

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 25, 2026**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order

Flag Salute

Call for Disclosures

1. ZONE CHANGE- Horizon Ridge – PUBLIC HEARING

Consider a request to change the zoning from R-1-8 (Single-Family Residential, 8,000 ft² minimum lot size) and R-1-10 (Single-Family Residential, 10,000 ft² minimum lot size) to R-1 (Single Family Residential, no minimum lot size) on approximately 35.76 acres. The property is generally located north of Curly Hollow Drive and south of Province Way. The applicant is American Consulting & Engineering, and the representative is Austin Chappell.

Case No. 2026-ZC-014 (Staff – Lonnie Olson)

2. CONDITIONAL USE PERMIT Flightline RV Storage

Consider a request for a conditional use permit for a development with an aggregate ground floor footprint square footage of 20,000 square feet or more. The applicant is Desert Canyon Development Inc., and the representative is Curt Gordon.

Case No. 2026-CUP-005 (Staff – Brian Dean)

3. MINUTES

Consider a request to approve the meeting minutes from the August 11, 2026, meeting.

4. CITY COUNCIL ACTIONS

Report on items heard at the August 20, 2026 City Council meeting.

1. 2026-PDA-009 Bucks Ace Sun River

2. 2026-ZRA-006 Detached ADU on 11,000 sf

3. 2026-CUP-003 Barefoot Montessori



Angie Jessop – Community Development Office Supervisor

August 21, 2026

Date

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

PLANNING COMMISSION AGENDA REPORT:

Zone Change
08/25/2026

Horizon Ridge Zone Change (Case No. 2026-ZC-014)	
Request:	Consider a request to amend the City Zoning Map by amending the zone from R-1-8 (Single-Family Residential, 8,000 ft ² minimum lot size) and R-1-10 (Single-Family Residential, 10,000 ft ² minimum lot size) to R-1 (Single Family Residential, no minimum lot size) on approximately 35.67 acres generally located north of Curly Hollow Drive and south of Province Way.
Applicant:	American Consulting & Engineering, Austin Chappell
Location:	Generally located north of Curly Hollow Drive and south of Province Way
General Plan:	LDR (Low Density Residential) and MDR (Medium Density Residential)
Existing Zoning:	R-1-8 (Single-Family Residential, 8,000 ft ² minimum lot size) and R-1-10 (Single-Family Residential, 10,000 ft ² minimum lot size)
Surrounding Zoning:	North PD-R (Planned Development Residential)
	South PD-R (Planned Development Residential) and R-1-8 (Single-Family Residential, 8,000 ft ² minimum lot size)
	East R-1-8 (Single Family Residential, 8,000 ft ² minimum lot size) and R-1-10 (Single-Family Residential, 10,000 ft ² minimum lot size)
	West M&G (Mining and Grazing)
Land Area:	Approximately 35.67 acres



This application proposes a zoning map amendment for approximately 35.67 acres, changing the zoning designation from R-1-8 (Single-Family Residential, 8,000 ft² minimum lot size) and R-1-10 (Single-Family Residential, 10,000 ft² minimum lot size) to R-1 (Single Family no minimum lot size).

The proposed R-1 zoning district is a recently adopted residential zone that was recommended for approval by the Planning Commission in February 2026 and subsequently approved by the City Council on March 25, 2026. The R-1 zone has no minimum square footage requirement, allowing for flexible lot sizes across the parcel. However, development standards vary because the underlying General Plan splits the property into two designations. The northern portion is designated LDR (Low Density Residential) with a minimum 60-foot lot frontage and caps density at 4 units per acre, while the southern portion is MDR (Medium Density Residential) with a minimum 40-foot lot frontage and caps density at 9 units per acre.

[illegible]

Staff recommends approval of this zone change for Horizon Ridge.

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

POSSIBLE MOTION:

"I move that we forward a positive recommendation to the City Council for the zone change for Horizon Ridge, case number 2026-ZC-014, based on the findings listed in the staff report."

FINDINGS FOR APPROVAL:

1. The proposed zone change is consistent with the City's General Plan Land Use Designations, and it gives more flexibility on lot sizes while staying within the expected densities.
2. The zone change creates one unified zoning designation across the property.
3. The surrounding area already has a mix of residential zones, so changing the zone to R-1 is not introducing any uses out of character with what is existing.
4. Changing to the proposed R-1 zone aligns with *Section 2.3: Increase and Diversify Housing Supply Across the City* in the General Plan, as having no minimum lot size allows for more variety of lot sizes and thus housing sizes.
5. Total culinary water demand for this development will likely increase due to the proposed zoning allowing for more density. However, smaller front yard setbacks and the higher density configuration reduce per-capita landscape irrigation needs, resulting in a more water and infrastructure efficient development pattern per household.
6. The proposed project will not negatively impact the health, stability, and/or formation of families within the City.

