

**NOTICE OF REGULAR MEETING
OF THE CITY COUNCIL OF THE CITY OF ST. GEORGE,
WASHINGTON COUNTY, UTAH**

Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a regular meeting in the City Council Chambers at the St. George City Hall located at 61 South Main Street, St. George, Utah, on Thursday, September 3, 2026, commencing at 5:00 p.m.

The agenda for the meeting is as follows:

Call to Order
Invocation
Flag Salute

- 1. Mayor's recognitions, proclamations, and updates.**
 - a. Read a Proclamation proclaiming September 17 – 23, 2026 as Constitution Week.**
 - b. Read a Proclamation proclaiming October 3, 2026 as Marathon Day.**
- 2. Comments from the public.**

The Open Comment Period provides an opportunity for residents to share ideas, concerns, and feedback with the Mayor and City Council on matters related to City business.

The Mayor and City Council strongly encourage public participation and value hearing from the community. Community feedback plays an important role in shaping priorities, informing decision-making, and strengthening local government.

Comments pertaining to an agenda item that includes a public hearing, or public input should be given as that item is being discussed during the meeting.

Members of the public who wish to comment will be given a limit of three (3) minutes per person. The Mayor and City Council will not respond to comments or questions but will take the comments into consideration for possible discussion at another time.

Rules for making comments:

- You must be a resident of the City of St. George.
- Public input shall not be allowed on any agenda item or pending land use application.
- Comments should relate to City business.
- Speakers shall be courteous and show respect. Comments shall not include obscene or profane language, nor contain attacks on any individual.

Written comments may be submitted anytime to the City Recorder at 61 South Main Street, St. George, UT 84770 or publiccomments@sgcityutah.gov.

3. Consent Calendar.

- a. Consider approval of an agreement to purchase a real property (SG-5-2-34-42001 & SG-5-2-34-434) from Windmill Plaza LLC, Quality Development LLC, and K&D Family, LLC.**

BACKGROUND and RECOMMENDATION: This item is for the acquisition of the real property that contains an existing City sewer line and storm drain line. The City is interested in acquiring the property to control and protect the existing public utility infrastructure. It is expected that a trail will be installed on this property. The appraised value of the property is \$216,535. Staff recommends approval.

- b. Consider approval of an amendment to a Professional Services Agreement with Bowen, Collins, & Associates for additional engineering services and construction related services for the Virgin River Sewer Outfall replacement project.**

BACKGROUND and RECOMMENDATION: This Professional Services Contract amendment with Bowen, Collins, & Associates will cover additional engineering services and construction related engineering services for the Virgin River Outfall Replacement Project. This project will replace and upsize the exiting 48-inch diameter sewer line from the Man o War bridge in Bloomington to the St. George Regional Water Reclamation Facility. This project is essential for wastewater conveyance and treatment. The existing sewer line is at capacity and needs to be upsized to accommodate the expected growth of St. George, Washington, Ivins, and Santa Clara. The cost of the amendment is \$272,369. Staff recommends approval.

- c. Consider approval to allow the Southern Utah Wine Guild (formerly known as St. George Wine Club) to serve wine at their December social taking place at the Social Hall.**

BACKGROUND and RECOMMENDATION: This is the first event the Wine Guild has held at the Social Hall, a City-owned facility. Applicants Doug and Marianne Hamilton are requesting approval to serve wine at this event. Staff recommends approval subject to approval from the Events Review Committee and DABS with the condition that the applicant provide a Certificate of Insurance with the required endorsements and all other requirements of the Special Event Permit. the Special Event Permit.

4. Consider approval of Resolution No. 2026-018R amending and adopting fees for various services and recreational activities.

BACKGROUND and RECOMMENDATION: This item is to consider a amendments to the City's Master Fee Schedule to include the following: 1) an increase to the Jury Fee for the Art Museum; 2) an increase for Food Booth fees for the Arts Festival; and 3) adoption of a Power Cost Adjustment (PCA). Staff recommends approval.

5. Consider approval of Resolution No. 2026-019R declaring the City's intent to consider adjusting a common boundary line with Washington City.

BACKGROUND and RECOMMENDATION: The City Recorder's office received a request to adjust the boundary line with Washington City at the intersection at Hilton

Williams Drive and Ara Parkway. The purpose of the adjustment is to correct a discrepancy in the legal description of the St. George Airport Addition, recorded as Document No. 2010004137 in the Washington County Recorder's Office. At their meeting held on August 26, 2026, Washington City Council approved a resolution declaring their intent to consider the boundary line adjustment.

6. Consider approval of a Conditional Use Permit for an approximately 54,500 sq. ft. RV Storage development; on approximately 4.6 acres located at 5517 S Desert Trail. (Case No. 2026-CUP-005 - Flightline RV Storage)

BACKGROUND and RECOMMENDATION: The proposal is for a three (3) building development with an aggregate ground floor footprint square footage of 20,000 square feet or more on approximately 4.6 acres. At their meeting held on August 25, 2026, the Planning Commission recommended approval with a vote of 6-0 and one condition.

7. Consider approval of Ordinance No. 2026-069 amending the Atkinville Interchange Areas Zone Planned Development Commercial zone on approximately 2 acres generally located east of Pioneer Road and north of Sun River Parkway. (Case No. 2026-PDA-017 - Pioneer Office Building)

BACKGROUND and RECOMMENDATION: The proposal is for a new, three-story commercial building. The underlying general plan is PD (Planned Development). At their meeting held on August 11, 2026, the Planning Commission held a public hearing, and recommended approval with no conditions, with a vote of 5-0; there were no public comments.

8. Consider approval of Ordinance No. 2026-070 amending the City's General Plan from LDR (Low Density Residential), OS (Open Space), and COM (Commercial) to COM (Commercial) and OS (Open Space) on approximately 14.4 acres generally located between 800 and 900 South and between 1450 East and Foremaster Drive. (Case No. 2026-GPA-010 - Utah Tech Foremaster)

BACKGROUND and RECOMMENDATION: This application proposes to change the General Plan designation from 7.50 acres Low Density Residential (LDR), 2.66 acres Open Space (OS), and 4.24 Commercial (COM) to 5.96 acres Commercial (COM) and 8.44 acres Open Space (OS) to facilitate future commercial development. At their meeting held on August 11, 2026, the Planning Commission held a public hearing and recommended approval with no conditions by a 5-2 vote; several comments were made in opposition, three of the comments were in favor of the request.

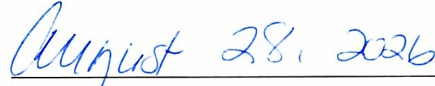
9. Consider approval of Ordinance No. 2026-071 amending portions of Title 9 of City Code as it relates to animated signs.

BACKGROUND and RECOMMENDATION: On April 2, 2026, in a public joint work meeting, City Council, staff, and the applicant discussed allowing Electronic Message Signs (EMS) adjacent to residential zones. Staff took the information discussed in the meeting along with the previously submitted material from the applicant and created Exhibits A and B. The Planning Commission held a public hearing on August 11, 2026, and recommended approval with a 7-0 vote and no conditions.

10. Appointments to Boards and Commissions of the City.

11. **Reports from Mayor, Councilmembers, and City Manager.**
12. **Request a closed meeting to discuss litigation, security, property acquisition or sale or the character and professional competence or physical or mental health of an individual.**


Christina Fernandez, City Recorder


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, 627-4674, at least 24 hours in advance if you have special needs.

PROCLAMATION

WHEREAS, September 17, 2026 marks the 239th anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week.

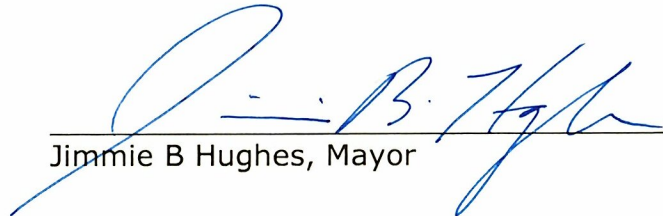
NOW, THEREFORE I, Jimmie B Hughes, Mayor, along with the City Council of the City of St. George, Utah, do hereby proclaim the week of September 17 through 23, 2026 as

CONSTITUTION WEEK

in the City of St. George and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of St. George, Utah this 3rd day of September, 2026.




Jimmie B Hughes, Mayor

PROCLAMATION

WHEREAS, The 50th St. George Marathon will be held on Saturday, October 3, 2026; and

WHEREAS, This annual endurance event hosted by the City of St. George is a display of community spirit, unity, and commitment; and

WHEREAS, The City of St. George and the state of Utah is proud to welcome each of the 10,000 runners participating in the 26.2-mile Marathon and the 13.1-mile Half Marathon, which is set to host the largest numbers of participants in the history of the race; and

WHEREAS, this annual event is an international display of endurance with Marathon, Half Marathon, 5K, Mayor's Walk, and Kids Fun Run celebrating runners, spectators, and volunteers; and

WHEREAS, known as "#likenoother", the St. George Marathon is a testament and celebration of determination, resilience, and resolve.

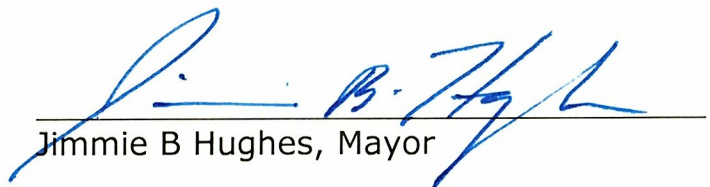
NOW, THEREFORE I, Jimmie B Hughes, Mayor, along with the City Council of the City of St. George, Utah, do hereby proclaim October 3, 2026 as

MARATHON DAY

in the City of St. George and ask our citizens to recognize and congratulate these runners, thank the volunteers for giving back to the community, and spectators for their support.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of St. George, Utah this 3rd day of September, 2026.




Jimmie B Hughes, Mayor



Agenda Date: 09/03/2026

Agenda Item Number: 3a

Subject:

Consider approval of an agreement to purchase a real property (SG-5-2-34-42001 & SG-5-2-34-434) from Windmill Plaza LLC, Quality Development LLC, and K&D Family, LLC.

Item at-a-glance:

Staff Contact: Cameron Cutler

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

Approximately 1050 South between 2580 East and 2780 East

Item History (background/project status/public process):

This item is for the acquisition of the real property that contains an existing City sewer line and storm drain line. The City is interested in acquiring the property to control and protect the existing public utility infrastructure. It is expected that a trail will be installed on this property. The appraised value of the property is \$216,535. Staff recommends approval.

Staff Narrative (need/purpose):

This strip of property was part of the Moorland subdivision. While an easement was established at that time, it was the intent of the City and the developer that this property would be purchased at some point by the City. An appraisal on the property was prepared at that time, but the purchase was never finalized. The developer was agreeable to keep the original appraisal amount.

Name of Legal Dept approver: Jami Brackin

Budget Impact:

Cost for the agenda item: \$216,535

Amount approved in current FY budget for item: \$216,535

If not approved in current FY budget or exceeds the budgeted amount, please explain funding source:

N/A

Description of funding source:

Public Works and Water Services are intending to share in the cost of the property purchase.

Recommendation (Include any conditions):

Staff recommends approval

Attachments

AGREEMENT TO PURCHASE REAL PROPERTY



AGREEMENT TO PURCHASE REAL PROPERTY

The City of St. George, a Utah municipal corporation, (the “City”), and Windmill Plaza LLC, a Utah limited liability company as to an undivided 1/3 interest; and, Quality Development, LLC, a Utah Liability Company an undivided 50% interest and K&D Family, LLC a Utah Limited Liability Company an undivided 50% interest, as to a 2/3 interest, (“Seller”) hereby enter this instrument effective as of _____ (the “Effective Date”). City and Seller are also referred to as a “Party” or collectively as the “Parties”

RECITALS

- A. Seller owns real property located within the City with a situs address of approximately 1050 South between 2580 East and 2780 East, and identified as Washington County Tax Parcels SG-5-2-34-42001 and SG-5-2-34-434. The total acreage is approximately 1.397 acres.
- B. The City desires to acquire real property consisting of parcels SG-5-2-34-42001 and SG-5-2-34-434 as described on the legal description in the warranty deed attached hereto as Exhibit A (the “Property”).
- C. The Property is encumbered by a major sewer line.
- D. Seller has represented to the City that it is willing and able to transfer the Property to the City free and clear of all liens and encumbrances.
- E. The parties have discussed various issues with regard to the purchase of the Property by the City (the “Purchase”), have identified terms believed to be acceptable to the parties, and now desire to memorialize the terms in this instrument as a final written expression of their agreement.

TERMS

Based on the foregoing recitals which are fully incorporated herein and the following covenants, obligations, terms and conditions, the receipt and sufficiency of which the parties hereby acknowledge, the parties agree as follows:

- 1 **Purchase Price.** On the terms and conditions stated below, the City shall pay Seller the amount of two hundred sixteen thousand, five hundred thirty-five dollars (\$216,535.00) (the “Purchase Price”) for the Property.
- 2 **Conveyance.** On the terms and conditions stated below, Seller shall convey the Property to the City, free and clear of all liens and encumbrances, by delivering a duly executed and notarized original of the document attached hereto as

Exhibit A, titled "Warranty Deed," by which Seller shall convey all of Seller's interest in the Property to the City.

3 Escrow. The Purchase shall be consummated through an escrow through Southern Utah Title Company, attention: Elwin Prince, 157 E. Riverside Drive, Suite 1B, St. George, UT 84790, Phone No.: (435) 652-4804, Email: elwin@sutc.com ("Escrow Agent").

(a) Opening of Escrow. Immediately upon execution hereof, the parties shall open escrow by delivering a fully executed copy of this instrument to Escrow Agent, along with the duly executed Warranty Deed executed by Seller. This instrument shall constitute the Escrow Agent's instructions and Escrow Agent is hereby authorized and instructed to act in accordance with the provisions of this instrument; provided, however, that the parties agree to execute and return to Escrow Agent within 10 days after the receipt thereof such additional standard escrow instructions, not inconsistent with this instrument, that Escrow Agent may reasonably require. No failure by either party to execute such additional standard escrow instructions will affect the validity or enforceability of this instrument in any manner. In the event of any inconsistency between such additional standards escrow instructions and this instrument, the terms of this instrument will prevail.

(b) Closing Conditions. The City shall have no obligation to complete the Purchase unless and until each of the following conditions (the "Closing Conditions") are met to the satisfaction of the City, as determined by the City in the City's sole and absolute discretion:

(1) Physical Condition. The City shall approve of the physical condition and circumstances of the Property. To facilitate the City's approval, within 5 days of the Effective Date Seller shall disclose to the City all documents in Seller's possession, or issues of which Seller is aware, affecting the physical condition of the property, including but not limited to patent or latent defects, soils, and the presence of any hazardous materials. Further, Seller hereby grants to the City and the City's agents and consultants a license to enter upon the Property for the purpose of conducting, at the City's sole expense, the City's review of the Property. Seller shall reasonably cooperate with the City in the inspection of the Property; provided however that Seller shall not be required to incur any expenses with regard to the City's inspection. The City shall indemnify, defend, and hold Seller harmless for any expenses or claims resulting from the City's entry onto the Property. The City shall not engage in any testing which will damage the Property in any way without further written consent from Seller. At time of execution of this instrument, the City affirms that it has approved the physical conditions and circumstances of the Property.

(2) Title. The City shall approve of the condition of title and all encumbrances affecting title to the Property. To facilitate the City's approval, within 5 days of the Effective Date Seller shall disclose to the City all documents in Seller's possession, or issues of which Seller is aware, affecting title to the property, including any security interests, leases, notices of claim, etc. Further, Escrow Agent shall issue to the City a commitment of title insurance showing all encumbrances shown on public records. If the City disproves of the any encumbrances affecting title to the Property which may be removed through the payment of funds, including but not limited to taxes not yet due but appearing as a lien on title to the Property, the City may elect to proceed to complete the Purchase and may, at the City's sole discretion, direct Escrow Agent to

pay from the Purchase Price any amounts necessary to secure the release of any such encumbrances.

(3) Legislative Approval. The St. George City Council shall legislatively approve this instrument, in the City Council's sole and absolute discretion.

(c) Failure of Conditions. If any condition is not fulfilled, the City may terminate this instrument at any time by notifying Seller and Escrow Agent in writing, upon which notice this instrument shall be null and void and neither party shall have any further obligation or liability pursuant to this instrument. Upon termination pursuant to this section, Escrow Agent shall return all documents and funds received from either party to the submitting party.

(d) Close of Escrow. If the City approves the Closing Conditions, the City shall notify Seller and Escrow Agent in writing and shall deposit the amount of the Purchase Price, less the Deposit and all accrued interest, with Escrow Agent. Upon receipt of the City's notice and the balance of the Purchase Price, Escrow Agent shall promptly proceed to record the Conveyance Documents and post the Purchase Price, less any obligations attributable to Seller, for delivery to Seller.

(1) The City's Obligations. The City shall be responsible for all the closing costs and shall pay the cost of the owner's policy of title insurance obtained by the City, it being understood that there will not be any recording fee. The City shall also be responsible for any expenses incurred by the City related to this transaction, attorney's fees for the City's attorney, if any, and any commission to the City's broker, if any.

(2) Seller's Obligations. Seller shall also be responsible for any expenses incurred by Seller related to this transaction, including any attorney's fees for Seller's attorney, if any, any commission to Seller's broker, if any, and the payment of any taxes or fees related to the Property accruing on or before the date Warranty Deed is recorded. Further, Seller hereby consents to the payment from the Purchase Price any and all amounts necessary to obtain releases of any encumbrances or liens affecting title to the Property including taxes not yet due but appearing as a lien on title to the Property.

4 Representations and Warranties. Seller hereby represents and warrants to the City as follows:

(a) Authority. Seller has all requisite power and authority to execute and deliver this instrument, to perform its obligations hereunder, and to consummate the transactions contemplated hereby. The execution and delivery by Seller of this instrument, and the performance by Seller of its obligations hereunder, have been duly and validly authorized by all necessary action on behalf of Seller. This instrument has been duly and validly executed and delivered by Seller and constitutes the legal, valid and binding obligation of Seller enforceable against Seller in accordance with its terms, except as the same may be limited by bankruptcy, insolvency, reorganization, arrangement, moratorium, fraudulent conveyance or other similar law relating to or affecting the rights of creditors generally, or by general equitable principles.

(b) No Conflicts. The execution and delivery of this instrument and the consummation or the compliance herewith of the transaction contemplated hereby will not: (i) result in any breach of any of the terms or conditions of, or constitute a default under, the organizational documents of Seller, or any material contract by which Seller is bound; (ii) result in any violation of any governmental, law, rule, regulation,

judgment, writ, degree, injunction or order applicable to the Property; (iii) require notice to or the consent, authorization, approval, or order of any governmental authority, or (iv) result in the creation or imposition of any lien, charge or encumbrance upon its property pursuant to any such agreement or instrument, except to the extent otherwise disclosed in this instrument.

(c) Foreign Status. Seller is not a "foreign person" as defined under Section 1445(f) of the Internal Revenue Code.

(d) Legal Proceedings. There are no claims, actions, suits, or proceedings pending or threatened against the Property or Seller that would reasonably be expected to result in the issuance of a writ, judgment, order or decree restraining, enjoining or otherwise prohibiting or making illegal, the consummation of any of the transactions contemplated by this instrument.

(e) Condemnation. Seller has not received written notice of any existing or pending, condemnation or similar proceedings against or involving the Property or any plan, study or effort to rezone the Property or to widen, modify, regrade or realign any street or highway that borders the Property.

(f) Patriot Act Compliance. Neither Seller nor its affiliates is in violation of any laws relating to terrorism, money laundering or the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Action of 2001, Public Law 107-56 and Executive Order No. 13224 (Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism) (the "Executive Order") (collectively, the "Anti-Money Laundering and Anti-Terrorism Laws"). Neither Seller nor its affiliates is acting, directly or indirectly, on behalf of terrorists, terrorist organizations or narcotics traffickers, including those persons that appear on the Annex to the Executive Order, or are included on any relevant lists maintained by the Office of Foreign Assets Control of U.S. Department of Treasury, U.S. Department of State, or other U.S. government agencies, all as may be amended from time to time. Neither Seller nor its affiliates or any of its brokers or other agents in any capacity in connection with the sale of the Property (i) conducts any business or engages in making or receiving any contribution of funds, goods or services to or for the benefit of any person included in the lists referenced above, (ii) deals in, or otherwise engages in any transaction relating to, any property or interests in property blocked pursuant to the Executive Order, or (iii) engages in or conspires to engage in any transaction that evades or avoids, or has the purpose of evading or avoiding, or attempts to violate, any of the prohibitions set forth in any Anti-Money Laundering and Anti-Terrorism Laws. Neither Seller, nor any person or entity controlling or controlled by Seller, is a country, territory, individual or entity named on any of the lists maintained by the United States Department of Commerce (Denied Persons and Entities), the list maintained by the United States Department of Treasury (Specially Designated Nationals and Blocked Persons), and the lists maintained by the United States Department of State (Terrorist Organizations and Debarred Parties) (collectively, "Government Lists"), and the monies used by Seller in connection with this instrument and amounts committed with respect hereto, were not and are not derived from any activities that contravene any applicable anti-money laundering or anti-bribery laws and regulations (including funds being derived from any person, entity, country or territory on a Government List or engaged in any unlawful activity defined under Title 18 of the United States Code, Section 1956(c)(7)).

(g) Environmental Condition. Seller has not treated, recycled, stored, disposed of, arranged for or permitted the disposal of, transported, handled, or released any substance, including Hazardous Materials (as defined below), or operated the Property in violation of Environmental Laws (as defined below) in a manner that would trigger an enforcement action thereunder. "Hazardous Materials" means any gasoline, petroleum, or petroleum products or by-products, radioactive materials, asbestos-containing materials, polychlorinated biphenyls, and any other chemicals, materials, wastes, or substances designated, classified or regulated as hazardous or toxic or as a pollutant or contaminant under any Environmental Law. "Environmental Laws" means any and all federal, state, local, or municipal laws (including common law), rules, orders, regulations, statutes, ordinances, codes, decrees, or other requirements as now or may at any time hereafter be in effect, and any binding judicial or administrative interpretation thereof, including any binding judicial or administrative order, consent decree or judgment, regulating, relating to or imposing liability or standards of conduct concerning pollution or protection of the environment or human health or safety.

(h) Solvency. Seller has not (i) made a general assignment for the benefit of its creditors, (ii) admitted in writing its inability to pay its debts as they mature, (iii) had an attachment, execution or other judicial seizure of any property interest which remains in effect, or (iv) taken, failed to take or submitted to any action indicating a general inability to meet its financial obligations as they accrue. There is not pending any case, proceeding or other action seeking reorganization, arrangement, adjustment, liquidation, dissolution or recomposition of Seller or any of its debts under any law relating to bankruptcy, insolvency, reorganization or relief of debtors, seeking appointment of a receiver, trustee, custodian or other similar official for any of them or for all or any substantial part of its or their property.

(i) Brokers. Seller has not employed any broker, finder, investment banker, or financial advisor as to whom Seller may have any obligation to pay any brokerage or finder's fees, commissions or similar compensation in connection with the transactions contemplated hereby.

(j) Untrue Statements. To the knowledge of Seller, none of the representations and warranties in this Section contains any untrue statement of material fact or omits to state a material fact necessary, in light of the circumstances under which it was made, to make any such representation not misleading in any material respect.

5 Default, Remedies and Termination. It shall constitute an event of default of this instrument if any party fails to timely deliver any of its performances at the times indicated herein. The defaulting party shall also be liable to pay any escrow cancellation charges. In no event shall either party be entitled to recover lost profits or appreciation or other consequential damages. Additionally:

(a) Default by Seller. If Seller defaults on this instrument, the City's exclusive remedies shall be to either: (i) terminate this instrument; or (ii) pursue an action for specific performance against Seller.

