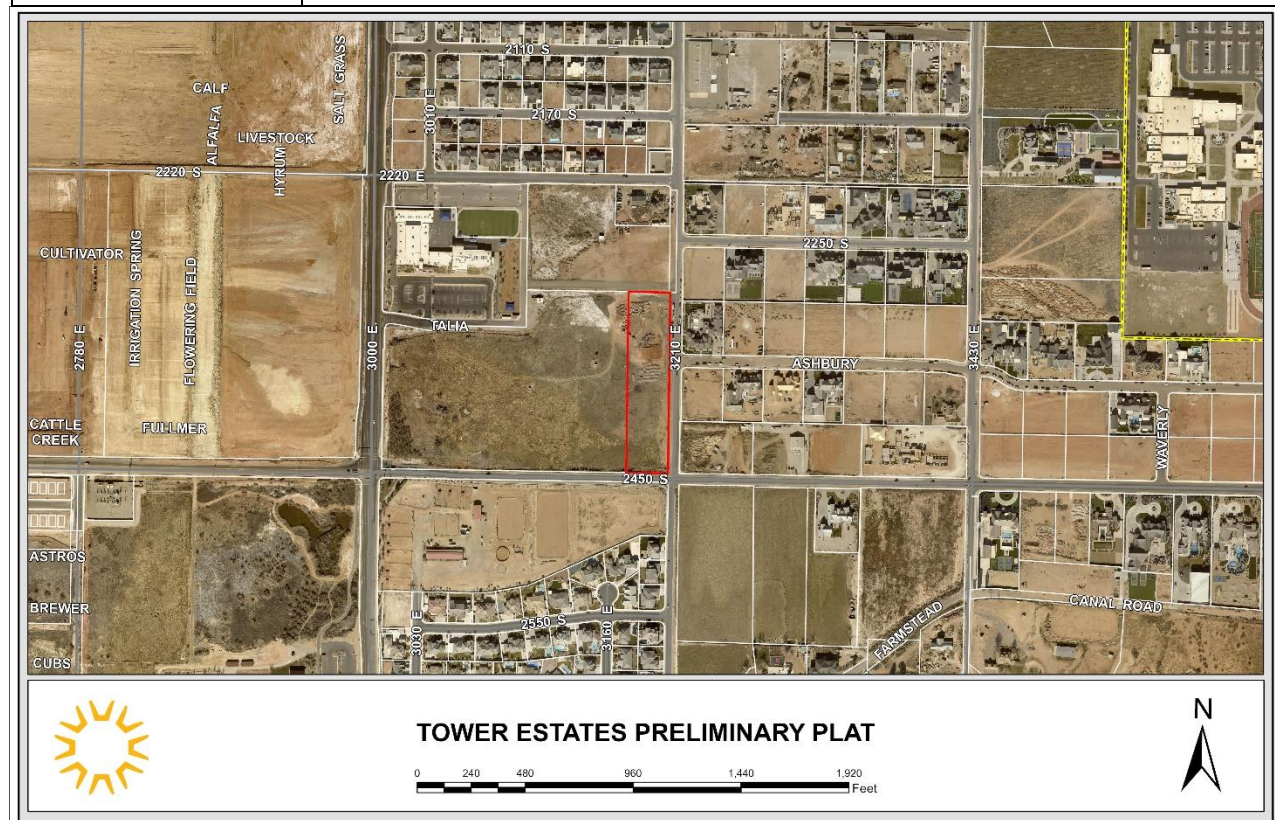


Possible Motion:

"I move that we approve the Cove Valley, Phases 4-6 preliminary plat, Case No. 2026-PP-005 as recommended by staff based on the findings listed in the staff report."

PLANNING COMMISSION AGENDA REPORT: 08/11/2026

Tower Estates Preliminary Plat (Case No. 2026-PP-017)	
Request:	Consider a request for a preliminary plat for a seven-lot residential subdivision at 2450 South and 3210 East.
Applicant:	Bush & Gudgell – Bob Hermandson
Location:	Generally located on the north-west corner of 2450 South and 3210 East.
General Plan:	AE (Agricultural Estates)
Existing Zoning:	RE-20 (Residential Estates, 20,000 ft ² minimum lot size)
Surrounding Zoning:	North A-1 (Agricultural, 40,000 ft ² minimum lot size)
	South RE-12.5 (Residential Estates, 12,500 ft ² minimum lot size)
	East A-1 (Agricultural, 40,000 ft ² minimum lot size)
	West A-1 (Agricultural, 40,000 ft ² minimum lot size)
Land Area:	Approximately 3.36 acres



BACKGROUND & ANALYSIS:

On July 2, 2026, the City Council approved a zone change on the 3.36 acres subject property which changed the zoning from A-1 (Agricultural, one-acre minimum lot size) to RE-20 (Residential Estates, 20,000 ft² minimum lot size). The General Plan calls for AE (Agricultural Estates). The AE designation targets *“areas of St. George that were once or are currently agricultural and are transitioning to more residential development, while maintaining very low density and rural or agricultural character.”*

The subject property currently contains no structures and is part of a larger parcel owned by the same property owner. The owner desires to bring some commercial development to the corner of 2450 South and 3000 East, which would help reduce the length of trips for residents of the Little Valley and Washington Fields area. To the east of the subject property is a growing community of large homes on large, one acre plus lots. The applicant is hoping that this row of half-acre homes will provide a buffer between the future commercial development and the larger homes to the east.

The preliminary plat depicts seven lots along 3210 East. Each of the lots are over 20,000 square-foot minimum and have the 80-foot frontage required by code.