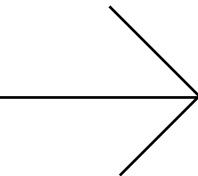
Exhibit A

PowerPoint Presentation



Horizon Ridge

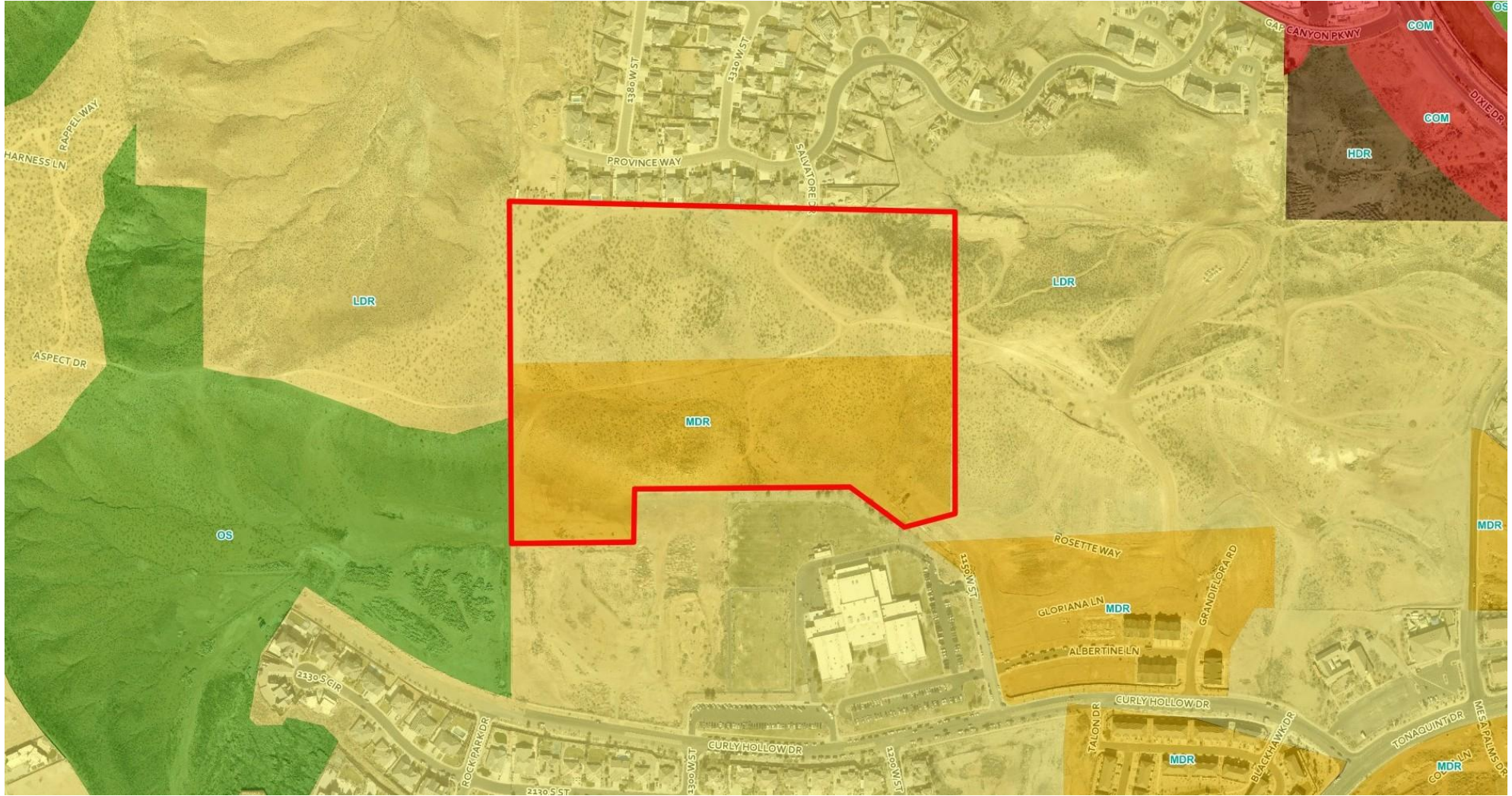
2026-ZC-014



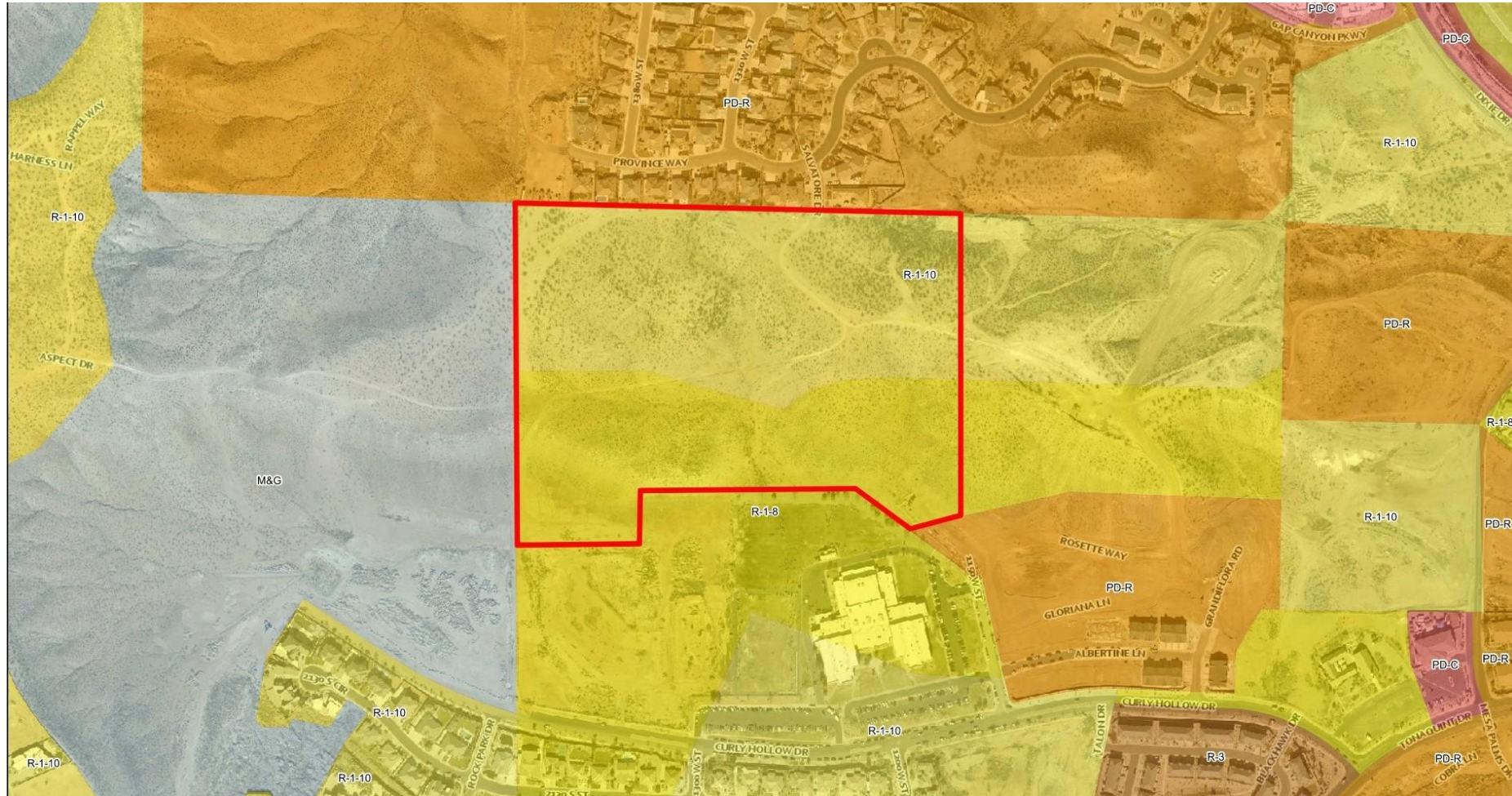
Aerial Map



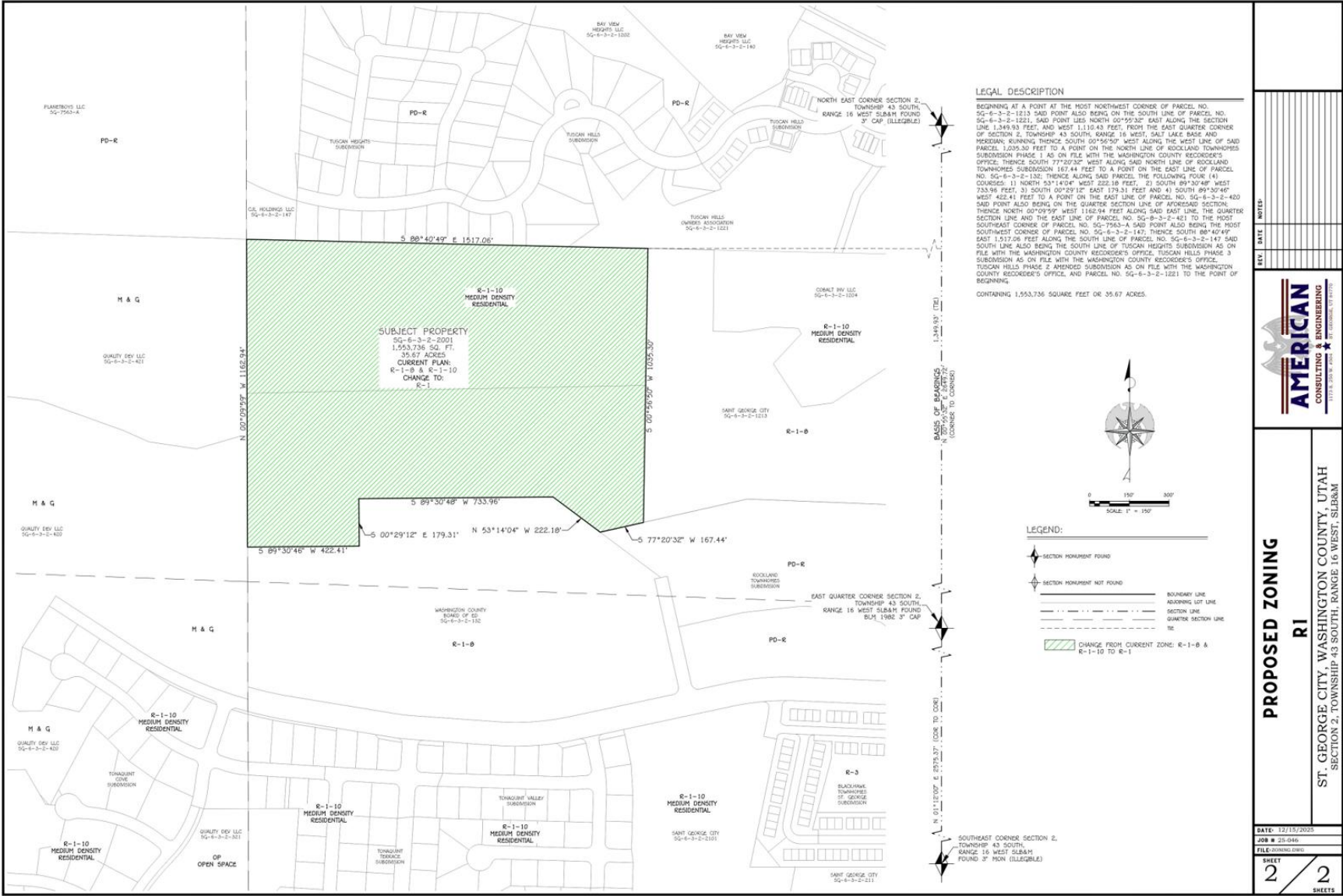
Land Use Map



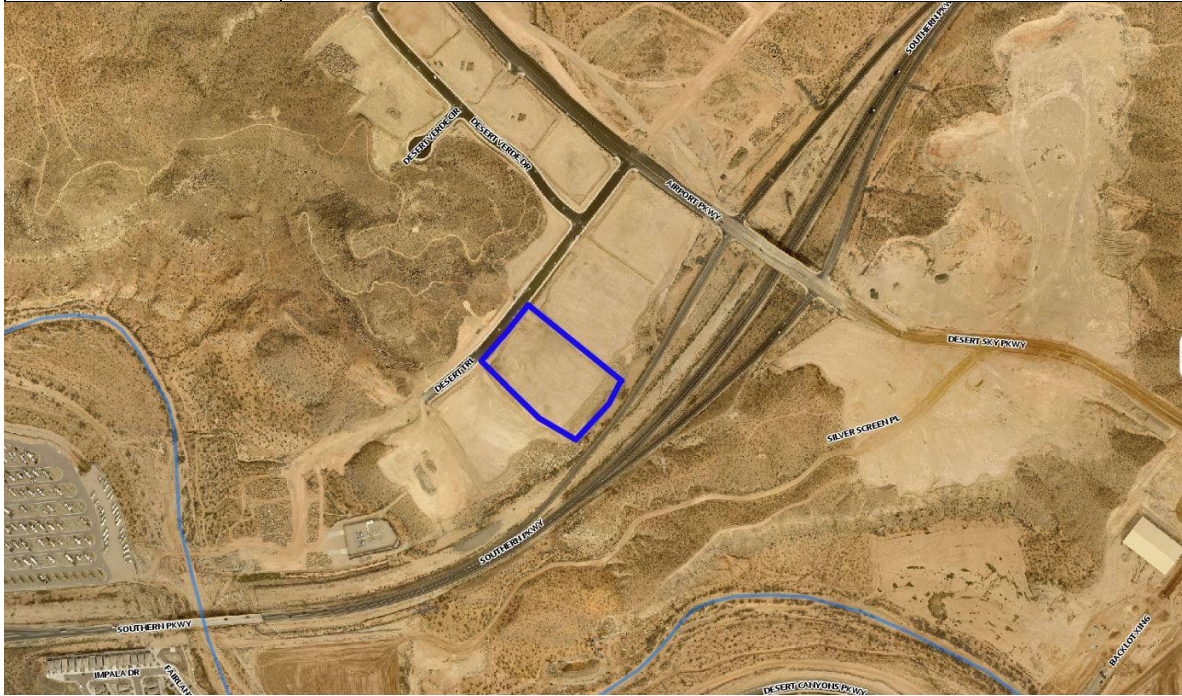
Zoning Map



Exhibit



Flightline RV Storage Conditional Use Permit (Case No. 2026-CUP-005)	
Request:	Consider a conditional use permit for a development with an aggregate ground floor footprint square footage of 20,000 square feet or more.
Applicant:	Desert Canyon Development, Inc.
Representative:	Curt Gordon
Location:	5517 S Desert TRL
General Plan:	PD (Planned Development)
Zoning:	C-2 (General Commercial)
Land Area:	Approximately 4.6 acres



BACKGROUND:

This application pertains to a development consisting of three buildings across 4.6 acres, with a total building area of 54,500 square feet. This proposal includes considerations for elevations, materials, and landscaping.

The proposed buildings include one two-story office space and single-story self-storage structures for the use of RV storage. There are 79 total proposed storage units. The proposed office space overall building height is 22 feet 9 inches and overall storage unit heights are 14 feet. The maximum building height permitted within the C-2 zoning district is 50 feet.

Proposed building materials include red Aluma Core, dark cherry and black aluminum longboard, black aluminum fascia, and red, white, blue, and gray accents. The variety of materials and colors is intended to create visual interest and contribute to the overall architectural character of the development.

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

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

Review Criteria		
Regulation	Proposal	Staff Comments
10-17B-3-A		
Maximum Intensity and use	Proposed three buildings and a total completed over three phases with an office located near the main entrance.	This intensity and use is expected to be comparable to what is permitted in this C-2 zone.
10-17B-3-B		
Complies with all Provisions of Code	See attached plans	Staff will ensure the project complies with all codes at the site plan review process
10-17B-3-C		
Compared to Permitted Uses, Mitigates Adverse impacts through:		
Size and Location	Total building area is approximately 54,500 sq. ft. among three buildings with 79 total RV storage units.	This intensity and use are expected to be comparable to what is permitted in this C-2 zone.