(b) Default by the City. If the City defaults on this instrument, Seller's exclusive remedy shall be to terminate this instrument and receive \$1,000.00 as liquidated damages.

6 Miscellaneous Provisions

(a) Interpretation. Captions and headings are used for reference only and must not be used in construing or interpreting this instrument. All recitals set forth at the beginning of this instrument are, by this reference, fully incorporated into this instrument and the facts recited therein shall be deemed conclusive for any purpose. All exhibits referred to in this instrument are deemed fully incorporated herein, whether or not actually attached. As used herein (i) the singular include the plural (and vice versa) and the masculine or neuter gender include the feminine gender (and vice versa) as the context may require; (ii) locative adverbs such as "herein", "hereto", and "hereunder" refer to this instrument in its entirety and not to any specific section or paragraph; (iii) the terms "include", "including", and similar terms must be construed as though followed immediately by the phrase "but not limited to;" and (iv) the terms "party" and "parties" refer only to a named party or parties to this instrument unless the context requires otherwise. All parties have jointly participated in the negotiation and drafting of this instrument upon advice of their own, independent counsel or had the opportunity to do so, and this instrument must be construed fairly and equally as to all parties as if drafted jointly by them. If there is any conflict between the terms of this instrument and any other related documents, including any exhibits identified herein, the terms of this instrument shall prevail.

(b) Acknowledgement of Public Disclosure Laws. Sponsor hereby acknowledges that the City is subject to the Government Records Access and Management Act, Chapter 2, Title 63G, Utah Code Annotated or its successor, that pursuant thereto all materials submitted by Sponsor pursuant to this instrument may be subject to disclosure as government records, and that the City has no duty or obligation to withhold any such materials from disclosure in any manner.

(c) Beneficiaries. This instrument shall be binding upon and inure to the benefit of the parties and to their respective heirs, representatives, successors and permitted assignees. This instrument is intended for the exclusive benefit of the parties and permitted assignees and is not intended and shall not be interpreted as conferring any benefit on any third party.

(d) Entire Agreement. The parties intend that this instrument is the final expression of their agreement and constitutes their entire understanding regarding this subject matter. This instrument supersedes any previous or contemporaneous negotiations or communications of any kind between the parties and contains all of the terms agreed upon between the parties. No party relied on any other term, warranty, and/or covenant as an inducement to enter this instrument.

(e) Amendment. The parties shall not amend or modify this instrument in any way unless in writing signed by the parties.

(f) Further Action. Each party shall promptly do any act or execute and deliver any document reasonably necessary to comply with their respective obligations under this instrument in order to carry out the intent of the parties in consummating this transaction.

(g) Time of the Essence. Time is of the essence in each and every term and provision of this instrument. All references to days herein shall be deemed to refer to calendar days unless otherwise specified. In the event that the final date for performance of any act required by this instrument falls on a Saturday, Sunday, or legal

holiday, such act may be performed on the next day which is not a Saturday, Sunday, or legal holiday.

(h) Waiver. Neither the failure of either party to insist upon the timely or full performance of any of the terms and conditions of this instrument, nor the waiver of any breach of any of the terms and conditions of this instrument, shall be construed as thereafter waiving any such terms and conditions, but these shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.

(i) Severability. If any court of competent jurisdiction declares any portion of this instrument unenforceable, the parties shall deem such portion as severed from this instrument, and shall deem the remaining parts of this instrument, including without limitation the remaining parts of the paragraph of which the unenforceable portion was a part, in full force and effect as though such unenforceable portion had never been part of this instrument. The parties shall replace any such unenforceable portion with an enforceable provision which will achieve, to the extent possible, the purposes of the unenforceable portion.

(j) Forum and Law. Utah law shall govern this instrument without respect to any principles of choice of law or conflicts of law. Jurisdiction and venue of any action commenced relating to this instrument shall be exclusively in courts located in, or with jurisdiction over, Washington County, Utah.

(k) Attorney's Fees. Each party shall pay its own attorney's fees and costs in connection with this transaction including but not limited to pre-litigation efforts, litigation, mediation, or appeals related to the dispute that is the subject of or arising out of this transaction.

(l) Notices, Requests, and Communications. Unless otherwise set forth above, all notices, requests, and communications required by this instrument shall be in writing. Any party delivering any written document shall deliver the written document by any of the following means: (a) certified or registered mail, postage prepaid, return receipt requested, in which case the written document shall be deemed delivered upon the earlier of actual receipt or three business days after the postmark date, (b) recognized commercial overnight courier, in which case the written document shall be deemed delivered one business day after acceptance for next business-day delivery by the courier, or (c) personal delivery, in which case the written document shall be deemed delivered when received. The addresses to which the written documents shall be delivered are as follows:

If delivered to the City:	City of St. George Attn: Public Works Director 61 S. Main St. St. George, UT 84770
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with a simultaneous copy to:	City of St. George Attn: City Attorney 61 S. Main St. St. George, UT 84770
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If delivered to Seller:	Windmill Plaza LLC 1472 E. 3950 S. St. George, Utah 84790
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Quality Development, LLC
1472 East 3950 South
St. George, Utah 84790

K & D Family LLC
1472 East 3950 South
St. George, Utah 84790

Any party shall deliver notice of change of address in the manner described in this section. Rejection or other refusal to accept a notice or the inability to deliver a notice because of a changed address of which no notice was given will be deemed to constitute receipt of the notice sent.

7 Execution. By executing this instrument below, the executing individuals acknowledge that (1) they have read this instrument, (2) they understand its terms, (3) they have had the opportunity to have this instrument reviewed by independent counsel, (4) they have the full and complete authority to execute this instrument on their own behalf or on the behalf of any entity which they represent, and (5) they intend to bind themselves or the entity which they represent, if any, to the terms of this instrument in full. The failure of any executing individual to date their signature will not affect the validity of this instrument.

8 Counterparts. The parties may execute this instrument in multiple counterparts with the same force and effect as if all signatures were set forth in a single document. Facsimile and other copies shall have the same force and effect as the original.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURES FOLLOW]

In witness of their intention to be bound by the above terms, the parties hereby execute this instrument as follows:

CITY OF ST. GEORGE

Date

By: _____
Jimmie B. Hughes, Mayor

Attested: By: _____
Christina Fernandez, City Recorder

Approved: By: _____
Alicia Carlton, Assistant City Attorney

WINDMILL PLAZA, LLC, a Utah limited liability company

7-29-26

Date

By: _____
Jim Burgess, Member

QUALITY DEVELOPMENT, LLC, a Utah limited liability company

7-28-26

Date

By: Ed Burgess

Ed Burgess, Manager

K & D Family, LLC, a Utah limited liability company

7-28-26

Date

By: Kerry Holt

Kerry Holt, Manager

EXHIBIT A
Warranty Deed

When Recorded Return To:

City of St. George
Attn: City Attorney
61 S. Main St.
St. George, Utah 84770

Tax ID: SG- SG-5-2-34-42001 and SG-5-2-34-434

WARRANTY DEED

Windmill Plaza LLC, a Utah limited liability company as to an undivided 1/3 interest; and, Quality Development, LLC, a Utah Liability Company an undivided 50% interest and K&D Family, LLC a Utah Limited Liability Company an undivided 50% interest, as to a 2/3 interest grantor, hereby warrant and convey to the City of St. George, a Utah municipal corporation, Grantee, for the sum of Ten dollars (\$10.00) and other good and valuable consideration, fee title to real property owned by Grantor in Washington County, State of Utah, more fully described below:

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY OF THE RESERVE AT RIVER HOLLOW PHASE 1 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 89°16'03" EAST ALONG THE CENTER SECTION LINE, A DISTANCE OF 1290.777 FEET AND NORTH 00°43'57" EAST 459.703 FEET FROM THE WEST QUARTER CORNER OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 87°07'07" WEST ALONG SAID SUBDIVISION BOUNDARY AND LINE EXTENDED, A DISTANCE OF 298.990 FEET; THENCE NORTH 82°34'12" WEST 331.473 FEET TO A POINT ON THE EXTENSION OF THE NORTHERLY BOUNDARY OF THE RESERVE AT RIVER HOLLOW PHASE 3 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 85°08'20" WEST ALONG SAID SUBDIVISION BOUNDARY AND LINE EXTENDED, A DISTANCE OF 613.301 FEET; THENCE NORTH 00°50'39" EAST 32.717 FEET; THENCE SOUTH 86°14'50" EAST 1241.570 FEET; THENCE SOUTH 00°55'41" WEST 61.324 FEET TO THE POINT OF BEGINNING.

CONTAINS 60,846 SQ. FT., (1.397 ACRES)

SUBJECT TO: Covenants, Conditions, Reservations, Rights, Rights of Way, Easements and Encumbrances except for those waived by written agreement with Creekside Village Owners Association.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or appertaining.

In witness of an intention to be bound by this instrument, Grantor hereby executes this instrument as follows:

WINDMILL PLAZA, LLC, a Utah limited liability company

7-29-26
Date

By: [Signature]
Jim Burgess, Member

STATE OF UTAH)
SS.
COUNTY OF WASHINGTON)

On 7-29-26, before me, a notary public, personally appeared Jim Burgess, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he executed the same voluntarily for its stated purpose.



[Signature]
NOTARY PUBLIC

QUALITY DEVELOPMENT, LLC, a Utah limited liability company

7-28-2026
Date

By: Ed Burgess
Ed Burgess, Manager

STATE OF UTAH)
SS.
COUNTY OF WASHINGTON)

On July 28th 2026, before me, a notary public, personally appeared Ed Burgess, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he executed the same voluntarily for its stated purpose.



[Signature]
NOTARY PUBLIC

K & D Family, LLC, a Utah limited liability company

7-28-26
Date

By: Kerry Holt
Kerry Holt, Manager

COUNTY OF WASHINGTON

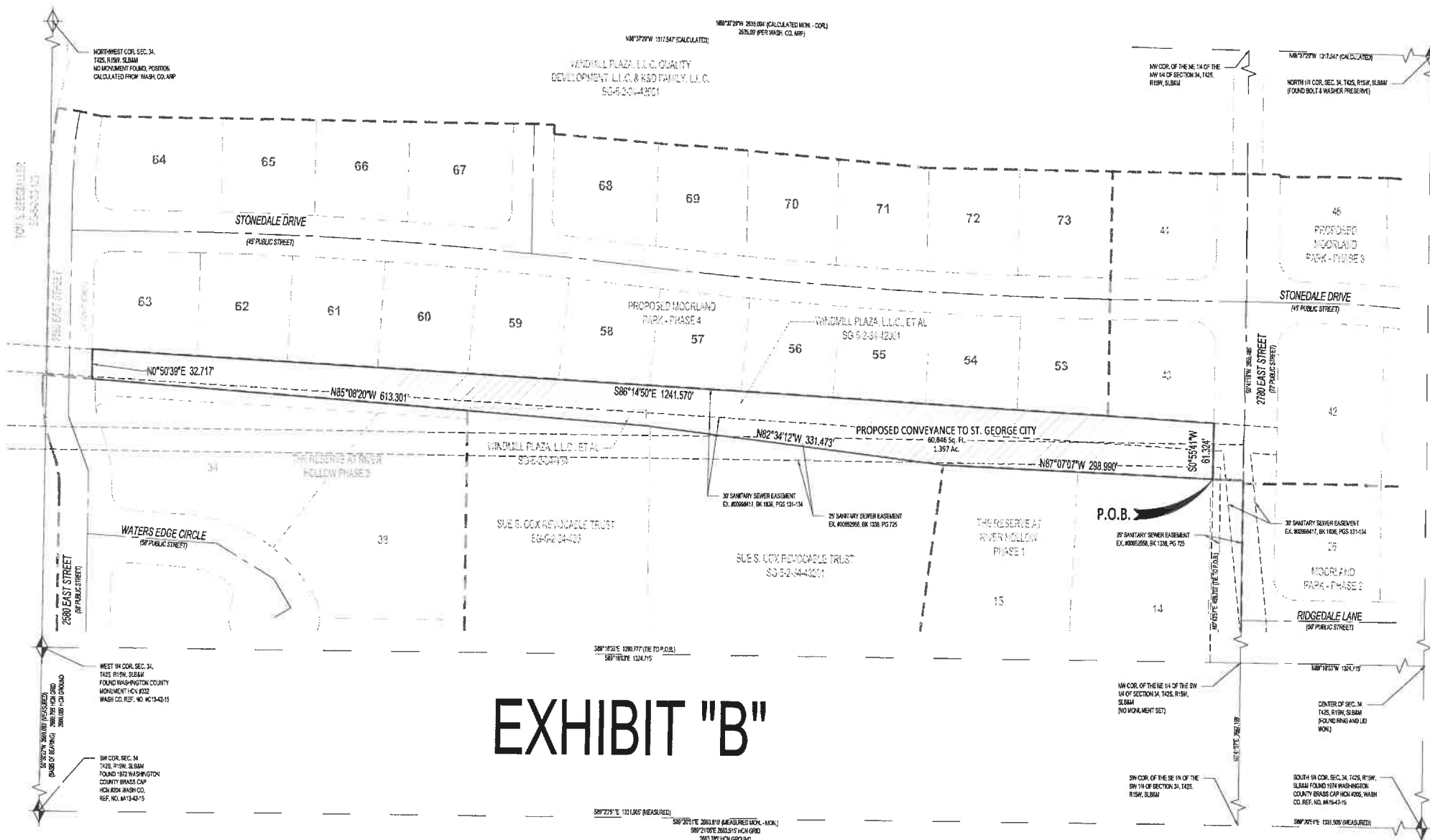
NOTARY PUBLIC



EXHIBIT "A"

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY OF THE RESERVE AT RIVER HOLLOW PHASE 1 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 89°16'03" EAST ALONG THE CENTER SECTION LINE, A DISTANCE OF 1290.777 FEET AND NORTH 00°43'57" EAST 459.703 FEET FROM THE WEST QUARTER CORNER OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 87°07'07" WEST ALONG SAID SUBDIVISION BOUNDARY AND LINE EXTENDED, A DISTANCE OF 298.990 FEET; THENCE NORTH 82°34'12" WEST 331.473 FEET TO A POINT ON THE EXTENSION OF THE NORTHERLY BOUNDARY OF THE RESERVE AT RIVER HOLLOW PHASE 3 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 85°08'20" WEST ALONG SAID SUBDIVISION BOUNDARY AND LINE EXTENDED, A DISTANCE OF 613.301 FEET; THENCE NORTH 00°50'39" EAST 32.717 FEET; THENCE SOUTH 86°14'50" EAST 1241.570 FEET; THENCE SOUTH 00°55'41" WEST 61.324 FEET TO THE POINT OF BEGINNING.

CONTAINS 60,846 SQ. FT., (1.397 ACRES)



Agenda Date: 09/03/2026

Agenda Item Number: 3b

Subject:

Consider approval of an amendment to a Professional Services Agreement with Bowen, Collins, & Associates for additional engineering services and construction related services for the Virgin River Sewer Outfall replacement project.

Item at-a-glance:

Staff Contact: Kade Bringham

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

61 South Main Street

Item History (background/project status/public process):

This Professional Services Contract amendment with Bowen, Collins, & Associates will cover additional engineering services and construction related engineering services for the Virgin River Outfall Replacement Project. This project will replace and upsize the exiting 48-inch diameter sewer line from the Man o War bridge in Bloomington to the St. George Regional Water Reclamation Facility. This project is essential for wastewater conveyance and treatment. The existing sewer line is at capacity and needs to be upsized to accommodate the expected growth of St. George, Washington, Ivins, and Santa Clara. The cost of the amendment is \$272,369. Staff recommends approval.

Staff Narrative (need/purpose):

This Professional Services Contract amendment with Bowen, Collins, & Associates will cover additional engineering services and construction related engineering services for the Virgin River Outfall Replacement Project. This project will replace and upsize the exiting 48-inch diameter sewer line from the Man o War bridge in Bloomington to the St. George Regional Water Reclamation Facility. This project is a very complex project and there have been some significant changes to the project throughout the design phase which necessitated additional engineering design work. The replacement sewer line was originally designed to be in private property, paralleling the Virgin River. The project was about 30% designed, when it was decided to move the alignment to its current location, within the roadway. This decision was made based on private property owner pushback and river floodway and erosion concerns. Additional engineering design efforts, utility investigation, and geotechnical investigations were required, which increased the engineering design fee. This amendment also includes the construction related engineering services, which was not included in the original agreement. This project is essential for wastewater conveyance and treatment. The existing sewer line is at capacity and needs to be upsized to accommodate the expected growth of St. George, Washington, Ivins, and Santa Clara.

Name of Legal Dept approver: Alicia Carlton

Budget Impact:

Cost for the agenda item: \$272,369

Amount approved in current FY budget for item: \$14,293,000

If not approved in current FY budget or exceeds the budgeted amount, please explain funding source:

N/A

Description of funding source:

Funding for this project is from a combination of Impact Fees and user rates from St. George, Washington, Ivins, and Santa Clara.

Recommendation (Include any conditions):

Staff recommends approval

Attachments

August 14, 2026

E-MAIL

Kade Bringhurst, P.E.
Water Services Assistant Director
St. George Water Services
811 East Red Hills Parkway
St. George, Utah 84770

Subject: Additional Service Request No. 2 – R1 and R21 Scope Changes

Dear Kade,

The City of St. George (City) retained Bowen Collins & Associates (BC&A) to provide engineering design and bidding services for the R21, R19, and R1 Sewer Projects in September 2021. BC&A's original contract for these projects included design and bidding support but did not include construction management services. The purpose of this letter is to provide an additional services request (ASR) associated with these projects. During the design process to date, the following changes and additions were requested from the City that were outside of the original scope of work:

1. **R1 Sewer Project CM Services.** The City requested that BC&A assist with construction management services including meetings, engineering services during construction and providing quality assurance and testing for the construction of the R1 Sewer Project. These services were requested after the original scope of work was signed. ASR-01 was submitted to the City but has never been executed. It is proposed that this ASR (ASR-02) supersede and replace the previously submitted ASR-01.
2. **R1 Sewer Project Alignment Alternatives.** During the design of the R1 Sewer Project it was recommended to potentially provide a trenchless crossing of the Entrada Golf Course, which also included a change in alignments. BC&A contracted RB&G Engineering to complete a geotechnical investigation for this work and BC&A also designed an alternative alignment that was ultimately not used. BC&A provided the fee to complete this additional work, which was informally accepted by the City. BC&A requests that this additional work be formally included in this ASR.
3. **R21 Sewer Project.** BC&A was originally scoped to complete a design of the R21 Sewer Project following an alignment developed by the City through private properties along the Virgin River. This alignment was suggested to minimize bypass pumping requirements and avoid affecting residents and utility congestion during construction. BC&A completed a 30-percent design for this alignment and provided plans to the City for right-of-way acquisition. After rights-of-way were developed by the City and initial conversations and meetings were held with the residents, it was determined to install the new sewer in the existing sewer pipeline corridor and bypass pump. Additional work associated with the R21 Sewer Project for this scope change included:
 - a. *Alignment Changes.* Discarding the originally completed 30-percent design and designing the pipeline in a new alignment.
 - b. *Geotechnical Investigation.* Geotechnical investigation along the new sewer alignment was added to the project. This task was not included in the original scope of services.

Fees for the geotechnical investigation have been informally agreed upon with the City and requesting them to be included in this ASR.

- c. *Field and ROW Services.* The City originally contracted Alpha Engineering to complete the field and ROW services for the project. After the direction change for the alignment, the City asked to run the contract for additional survey work through BC&A which required additional sub consulting and design fees. Fees associated with the surveying services and design have been informally agreed upon with the City and we are requesting that they be included in this ASR.
- d. *Bypass Pumping Design.* Bypass pumping with the original alignment was minimal, only covering tie-in on the project. The alignment modification included additional calculations, design drawings, and specifications for a bypass pumping alignment and bypass pumping plan.
- e. *Cost Escalations.* The original contract for the project was signed in the year 2021. Due to ROW acquisition delays and alignment changes, the schedule has extended beyond what was originally scoped requiring an adjustment in fees due to cost escalations.

Progress to date includes completion of the following items:

- R1 design, bidding, and construction management services
- R19 30% design complete with field surveying and partial rights-of-way development
- R21 90% design, including alignment changes, rights-of-way exhibit and legal preparation, and additional field surveying

Changes in services associated with the R21 and R1 Sewer Project and the passage of time have ultimately absorbed BC&A's original design fees for the sewer projects. Due to the changes outlined above, BC&A is requesting the ASR provide scope and fee to complete the design of the R21 Sewer Project and provide limited construction management services for the R21 Sewer Project. Fees required to complete the R19 Sewer Project design and provide construction management services will be resolved in a separate ASR later at the City's request.

Our proposed scope of services and fee for this ASR is provided as follows.

PROPOSED SCOPE OF SERVICES

TASK 1 – R21 SEWER PROJECT – ADDITIONAL SERVICES REQUEST

Associated with this task, BC&A is requesting an ASR to complete the remaining design and bid service components as well as the construction management portion of the R21 Sewer Project. The following subtasks include the work that still needs to be completed..

Subtask 1-1 Project Administration. BC&A will manage the engineering effort including team management, subconsultants, communications, reporting to the City, managing schedules and budgets, invoicing, and other management tasks.

Subtask 1-2: Bypass Pumping Design Drawings and Specifications. BC&A has submitted 90-percent complete design drawings and specifications to the City for review. These drawings have been reviewed and accepted through the City's Joint Utility Committee (JUC) process, excluding the submittal of a Floodplain Development Permit. Associated with this subtask, BC&A is requesting fee

to complete changes to the drawings and specifications to include dewatering and bypass pumping changes requested of the City after the 90-percent submittal.

Subtask 1-3: Floodplain Development and Grading Permits. BC&A will complete a Floodplain Development and Grading Permit for the City's review as part of the City's review process. BC&A will address any comments that may be received from the City.

Subtask 1-4: Cost Estimate. BC&A will prepare an engineer's opinion of probable construction cost (OPCC) at the 100% complete design submittal for the Project.

Subtask 1-5: Prequalify Contractors. Due to the size of Project R21, we recommend prequalifying contractors to bid the project. BC&A will prepare prequalification documents to be used by the City to prequalify contractors. We will review contractor submittals and provide a list of recommended contractors to invite to bid on the project.

Subtask 1-6: Bidding Services. BC&A will complete the following subtasks associated with the bid period services:

- a. *Pre-Bid Meeting.* BC&A will prepare for and attend a pre-bid meeting with the potential bidders. We assume that those meetings will last up to two hours and will include a site visit.
- b. *Addenda/Drawing Revisions.* BC&A will be available to answer questions from potential bidders regarding the contract documents. BC&A will also prepare clarifications and addenda, if required.
- c. *Bid Opening and Evaluation.* BC&A will attend the bid openings with the City and the general contractors. BC&A will also prepare a bid summary and a letter evaluating the bids and recommending award of the construction contract.

We have assumed that a single bid package will be prepared and that the bid period for the R21 Sewer Project will be approximately four (4) weeks long.

Subtask 1-7: Construction Period Services. Construction period services were not included in the original contract but have been requested by the City. BC&A will complete the following subtasks associated with the construction period services. For budgetary purposes we have assumed that the construction period will last approximately 14 months.