RECOMMENDATION:

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

1. Update 2450 South St typical section to show 70' ROW, with 6-foot-wide sidewalk at property line.
2. Pavement transition length of 2450 South must meet AASHTO standards.
3. Provide a minimum 30-foot TBC radius at corner of 2450 S and 3210 E.
4. Collect irrigation tail water entering southeast corner of property with new curb inlets and storm drain that connects to existing storm drain on 3210 East. (See attached red-line).

ALTERNATIVES:

1. Approve as presented.
2. Approve with no conditions.
3. Deny the application.
4. Continue the proposed preliminary plat to a later date.

POSSIBLE MOTION:

“I move that we approve the Tower Estates Preliminary Plat request, application number 2026-PP-017, based on the findings and subject to the conditions noted in the staff report.”

FINDINGS FOR APPROVAL:

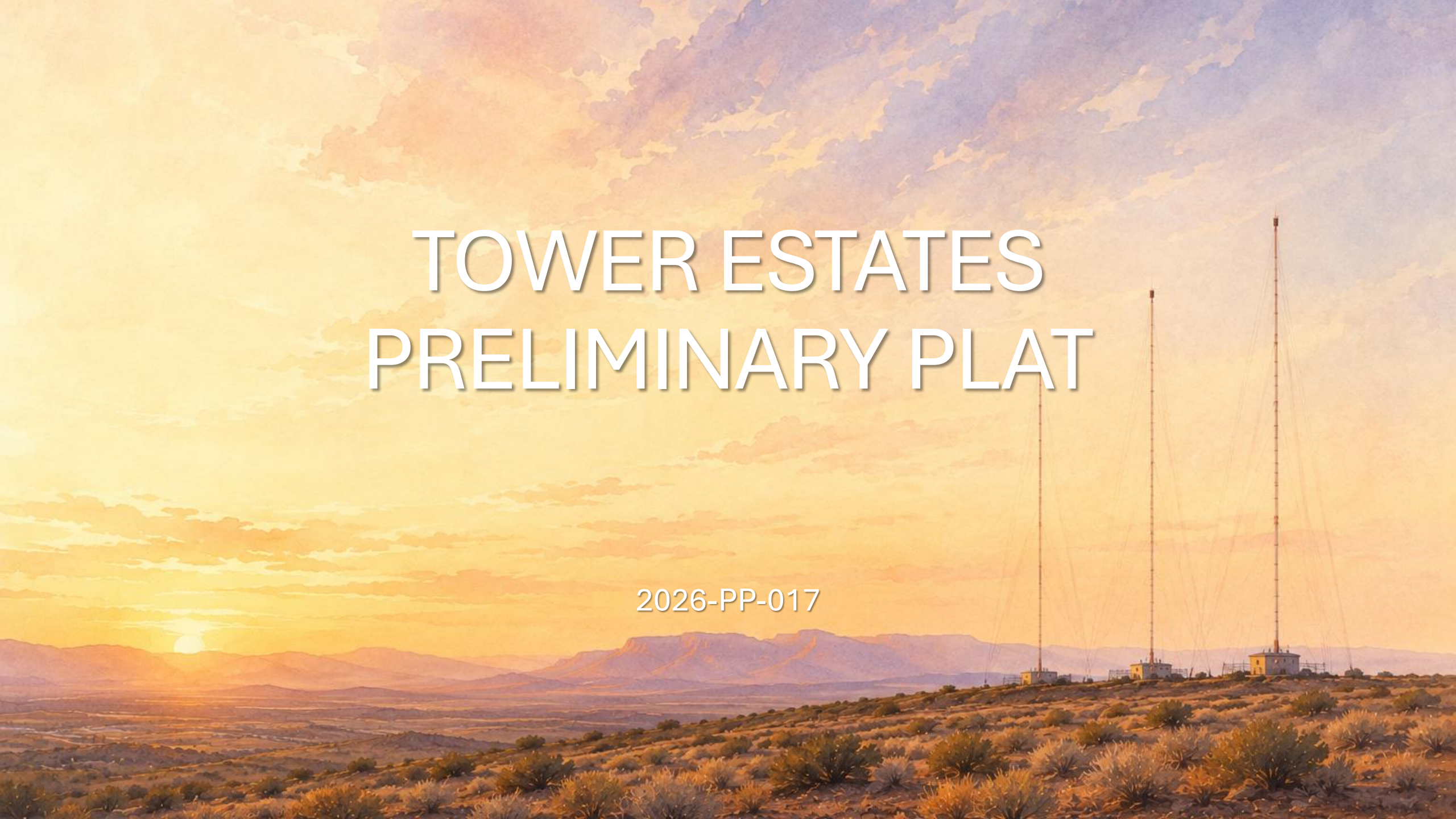
1. The proposed preliminary plat complies with the subdivision requirements of Section 10-25C-3.
2. The proposed preliminary plat provides the necessary public improvements and infrastructure to serve the subdivision in accordance with City standards.
3. The proposed subdivision is consistent with the RE-20 zoning and implements the City's General Plan designation for the property.
4. Approval of the preliminary plat will not negatively impact the health, stability, and/or formation of families within the city.