Review Criteria		
Regulation	Proposal	Staff Comments
Traffic Generation	No major traffic impacts are expected as the area is zoned for commercial uses. It is anticipated that there will be less than 7 vehicle trips per day.	The proposal is compliant
Utility / Public Infrastructure Demand	A plan for utilities will be provided during the site plan review process.	City infrastructure appears to be sufficient to handle this increased demand and will be thoroughly checked at JUC and site plan review.
Emergency Vehicle Access	Access is available from Desert Trail	The proposal is compliant
Off-Street Parking	7 parking spaces will be provided for the office space.	7 spaces are required for the office space calculated at 1 space per 250 sq ft
Vehicle and Pedestrian Circulation	Please see site plan	The proposal is compliant.
Fencing, Screening, Landscaping	Conceptual landscape plan has been provided as well as fencing and screening along the front of the development. With significant elevation changes around the lot, 4" rock mulch will be placed along the side property lines and	The proposal is compliant.
Building Mass, Bulk, Design and Orientation	This is the first property to be developed in this area. Buildings are typical of a storage unit project.	Staff has no concerns.
Usable Open Space	N/A	N/A
Signs and Lighting	No information was provided.	The lighting plan will be required to meet 9-13 of City Code and will be reviewed during the site plan review process. The signs need to apply for sign

Review Criteria		
Regulation	Proposal	Staff Comments
		and building permits and will be reviewed at that time.
Compatibility with Surrounding Structures	See the elevations	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	Normal commercial deliveries are expected.	Staff has no concerns.
Trash Generation, Screening, & Recycling	A trash enclosure is shown on the east side of the 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 commercial operations are expected.	Staff has no concerns
Hours of Operation and Delivery	Standard operating hours are expected.	Staff has no concerns
Special Hazards Arising from the Use	There are no anticipated special hazards	Staff has no concerns
Demand for Public Infrastructure or Services	Demand is expected to be comparable to what is permitted in this C-2 zone.	Staff has no concerns
10-17B-9-B		