- a. *Conformed Documents.* BC&A will develop Conformed Documents for construction of the project including incorporating all addenda into the drawings and specifications.
- b. *Pre-Construction Meeting.* BC&A will prepare for and attend a preconstruction meeting with Owner and contractor to discuss procedures to build the Project prior to NTP date.
- c. *Construction Progress Meetings.* BC&A will prepare for and conduct weekly construction progress meetings during the construction period of the project. BC&A will prepare notes and action items to be distributed.
- d. *Engineering Services During Construction.* BC&A will help address unforeseen issues that may arise during construction, though it is understood that the City will be completing all of the construction inspections. BC&A will review, respond, and record all submittals, RFIs, Change Orders, and Payment Requests applicable to the project on an electronic management system to provide to the Owner. It is anticipated this service will require 6 to 8 hours per week for the duration of construction.

- e. *Construction Closeout.* BC&A will perform a final walkthrough with the Contractor and Owner at the completion of project. BC&A will provide the Contractor with final punch list items and finalize documents for substantial completion to the City.

PROJECT COST SUMMARY

A detailed breakdown of costs to provide these additional services is summarized as part of Attachment A. We hereby respectfully request that you approve this additional service request to increase our contract by \$272,369 for a revised contract of \$527,299 as shown in the following table:

ORIGINAL CONTRACT:	\$254,930
ASR TOTAL:	\$272,369
REVISED CONTRACT AMOUNT:	\$527,299

We have enjoyed working with St. George City through the design of this project and look forward to assisting the City through completion of both the R21 Sewer Project. Please let me know if you have any questions, concerns, or if any additional information is required.

Sincerely,

BOWEN COLLINS AND ASSOCIATES



Todd Olsen, P.E.
Project Manager

Enc: Attachment

ATTACHMENT A
R21 Sewer Projects - Additional Services Request No. 2
City of St. George Water Services
Engineering Man-hours and Fee Estimate



Aug-26

		Office		Engineers					Subtotal Hours	Subtotal Labor	Subtotal Expenses	Expenses			Total Cost
		Account	Editor	Struct.	EIT	PE	PM	PIC				Mileage	Geotech	Escalation	
	Labor Category														
	Staff	Snow	Johnson	Smoot	Clymore	Howard	Olsen	Packer							
	2026 Labor Rate	\$118	\$92	\$183	\$144	\$167	\$238	\$238							
Task	Task Description														
TASK 1 - R21 SEWER PROJECT ADDITIONAL SERVICES REQUEST															
1-1	Project Administration	16				5	40		61	\$ 12,243	\$ -				\$ 12,243
1-2	Bypass Pumping Design Drawings and Specifications		10			80	30	15	135	\$ 24,990	\$ 30.00	\$ 30			\$ 25,020
1-3	Floodplain Development and Grading Permit		2			28	14	4	48	\$ 9,144	\$ -				\$ 9,144
1-4	Cost Estimate					8	4		12	\$ 2,288	\$ -				\$ 2,288
1-5	Prequalify Contractors					8	14	2	125	\$ 5,144	\$ -				\$ 5,144
1-6	Bid Period Services					41	22	4	67	\$ 13,035	\$ -	\$ -	\$ -	\$ -	\$ 13,035
	<i>i. Pre-Bid Meeting</i>					3	5		8	\$ 1,691	\$ -				\$ 1,691
	<i>ii. Addenda/Drawing Revisions</i>					32	15	3	50	\$ 9,628	\$ -				\$ 9,628
	<i>iii. Bid Opening and Evaluation</i>					6	2	1	9	\$ 1,716	\$ -				\$ 1,716
1-7	Construction Management Services		5			612	356	11	984	\$ 190,010	\$ 15,485	\$ 1,485	\$ -	\$ 14,000	\$ 205,495
	<i>i. Conformed Documents</i>		5			44	5		54	\$ 8,998	\$ -				\$ 8,998
	<i>ii. Preconstruction Meeting</i>					4	5		9	\$ 1,858	\$ -				\$ 1,858
	<i>iii. Construction Progress Meetings</i>					180	180		360	\$ 72,900	\$ 495	\$ 495			\$ 73,395
	<i>iv. Engineering Services During Construction</i>					360	150	10	520	\$ 98,200	\$ 990	\$ 990		\$ 14,000	\$ 99,190
	<i>vi. Construction Closeout</i>					24	16	1	41	\$ 8,054	\$ -				\$ 8,054
R21 Additional Services Request Subtotal		16	17	0	0	782	480	36	1432	\$ 256,854	\$ 15,515	\$ 1,515	\$ -	\$ 14,000	\$ 272,369
TOTAL HOURS		16	17	0	0	782	480	36	1432						
TOTAL COST NOT TO EXCEED										\$ 256,854	\$ 15,515	\$ 1,515	\$ -	\$ 14,000	\$ 272,369

Expenses include:
Mileage reimbursement at \$0.75/mile
*Surveyor: Alpha Engineering contracted by St. George City
*Geotechnical Investigation: Provided to the project by AGECE

Reimbursement will be on a salary cost basis.
Total compensation for completing the Scope of Services will not exceed the total amount shown without prior written approval of Owner.
Hourly rates will be updated on January 1 of each calendar year by BC&A.



Agenda Date: 09/03/2026

Agenda Item Number: 3C

Subject:

Consider approval to allow the Southern Utah Wine Guild (formerly known as St. George Wine Club) to serve wine at their December social taking place at the Social Hall.

Item at-a-glance:

Staff Contact: Amy Fish

Applicant Name: Doug & Marianne Hamilton

Reference Number: N/A

Address/Location:

47 East 200 North

Item History (background/project status/public process):

This is the first event the Wine Guild has held at the Social Hall, a City-owned facility. Applicants Doug and Marianne Hamilton are requesting approval to serve wine at this event. Staff recommends approval subject to approval from the Events Review Committee and DABS with the condition that the applicant provide a Certificate of Insurance with the required endorsements and all other requirements of the Special Event Permit.

Staff Narrative (need/purpose):

The Wine Guild (formerly known as the St. George Wine Club) hosts monthly social events from September through May at various venues throughout Washington County. At each event, members bring a bottle of wine and an appetizer to share. A \$10 donation is requested from each attendee. The event will include live music from local performers. Proceeds from this event are distributed to the charity.

Name of Legal Dept approver: Alicia Galvany-Carlton

Budget Impact: No Impact

Recommendation (Include any conditions):

Staff recommends approval, subject to the approval of the ERC, DABS, and condition that the applicant provides a Certificate of Insurance with the required endorsements, and all other requirements of the Special Event Permit.

Attachments



August 26, 2026

Dear Mayor Hughes and City Council Members:

On behalf of the nearly 2,000 members of the Southern Utah Wine Guild – a 501 (c) (3) social organization that raises money for local charities – we respectfully request that you consider our special event application to hold our December social at the City of St. George Social Hall.

The Wine Guild (formerly known as the St. George Wine Club) hosts monthly social events from September through May at various venues throughout Washington County. At each event, members bring a bottle of wine (many from Utah-based winemakers) and an appetizer to share, and we request a \$10 donation from each attendee. We have live music from local performers; once we pay their honorarium, any remaining funds are distributed to the charity specified by our host. To date we have returned nearly \$150,000 to performers and charities since we became a nonprofit organization in 2014, primarily funding arts and education causes. Since the median age of our membership is 63+, we have never experienced any excessive drinking or inappropriate behavior at any of our events.

Our past socials have been held on the campus at Utah Tech (which has hosted us for many years at the Sears Gallery, Atwood Innovation Plaza, the Alumni House and the Clyde Lounge sky-box), Tuacahn, Kayenta, the Santa Rosa Hall in Santa Clara, and many other locales, as well as private residences. Typically we hold a social at each venue just once annually; this would hold true for the Social Hall as well.

We believe there is some precedent for this application, as our organization (at the City's request) organized and presented the Beer/Wine Garden held at the Andrus House during the 2019 St. George Art Festival; we were allowed to host our April social in the Andrus House's garden area after the festival concluded for the day.

Should you approve our application, we would be honored to direct the proceeds from our December social (tentatively scheduled for 12/13) to the St. George Museum of Art, the Art Festival, or any arts-related organization the City might prefer. Given Marianne's lifelong commitment to the arts, and employment as a member of the Community Arts team, we would love to be able to support the City's arts programs in some way.

We will be in attendance at the City Council meeting when you consider this request, and would be more than happy to answer any questions that you may have. We are truly grateful for your consideration, and – should this request be approved – would be honored to have you join us at our December social.

Many thanks in advance for your consideration.

Warm regards,

Doug & Marianne Hamilton
Co-Directors
Southern Utah Wine Guild

Agenda Date: 09/03/2026

Agenda Item Number: 04

Subject:

Consider approval of Resolution No. 2026-018R amending and adopting fees for various services and recreational activities.

Item at-a-glance:

Staff Contact: Chad Moultrie/Bryan Dial

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

61 South Main Street

Item History (background/project status/public process):

This item is to consider amendments to the City's Master Fee Schedule to include the following: 1) an increase to the Jury Fee for the Art Museum; 2) an increase for Food Booth fees for the Arts Festival; and 3) adoption of a Power Cost Adjustment (PCA). Staff recommends approval.

Staff Narrative (need/purpose):

Staff is proposing to amend the master fee schedule for three separate items. The first proposal is to increase the art jury fee from \$15 to \$25 per application (one application per piece) to better align with regional museum standards and ensure the financial sustainability of the City's growing art calls and exhibitions. Staff also proposes increasing fees for the Art Festival for the food vendors from \$250 for 10x10 food tents up to \$300 and from \$500-\$750 for food trailers and food trucks up to \$800 to reflect the changes of the festival schedule from a 2-day festival increasing to a 3-day festival. The third item is to consider adoption of a Power Cost Adjustment (PCA). The PCA would appear as a new line on electric utility bills and provide a monthly credit or charge based on the difference between the power cost included in base electric rates and a 12-month rolling average of actual power costs. This approach is intended to moderate short-term power cost volatility, provide for the timely recovery of changing power supply costs, and protect the financial health of the City's electric utility. The PCA was developed based on industry best practices in response to the City's 2025 credit rating review and is currently in place for the majority of utilities in Washington County. The PCA was discussed during the May 5, 2026, City Council work meeting.

Name of Legal Dept approver: Kristopher Pearson

Budget Impact: No Impact

Recommendation (Include any conditions):

Staff recommends approval

Attachments

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF ST. GEORGE, UTAH AMENDING AND ADOPTING
FEES FOR VARIOUS SERVICES**

WHEREAS, the City of St. George charges fees for various services and recreational activities; and

WHEREAS, the City has identified a few necessary corrections to the Master Fee Schedule; and

WHEREAS, City Staff recommends amending the Master Fee Schedule as follows:
1) increase the Jury Fee for the Art Museum; 2) increase the Food Booth fees for the Arts Festival; and 3) adoption of a Power Cost Adjustment (PCA). This correction ensures the adopted fee schedule matches the rates that are needed to cover costs. See Exhibit A; and

WHEREAS, in order to continue offering these services in an economically feasible manner, it is necessary to amend and adopt the associated fees for the Water Services.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council of the City of St. George hereby authorize the fee changes outlined in Exhibit A.

PASSED AND ADOPTED by the City Council of the City of St. George this 3rd day of September, 2026.

CITY OF ST. GEORGE:

ATTEST:

Jimmie B Hughes, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:

VOTING OF CITY COUNCIL:

City Attorney's Office

Councilmember Hughes _____
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____

Ryan Dooley, City Attorney

EXHIBIT A

ART MUSEUM

Jury Fee \$15 \$25 per application

ART FESTIVAL

Food Booths \$250 \$300 10x10; \$500; \$750-Depending-on-space-size requested \$800 for Food Trucks and Trailers

UTILITY RATES - ENERGY SERVICES

****Power Cost Adjustment (PCA): A credit or charge will be applied to monthly bills for all customers based on the difference between the power cost included in base electric rates and a 12-month rolling average of actual eligible power costs.**

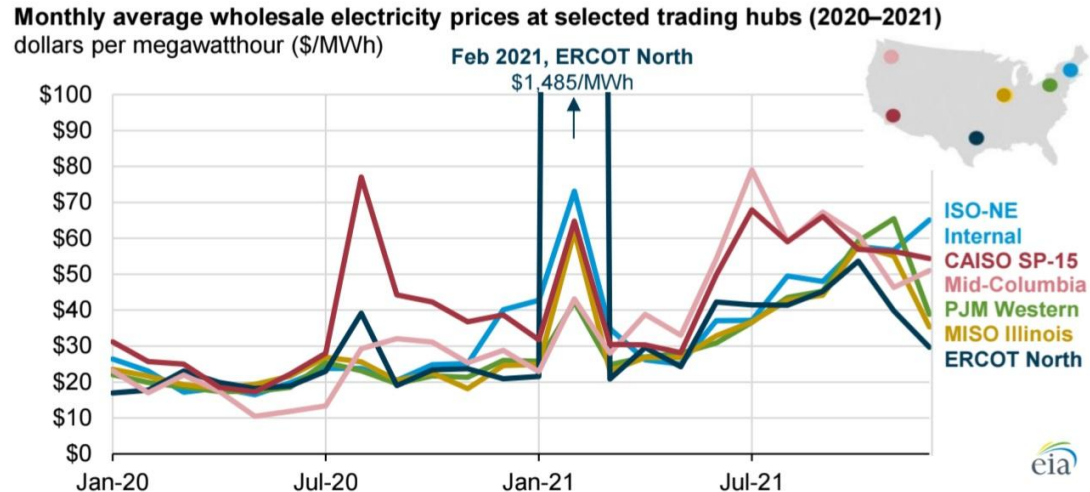
Residential	Customer Charge	Tier 1 (0 - 800 kWh, per kWh) \$.077582	Tier 2 (> 800 kWh, per kWh) \$.107120	
Residential - Large	Customer Charge	Tier 1 (0 - 800 kWh, per kWh) \$.080382	Tier 2 (> 800 kWh, per kWh) \$.11012	Demand (ALL kW, per kW) \$1.03
Small Commercial	Customer Charge	Tier 1 (0 - 1,500 kWh, per kWh) \$.075675	Tier 2 (> 1,501 kWh, per kWh) \$.08923	Demand (All kW, per kW) \$6.59
Medium Commercial	Customer Charge	Tier 1 (0 - 5,000 kWh, per kWh) \$.085675	Tier 2 (> 5,000 kWh, per kWh) \$.09623	Demand (ALL kW, per kW) \$6.97
Large Commercial	Customer Charge	Tier 1 (0 - 10,000 kWh, per kWh) \$.057500	Tier 2 (> 10,000 kWh, per kWh) \$.068791	Demand (ALL kW, per kW) \$14.02
Agricultural	Customer Charge	Tier 1 (0 - 1,500 kWh, per kWh) \$.075675	Tier 2 (1,501 - 10,000 kWh, per kWh) \$.08923	
St. George City-owned Facilities	Customer Charge	Tier 1 (All kWh) \$0.089675		

Power Cost Adjustment

PCA Rider

Wholesale power costs are variable. While we use modeling to forecast likely costs for the upcoming budget year, market conditions and extreme weather events can cause actual costs to differ from budgeted amounts. ***A Power Cost Adjustment (PCA) is a rider to the rate policy that is meant to protect the utility from market volatility by recovering the difference in budgeted vs actual costs.*** It appears as a separate line on a customer's bill and can be either a charge or a credit to the customer.

Power Supply: Volatility



Source: Graph by the U.S. Energy Information Administration, based on S&P Global Market Intelligence data

How it works:

$$\frac{(\text{Actual power cost} - \text{Budgeted Power Cost})}{\text{kWh billed in the month}}$$

$$\text{PCA} = (A-B)/K$$

This creates a PCA corresponding to a specific month. The PCA that will be charged to customers is based on the average of the 12 previous months - this is done to decrease any dramatic spikes from extreme events.

Sign convention

- If the PCA Rate is positive, it operates as a surcharge.
- If the PCA Rate is negative, it operates as a credit.

Why the rolling method matters

- The 12-month lookback dampens short-term swings.
- The short administrative lag lets staff use closed, reconciled data instead of forecasting current-month actual cost.

Guiding Principles of the PCA Design:

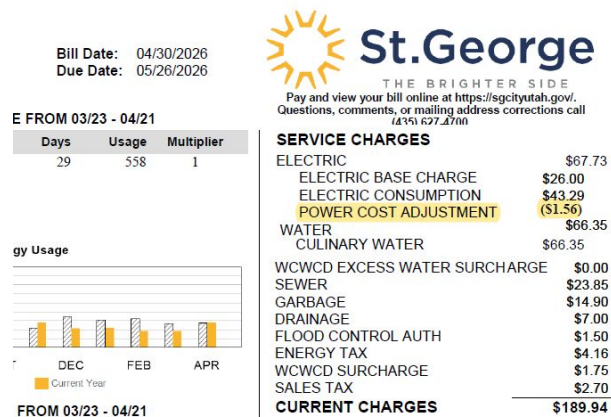
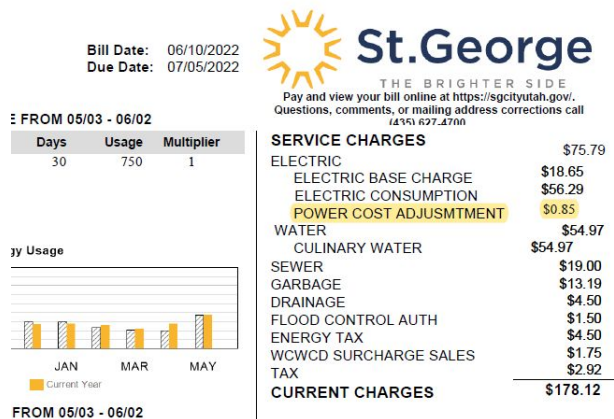
- Protect the customers from wild fluctuations and price shock
- Protect the utility & ensure financial security

What does the PCA do?

Allows the utility to pass on changes in power supply costs without a rate adjustment.

- When power supply costs come in below the budgeted amount, the savings are passed to customers
- When power supply costs exceed anticipated amounts, the cost is passed to customers

Below are sample bills for the same residential customer if a PCA had been in place at the time of these bills.



Why Implement a PCA?

Heavily recommended by S&P

Public Power Utilities tend to hold off on rate changes far too often. This can leave a public power utility in a marginal place when wholesale market events occur and is one reason S&P has given the industry as a whole a negative outlook.

A PCA is an ***automatic recovery method*** for variable wholesale costs that does not require a complete rate adjustment.

Creates protection for the utility in case of large price swings by ensuring cost recovery on our most variable cost - wholesale power market purchases.

If we do nothing?

- Likely that our Bond Rating will stay downgraded
- Possible downgrade to our 'outlook' as well
- Higher costs for borrowing money

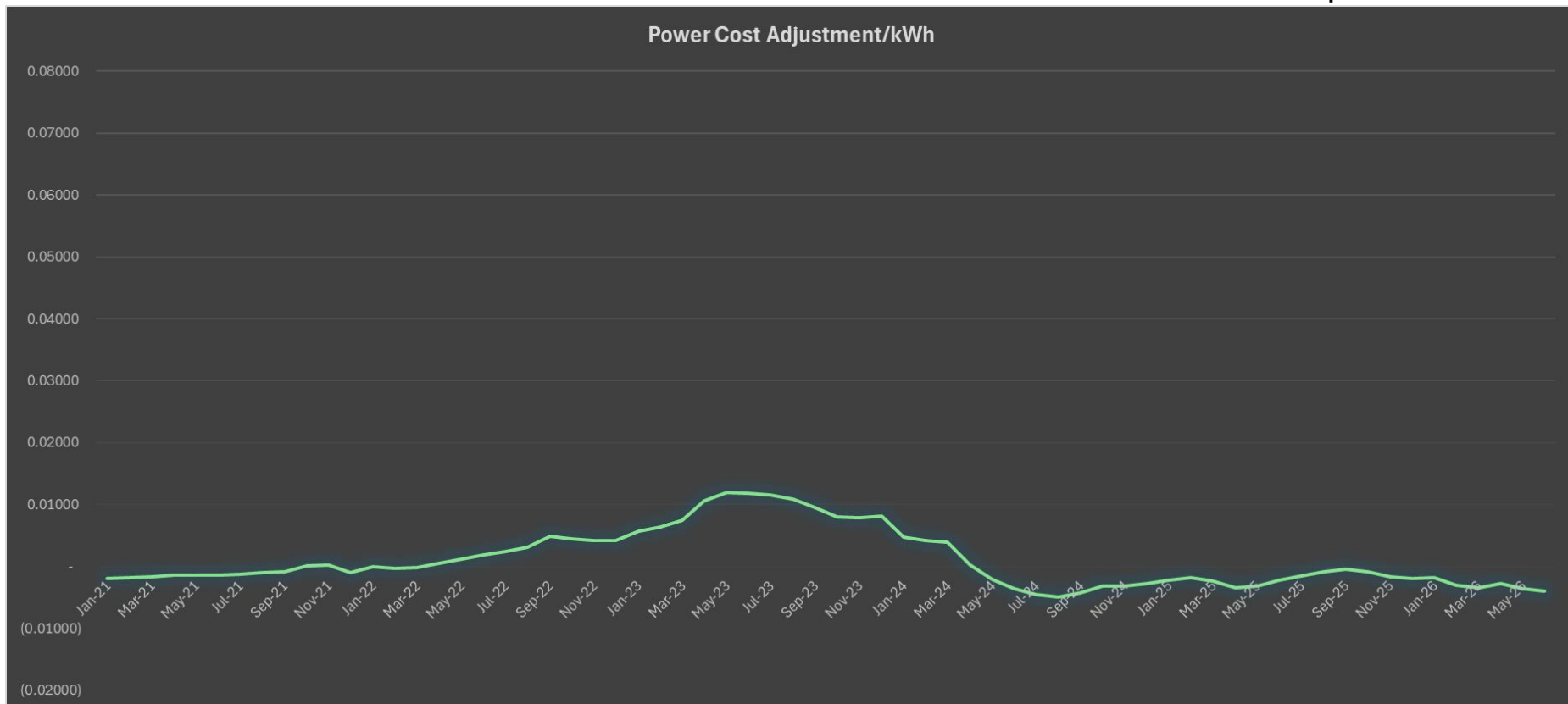
Becoming Industry Standard

Many public power utilities have adopted a PCA including:

- Dixie Power
- Washington City
- Santa Clara City
- Rocky Mountain Power
- Logan City
- Many More

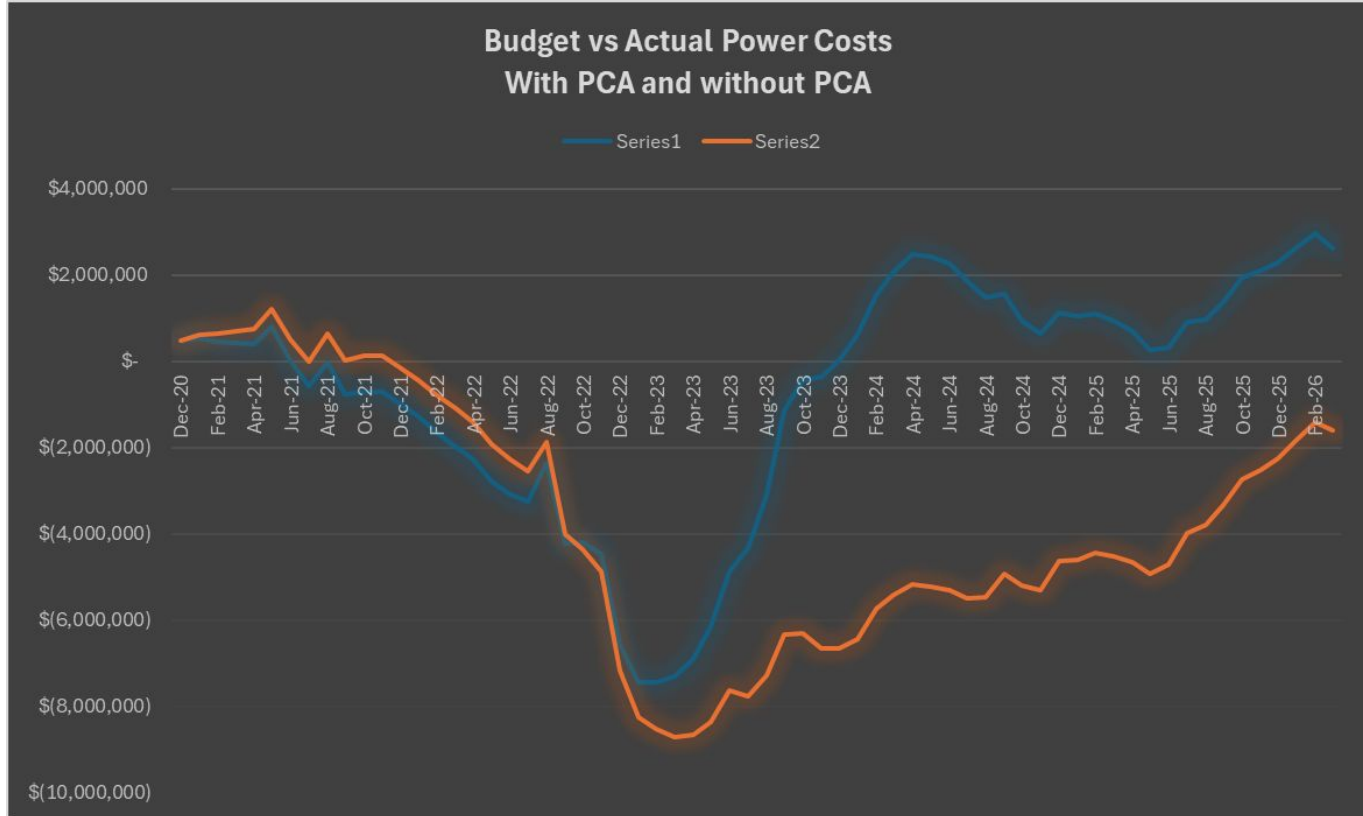
What does this look like for customers?