EXHIBIT A

POWERPOINT PRESENTATION

TOWER ESTATES PRELIMINARY PLAT

2026-PP-017



AERIAL MAP

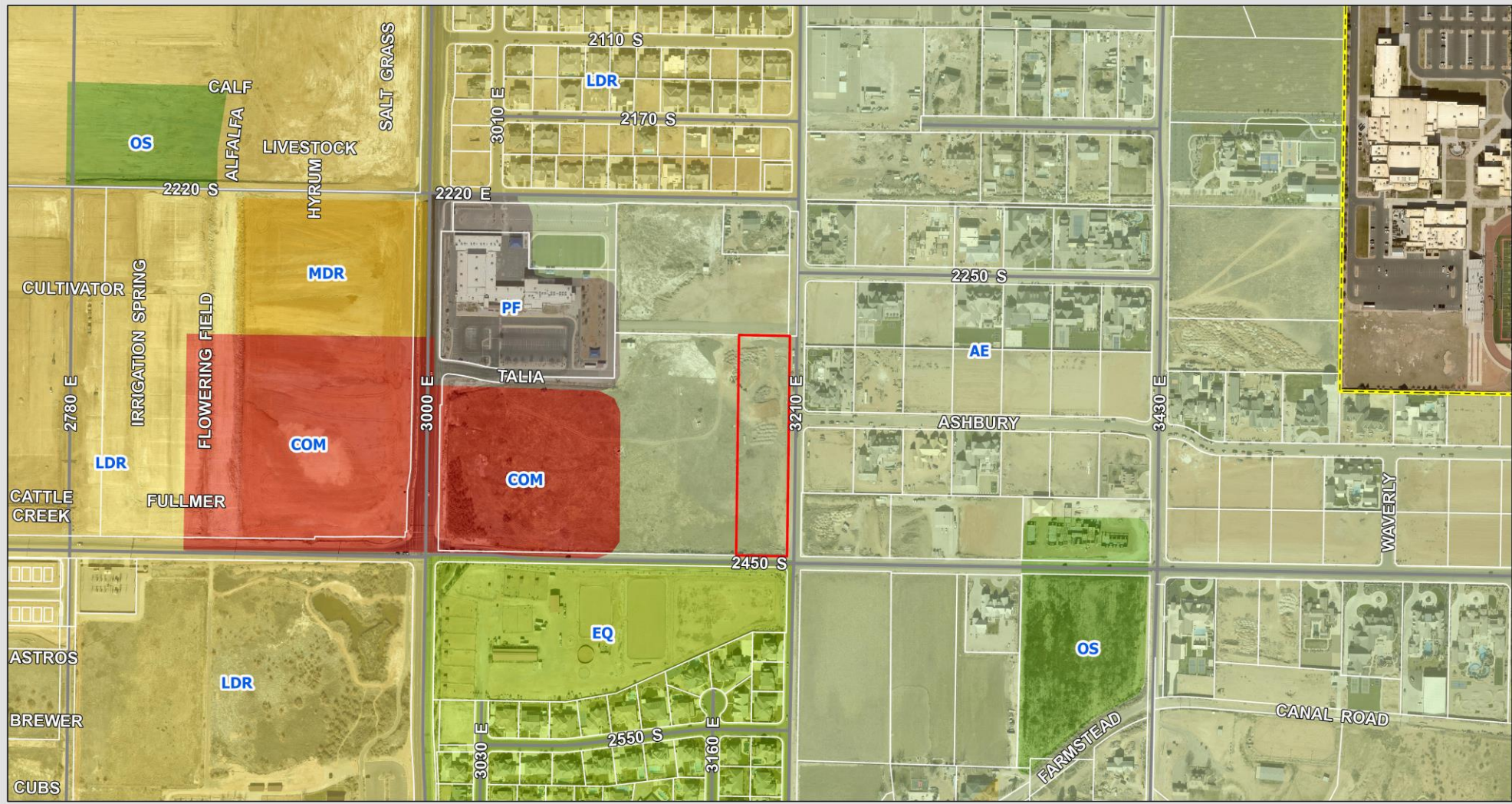


TOWER ESTATES PRELIMINARY PLAT

0 240 480 960 1,440 1,920 Feet

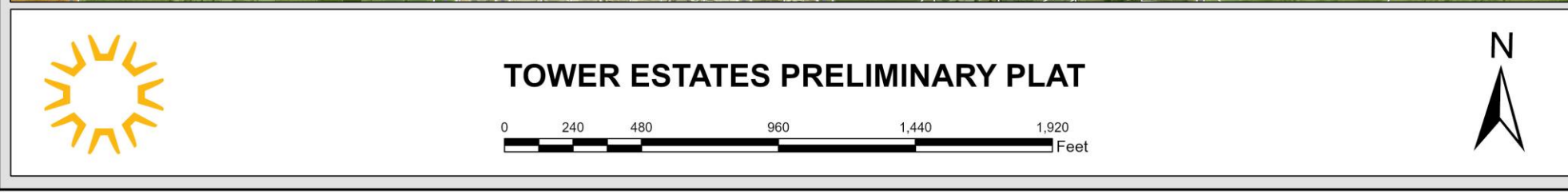


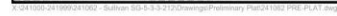
LAND USE MAP



TOWER ESTATES PRELIMINARY PLAT

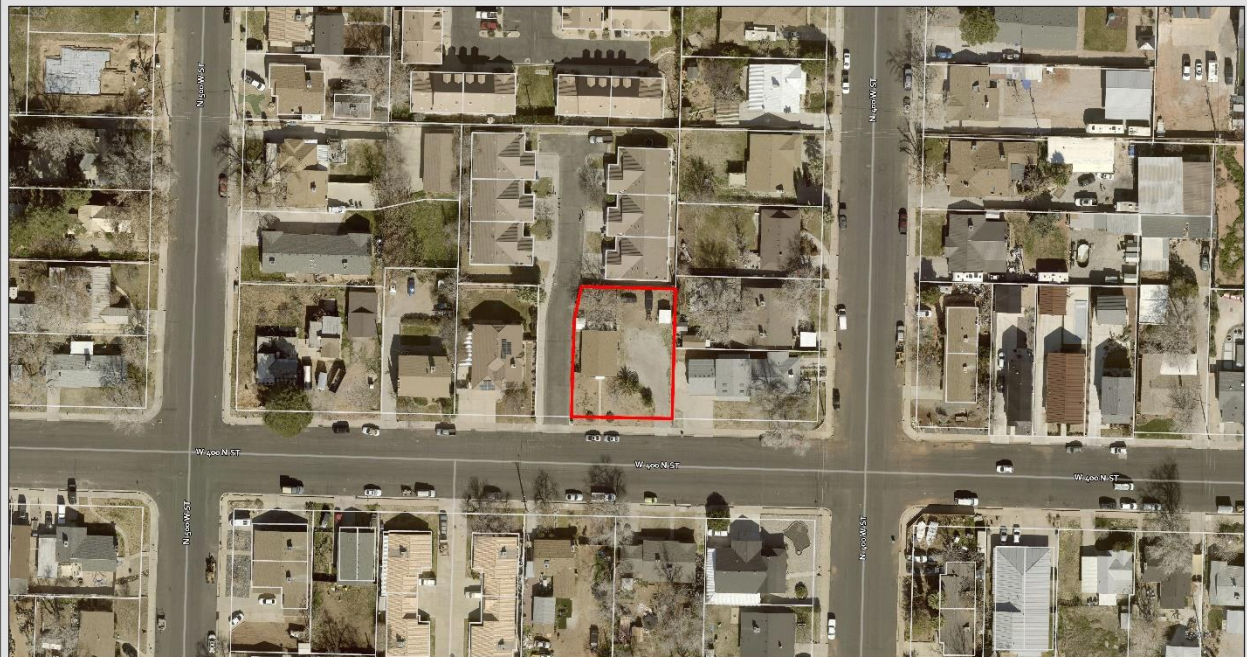






PLANNING COMMISSION AGENDA REPORT: **08/11/2026**

Two Peaks Preliminary Plat (Case No. 2026-PP-018)	
Request:	Consider a request for a preliminary plat for a two-lot residential subdivision in the downtown area.
Applicant:	Jared Madsen, Sky Engineering
Location:	446 West 400 North
General Plan:	DTTN (Downtown Traditional Neighborhood)
Existing Zoning:	RCC (Residential Central City)
Surrounding Zoning:	North RCC (Residential Central City)
	South RCC (Residential Central City)
	East RCC (Residential Central City)
	West RCC (Residential Central City)
Land Area:	Approximately 0.25 acres (10,924 sq ft)



TWO PEAKS PRELIMINARY PLAT

0 45 90 180 270 360 Feet



BACKGROUND & ANALYSIS:

The subject property currently contains a single home located on the western portion of the parcel. The applicant's intent is to retain the existing home on its own lot and subdivide the parcel to create a new, separate lot to the east of the existing home. Both the resulting lots — including the existing home and any future structures built on either lot — would be required to meet the minimum 5,000 ft² lot size and applicable setback standards of the RCC zone. Additionally, because the new lot would accommodate future construction, any new home built on it would be subject to the architectural design requirements established for the RCC zone.

The lots will be served by a single, shared driveway. It is anticipated that the driveway will service other structures in the rear of the property in the future and will need to be sized accordingly.

RECOMMENDATION:

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

1. Drive bridge is required to be 5' wider than the driveway (2.5' wide on each side).
2. All structures shall conform to current NESC clearances for overhead power.
3. Developer is responsible for all upgrade costs required to provide power.

ALTERNATIVES:

1. Approve as presented.
2. Approve with no conditions.
3. Deny the application.
4. Continue the proposed preliminary plat to a later date.

POSSIBLE MOTION:

"I move that we approve the Two Peaks Preliminary Plat request, application number 2026-PP-018, based on the findings and conditions noted in the staff report."

FINDINGS FOR APPROVAL:

1. The proposed preliminary plat complies with the subdivision requirements of Section 10-25C-3.
2. The proposed lots comply with the minimum lot size requirements of the RCC zone.
3. The proposed subdivision creates an additional residential lot within an established neighborhood in a manner that is consistent with the City's General Plan, zoning regulations, and planned pattern of development.
4. Approval of the preliminary plat will not negatively impact the health, stability, and/or formation of families within the city.