Review Criteria		
Regulation	Proposal	Staff Comments
Vehicle Access and Parking Lots	The site is accessed from Desert Trail to the north, with parking near the front office. Parking is typical of storage unit developments. Landscaping is provided around the lot.	Staff has no concerns
Enhanced Landscaping	Front landscaping exceeds the minimum 15-foot average by providing ~25 feet. Street tree requirements are met along Desert Trail and SR-7. With significant elevations changes between lots, the side property lines will incorporate a 4" rock mulch layer. Using rock mulch will help with erosion control by providing a stable surface while preventing irrigation related erosion to slopes.	Staff has no concerns
Building Facade	The proposed building provides articulation through varied materials, colors, rooflines, and projections. Human scale elements include windows, doors, and covered entrance features.	Significant elevation changes occur the further west one goes on the lot. Landscaping, retaining walls, and terrain will make portions of the building less visible from the street.
Building Colors	Gray muted tones on the proposed renderings are subdued and low in saturation. The more vivid white, yellow, and red are limited to trim and accents.	Staff has no concerns
Site Plan and Elevations	A site plan, elevations, and renderings has been provided. See included exhibits.	Staff has no concerns
Compatibility with Adjacent and Surrounding Developments	The site is the first to be developed in this area and meets the commercial use of the zone. The proposed building design is compatible with the nearby airport due to its aviation	Staff has no concerns

Review Criteria		
Regulation	Proposal	Staff Comments
	theme based on the P-51 Mustang and provides a connection to aviation history.	

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, as the proposed use appears to satisfy the applicable conditions set forth in Section 10-17B, *Conditional Use Permit Review*, of the City Code, as summarized in the chart above.

Staff recommends the following condition:

1. That if a fence is installed on the south property line adjacent to SR-7, that the fence shall be constructed of CMU or wrought iron.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend approval with additional conditions.
3. Recommend denial.
4. 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 Flightline RV Storage, case number 2026-CUP-005, based on the findings listed in the staff report.”

FINDINGS FOR APPROVAL:

1. The proposed conditional use permit is compatible in use, scale, and design with allowed uses in the zone.
2. The proposed conditional use permit does not compromise the health, safety, or welfare of those residing or working in the vicinity of this proposed use.
3. The proposed project will not negatively impact the health, stability, and/or formation of families within the city.
4. There will be adequate parking on site to facilitate the development.

EXHIBIT A

Applicant's Narrative

Flight Line RV Storage – Conditional Use Permit Application Narrative

Flight Line RV Storage is a 4.6-acre property located on Lot 103 of the Desert Canyons Business Park at interchange #7 at Desert Canyons. The parcel is zoned C-2 the final plat has been recorded for the configuration shown on (**Exhibit A**). The current General Plan designation is PD Commercial reflecting the Desert Canyons Master Plan land use designations.

Purpose

RV storage is a permitted use in the C-2 zone; however, due to the proposed floor area of 54,500 sq. ft., a Conditional Use Permit is required, which we are requesting through this application.

Design

The proposed development consists of 3 main buildings that will house indoor RV Storage. An office will be located near the main entrance. The architecture will be consistent with the plans shown (see attached elevations). The site is bounded on the north by the Desert Canyons Business Park (DCBP) Lot 102, on the east by Success Drive, on the South by Lot 104, and on the west by the Southern Parkway. The subject property is not in close proximity to residential zones.

Access to the site is off Airport Parkway at Interchange #7 of the Southern Parkway. All utilities are in place to service the site and have been appropriately sized to accommodate the development.

Parking required – 7 spaces, Parking provided – 7 spaces.

Traffic

Based on ITE Land Use Code 151 (Mini-warehouse), self-storage unit projects generate fewer than 7 vehicle trips per day per 100 storage units. Assuming 80 storage units (rounded to 100), the proposed self-storage project would generate less than 7 vehicle trips per day. Site access is via a 60' commercial local road. The anticipated trip generation is well within the public roadway capacity.

Utility Demand

All utility services are stubbed to the project site including sewer, water, fire service, power incl. 3-phase, gas, and communications. A storm drain lateral is also stubbed to a temporary detention basin located at the southeast corner of the site. All utility services stubbed to the site exceed project load requirements.

Development Standards

The development will meet all standards as follows:

- A. Noise, Vibration: No noise or vibration other than typical motor vehicle traffic is planned.
- B. Dust: All roads will be paved, and disturbed areas will be rocked or landscaped to eliminate dust issues.
- C. Odors: Consistent with C-2 uses.
- D. Aesthetics: Architectural guidelines are provided in the CC&R's, all City of St. George Landscape standards will be followed. The project is not in close proximity to any residential areas. No sensitive land will be displaced.
- E. Safety: No unusual traffic is planned which would create unsafe conditions. The preliminary plat for the project has been reviewed and approved including review by the fire department. Security cameras will be in place for the exterior areas.
- F. Traffic: The Desert Canyons Master Plan traffic study contemplates and accommodates the level of development shown on the attached plan.
- G. Density: Current zoning for the site is C-2.
- H. Height: Not to exceed 35 feet.
- I. Hours of Operation: Hours of operation will be normal business hours.
- J. Character and purpose of Zone: The development will be consistent with the purpose of a C-2.
- K. Public Health: All sanitation and solid waste disposal measures will follow applicable codes.
- L. Phasing: The current phasing plan consists of 3 phases, one phase per building.