Chart below shows what the PCA rate would have been if it had been in place.



How does a PCA aid recovery after an extreme market event?

Recovery for '22 incident would have been complete in ~ 14 Months if a PCA had been in place.



Questions and Thoughts?

Rider PCA – Power Cost Adjustment

1. Applicability and Purpose

Applicable to all retail electric rate schedules unless a schedule explicitly states otherwise.

Purpose: recover the difference between actual variable wholesale power costs and the Budgeted Power Cost embedded in rates, via a transparent, formulaic, monthly factor added to billed energy (kWh). This Rider implements the Power Cost Adjustment (PCA) mechanism referenced in Policy 5.15, Section IV.

2. Definitions

- A_{ref} (Actual Power Cost, \$/kWh): Net wholesale power supply cost for the most recent available twelve (12) closed billing months, divided by total retail kWh billed over the same twelve (12) closed billing months. Net wholesale power supply cost includes the cost components listed as “Included” in Section 5, net of applicable credits (including credits from surplus/off-system sales and similar revenues).
- B (Budgeted Power Cost, \$/kWh): Wholesale power cost per kWh embedded in current retail rates.
- PCA_t (\$/kWh): PCA factor for the month.
- PCA_c : PCA factor applied to billed energy

3. Formula

$PCA_t = (A_{ref} - B) / \text{kWh billed in the month}$

PCA_c = rolling average of the PCA_t charge of the 12 most recent months

4. Frequency and Timing

- Monthly calculation; implementation lag: The PCA factor shall be calculated monthly and applied to bills beginning the first calendar day of the effective month, using the most recent available twelve (12) closed billing months of cost and billing data, applied with an administrative lag of approximately two (2) months to allow for data finalization and review.
- Rounding and bill presentation: PCA_t rounded to nearest \$0.00001/kWh and displayed as a separate line item on customer bills as determined by utility billing.

5. Costs Included and Excluded

- Included: Energy, capacity, transmission, ancillary services, variable fuel/O&M, realized hedge settlements, wholesale admin charges tied to power supply, market/compliance costs, less credits from surplus/off-system sales.
- Excluded: Distribution O&M, customer service, general admin/overhead, capital, depreciation, interest, and other controllable costs unrelated to wholesale power.

6. Administration

- The Energy Services Director, or designee, shall compute PCA_t monthly and file a PCA Certificate with the City Finance Director by 5:00 p.m. two business days before the first calendar day of the effective month.
- True-Up (C_t) amortization guardrails: The default amortization window for C_t should be twelve (12) months. If the PCBA balance (E_t) or projected PCA impacts indicate elevated financial risk (e.g., material reserve pressure, credit/collateral exposure, or sustained under-recovery), the with advice and consent of the City Manager's office the Energy Services Director may shorten or extend the amortization window as needed to maintain prudent financial operations, with timely notice provided to the City Finance Director.
- PCA_t becomes effective automatically without further legislative action.
- The Director's monthly filing shall use the PCA Certificate form and public posting process maintained under Policy 5.15 administrative procedures.

PCA Overview

Power Cost Adjustment Rider and Policy 5.15 Update

Background

Energy Services, in coordination with the Finance Department and City Manager's Office, has developed a PCA to provide a stable, transparent, and timely method for adjusting electric rates as power supply costs change. The Council discussed the PCA framework during its May 5, 2026, work meeting. The May presentation is included as an attachment for reference.

The proposed PCA Rider establishes the calculation, administration, billing, review, and customer-notification provisions for the PCA. The accompanying update to Policy 5.15 establishes the PCA as part of the City's electric rate structure and specifically references the PCA Rider as the governing implementation document.

Proposed PCA Method

The PCA would be applied monthly as either a charge or a credit to all electric customer bills. The monthly PCA factor would be calculated as the difference between the 12-month rolling average of actual eligible power supply costs and the base power cost already embedded in electric rates.

The calculation uses a two-month data lag so Energy Services can use actual, closed, and reconciled power-cost, billing, and collection data. This approach avoids relying on incomplete current-month information or forecasting actual power costs for billing purposes. A positive PCA would result in a customer charge when actual power costs exceed the amount included in base rates. A negative PCA would result in a customer credit when actual power costs are below the amount included in base rates.

Customer Impact Illustration

The table below illustrates what the proposed PCA would have produced for a customer using 800 kWh per month. The PCA is calculated per kWh; therefore, actual customer impacts will vary based on monthly electric use.

Month	PCA Amount (\$/kWh)	800 kWh Customer Impact
Sep-25	\$(0.00043)	\$(0.34)
Oct-25	\$(0.00081)	\$(0.64)
Nov-25	\$(0.00172)	\$(1.38)
Dec-25	\$(0.00190)	\$(1.52)
Jan-26	\$(0.00183)	\$(1.47)
Feb-26	\$(0.00299)	\$(2.39)
Mar-26	\$(0.00351)	\$(2.81)
Apr-26	\$(0.00280)	\$(2.24)
May-26	\$(0.00353)	\$(2.82)
Jun-26	\$(0.00398)	\$(3.18)
Jul-26	\$(0.00373)	\$(2.98)
Aug-26	\$(0.00512)	\$(4.10)
Sep-26*	\$(0.00517)	\$(4.13)
Oct-26*	\$(0.00503)	\$(4.02)

* September 2026 and October 2026 are illustrative/projected values and are not historical actual results as of August 21, 2026.

Benefits

The PCA is intended to improve the alignment of customer rates and actual power supply costs, reduce financial pressure on the utility during periods of unusually high or low power costs, and provide a more measured adjustment than incorporating short-term changes directly into base rates. The 12-month rolling average is designed to moderate month-to-month volatility while allowing both charges and credits to flow to customers as conditions change.

The proposed policy and Rider also support the City's ongoing financial-management, liquidity, and creditworthiness objectives by establishing a defined and transparent process for timely recovery or return of power-cost variances.

Attachments

- Power Cost Adjustment Rider
- Proposed update to Policy 5.15, Financial Stability and Creditworthiness
- May 5, 2026, City Council Work Meeting PCA Presentation



Agenda Date: 09/03/2026

Agenda Item Number: 05

Subject:

Consider approval of Resolution No. 2026-019R declaring the City's intent to consider adjusting a common boundary line with Washington City.

Item at-a-glance:

Staff Contact: Wes Jenkins

Applicant Name: Desert Canyons Development, Inc - Curt Gordon

Reference Number: N/A

Address/Location:

Intersection of Hilton Williams Drive and Ara Parkway

Item History (background/project status/public process):

The City Recorder's office received a request to adjust the boundary line with Washington City at the intersection at Hilton Williams Drive and Ara Parkway. The purpose of the adjustment is to correct a discrepancy in the legal description of the St. George Airport Addition, recorded as Document No. 2010004137 in the Washington County Recorder's Office. At their meeting held on August 26, 2026, Washington City Council approved a resolution declaring their intent to consider the boundary line adjustment.

Staff Narrative (need/purpose):

This is the first step in the process for boundary line adjustments. If approved, the next step will be to hold a public hearing at least 60 days following adoption of the resolution.

Name of Legal Dept approver: Kris Pearson

Budget Impact: No Impact

Recommendation (Include any conditions):

N/A

Attachments

CITY OF ST. GEORGE, UTAH

RESOLUTION NO. _____

**A RESOLUTION DECLARING THE INTENT OF THE CITY OF ST. GEORGE, UTAH, TO
CONSIDER ADJUSTING A COMMON MUNICIPAL BOUNDARY LINE WITH WASHINGTON
CITY, UTAH**

WHEREAS, the City of St. George has received a request from Curt Gordon with Desert Canyons Development, LLC, to consider a boundary line adjustment with Washington City. The property at issue is located on both sides of a common municipal boundary and is fully described in Exhibit A, attached hereto and incorporated herein. It is proposed that property would be moved from Washington City, and the same property would be added to the City of St. George; and

WHEREAS, the applicant has requested this boundary adjustment to align the boundaries of adjoining properties with the new municipal boundary which alignment will more easily facilitate development and reconstruction of future roads and utility infrastructure without creating islands of land within the boundaries of the City of St. George; and

WHEREAS, Utah Code Annotated Section 10-2-903 allows for municipalities having a common boundary to adjust the boundary.

NOW, THEREFORE, the City of St. George hereby declares its intent to consider the request for a boundary line adjustment of a common municipal boundary line with the Washington City and declares its intent to follow the procedures set forth in Utah Code Section 10-2-903, and hold a public hearing before the St. George City Council, duly called, noticed and held at least 60 days from the date of this Resolution.

APPROVED AND ADOPTED this 3rd day of September, 2026

CITY OF ST. GEORGE:

ATTEST:

Jimmie B Hughes, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:

VOTING OF CITY COUNCIL:

City Attorney's Office

Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____
Councilmember Anderson _____

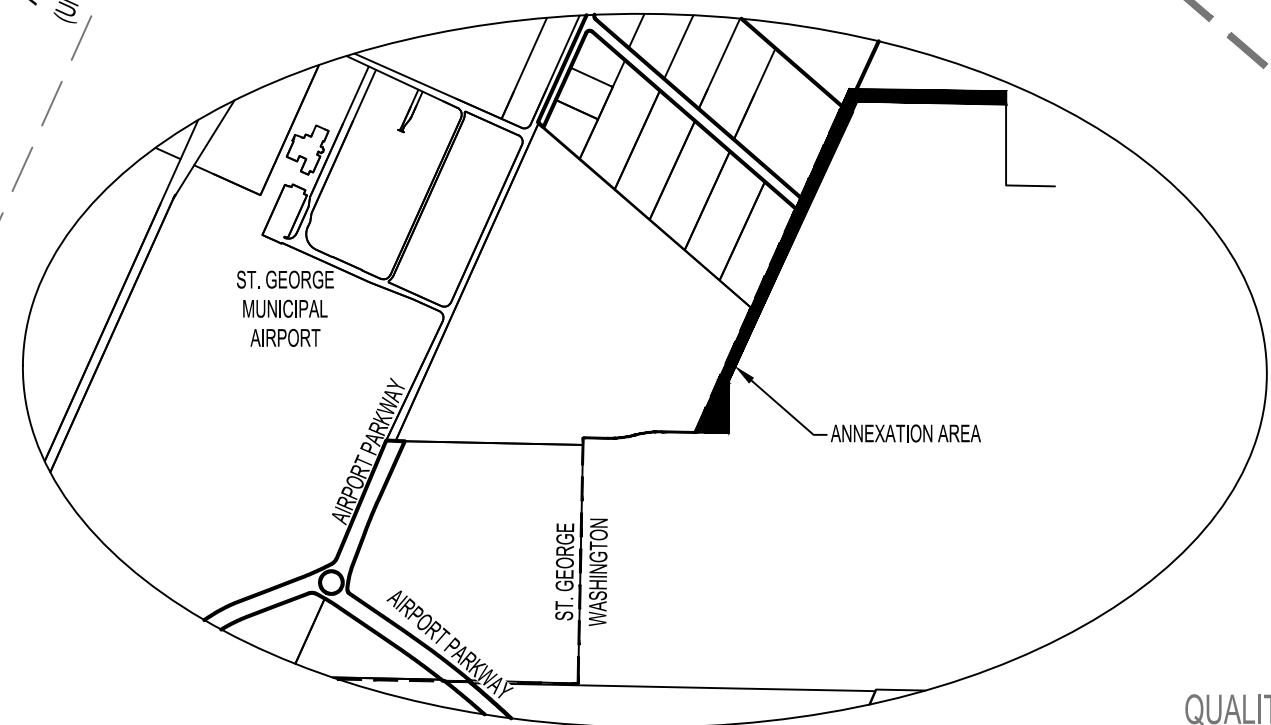
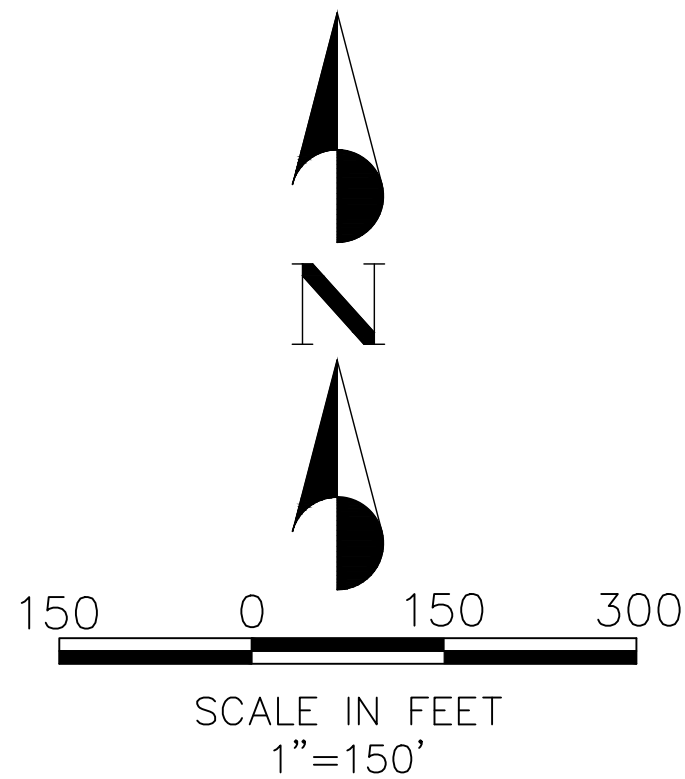
Kristopher Pearson, Assistant City Attorney

EXHIBIT A

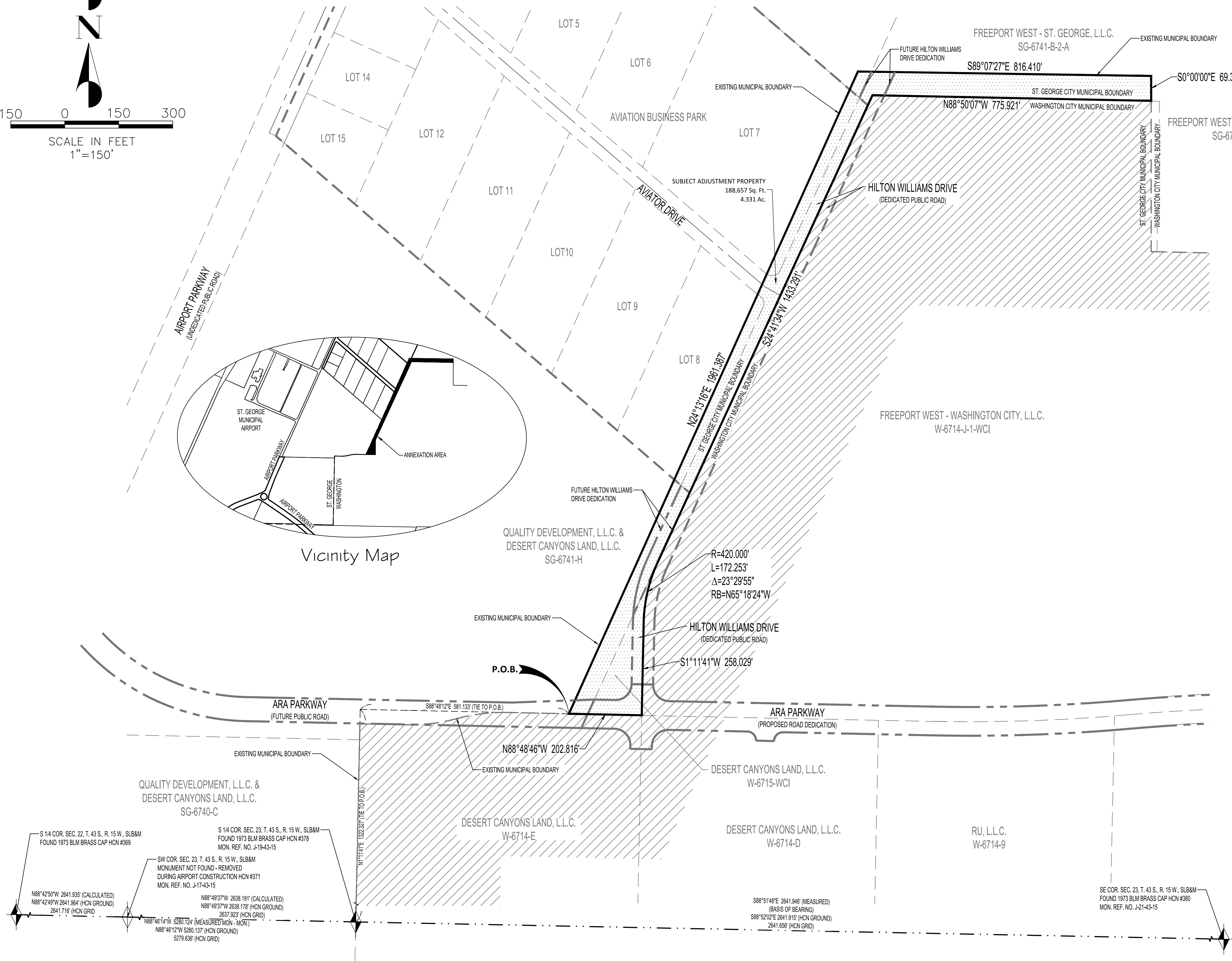
Legal Description

BEGINNING AT A POINT ON THE EXISTING MUNICIPAL BOUNDARY OF ST. GEORGE CITY AND WASHINGTON CITY AS DESCRIBED ON THE ST. GEORGE AIRPORT ADDITION, RECORDED AS DOC. NO. 20100004137 AND THE AIRPORT EAST ANNEXATION / ADDITION TO WASHINGTON CITY, RECORDED AS DOC. NO. 20190022121 IN THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 01°11'41" EAST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 1322.327 FEET AND SOUTH 88°48'12" EAST 581.133 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING SOUTH 88°51'48" EAST ALONG THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 23), AND RUNNING THENCE ALONG SAID MUNICIPAL BOUNDARY THE FOLLOWING (3) THREE COURSES: (1) NORTH 24°13'16" EAST 1961.387 FEET; (2) SOUTH 89°07'27" EAST 816.410 FEET; AND (3) SOUTH 00°00'00" EAST 69.313 FEET; THENCE NORTH 88°50'07" WEST 775.921 FEET TO THE NORTHWESTERLY CORNER OF THE HILTON WILLIAMS DRIVE ROADWAY DEDICATION, RECORDED AS DOC. NO. 20260020098 IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 24°41'34" WEST ALONG THE WESTERLY BOUNDARY OF SAID ROADWAY DEDICATION, A DISTANCE OF 1433.291 FEET TO A POINT ON THE CENTERLINE OF SAID HILTON WILLIAMS DRIVE AND A POINT OF CURVATURE; THENCE ALONG SAID CENTERLINE AND LINE EXTENDED THE FOLLOWING TWO COURSES: (1) RUNNING SOUTHWESTERLY ALONG THE ARC OF A 420.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 23°29'55", A DISTANCE OF 172.253 FEET; AND (2) SOUTH 01°11'41" WEST 258.029 FEET TO THE NORTHERLY BOUNDARY OF A PARCEL OF GROUND DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AS DOC. NO. 20240019286 IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 88°48'46" WEST ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 202.816 FEET TO THE POINT OF BEGINNING.

CONTAINS 188,657 SQ. FT., (4.331 ACRES)

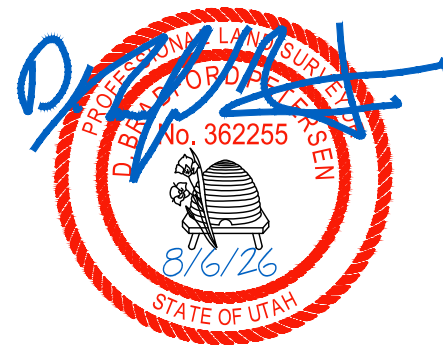


Vicinity Map



SURVEYOR'S CERTIFICATE:

I, D. BRADFORD PETERSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 362255, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE PROPERTY OWNER, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504, AND HAVE VERIFIED ALL MEASUREMENTS AS REPRESENTED.



DATED: _____

D. BRADFORD PETERSEN
PROFESSIONAL LAND SURVEY
UTAH LICENSE NO. 362255

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT ON THE EXISTING MUNICIPAL BOUNDARY OF ST. GEORGE CITY AND WASHINGTON CITY AS DESCRIBED ON THE ST. GEORGE AIRPORT ADDITION, RECORDED AS DOC. NO. 20100004137 AND THE AIRPORT EAST ANNEXATION / ADDITION TO WASHINGTON CITY, RECORDED AS DOC. NO. 20190022121 IN THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 01°11'41" EAST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 1322.327 FEET AND SOUTH 88°48'12" EAST 581.133 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING SOUTH 88°51'48" EAST ALONG THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 23), AND RUNNING THENCE ALONG SAID MUNICIPAL BOUNDARY THE FOLLOWING (3) THREE COURSES: (1) NORTH 24°13'16" EAST 1961.387 FEET; (2) SOUTH 89°07'27" EAST 816.410 FEET; AND (3) SOUTH 00°00'00" EAST 69.313 FEET; THENCE NORTH 88°50'07" WEST 775.921 FEET TO THE NORTHWESTERLY CORNER OF THE HILTON WILLIAMS DRIVE ROADWAY DEDICATION, RECORDED AS DOC. NO. 20260020098 IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 24°41'34" WEST ALONG THE WESTERLY BOUNDARY OF SAID ROADWAY DEDICATION, A DISTANCE OF 1433.291 FEET TO A POINT ON THE CENTERLINE OF SAID HILTON WILLIAMS DRIVE AND A POINT OF CURVATURE; THENCE ALONG SAID CENTERLINE AND LINE EXTENDED THE FOLLOWING TWO COURSES: (1) RUNNING SOUTHWESTERLY ALONG THE ARC OF A 420,000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 23°29'55", A DISTANCE OF 172.253 FEET; AND (2) SOUTH 01°11'41" WEST 258.029 FEET TO THE NORTHERLY BOUNDARY OF A PARCEL OF GROUND DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AS DOC. NO. 20240019286 IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 88°48'46" WEST ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 202.816 FEET TO THE POINT OF BEGINNING.