PC 2026-PP-018
Two Peaks
Preliminary Plat

EXHIBIT A

POWERPOINT PRESENTATION

TWO PEAKS PRELIMINARY PLAT

2026-PP-018

AERIAL MAP



TWO PEAKS PRELIMINARY PLAT

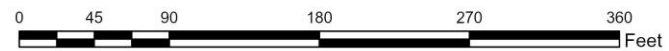
0 45 90 180 270 360
Feet



LAND USE MAP



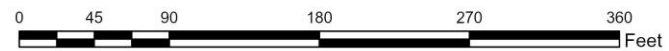
TWO PEAKS PRELIMINARY PLAT



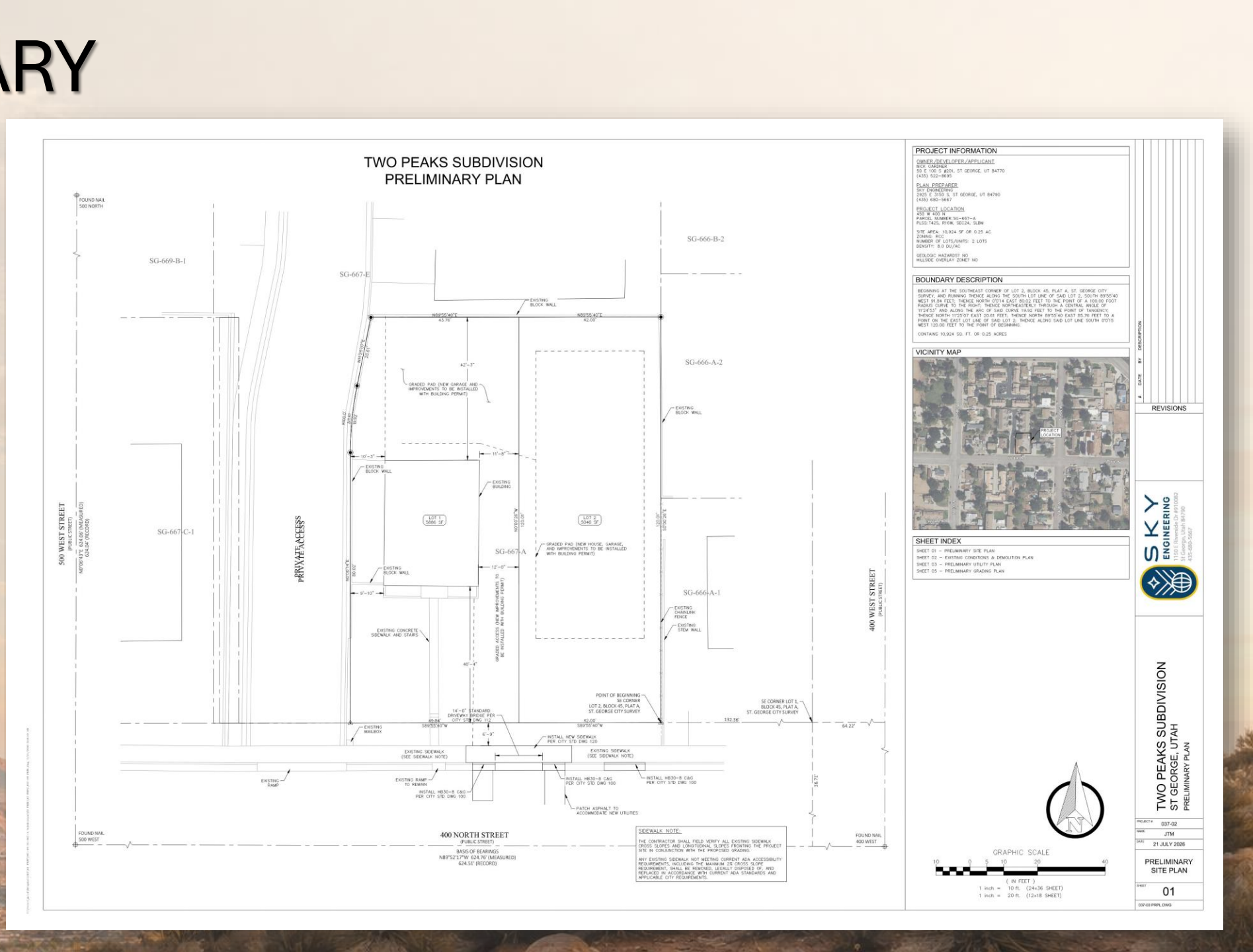
ZONING MAP



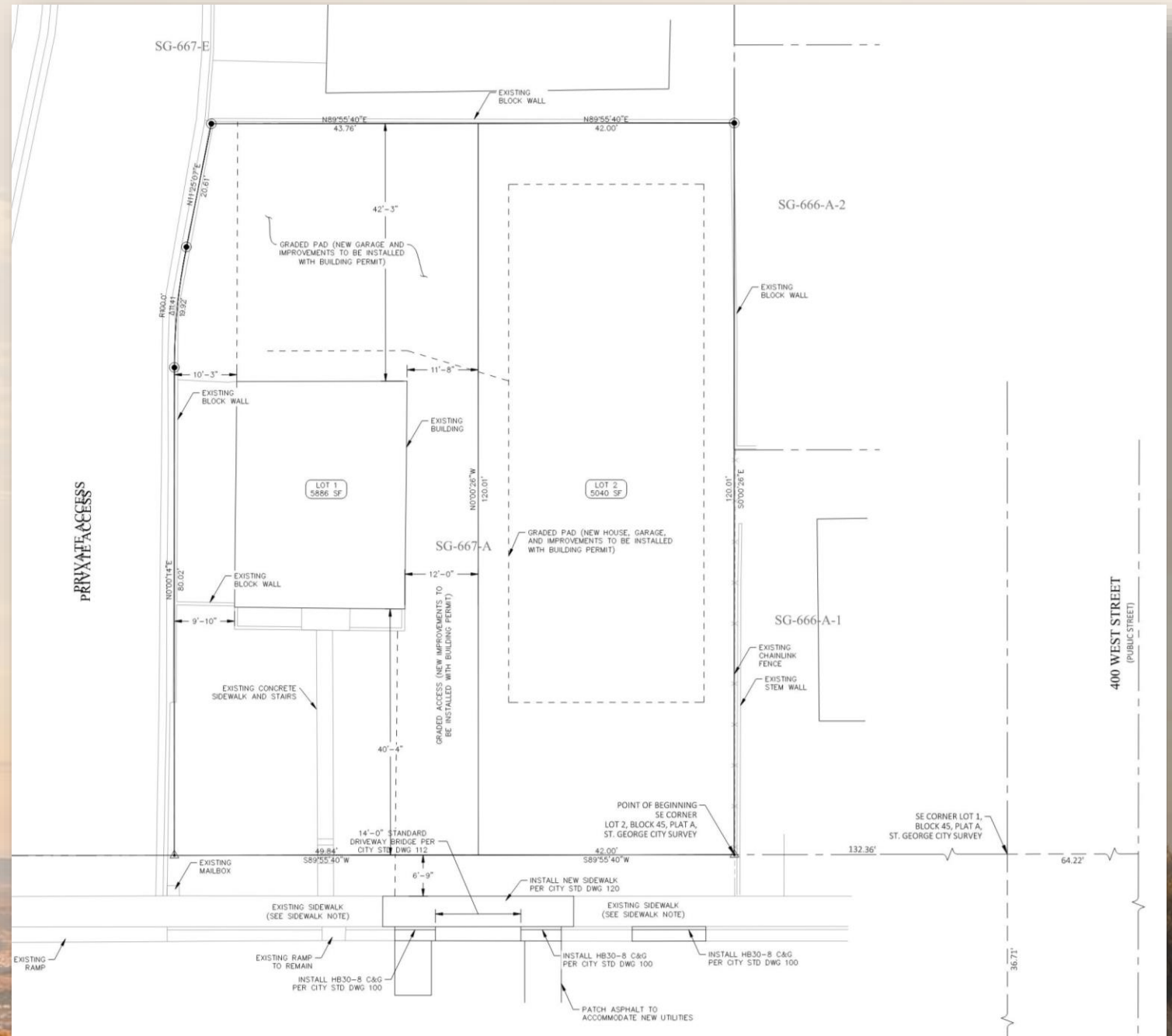
TWO PEAKS PRELIMINARY PLAT



PRELIMINARY PLAT



PRELIMINARY PLAT



ST. GEORGE PLANNING COMMISSION MINUTES
July 28, 2026, 5:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

Planning Commission Chair Ben Rogers
Planning Commission Member Brandon Anderson
Planning Commission Member Kelly Taysom
Planning Commission Member Nathan Fisher
Planning Commission Member Kelly Casey

EXCUSED:

Planning Commission Member Terri Draper
Planning Commission Member Lori Chapman

STAFF MEMBERS PRESENT:

Assistant City Attorney Kristopher Pearson
Community Development Director Carol Winner
Engineering Manager Cathy Hasfurther
Planner Dan Boles
Planner Brian Dean
Development Office Supervisor Angie Jessop

OTHERS PRESENT:

Applicant Jared Madsen
Applicant Brandon Hall
Applicant Ryan Cain

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 Anderson.

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

Link to call for disclosures [00:00:36](#)

ITEM 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)

Agenda Packet [\[Page 2\]](#)

Link to Presentation by Brian Dean [00:00:58](#)

Link to question by Commission Member Fisher [00:09:00](#)

Link to public hearing [00:10:20](#)

Public Hearing Closed

Link to discussion by Commission Members [00:10:45](#)

Link to comment by Community Development Director Carol Winner [00:13:09](#)

Link to motion [00:13:58](#)

MOTION:

A motion was made by Planning Commission Member Taysom to recommend approval to the City Council for the PD Amendment for Buck's Ace Sun River, based on the findings and conditions 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 – aye
Planning Commission Member Chapman – absent
Planning Commission Member Taysom –aye