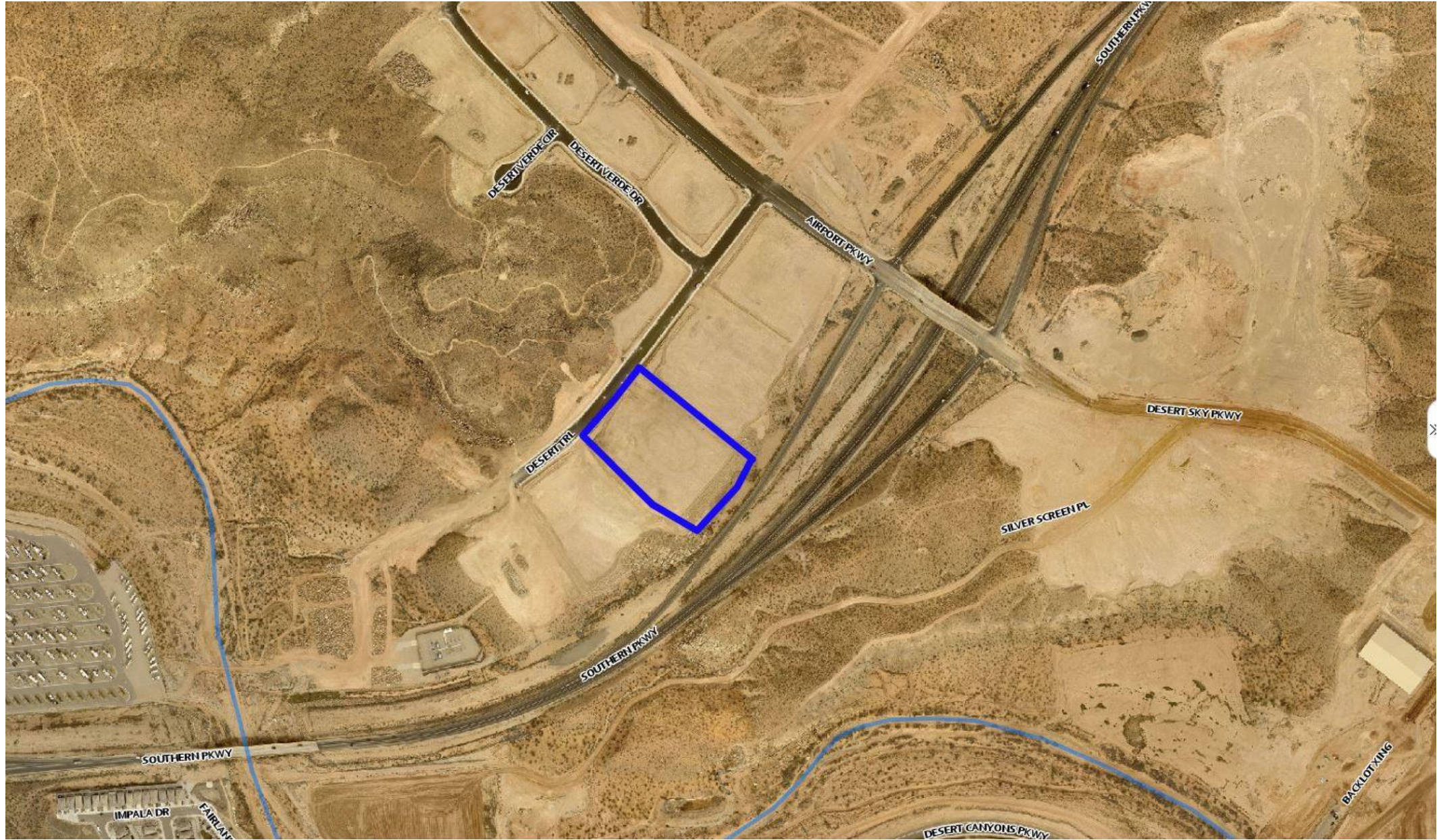
EXHIBIT B
PowerPoint Presentation

Flightline RV Storage

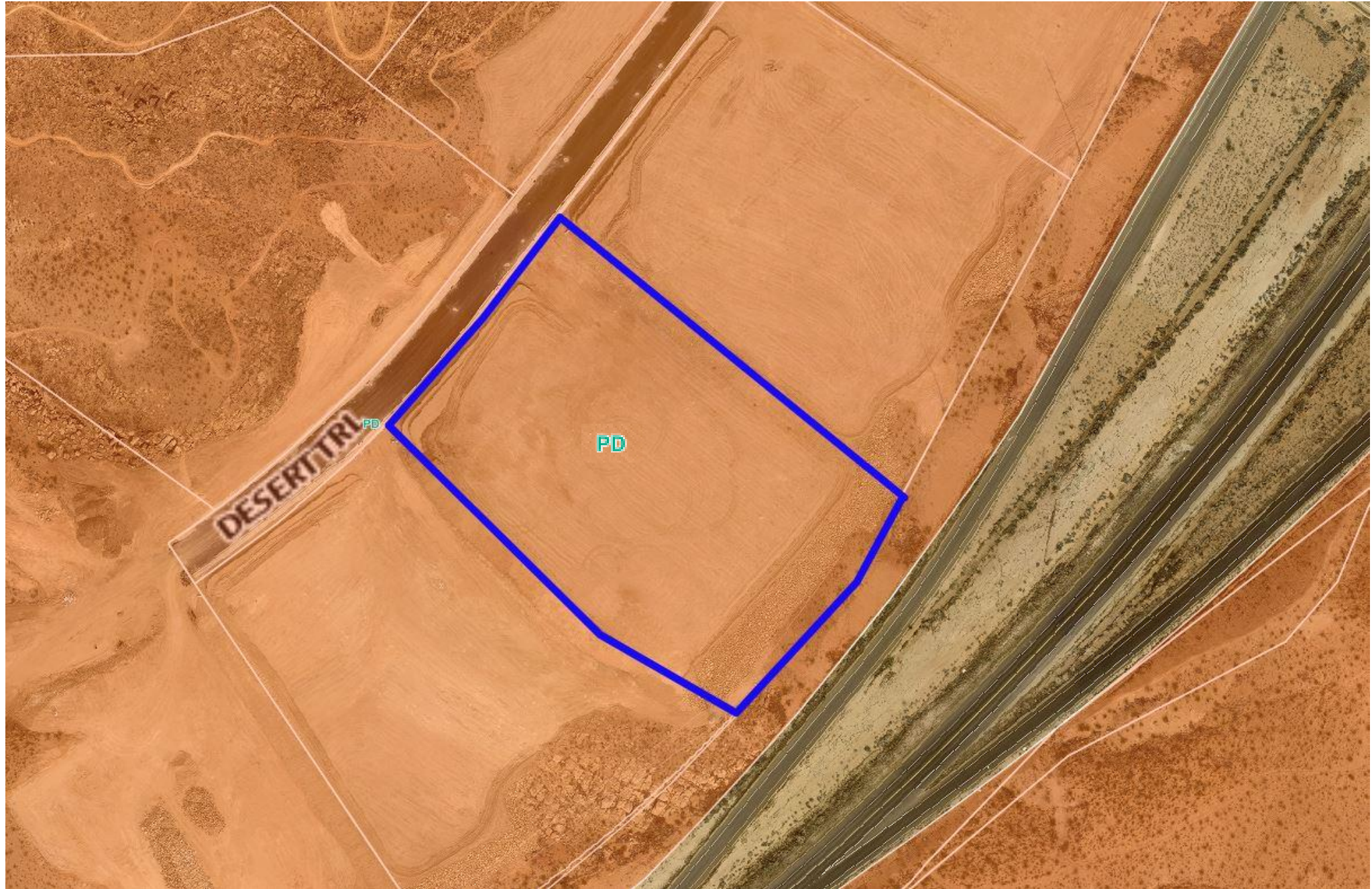


**Conditional Use Permit
2026-CUP-005**