CONTAINS 188,657 SQ. FT., (4.331 ACRES)

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE MUNICIPAL BOUNDARY BETWEEN THE CITY OF ST. GEORGE AND WASHINGTON CITY DUE TO A DISCREPANCY IN THE LEGAL DESCRIPTION OF THE ST. GEORGE AIRPORT ADDITION ANNEXATION, RECORDED AS DOCUMENT NO. 20100004137 IN THE WASHINGTON COUNTY RECORDER'S OFFICE. IN THE DESCRIBED BOUNDARY OF THE ANNEXATION, THE METES AND BOUNDS CALLS DO NOT CORRESPOND WITH THE CALLS TO A PARCEL BOUNDARY LINE CALLED FOR IN THE DESCRIPTION DESCRIBED IN INSTRUMENT NO. 921969, RECORDED AND ON FILE IN WASHINGTON COUNTY RECORDER'S OFFICE. THIS DISCREPANCY WAS PERPETUATED IN THE AIRPORT - EAST ANNEXATION/ADDITION TO WASHINGTON CITY, RECORDED AS DOCUMENT NO. 20190022121 IN THE WASHINGTON COUNTY RECORDER'S OFFICE WHICH CALLS TO THE ST. GEORGE AIRPORT ADDITION ANNEXATION. THIS ANNEXATION BOUNDARY ADJUSTMENT IS BEING RECORDED TO CORRECT AND RECONCILE THIS DISCREPANCY AND ACCURATELY REFLECT THE INTENDED ANNEXATION BOUNDARY AND TO ALSO REVISE PORTIONS OF THE ANNEXATION BOUNDARY TO FOLLOW THE CENTERLINES OF HILTON WILLIAMS DRIVE AND ARA PARKWAY. THE DESCRIBED HEREON BOUNDARY IS TO BE REMOVED FROM WASHINGTON CITY AND ADDED TO THE CITY OF ST. GEORGE. DUE TO ON GOING CONSTRUCTION OF HILTON WILLIAMS DRIVE, BOUNDARY CORNERS WERE NOT SET AS PART OF THIS SURVEY. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 88°51'48" EAST BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN.

LEGEND

- SECTION LINE
- EXISTING PARCEL / DEDICATION LINES
- BOUNDARY LINE
- FUTURE OR PROPOSED DEDICATION / RIGHT-OF-WAY
- FOUND SECTION CORNER MONUMENT AS DESCRIBED HEREON
- SECTION CORNER MONUMENT NOT FOUND AS DESCRIBED HEREON
- AREA REMOVED FROM WASHINGTON CITY AND ADDED TO ST. GEORGE CITY
- AREA WITHIN WASHINGTON CITY MUNICIPAL BOUNDARY

(FINAL LOCAL ENTITY PLAT)
**RECORD OF SURVEY FOR CITY OF ST.
GEORGE & WASHINGTON CITY MUNICIPAL
BOUNDARY ADJUSTMENT**

Located in the East one-half of Section 23, Township 43 South, Range 15 West, SLB&M



WASHINGTON COUNTY SURVEYOR'S APPROVAL	CITY SURVEYOR'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AS TO FORM	APPROVAL AS TO FORM	APPROVAL AS TO FORM	APPROVAL AS TO FORM	RECORDED NUMBER
THE HEREON PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20 ____	THE HEREON PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20 ____	APPROVED AS TO FORM, THIS THE _____ DAY OF _____, A.D. 20 ____	APPROVED AS TO FORM, THIS THE _____ DAY OF _____, A.D. 20 ____	APPROVED AS TO FORM, THIS THE _____ DAY OF _____, A.D. 20 ____	APPROVED AS TO FORM, THIS THE _____ DAY OF _____, A.D. 20 ____	APPROVED AS TO FORM, THIS THE _____ DAY OF _____, A.D. 20 ____	
WASHINGTON COUNTY SURVEYOR	CITY SURVEYOR - CITY OF ST. GEORGE	CITY ATTORNEY CITY OF ST. GEORGE	CITY RECORDER, CITY OF ST. GEORGE	CITY ENGINEER WASHINGTON CITY	CITY ATTORNEY WASHINGTON CITY	CITY RECORDER, WASHINGTON CITY	WASHINGTON COUNTY RECORDER

Agenda Date: 09/03/2026

Agenda Item Number: 06

Subject:

Consider approval of a Conditional Use Permit for an approximately 54,500 sq. ft. RV Storage development; on approximately 4.6 acres located at 5517 S Desert Trail. (Case No. 2026-CUP-005 - Flightline RV Storage)

Item at-a-glance:

Staff Contact: Brian Dean

Applicant Name: Desert Canyon Development, Inc.

Reference Number: 2026-CUP-005

Address/Location:

5517 South Desert Trail

Item History (background/project status/public process):

The proposal is for a three (3) building development with an aggregate ground floor footprint square footage of 20,000 square feet or more on approximately 4.6 acres. At their meeting held on August 25, 2026, the Planning Commission recommended approval with a vote of 6-0 and one condition.

Staff Narrative (need/purpose):

This application pertains to a development consisting of three (3) buildings across 4.6 acres., with a total building area of approximately 54,500 square feet. This proposal includes considerations for elevations, materials, and landscaping. The proposed buildings includes one two-story office space with a maximum height of approximately 22 feet 9 inches and RV storage units with a maximum height of approximately 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.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

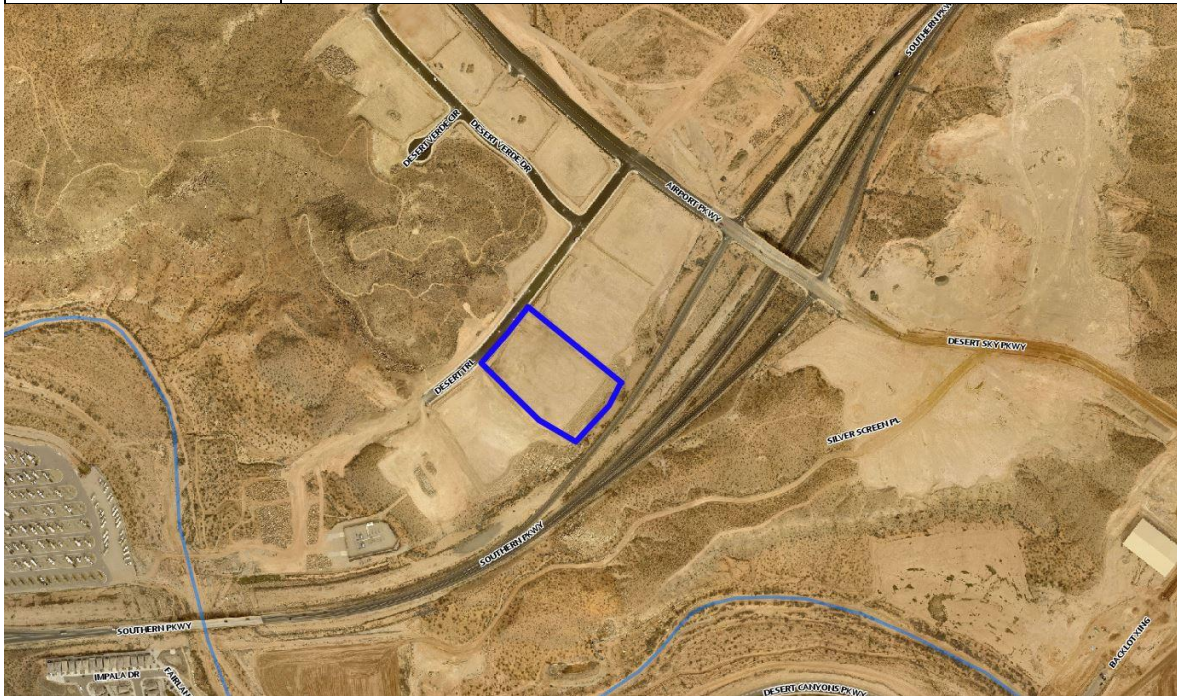
The Planning Commission recommended approval with a 0-0 vote with the following condition: 1. That if a fence is installed on the south property line adjacent to SR-7, that the fence shall be constructed of CMU or wrought iron.

Attachments

PLANNING COMMISSION AGENDA REPORT:
CITY COUNCIL AGENDA REPORT:

08/25/2026
09/03/2026

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:

The Planning Commission held a public meeting on August 26, 2026, and recommended approval with a 6-0 vote and 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 approve the Conditional Use Permit for Flightline RV Storage, case number 2026-CUP-005, based on the findings and condition 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.