Planning Commission Member Draper –absent

The vote was unanimous. Motion carries.

ITEM 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)

Agenda Packet [\[Page 32\]](#)

Link to Presentation by Dan Boles [00:15:03](#)

Link to question by Commission Chair Rogers [00:19:06](#)

Link to question by Commission Member Anderson [00:19:40](#)

Link to public hearing [00:20:30](#)

Public Hearing Closed

Link to discussion by Commission Members and Mr. Boles [00:20:50](#)

Link to motion [00:22:48](#)

MOTION:

A motion was made by Planning Commission Member Casey to recommend approval for, Item #2, zone regulation amendment, detached ADU, with staff findings and conditions.

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

The vote was unanimous. Motion carries.

ITEM 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

Agenda Packet [\[Page 44\]](#)

Link to Presentation by Brian Dean [00:23:30](#)

Link to public hearing [00:29:33](#)

Public Hearing Closed

Link to discussion by Commission Members and Mr. Dean [00:29:55](#)

Link to comment by Community Development Director Carol Winner [00:39:36](#)

Link to discussion with Commission Members [00:41:27](#)

Link to comment by applicant Ryan Cain [00:42:32](#)

Link to discussion with Commission Members and Mr. Cain [00:45:00](#)

Link to further discussion by Commission Members and Mr. Dean [00:47:45](#)

Link to comment by Community Development Director Winner [00:48:30](#)

Link to discussion with Commission Members, Mr. Dean, and Ms. Winner [00:49:15](#)

Link to comment by applicant Ryan Cain and discussion with Commission Members and Mr. Dean [00:55:39](#)

Link to comment by Community Development Director Winner and discussion with Commission Members and Mr. Cain [01:02:06](#)

Link to motion [01:15:58](#)

MOTION:

A motion was made by Planning Commission Member Casey to recommend approval to the City Council for the changes to Title 9-13-2 and 9-13-4, as proposed by staff, and containing any exhibits A & B, case number 2025-ZRA-011, based on the findings listed in the staff report.