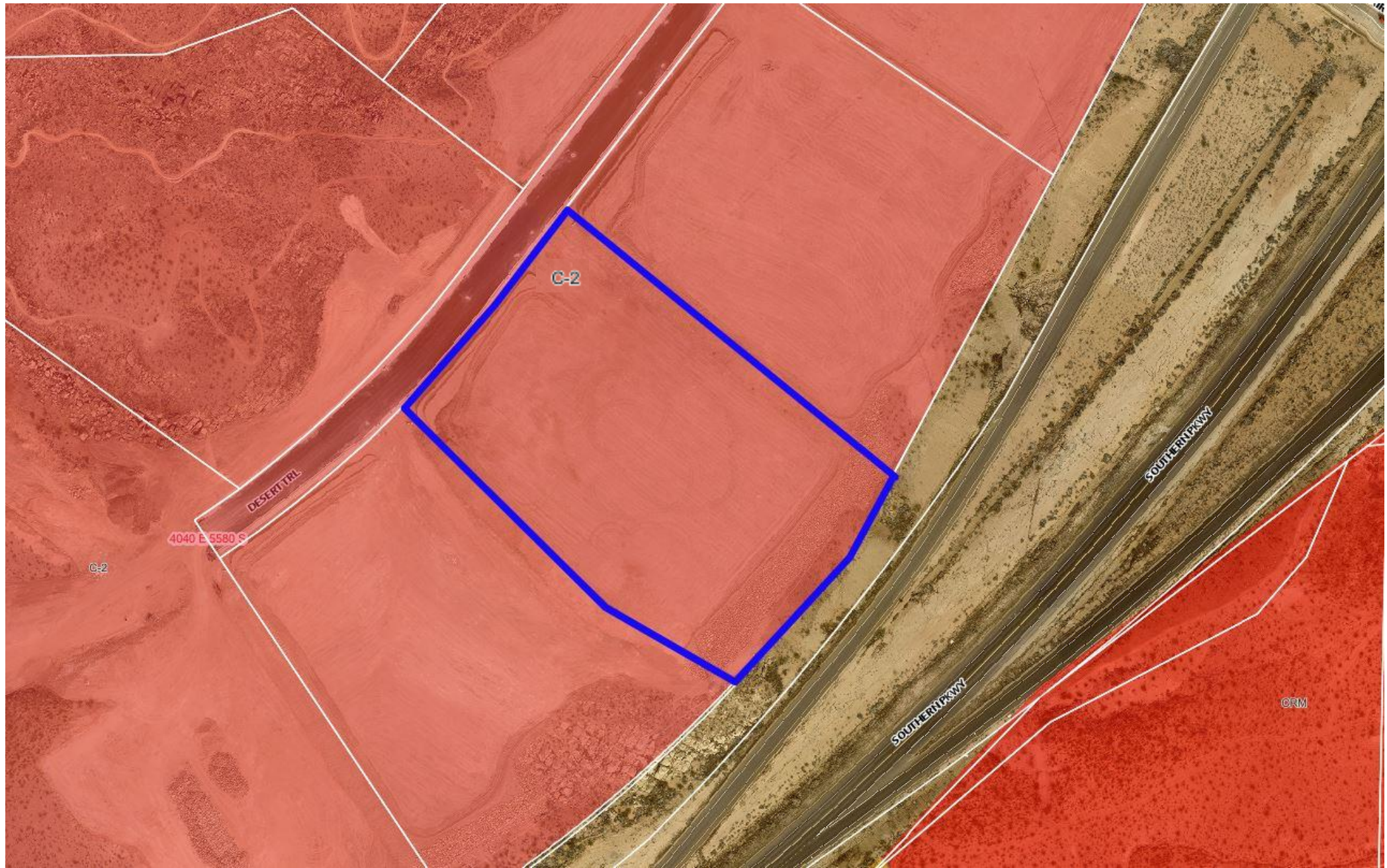
Aerial Map



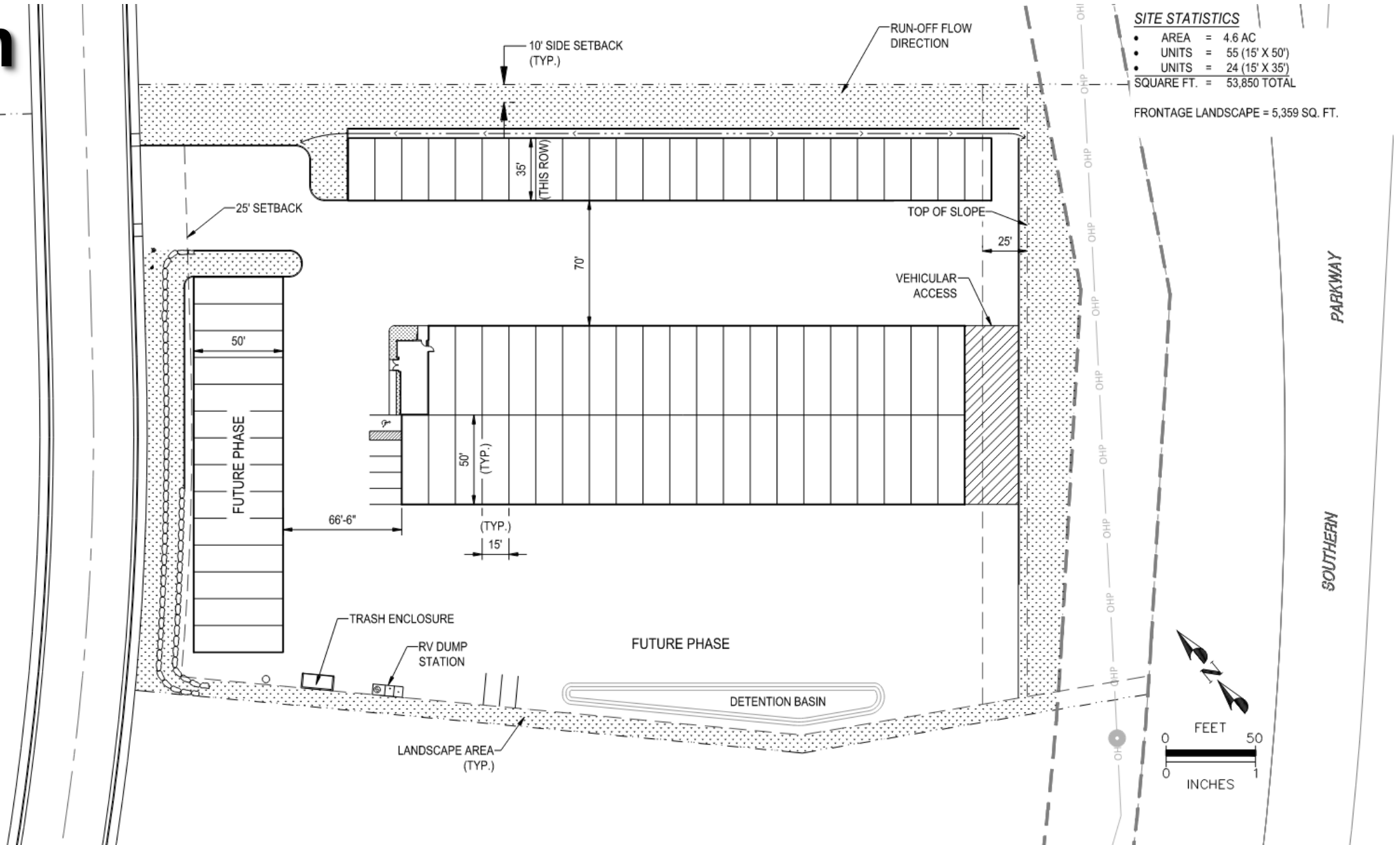
Land Use Map



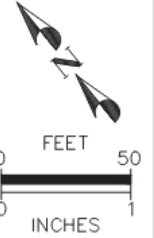
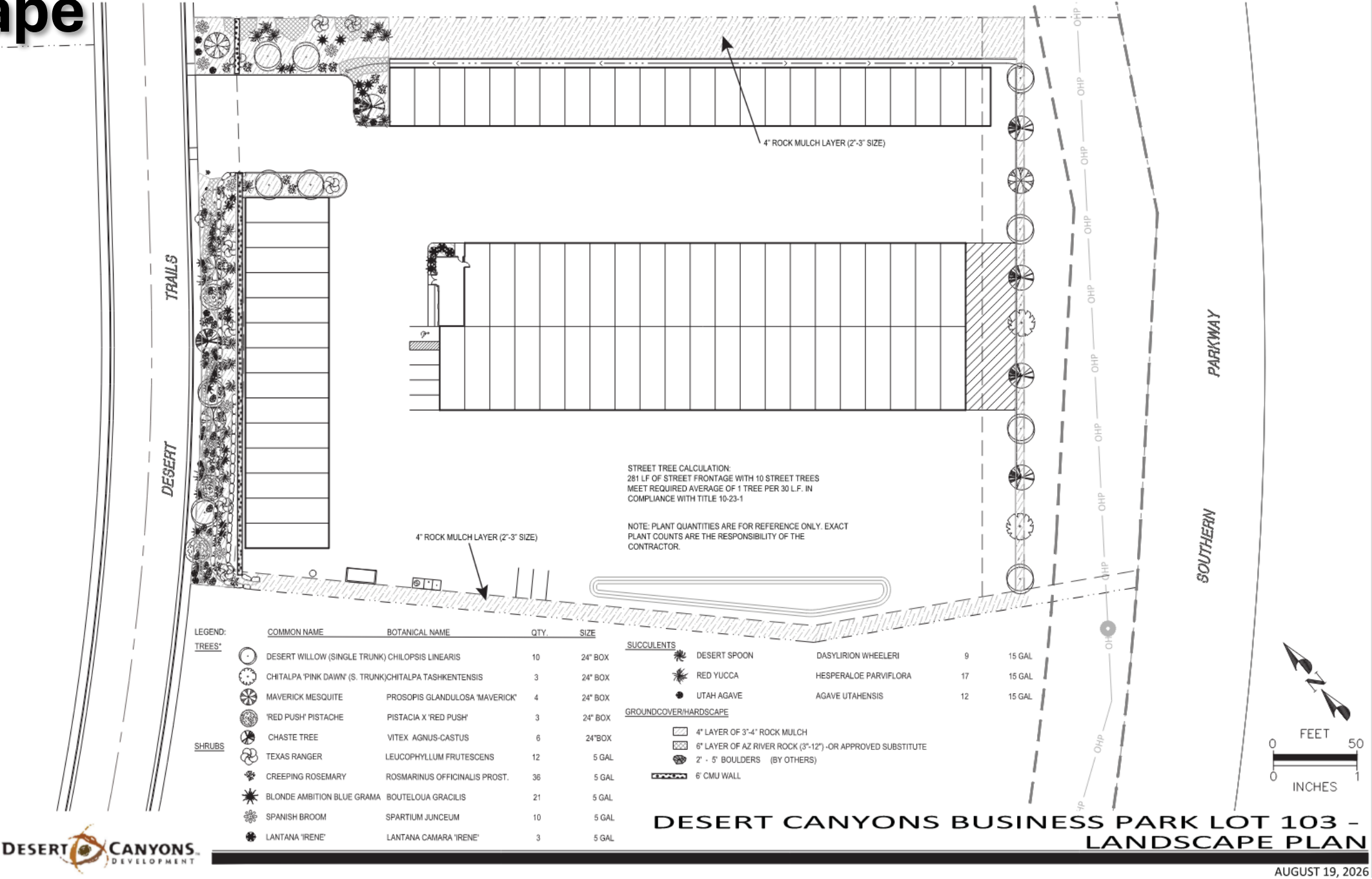
Zoning Map