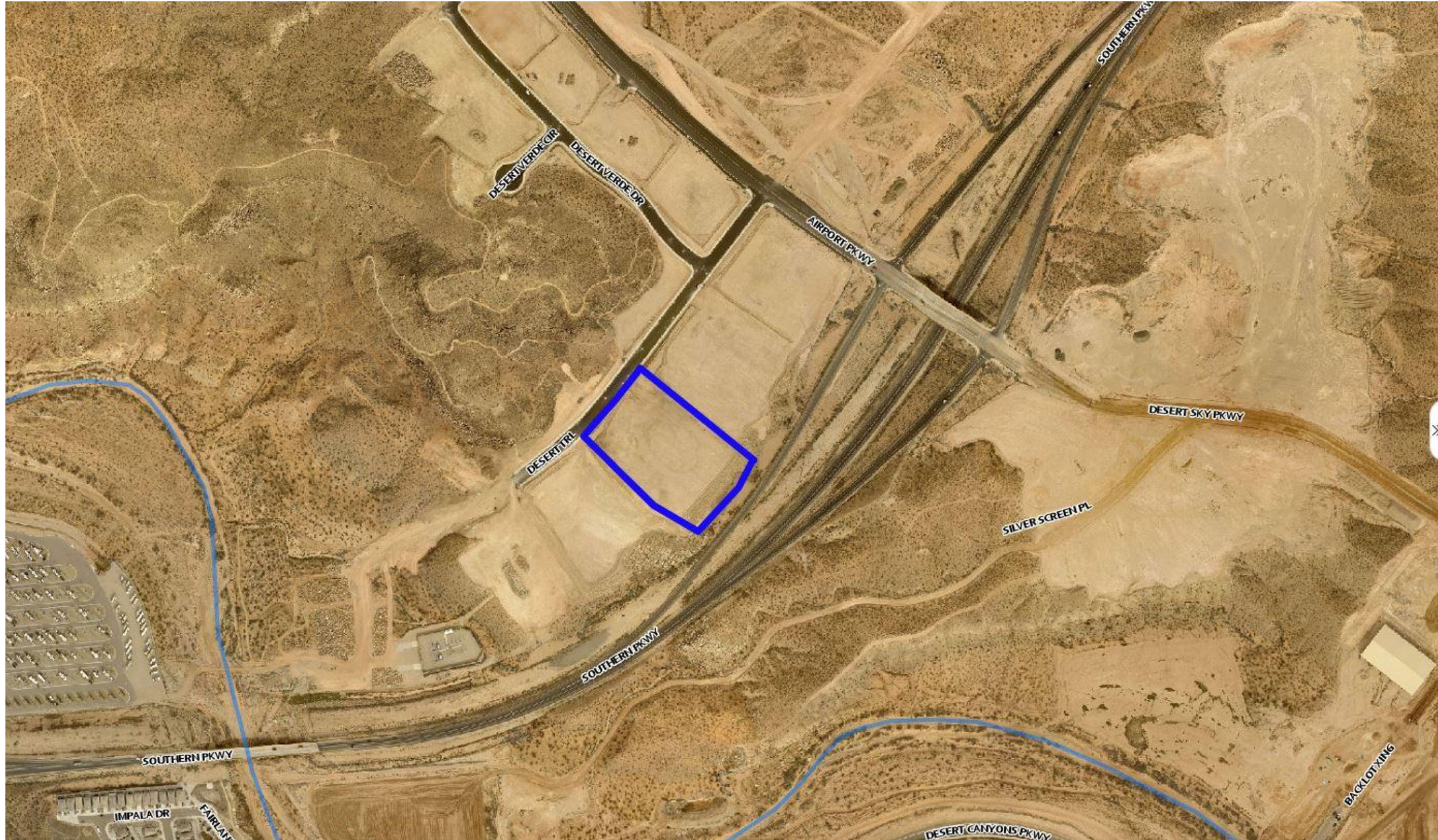
EXHIBIT B
PowerPoint Presentation

Flightline RV Storage

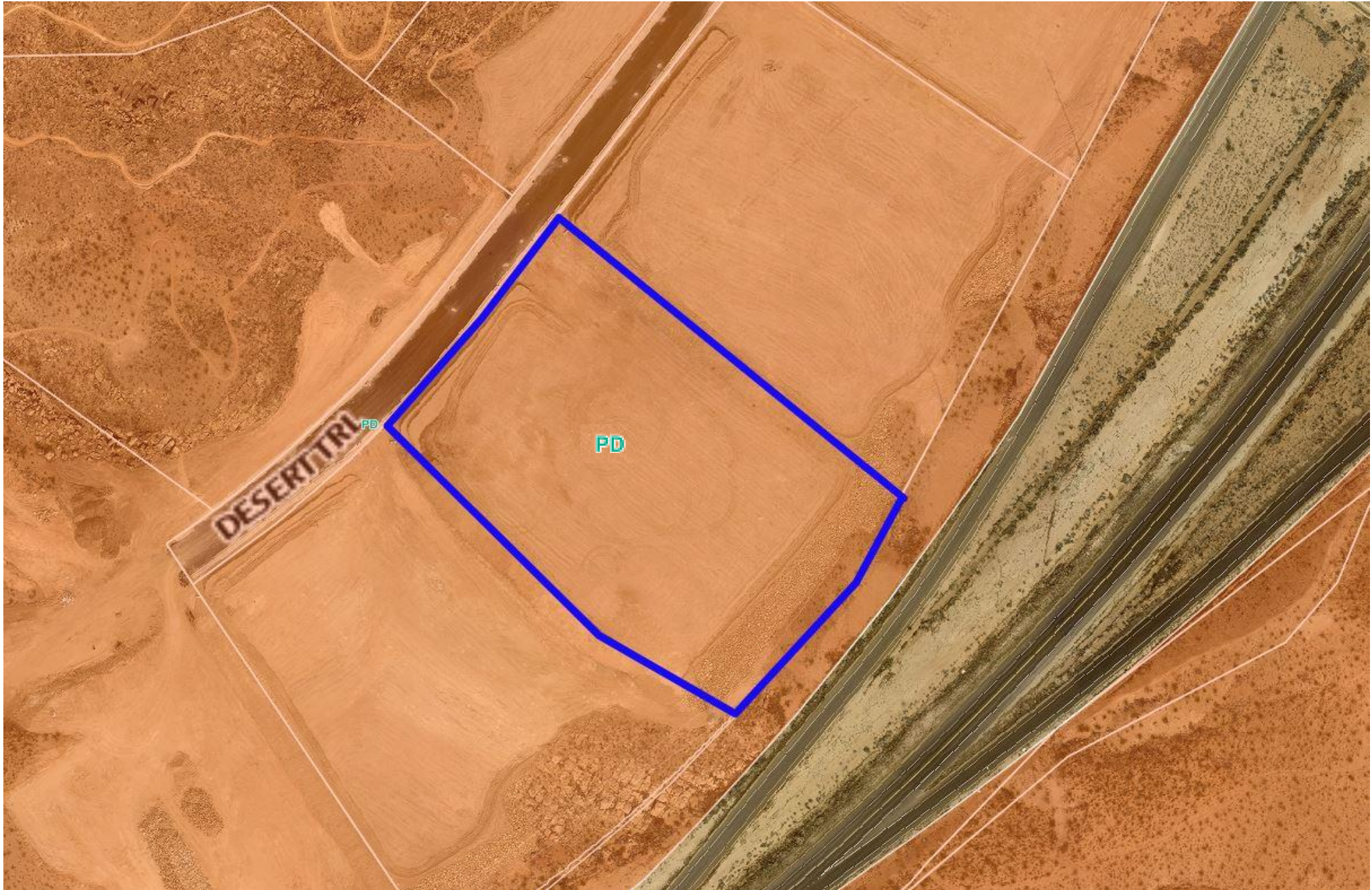


**Conditional Use Permit
2026-CUP-005**

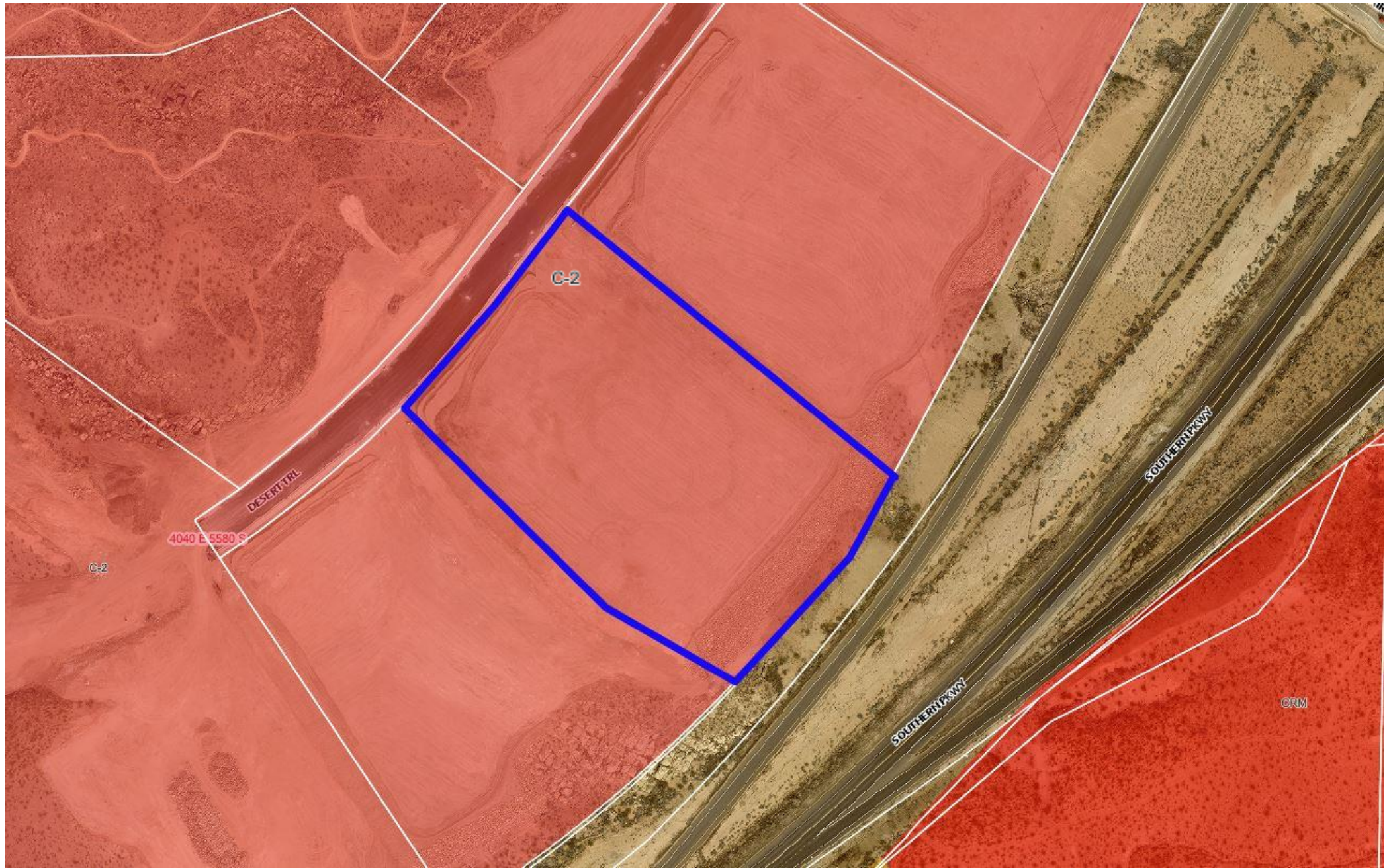
Aerial Map



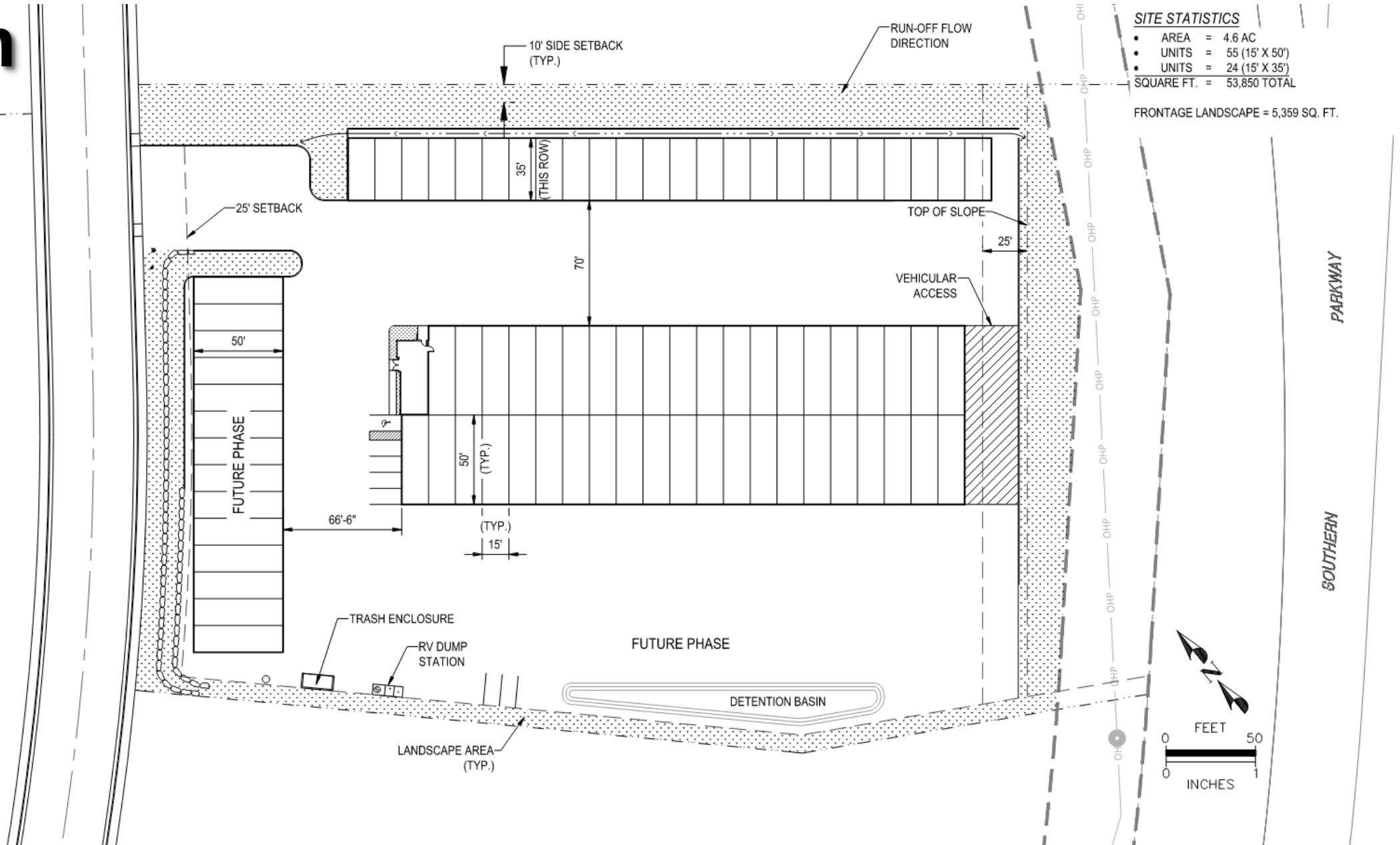
Land Use Map



Zoning Map

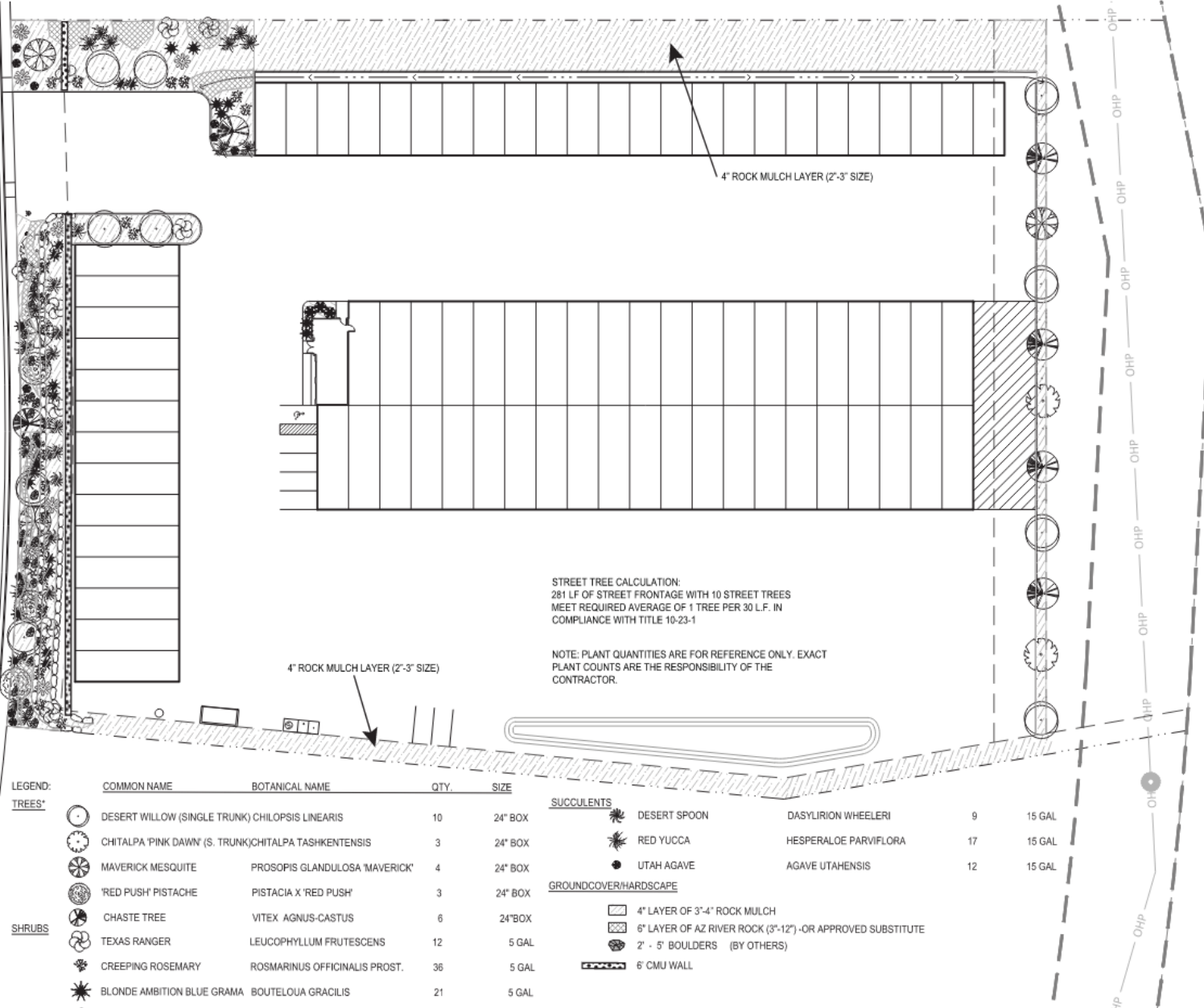


Site Plan



SITE STATISTICS	
AREA	= 4.6 AC
UNITS	= 55 (15' X 50')
UNITS	= 24 (15' X 35')
SQUARE FT.	= 53,850 TOTAL
FRONTAGE LANDSCAPE = 5,359 SQ. FT.	

DESERT CANYONSTM
DEVELOPMENT



NOTE: PLANT QUANTITIES ARE FOR REFERENCE ONLY. EXACT PLANT COUNTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND:	COMMON NAME	BOTANICAL NAME	QTY.	SIZE							
<u>TREES*</u>		DESERT WILLOW (SINGLE TRUNK) CHILOPSIS LINEARIS	10	24" BOX	<u>SUCCULENTS</u>		DESERT SPOON	DASYLIRION WHEELERI	9	15 GAL	
		CHITALPA 'PINK DAWN' (S. TRUNK) CHITALPA TASHKENTENSIS	3	24" BOX			RED YUCCA	HESPERALOE PARVIFLORA	17	15 GAL	
		MAVERICK MESQUITE	PROSOPIS GLANDULOSA 'MAVERICK'	4	24" BOX			UTAH AGAVE	AGAVE UTAHENSIS	12	15 GAL
		'RED PUSH' PISTACHE	PISTACIA X 'RED PUSH'	3	24" BOX	<u>GROUND COVER/HARDSCAPE</u>					
<u>SHRUBS</u>		CHASTE TREE	VITEX AGNUS-CASTUS	6	24" BOX		4" LAYER OF 3"-4" ROCK MULCH				
		TEXAS RANGER	LEUCOPHYLLUM FRUTESCENS	12	5 GAL		6" LAYER OF AZ RIVER ROCK (3"-12") -OR APPROVED SUBSTITUTE				
		CREEPING ROSEMARY	ROSMARINUS OFFICINALIS PROST.	36	5 GAL		2' - 5' BOULDERS (BY OTHERS)				
		BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS	21	5 GAL		6" CMU WALL				
		SPANISH BROOM	SPARTIUM JUNCEUM	10	5 GAL						
		LANTANA 'IRENE'	LANTANA CAMARA 'IRENE'	3	5 GAL						

DESERT CANYONS BUSIN

DESERT CANYONS BUSINESS PARK LOT 103 -
LANDSCAPE PLAN

Elevations



2

East1

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

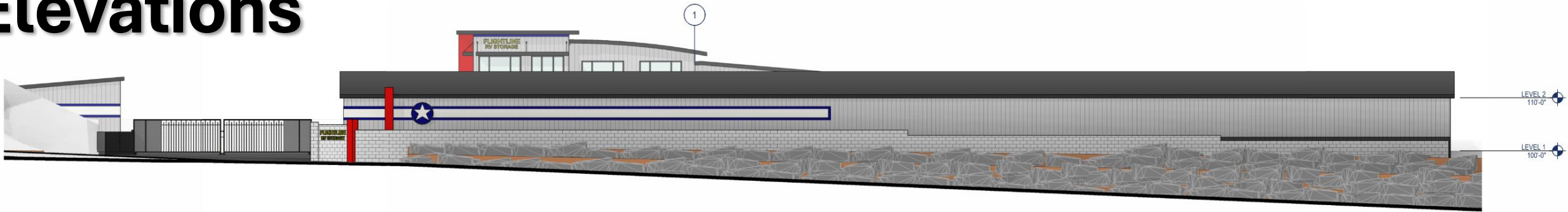


1

North

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

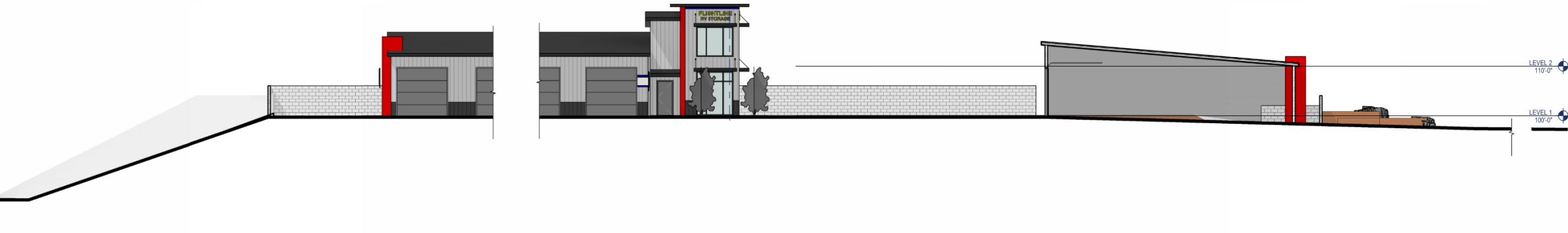
Elevations



4

North OVERALL

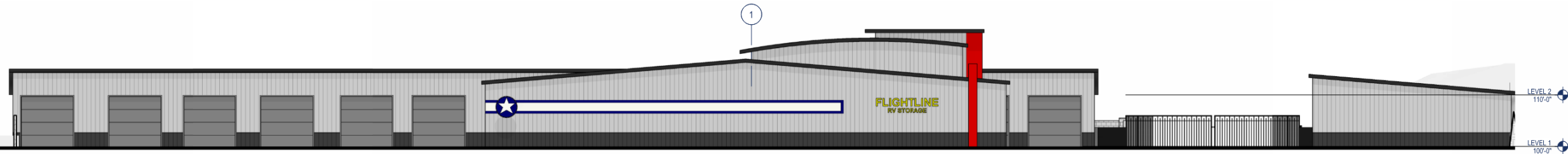
SCALE: 3/32" = 1'-0"



1

East

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



3

South

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

Renderings



Renderings



Renderings



Renderings



Renderings



Renderings



Materials Board

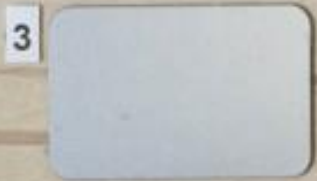


MATERIALS / COLORS

- 1. BLACK - STANDING SEAM
- 2. MEDIUM GRAY - 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



FLIGHTLINE RV STORAGE 



7



8



9



Recommendation

The Planning Commission held a public meeting on August 25, 2026, and recommended approval with a 6-0 vote and 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 approve the Conditional Use Permit for Flightline RV Storage, Case No. 2026-CUP-005, based on the findings and condition listed in the staff report.”

Agenda Date: 09/03/2026

Agenda Item Number: 07

Subject:

Consider approval of Ordinance No. 2026-069 amending the Atkinville Interchange Areas Zone Planned Development Commercial zone on approximately 2 acres generally located east of Pioneer Road and north of Sun River Parkway. (Case No. 2026-PDA-017 - Pioneer Office Building)

Item at-a-glance:

Staff Contact: Brian Dean

Applicant Name: Jared Bates

Reference Number: 2026-PDA-017

Address/Location:

Generally located east of Pioneer Road and north of Sun River Parkway.

Item History (background/project status/public process):

The proposal is for a new, three-story commercial building. The underlying general plan is PD (Planned Development). At their meeting held on August 11, 2026, the Planning Commission held a public hearing, and recommended approval with no conditions, with a vote of 5-0; there were no public comments.

Staff Narrative (need/purpose):

This is a request to approve the conceptual site plan, landscape plan, elevations, and renderings for the Pioneer office building in Sun River Commons located in the Atkinville Interchange Planned Development. Any new site plan or changes within an approved PD-C zone require a PD Amendment.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

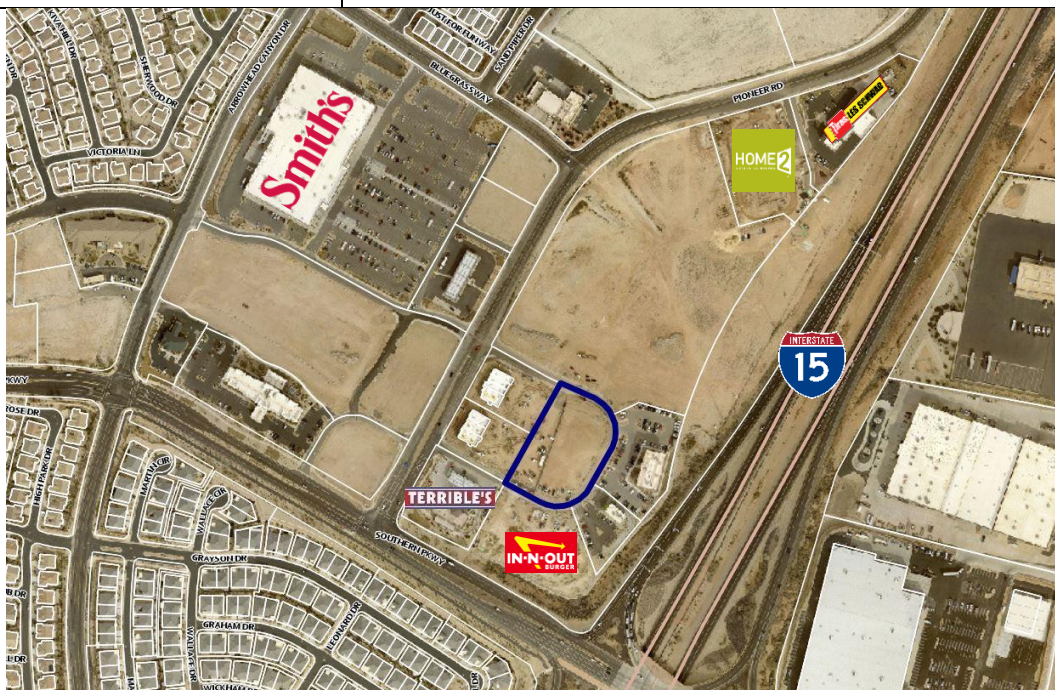
The Planning Commission recommended approval with a vote of 5-0 with no conditions.

Attachments

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

CITY COUNCIL AGENDA REPORT: **9/03/2026**

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.

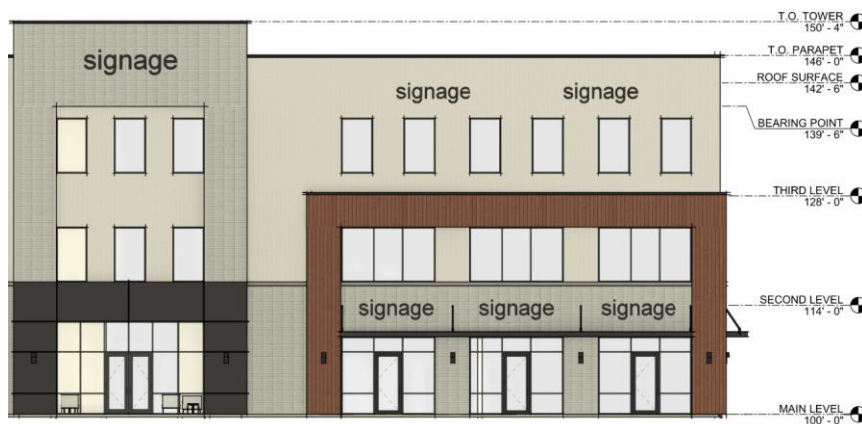
		religious facility, and childcare.	
Height and Elevation	10-8D-6 & AIZP	42'6" building height 50'4" architectural height	The AIZP has a maximum building height of 35', with architectural features up to 45'
Phasing Plan	10-8D-2	No phasing proposed.	No comment.
Landscape Plan	10-8D-2 & AIZP	Conceptual 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:

The Planning Commission held a public hearing on August 11, 2026, and recommended approval of this PD Amendment with a vote of 5-0 with no conditions.

There were no public comments at this meeting.

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 consistent with other buildings in the area that have received approval for height increases.

POSSIBLE MOTION:

"I move that we approved 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.

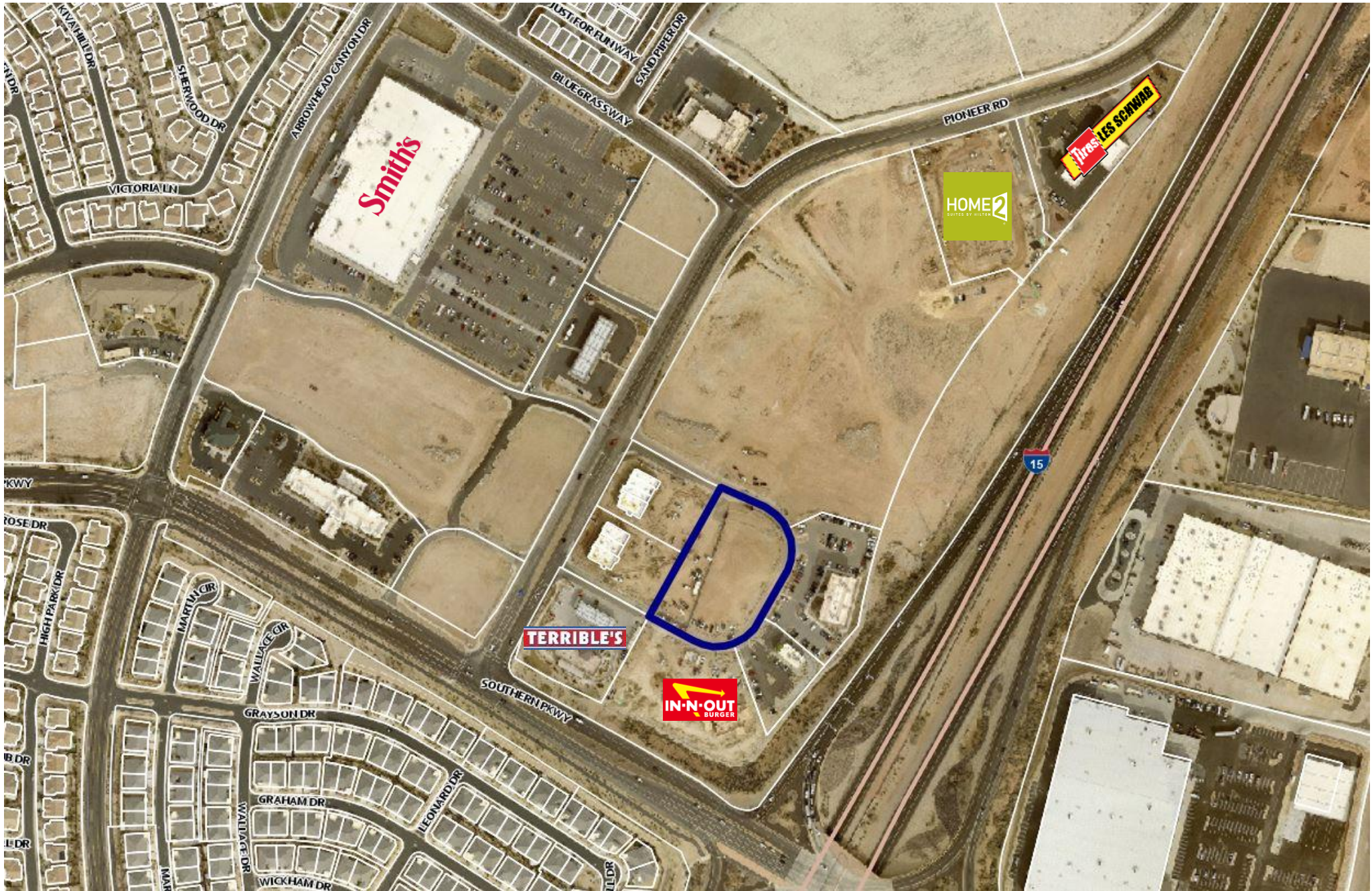
Exhibit B
PowerPoint Presentation

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-SURC-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%

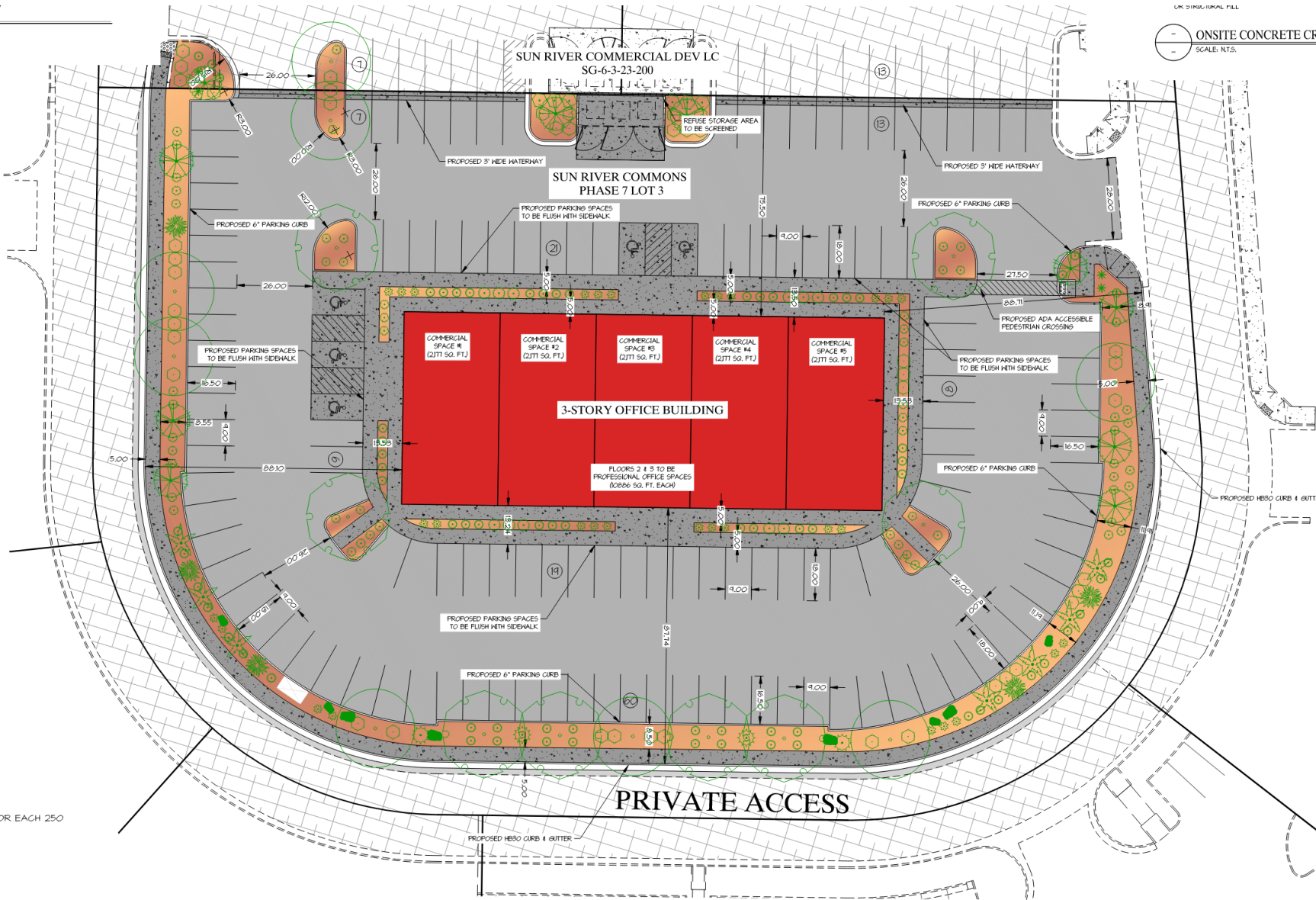
SETBACKS:
FRONT: 25'
SIDE: 10'
REAR: 10'