SECOND:

The motion was seconded by Planning Commission Member Anderson.

VOTE:

Commission Chair Rogers called for a vote, as follows:

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

The vote was 3-2

Link to discussion on motion [01:16:52](#)

Meeting paused due to power outage.

Link to continued discussion [00:00:00](#) 2nd Recording

Following discussion, it was determined that the motion failed.

APPROVAL OF MINUTES:

Consider a request to approve the meeting minutes from the July 14, 2026 meeting.

Agenda Packet [\[Page 76\]](#)

Link to motion [00:07:43](#)

MOTION:

A motion was made by Planning Commission Member Fisher to approve minutes of July 14, 2026 meeting.

SECOND:

The motion was seconded by Planning Commission Member Casey.

VOTE:

Commission Chair Rogers called for a vote, as follows:

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

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 16, 2026, City Council Meeting.

1. 2026-PDA-016 McDonalds Desert Color

ADJOURN:

Link to motion: [00:08:43](#)

MOTION:

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

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

The vote was unanimous, and the motion carries.



Brenda Hatch <brenda.hatch@sgcityutah.gov>

Utah Tech Foremaster Ridge Application for General Plan Amendment, Case No. 2026-GPA-010 (and/or 2026-GPA-008)1 message

Michael Welker <MWelker@parsonsbehle.com>

Tue, Aug 11, 2026 at 3:53 PM

To: "brenda.hatch@sgcityutah.gov" <brenda.hatch@sgcityutah.gov>

Dear Planning Commission:

I voice my opposition to the applicant's request to amend the general plan to "flip" the subject parcel's open space designation from the upper ridge of "Foremaster" hill to the bottom of the parcel adjacent to 1450 East and designate the remaining parcel a commercial zone. The proposal contradicts the general plan in numerous ways, the most egregious being the proposed removal of the open space designation for the upper portion of the parcel adjacent to the top ridge line, which open space protects the vistas of the ridge from all views both below the rim and from the top of the rim and provides a buffer zone between the residential rim lots and the non-open space portion of the parcel currently zoned LDR. The general plan provides for a "ring" of open space below the ridge line of the Foremaster plateau's entire circumference. That ring of open space exists for the clear purposes of protecting the views, vistas, and natural beauty and topography of the upper hillside from all vantage points; and of providing a buffer between the high value residential view lots on the rim and any development below. The removal of the portion of that ring of open space on the subject parcel would irreconcilably violate the purpose of the open space designation at that location, would constitute an unreasonable, arbitrary deviation from the general plan, and would set a dangerous precedent, making all other areas of upper ridge line open space surrounding the multiple plateaus in St. George susceptible to removal via general plan amendment to accommodate land owners who simply wish to increase land values.

The owners of the rim lots immediately above the eastern side of the subject parcel knew of the open space designation for the entire upper ridge line and relied on that designation in paying a large premium for those lots, knowing that the ring of open space provided them a buffer from any nearby development. Given the clear intent of the open space "ring" around the plateau, pulling that open space away from the ridge line would harm those lot owners and show an arbitrary preference for the parcel's owner over those rim lot owners who acted in reliance on the general plan. I do not own one of those rim lots, but I do live on Foremaster Ridge and acutely understand the concerns of the rim lot owners, and agree with them.

Further, the applicant's request to move the open space to the base of the parcel does not comply with the intent of the general plan. The designated "ring" of open space is not meant to simply provide a certain proportional sum of open space around the plateau. Rather, it is meant to protect the views and visual appeal of the upper hillsides while providing a buffer zone for the homes on the rim. The location of the open space is the dispositive factor, not the amount of open space regardless of location on the parcel. It is at the base of the parcel where commercial development has occurred, not the top, for good reason.

The proposal violates several objectives of the general plan in addition to those mentioned above. For example, section 1.2 strives to maintain neighborhood character. The entirety of the plateau, with the exception of a neighborhood church building, is residential—LDR. The base of the hill has become mostly commercial, almost entirely healthcare related, with some MDR. The character of the neighborhood is just that—commercial and higher density below, but solely LDR, and quite costly LDR at that, at and near the top, with a buffer zone of open space to maintain natural beauty for everyone's views both throughout the city below and on the top of the hill. Section 1.4 seeks to maintain community safety. Allowing commercial enterprises in the current open space high on the side of Foremaster hill would detract from safety, add noise to nearby residences, and, critically, would add much more traffic to an already busy hillside road and, in all likelihood, would necessitate ingress/egress off a high-grade hillside road on the sloped curve of Foremaster Drive. It would create hazardous conditions for drivers already navigating a steep, curved roadway. Moreover, the Connection to Nature section touts the preservation of scenic vistas, protection of steep slopes, sensitive bluff plateaus and habitat, and the like. The proposed amendment thumbs its nose at these important objectives of the general plan. It directly contradicts these

stated purposes. To advance this proposal would send the unequivocal message to the residents of this city that the city's managers and leaders merely pay lip service to these principles in the general plan, but do not take them seriously. Most of the residents of this city do take them seriously and are adamant that the city not amend its general plan in a manner so opposed to its stated purposes in relation to our hillsides.

Accordingly, I add my voice to the many who ask that the planning commission not recommend the proposed general plan amendment to the city council.

Sincerely,



A Professional
Law Corporation

Michael Welker

Attorney at Law

Parsons Behle & Latimer

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8/11/2026

I want to talk tonight about beauty. Not property values. Not traffic counts. Not commercial square footage. Beauty.