Site Plan



Landscape Plan



Elevations



2

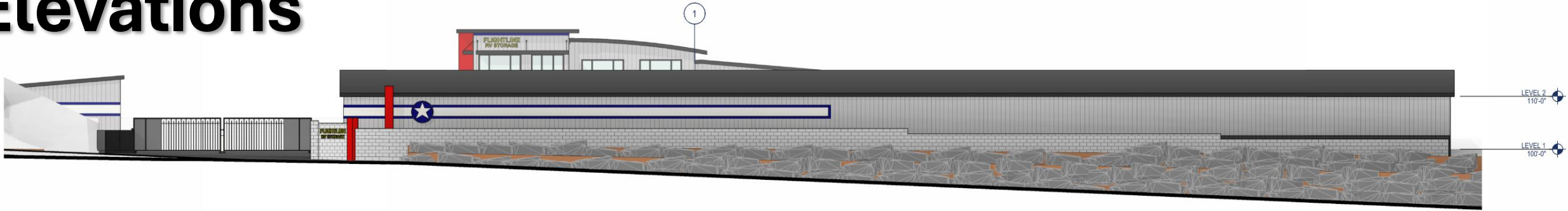
East1
SCALE: 1/4" = 1'-0"



1

North
SCALE: 1/4" = 1'-0"

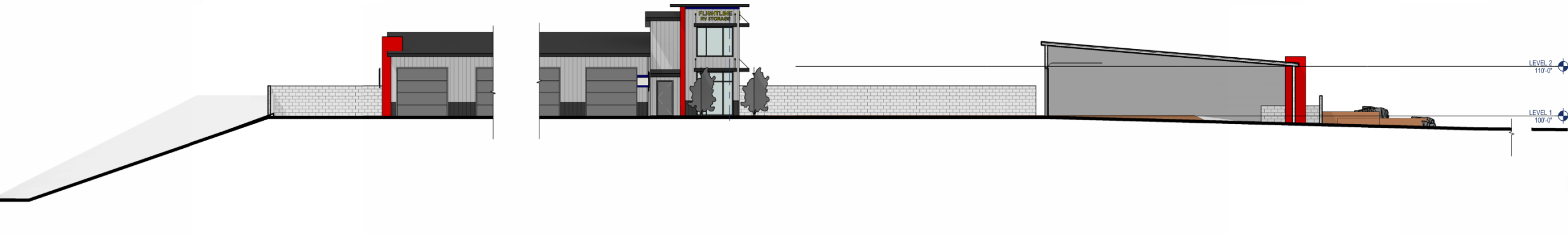
Elevations



4

North OVERALL

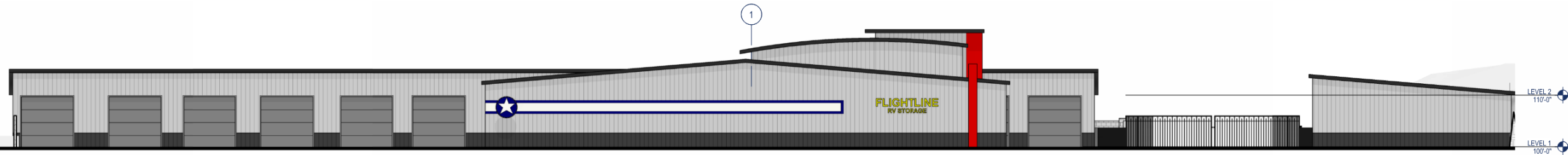
SCALE: 3/32" = 1'-0"



1

East

SCALE: 3/32" = 1'-0"



3

South

SCALE: 3/32" = 1'-0"

Renderings



Renderings



Renderings



Renderings



Renderings



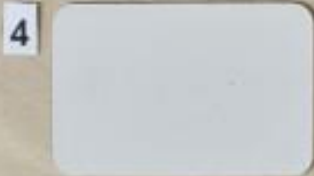
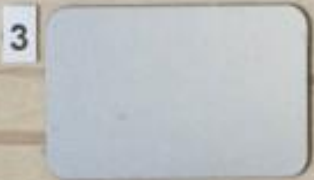
Renderings



Materials Board



MATERIALS / COLORS		
1.	BLACK	- STANDING SEAM
2.	MEDIUM GRY	- GARAGE DOORS
3.	LIGHT GRAY	- STANDING SEAM
4.	WHITE	- STAR & STRIPE
5.	BLUE	- STRIPE
6.	RED	- ALUMA CORE
7.	DRK CHERRY	- ALUM LONGBRD
8.	BLACK	- ALUM LONGBRD
9.	BLACK	- STOREFRONT
10.	BLACK	- ALUM FASCIA



7



8



9



Recommendation

Staff recommends approval of this Conditional Use Permit, as the proposed use appears to satisfy the applicable conditions set forth in Section 10-17B, *Conditional Use Permit Review*, of the City Code, as summarized in the chart included in the staff report.

Staff recommends the following condition:

1. That if a fence is installed on the south property line adjacent to SR-7, that the fence shall be constructed of CMU or wrought iron.

Possible Motion

“I move that we forward a positive recommendation to the City Council for the Conditional Use Permit for Flightline RV Storage, Case No. 2026-CUP-005, based on the findings listed in the staff report.”

ST. GEORGE PLANNING COMMISSION MINUTES
August 11, 2026, 5:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

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

EXCUSED:

STAFF MEMBERS PRESENT:

Assistant City Attorney Daniel Baldwin
Community Development Director Carol Winner
Assistant Public Works Director Wes Jenkins
Planner Brenda Hatch
Planner Dan Boles
Planner Brian Dean
Planner Lonnie Olson
Development Office Supervisor Angie Jessop

OTHERS PRESENT:

Applicant Wendi Bulkley
Applicant Rick Schofield
Applicant Jared Bates
Applicant Ryan Cain
Applicant Ashley Phillips
Applicant Mike Terry
Applicant Jared Madsen

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 Fisher.

Link to call to order and flag salute: [00:01:30](#)

Link to call for disclosures [00:02:09](#)

Commission Chair Rogers and Commissioner Anderson both recused themselves on Item #2.