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

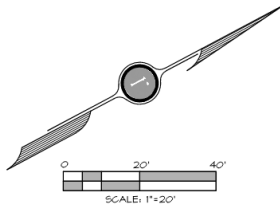
THE DEVELOPER FOR THIS PROJECT IS
SUN RIVER COMMUNITIES
CONTACT: CLARK KELSEY
4192 S WALLACE DR.
ST. GEORGE, UTAH 84790
(435) 817-3252

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

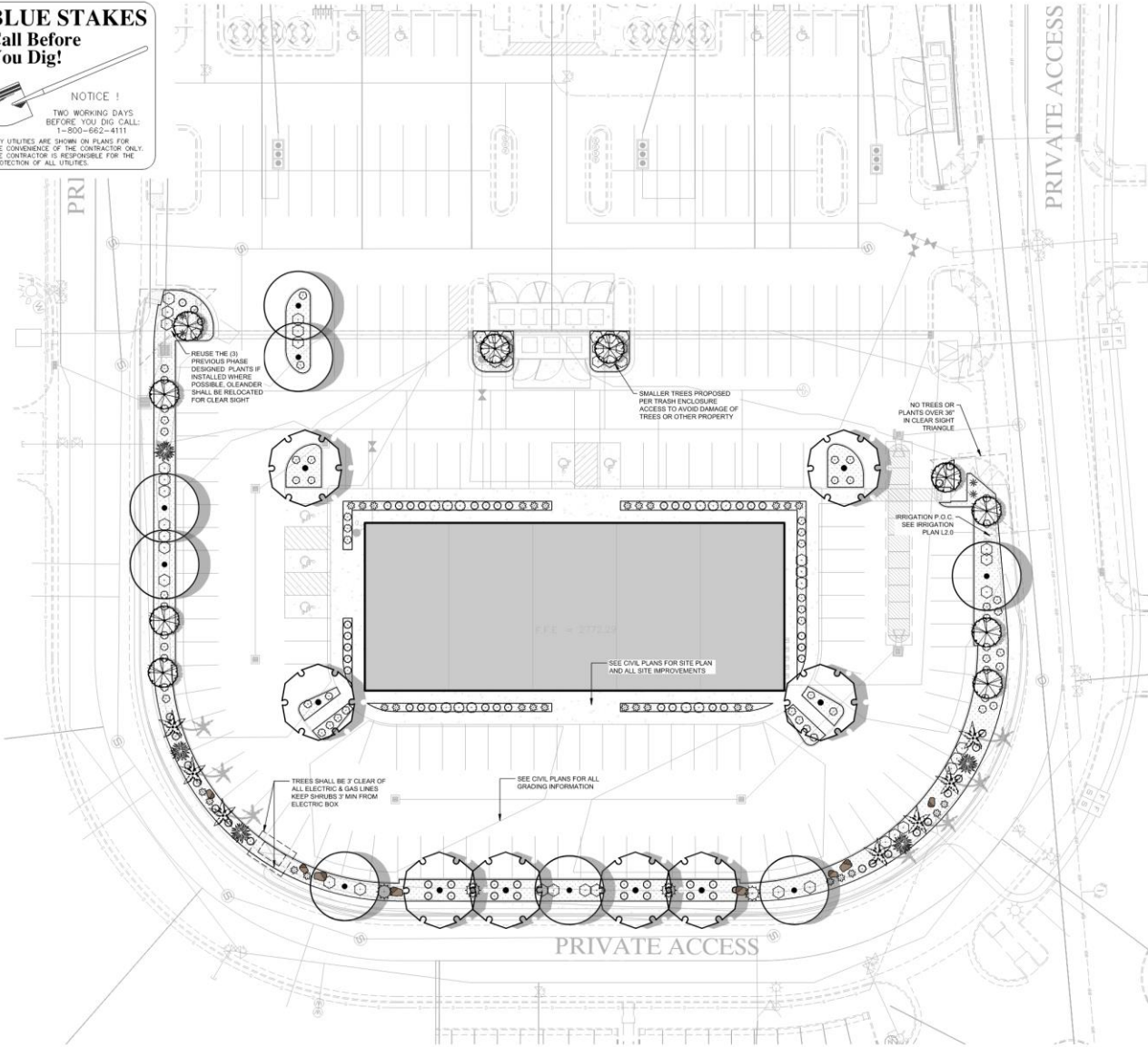
BLUE STAKES

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

> PD-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.

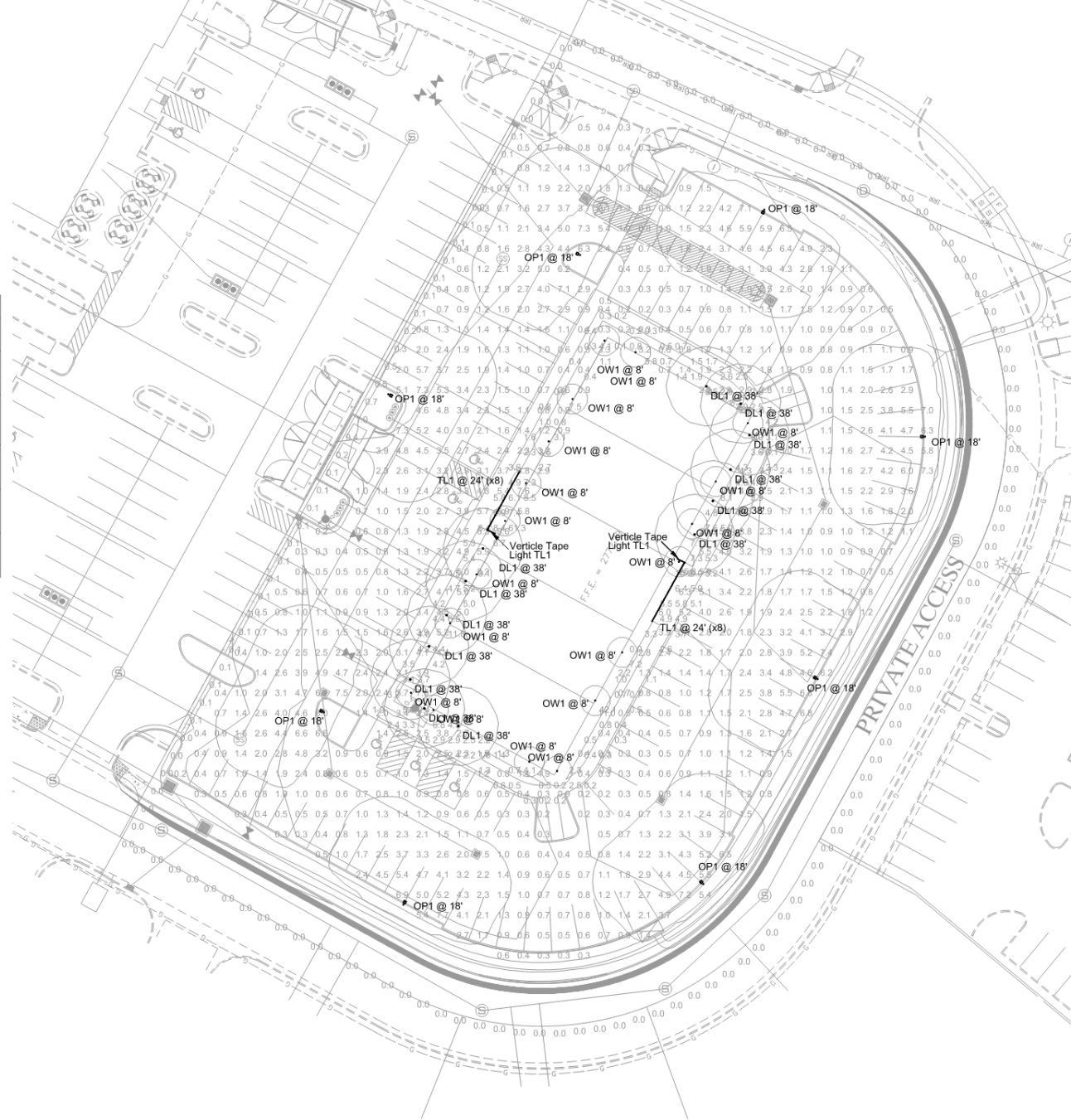
*DEVELOPER REPRESENTATIVE IS TO COORDINATE WITH ONGOING MAINTENANCE COMPANY TO APPLY PRE-EMERGENT TO ALL PLANTER BED AREAS AT THE PROPER TIME OF SEASON FOR THE ST. GEORGE AREA, TYPICALLY EARLY SPRING TIME.

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.	ALED53TY	80W @ 3000K	1	10433	1	79.8
	OW1	18	v2 Lighting Group, Inc. www.v2LightingGroup.com		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

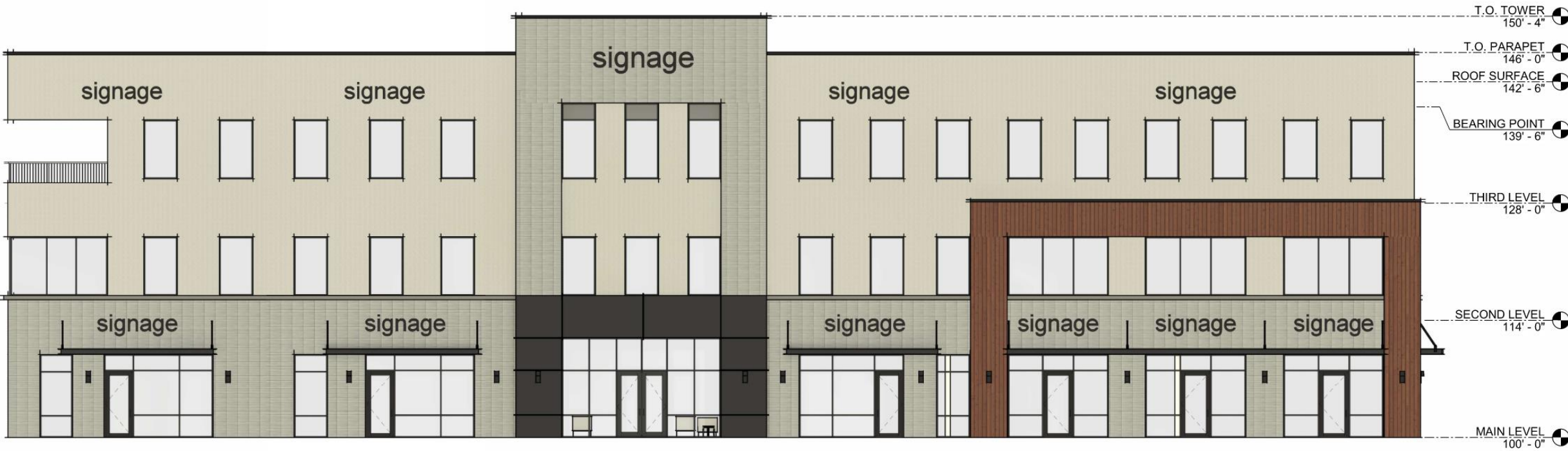
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line	+	0.0 fc	1.0 fc	0.0 fc	N/A	N/A
Walkway	+	4.0 fc	61.3 fc	0.0 fc	N/A	N/A
Parking Lot	+	2.2 fc	47.6 fc	0.2 fc	238.0:1	11.0:1



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:

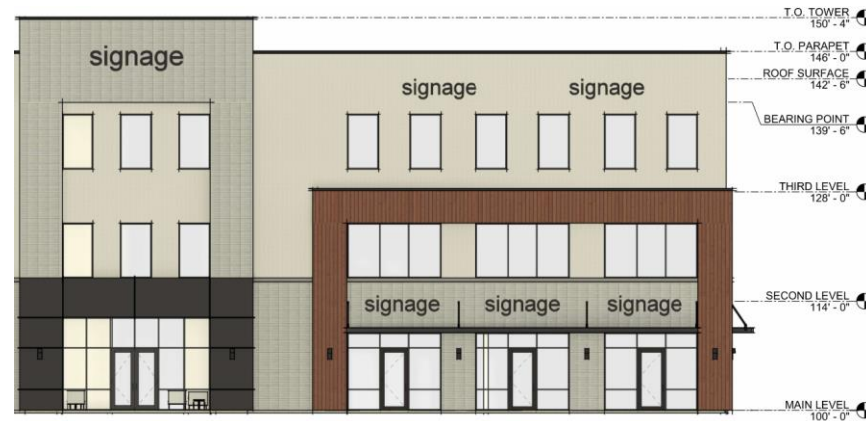
- Maximum building height of 35 feet with architectural up to 45 feet.

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 (east) – 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

The Planning Commission held a public hearing on August 11, 2026, and recommended approval of this PD Amendment with a vote of 5-0 with no conditions.

There were no public comments made at this meeting.

Possible Motion

“I move that we approve the PD Amendment for the Pioneer Office Building, Case No. 2026-PDA-017, based on the findings listed in the staff report.”

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ATKINVILLE INTERCHANGE AREA ZONE PLAN PD-C (PLANNED DEVELOPMENT COMMERCIAL) ZONE ON APPROXIMATELY 2.01 ACRES, APPROVING THE DESIGN AND SITE PLAN FOR A NEW THREE-STORY, COMMERCIAL BUILDING OF APPROXIMATELY 32,658 SQUARE FEET, GENERALLY LOCATED EAST OF PIONEER ROAD AND NORTH OF SUN RIVER PARKWAY (CASE NO. 2026-PDA-017).

(Pioneer Office Building)

WHEREAS, the property owner has requested an amendment to an approved PD-C (Planned Development Commercial) zone to allow the design and site plan for a new 32,658 sq. ft. commercial building on 2.01 acres located within the Community Commercial area of the Atkinville Interchange Area Zone Plan; and

WHEREAS, the Planning Commission held a public hearing on August 11, 2026, and thereafter forwarded a recommendation for approval of the requested amendment to the City Council with a 5-0 vote, with no conditions.

WHEREAS, the City Council held a public meeting on this request on September 3, 2026, to consider the Planned Development Amendment; and

WHEREAS, the City Council has determined that the requested PD amendment is consistent with the goals and objectives of the General Plan, consistent with the approved master plan, does not create an undue burden or hardship on the city, and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George; and

WHEREAS, the City Council has determined that the adoption of this Ordinance does not negatively impact the health, stability, and/or formation of families within the City.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Enactment. The approved planned development within the PD-C Zone for the property described in Exhibit 'A' shall be amended upon the effective date of this ordinance to reflect the approval of the Pioneer Office Building in Exhibit 'B'.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect upon publication and the final approval by the land use authority of a final plat, approval of a final site plan or construction drawings, or issuance of a building permit. In no event shall the effective date of this ordinance extend beyond eighteen (18) months of the date of adoption.

APPROVED AND ADOPTED by the St. George City Council, this 3rd day of September 2026.

CITY OF ST. GEORGE:

ATTEST:

Jimmie B. Hughes, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

VOTING OF CITY COUNCIL:

Jami Brackin, Deputy City Attorney

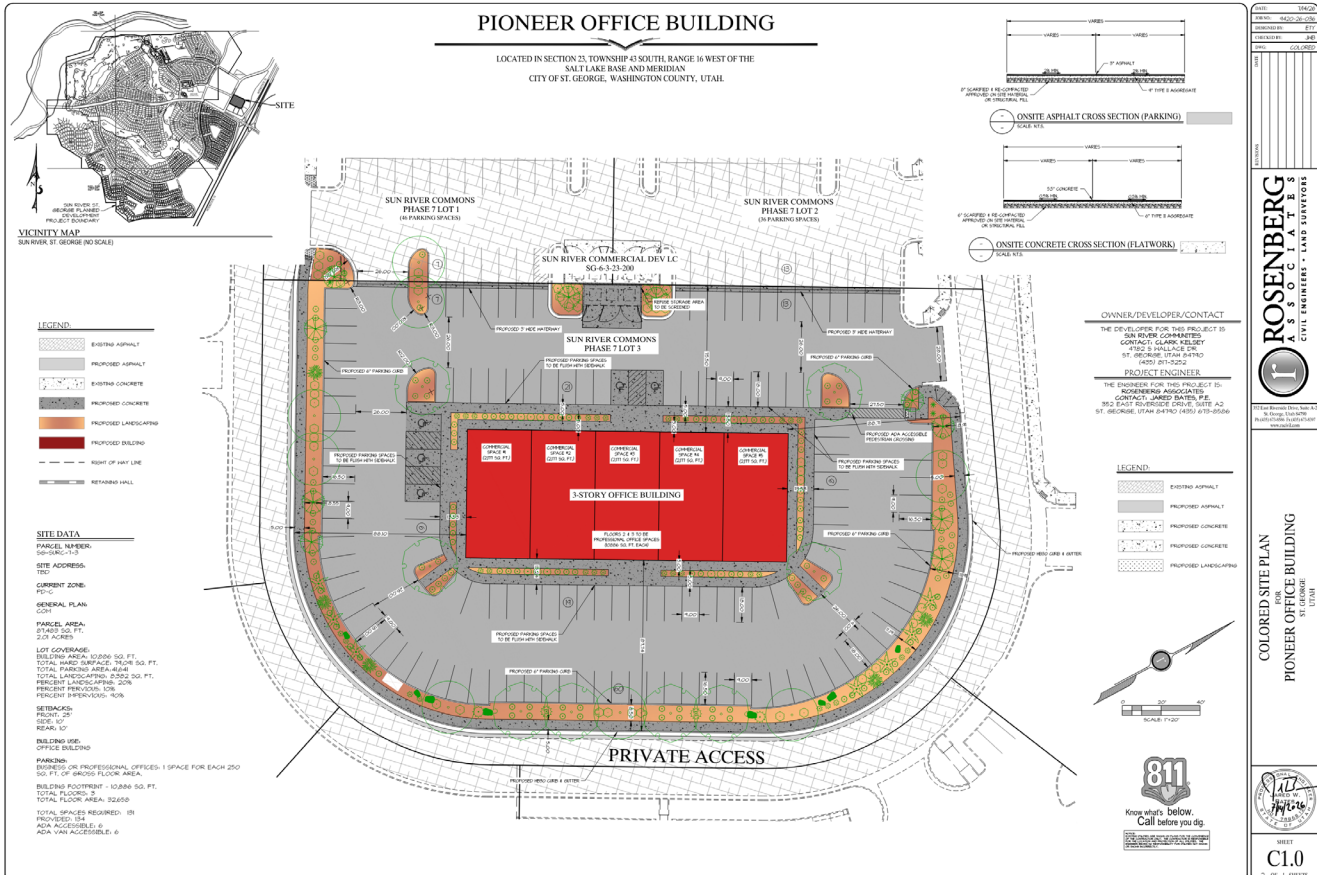
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____
Councilmember Anderson _____

EXHIBIT "A"

Pioneer Office Building



EXHIBIT "B"



Agenda Date: 09/03/2026

Agenda Item Number: 08

Subject:

Consider approval of Ordinance No. 2026-070 amending the City's General Plan from LDR (Low Density Residential), OS (Open Space), and COM (Commercial) to COM (Commercial) and OS (Open Space) on approximately 14.4 acres generally located between 800 and 900 South and between 1450 East and Foremaster Drive. (Case No. 2026-GPA-010 - Utah Tech Foremaster)

Item at-a-glance:

Staff Contact: Brenda Hatch

Applicant Name: Utah Tech University Foundation, Wendi Bulkley

Reference Number: 2026-GPA-010

Address/Location:

Generally located between 800 and 900 South and between 1450 East and Foremaster Drive

Item History (background/project status/public process):

This application proposes to change the General Plan designation from 7.50 acres Low Density Residential (LDR), 2.66 acres Open Space (OS), and 4.24 Commercial (COM) to 5.96 acres Commercial (COM) and 8.44 acres Open Space (OS) to facilitate future commercial development. At their meeting held on August 11, 2026, the Planning Commission held a public hearing and recommended approval with no conditions by a 5-2 vote; several comments were made in opposition, three of the comments were in favor of the request.

Staff Narrative (need/purpose):

The General Plan serves as a guide for land-use decisions and contains policies to direct the development of the City. The opposing comments expressed were concerns regarding: Additional traffic and safety concerns on Foremaster Drive; Protection of the plateau and the view shed; Potential decrease of surrounding residential property values; Disturbance to local wildlife; Inconsistency with the current General Plan; Neighbors should know what is planned for the property before a decision is made; and Human value should be considered before the monetary value to Utah Tech is considered.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

The Planning Commission recommended approval with no conditions by a 5-2 vote.

Attachments



General Plan Amendment

08/11/2026
09/03/2026

This aerial map shows a residential area with several streets. A red line outlines a specific parcel of land located south of Foremaster Dr and east of 900 E St. A black arrow points to this parcel, and a text box above it reads "Location of General Plan Amendment". The surrounding area includes various residential lots, parking lots, and some commercial buildings. Other streets visible include 1500 E St, 1600 E St, 1700 E St, 1800 E St, 1900 E St, 2000 E St, 2100 E St, 2200 E St, 2300 E St, 2400 E St, 2500 E St, 2600 E St, 2700 E St, 2800 E St, 2900 E St, 3000 E St, 3100 E St, 3200 E St, 3300 E St, 3400 E St, 3500 E St, 3600 E St, 3700 E St, 3800 E St, 3900 E St, 4000 E St, 4100 E St, 4200 E St, 4300 E St, 4400 E St, 4500 E St, 4600 E St, 4700 E St, 4800 E St, 4900 E St, 5000 E St, 5100 E St, 5200 E St, 5300 E St, 5400 E St, 5500 E St, 5600 E St, 5700 E St, 5800 E St, 5900 E St, 6000 E St, 6100 E St, 6200 E St, 6300 E St, 6400 E St, 6500 E St, 6600 E St, 6700 E St, 6800 E St, 6900 E St, 7000 E St, 7100 E St, 7200 E St, 7300 E St, 7400 E St, 7500 E St, 7600 E St, 7700 E St, 7800 E St, 7900 E St, 8000 E St, 8100 E St, 8200 E St, 8300 E St, 8400 E St, 8500 E St, 8600 E St, 8700 E St, 8800 E St, 8900 E St, 9000 E St, 9100 E St, 9200 E St, 9300 E St, 9400 E St, 9500 E St, 9600 E St, 9700 E St, 9800 E St, 9900 E St, 10000 E St, 10100 E St, 10200 E St, 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BACKGROUND:

The Planning Commission held a public hearing on August 11, 2026, during which twenty public comments were received.

Three of the comments were in favor of the General Plan Amendment. The opposing comments expressed concerns regarding:

- Additional traffic and safety concerns on Foremaster Drive
- Protection of the plateau and the view shed
- Potential decrease of surrounding residential property values
- Disturbance to local wildlife
- Inconsistency with the current General Plan
- Neighbors should know what is planned for the property before a decision is made
- Human value should be considered before the monetary value to Utah Tech is considered

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.

The subject property was jointly owned by the City and the Utah Tech University Foundation. In 2022, a real property transfer and road cost sharing agreement was entered into to transfer full ownership to the Foundation.

This application proposes to change the General Plan designation from 7.50 acres Low Density Residential (LDR), 2.66 acres Open Space (OS), and 4.24 Commercial (COM) to 5.96 acres Commercial (COM) and 8.44 acres Open Space (OS) 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 Planning Commission recommended approval with a 5-2 vote.