I think one of the marks of a great civilization is that it understands human beings need more than things that are simply useful. We need places that lift us, calm us and inspire us. Great communities have always understood that. They built beautiful public spaces, planted trees they would never sit beneath, and preserved parks, forests and open land for people they would never meet. They understood that we don't completely own the places where we live. For a little while, we are their stewards.

I grew up in Guilford, Connecticut, and I've been back there three times this year. Each time, I'm reminded how much of its character has survived. There are woods that are still woods, wetlands that are still wetlands and fields that are still fields. Someone could have made a rational economic argument for developing those places. Instead, they recognized another kind of value: leaving something beautiful alone. Because generations made decisions like that, Guilford still feels like Guilford.

That is what worries me about St. George. We live in an extraordinarily beautiful place. Red cliffs. Desert. Mountains. Open sky. People come here because this place does not look like everywhere else.

But beauty is rarely lost all at once. We lose it one reasonable decision at a time. One rezoning. One commercial building. One parking lot. One more piece of natural land that doesn't seem important enough to protect. Eventually, a place that was distinctive begins to look like everywhere else.

We sometimes describe undeveloped land as though it is empty or unused. I don't believe it is. A natural space is doing something. A view is doing something. Wildlife habitat is doing something. A place where your eye can travel across something natural instead of stopping at pavement and buildings is doing something.

Beauty has value even when nobody can put a dollar figure beside it.

Great communities don't ask only, "What can we build here?" They also ask, "What deserves to remain?" Not everything we build improves the place where we put it, and not every piece of land needs to justify its existence economically. Some places should simply be allowed to be beautiful.

That isn't anti-growth. It is stewardship. We inherited much of the beauty of St. George from a landscape none of us created. Our responsibility shouldn't simply be to ask how much of it we can use. We should ask how much of it we can pass on. Once natural land becomes pavement, that decision is essentially permanent. So tonight I hope we don't ask only whether this property can be developed. Of course it can. The more important question is whether everything that can be developed should be developed.

Fifty years from now, I hope our grandchildren can look around St. George and see evidence that we thought about them. That occasionally we looked at a piece of land and said: This has value exactly as it is. Leave it.

Great communities don't just create beautiful things. They recognize beauty that already exists, protect some of it, and pass it on.

Because the real question isn't whether St. George will continue to grow. It will. The question is whether, after all that growth, St. George will still feel like St. George.

Todd Yerkes



RE: Case Number 2026-GPA-011

Date: August 10, 2026

To: St. George City Planning Commission

From: Kristi Boyle



St. George, UT 84790

Subject: Opposition to Proposed General Plan Amendment / Zoning Change (Case #2026-GPA-011)

Dear Commissioners,

My name is Kristi Boyle, and I am a resident of Foremaster Ridge. My husband and I chose to live in this community because of its safe, well-maintained neighborhood and central location near local schools, grocery stores, and medical facilities. I am writing to express my strong opposition to the proposed zoning change for Case Number 2026-GPA-011.

Our neighborhood already faces significant traffic congestion, particularly during peak hours. Adding high-density development, such as student housing, will severely strain our road infrastructure and compromise safety for the many pedestrians, cyclists, joggers, wheelchair users, and scooter riders who rely on these streets daily.

Furthermore, the area near 1450 East features a natural stream corridor that serves as a vital habitat for local wildlife, including foxes, birds of prey, roadrunners, and other native species. Developing this green space would permanently destroy a natural community asset that brings immense value and beauty to St. George.

Finally, introducing a high-density development into a established single-family area poses a direct threat to surrounding property values and the overall residential character of Foremaster Ridge.

For these reasons, I strongly urge the Planning Commission to deny the applicant's request for a zoning change. Thank you for your time, consideration, and dedication to preserving the quality of life in our city.

Respectfully submitted,

Kristi Boyle

A handwritten signature in blue ink that reads "Kristi Boyle". The signature is written in a cursive, flowing style. The "K" is large and loops around the "r". The "B" is also large and loops around the "o". The "y" has a long, thin tail that extends downwards. The "l" is simple and vertical. The "e" has a small loop at the end.

My name is Teresa Hunnewell McCaulie. I live on the ridge of the South Rim at Foremaster. I am here to respectfully ask the Planning Commission to deny the Applicant's request to amend the current General Plan regarding refining portions of Foremaster.

When we purchase our lot we researched the current zoning. We paid a premium price for our lot and we did so because of the view and also the zoning did not allow commercial or multi-family residential development on the hillside near our lot.

Our area is home to wildlife that lives on the hillside near us and there's also a little stream. To allow development would severely impact the kit foxes and other animals which share the hillside.

Any change in the current zoning will have a tremendous negative impact for not only those of us who live around Foremaster, but for the City itself. We're all aware of the terrible scar on Tech Ridge. We don't want to see that on this side of town. One of the things that makes St. George such a beautiful place to visit and live is that it has a very unique beauty. Once the hills are scared and every available piece of land is covered by businesses and large buildings we stop being unique and start looking like Phoenix and Scottsdale, Arizona.

Foremaster already has immense traffic concerns. The Intermountain Hospital is off Foremaster. It's one of the largest employers in the County, if not the largest. That's a lot of traffic daily. In addition, as I'm sure you're aware, there will soon be an Interstate off ramp near the hospital which will further increase traffic on Foremaster.

The Planning Commission has been entrusted with the stewardship of our City. You're entrusted to do what's best not just for big business or political gain but for the citizens, now and in the future.

I respectfully request you deny the Applicant's Petition for a zoning change.

Respectfully submitted,

T. McCaulie

Teresa Hunnewell McCaulie

[Redacted signature block]