ITEM 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)

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Link to Presentation by Brenda Hatch [00:02:49](#)

Link to discussion between Commission members and Ms. Hatch [00:05:00](#)

Link to public hearing [00:05:42](#)

Link to comment by Betty Kinkade [00:06:15](#)

Link to comment by Rebecca Yerkes [00:09:13](#)

Link to comment by Donna Colson [00:12:55](#)

Link to comment by Shawn Guzman [00:15:46](#)

Link to comment by Greg McFarlane [00:18:37](#)

Link to comment by Matt Ekins [00:21:26](#)

Link to comment by Meena Iyer [00:24:57](#)

Link to comment by Steve Gibson [00:28:28](#)

Link to comment by Mike Welker [00:30:20](#)

Link to comment by Steve Jennings [00:33:39](#)

Link to comment by Sydney Applegate [00:35:30](#)

Link to comment by Ronaldo Rodriguez [00:36:19](#)

Link to comment by Rulon Jones [00:39:55](#)

Link to comment by Jim Hefty [00:41:43](#)

Link to comment by Brett Applegate [00:44:19](#)

Link to comment by Katherine Leydsman [00:46:06](#)

Link to comment by Jonnie Hefty [00:47:31](#)

Link to comment by Tony Allen [00:48:28](#)

Link to comment by Ryan Keller [00:51:43](#)

Link to comment by Dana Oaks [00:53:30](#)

Public Hearing Closed

Link to comment by applicant Wendi Bulkley [00:56:25](#)

Link to comment by applicant Rick Schofield [00:56:49](#)

Link to discussion by Commission Members and Mr. Schofield, Ms. Bulkley, and Ms. Hatch [01:08:38](#)

Link to comment by Community Development Director Carol Winner [01:16:13](#)

Link to question by Commission Member Casey and discussion with Ms. Hatch [01:17:33](#)

Link to comment by Director Winner and discussion [01:20:20](#)

Link to discussion with Commission Members and Ms. Hatch [01:21:35](#)

Link to discussion between Commission Members [01:23:55](#)

Link to motion [01:38:07](#)

MOTION:

A motion was made by Planning Commission Member Fisher to recommend approval to the City Council this item #1, General Plan Amendment, Open Space and Commercial as presented, adopting the staff's findings and comments.

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

The vote was 5-2. Motion carries.

ITEM 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)

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Commission Member Chair Rogers and Commission Member Anderson recused themselves on this item.

Link to Presentation by Brian Dean [01:40:34](#)

Link to public hearing [01:44:16](#)

Public Hearing Closed

Link to discussion by Commission Members [01:44:55](#)

Link to motion [01:45:16](#)

MOTION:

A motion was made by Planning Commission Member Draper to forward a positive recommendation to City Council for this PD Amendment for the Pioneer Office Building, subject to the findings on the staff report.

SECOND:

The motion was seconded by Planning Commission Member Fisher.

VOTE:

Commission Vice Chair Chapman called for a vote, as follows:

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

The vote was unanimous. Motion carries.

ITEM 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)

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Link to Presentation by Brian Dean [01:46:18](#)

Link to question by Commission Member Chapman and discussion with Mr. Dean [02:00:34](#)

Link to comment by Community Development Director Carol Winner [02:04:37](#)

Link to comment by Commission Member Fisher [02:05:25](#)

Link to comment by Mr. Dean and discussion with Commission Members [02:07:55](#)

Link to comment by Assistant City Attorney Daniel Baldwin [02:09:45](#)

Link to public hearing [02:10:18](#)

Public Hearing Closed

Link to discussion by Commission members [02:10:40](#)

Link to motion [02:11:31](#)

MOTION:

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

SECOND:

The motion was seconded by Planning Commission Member Chapman.

VOTE:

Commission Chair Rogers called for a vote, as follows:

Planning Commission Chair Rogers – aye

Planning Commission Member Anderson –aye

Planning Commission Member Fisher – aye

Planning Commission Member Casey – aye

Planning Commission Member Chapman – aye

Planning Commission Member Taysom –aye

Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

ITEM 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 WAS NOT HEARD AT THIS MEETING ****

ITEM 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)

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Link to Presentation by Brenda Hatch [02:12:20](#)

Link to discussion by Commission Members [02:16:46](#)

Link to motion [02:18:35](#)

MOTION:

A motion was made by Planning Commission Member Anderson to forward a positive recommendation to the City Council for the Conditional Use Permit for Bare Foot Montessori, case number 2026-CUP-003, with staff's report and the conditions as noted.

SECOND:

The motion was seconded by Planning Commission Member Draper.

VOTE:

Commission Chair Rogers called for a vote, as follows:

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

The vote was unanimous. Motion carries.

ITEM 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)

Agenda Packet [\[Page 109\]](#)

Link to Presentation by Dan Boles [02:19:25](#)

Link to motion [02:23:06](#)

MOTION:

A motion was made by Planning Commission Member Draper to approve the plat for Rolling Desert phases 1-6, subject to the conditions and findings in the report.

SECOND:

The motion was seconded by Planning Commission Member Fisher.

VOTE:

Commission Chair Rogers called for a vote, as follows:

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

The vote was unanimous. Motion carries.

ITEM 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)

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Link to Presentation by Brenda Hatch [02:23:37](#)

Link to motion [02:26:00](#)

MOTION:

A motion was made by Planning Commission Member Anderson to approve the Cove Valley Phase 4-6 preliminary plat, case number 2026-PP-005, with staff's recommendations.

SECOND:

The motion was seconded by Planning Commission Member Taysom.

VOTE:

Commission Chair Rogers called for a vote, as follows:

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

The vote was unanimous. Motion carries.

ITEM 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 & Gudgell Inc., and the representative is Bob Hermandson.
Case No. 2026-PP-017 (Staff – Dan Boles)

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

Link to Presentation by Dan Boles [02:26:50](#)

Link to comment by applicant Rick Meyer [02:28:55](#)

Link to motion [02:29:25](#)

MOTION:

A motion was made by Planning Commission Member Fisher to approve the preliminary plat for Tower Estates, 7-lot residential subdivision, adopting findings and recommendations of staff.

SECOND:

The motion was seconded by Planning Commission Member Taysom.

VOTE:

Commission Chair Rogers called for a vote, as follows:

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

The vote was unanimous. Motion carries.

ITEM 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)

Agenda Packet [\[Page 143\]](#)

Link to Presentation by Dan Boles [02:30:05](#)

Link to motion [02:32:33](#)

MOTION:

A motion was made by Planning Commission Member Draper to approve this preliminary plat for Two Peaks, subject to findings in the staff report and the conditions.

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 – aye
Planning Commission Member Taysom –aye
Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

APPROVAL OF MINUTES:

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

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Link to motion [02:33:18](#)

MOTION:

A motion was made by Planning Commission Member Draper to approve minutes of July 28, 2026 meeting.

SECOND:

The motion was seconded by Planning Commission Member Chapman.

VOTE:

Commission Chair Rogers called for a vote, as follows:

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

The vote was unanimous and the motion carried.

CITY COUNCIL ITEMS:

Carol Winner, the Community Development Director, will report on items heard at the 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

ADJOURN:

1 Link to motion: [02:36:55](#)

2
3 **MOTION:**

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

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6 **SECOND:**

7 The motion was seconded by Planning Commission Member Taysom.

8
9 **VOTE:**

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

11 Planning Commission Chair Rogers – aye

12 Planning Commission Member Anderson –aye

13 Planning Commission Member Fisher – aye

14 Planning Commission Member Casey –aye

15 Planning Commission Member Chapman –aye

16 Planning Commission Member Taysom –aye

17 Planning Commission Member Draper – aye

18
19
20 The vote was unanimous, and the motion carries.

21
22
23
24 /s/
25 Angie Jessop, Development Services