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 approve 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

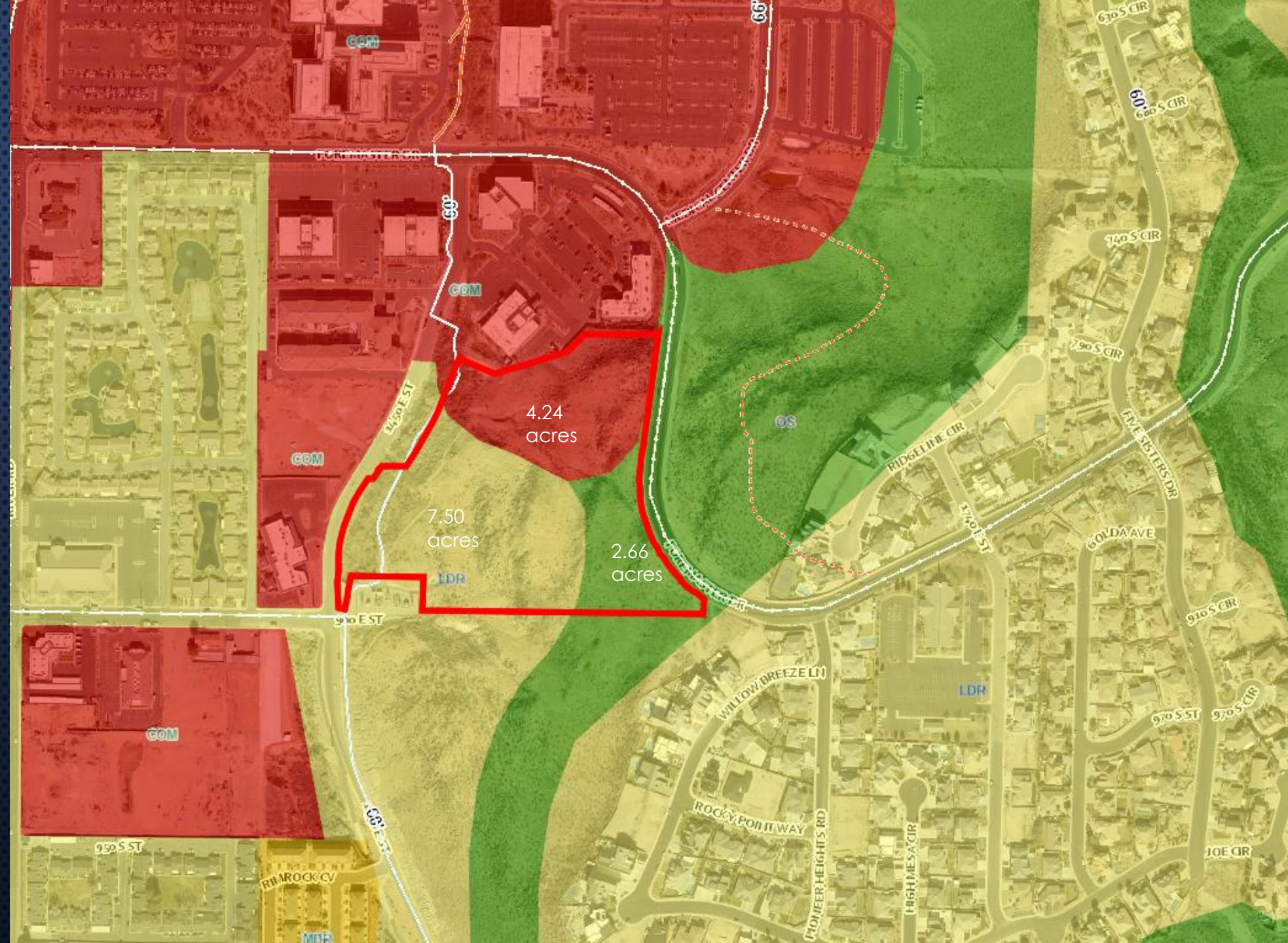


UTAH TECH FOREMASTER

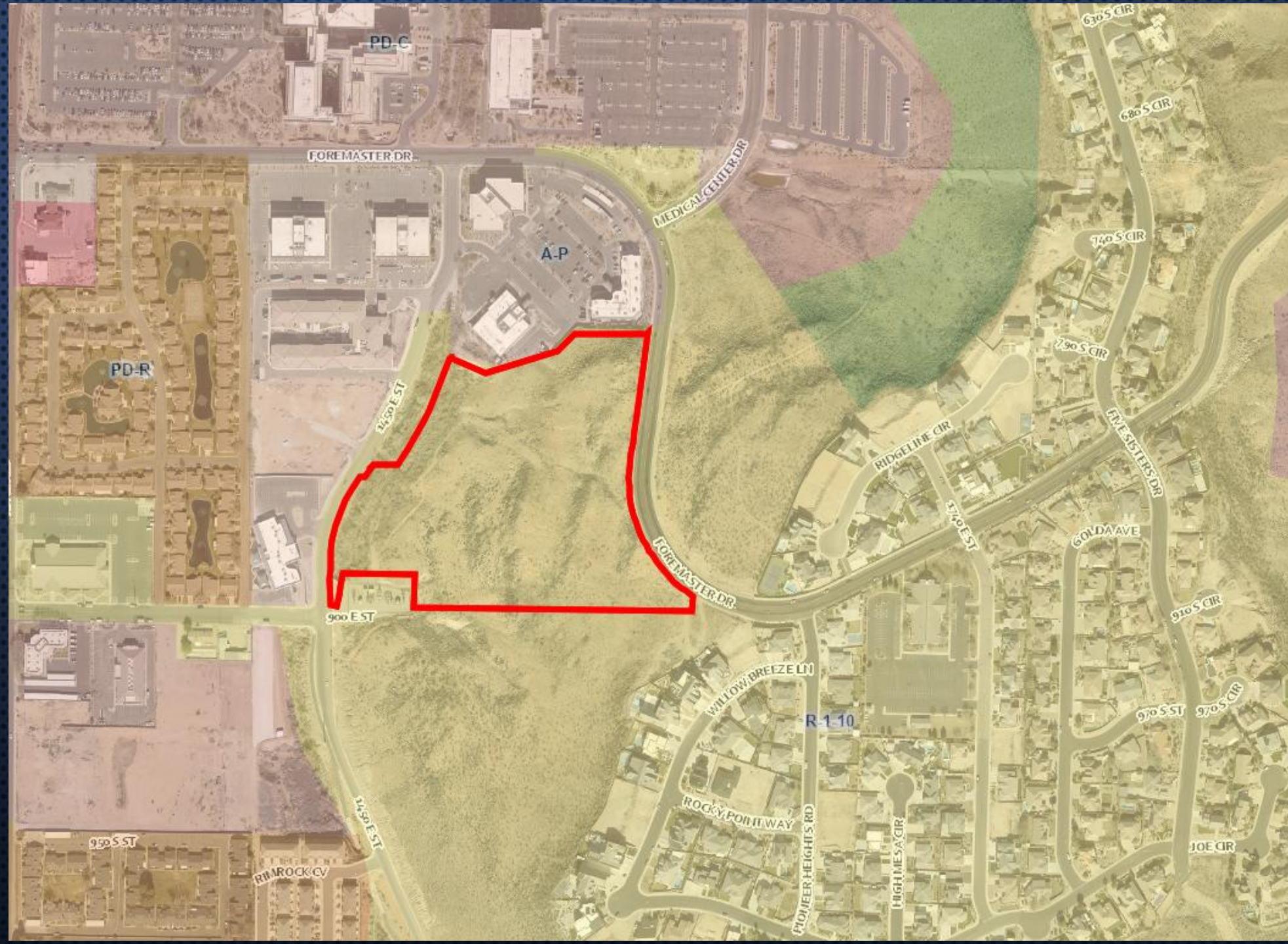
CASE NO. 2026-GPA-010

An aerial photograph of a residential neighborhood with a red boundary line highlighting a specific parcel. The parcel is located in the center-left of the image, bounded by Foremaster Dr to the north and east, and 900 E St to the west. The parcel itself is mostly undeveloped, showing dry vegetation and some small structures. Surrounding streets include Foremaster Dr, Medical Center Dr, Ridge Life Cir, Gold Ave, 900 E St, 910 S Cir, 920 S Cir, 930 S Cir, 940 S Cir, 950 S Cir, 960 S Cir, 970 S Cir, 980 S Cir, 990 S Cir, 1000 S Cir, 1010 S Cir, 1020 S Cir, 1030 S Cir, 1040 S Cir, 1050 S Cir, 1060 S Cir, 1070 S Cir, 1080 S Cir, 1090 S Cir, 1100 S Cir, 1110 S Cir, 1120 S Cir, 1130 S Cir, 1140 S Cir, 1150 S Cir, 1160 S Cir, 1170 S Cir, 1180 S Cir, 1190 S Cir, 1200 S Cir, 1210 S Cir, 1220 S Cir, 1230 S Cir, 1240 S Cir, 1250 S Cir, 1260 S Cir, 1270 S Cir, 1280 S Cir, 1290 S Cir, 1300 S Cir, 1310 S Cir, 1320 S Cir, 1330 S Cir, 1340 S Cir, 1350 S Cir, 1360 S Cir, 1370 S Cir, 1380 S Cir, 1390 S Cir, 1400 S Cir, 1410 S Cir, 1420 S Cir, 1430 S Cir, 1440 S Cir, 1450 S Cir, 1460 S Cir, 1470 S Cir, 1480 S Cir, 1490 S Cir, 1500 S Cir, 1510 S Cir, 1520 S Cir, 1530 S Cir, 1540 S Cir, 1550 S Cir, 1560 S Cir, 1570 S Cir, 1580 S Cir, 1590 S Cir, 1600 S Cir, 1610 S Cir, 1620 S Cir, 1630 S Cir, 1640 S Cir, 1650 S Cir, 1660 S Cir, 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GENERAL PLAN



ZONING



PROPOSED GENERAL PLAN

SITE DATA

TOTAL AREA:
14.40 ACRES

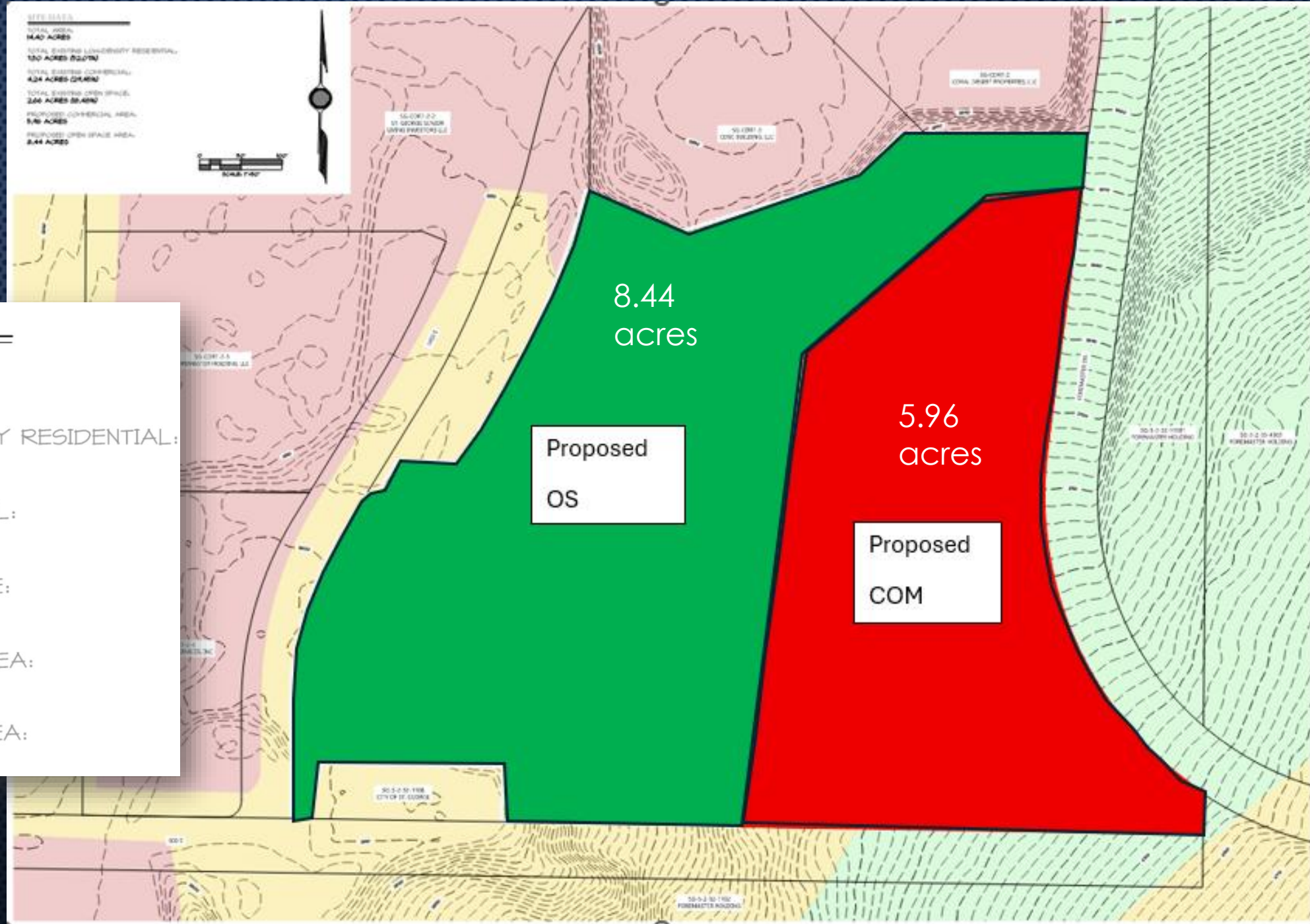
TOTAL EXISTING LOW-DENSITY RESIDENTIAL:
7.50 ACRES (52.07%)

TOTAL EXISTING COMMERCIAL:
4.24 ACRES (29.45%)

TOTAL EXISTING OPEN SPACE:
2.66 ACRES (18.48%)

PROPOSED COMMERCIAL AREA:
5.96 ACRES

PROPOSED OPEN SPACE AREA:
8.44 ACRES



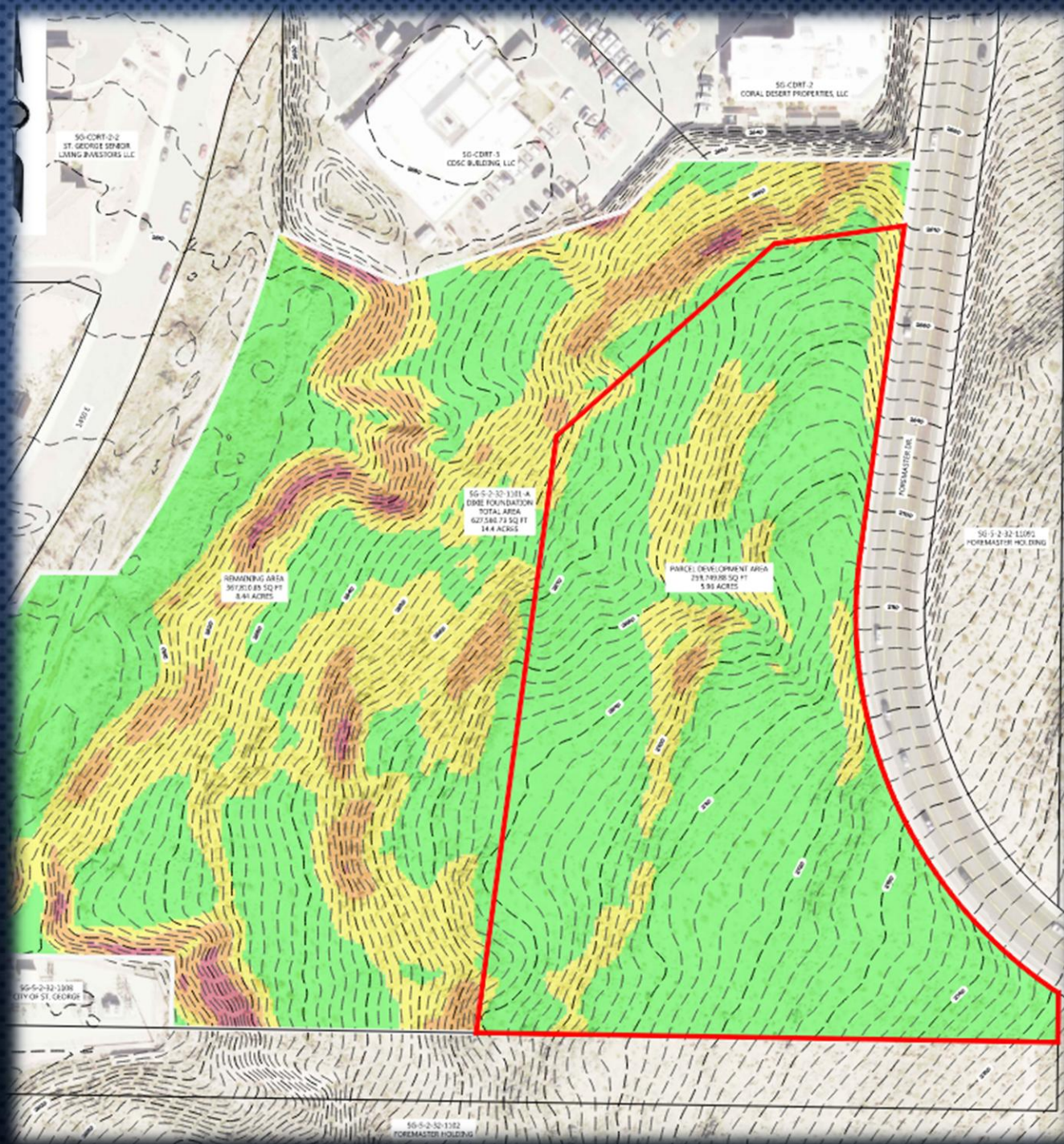
SLOPE ANALYSIS

SLOPE ANALYSIS LEGEND

	PERCENT SLOPE	AREA (ACRES)	PERCENT OF BOUNDARY	PROPOSED DISTURBED AREA(ACRES)	PERCENT OF TOTAL AREA
	0 - 20	9.17	63.7	5.05	55.1
	20 - 30	3.89	27.0	0.87	22.4
	30 - 40	1.17	8.1	0.02	1.7
	>40	0.17	1.2	0.0	0.0

TOTAL BOUNDARY AREA 14.4

-  MAJOR CONTOUR LINES (10')
-  MINOR CONTOUR LINES (2')
-  PROPERTY BOUNDARIES



RECOMMENDATION:

The Planning Commission
recommended approval with a 5-2
vote

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 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]
425-684-2228



Brenda Hatch <brenda.hatch@sgcityutah.gov>

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

1 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,

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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:

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”

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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.
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: *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.
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: 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.
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: [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.
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:

[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]

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]



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

965 East 700 South, Suite 305 • St. George, Utah 84790

Main +1 435.351.0555 • Direct +1 435.351.0532

parsonsbehle.com • MWelker@parsonsbehle.com • vCard

CONFIDENTIALITY NOTICE: This electronic mail message and any attachment(s) are confidential and may also contain privileged attorney-client information or work product. The message is intended only for the use of the addressee. If you are not the intended recipient, or the person responsible to deliver it to the intended recipient, you may not use, distribute, or copy this communication. If you have received the message in error, please immediately notify us by reply electronic mail or by telephone at +1 801.532.1234, and delete this original message.

Community Outreach Summary

Outreach conducted entirely by neighborhood volunteers.

This packet reflects a substantial volunteer-led community outreach effort undertaken to ensure that residents most affected by the proposed General Plan amendment were informed and had an opportunity to participate in the public process.

Outreach Activities

- **352 informational flyers distributed** throughout the South Rim, Eastridge, and ridge-top neighborhoods, reaching virtually every household in the areas most directly affected by the proposal.
- **Door-to-door and face-to-face outreach** conducted by volunteers, including personal contact with residents at **more than 80 homes in the Meadow Creek Estates 55+ community**.
- **Neighborhood Facebook outreach** used to share project information, hearing dates, and opportunities for public participation.
- **Flyer information box installed** at the corner of Pioneer Heights Drive and Foremaster Drive to provide residents with continuous access to project information.
- **6-foot by 4-foot informational sign installed** near the slope proposed for development along Foremaster Drive to increase public awareness of the project's location and potential impacts.
- **110+ petition signatures collected** from residents expressing concerns regarding the proposed General Plan amendment. Additional signatures may be submitted as they are received.

Purpose

The purpose of these outreach efforts was to promote transparency, encourage informed public participation, and ensure that residents most directly affected by the proposal were aware of the potential impacts and opportunities for public comment.

The level of community engagement reflected in this packet demonstrates significant public interest in the proposed amendment and its potential effects on surrounding neighborhoods.

Copie and pasted from sgcityutah.gov

Connection To Nature

Connection To Nature

The natural beauty of St. George is a vital asset to the city and its residents. With a fantastic climate and extensive trail network, it is easy to enjoy St. George's magnificent scenery.

These natural treasures constitute an essential component of the quality of life in St. George and impart a generational responsibility for their stewardship.

They should be protected and preserved with the following strategies:

PROTECT SCENIC VISTAS

- a. Define priority views within the city and create policies to support and preserve associated view corridors.
- i. Identify priority views in undeveloped areas of the city and promote roadway design to preserve these views.
- ii. iii. Identify strategies and tools to assess the impact of development on the view shed. Implement policies to support view preservation, such as roadway standards that support connected roadway networks that allow for views to the surrounding landscape.

PROTECT AND ENHANCE THE NIGHT SKY BY MINIMIZING LIGHT POLLUTION

- a. Promote community education to raise awareness about the importance of dark skies.
- b. Identify strategies to reduce unnecessary light at night.

c. Consider updating ordinance to enhance dark sky requirements for new developments.

PRESERVE SENSITIVE LANDS, INCLUDING STEEP SLOPES, RIDGE LINES OR SENSITIVE BLUFF PLATEAUS, HABITAT, WETLANDS, AND FLOODPLAINS WITHIN ST. GEORGE

a. Expand the scope of the Hillside Ordinance and the Hillside Review Board to include additional sensitive lands such as landslide areas and sensitive bluff plateaus.

b. Maintain and enhance the Flood Plain Ordinance to support preservation of flood prone areas within the City.

c. Identify areas that pose substantial risks or hazards and should be considered to be placed in a public land trust to support the health and safety of the community and provide tax incentives for the property owners.

i. ii. Prioritize flood, landslide, and rockslide prone areas for open space or public land trust integration. Consider opportunities for development right transfer from sensitive lands to other priority development areas.

d. Expand policies for new development to mitigate impacts on sensitive habitats and land.



Arrows indicate proximity of Meadow Estates homes (left) and Willow Breeze Lane homes (right)

Foremaster Ridge General Plan Amendment — Volunteer Canvass Report

Utah Tech Foremaster Ridge • Case No. 2026-GPA-010 • Hearing August 11

Volunteer 1 — South Rim / Ridge-Edge Homes 125 flyers	Ridgeline Circle; Howard Lane; Willow Breeze; Pioneer Heights; Rocky Point Way; Eastridge Drive — both sides.
Volunteer 2 — East Foremaster Ridge 100 flyers	Joe Circle; Golda Drive; High Mesa Circle; Five Sisters Drive — east of Foremaster.
Volunteer 3 — West Five Sisters / Crestline 100 flyers	Five Sisters Drive — west of Foremaster; Crestline Drive; short connecting roads between Eastridge and Crestline; E 330 S; S 1750 E; connected cul-de-sacs and side streets.
Volunteer 4 — Meadow Creek Estates 75 flyers	Entire Meadow Creek Estates subdivision.

route documentation — The uploaded materials contain aerial route maps with completed streets highlighted in red. They do not contain identifiable photographs of individual homes, so the report uses the supplied route-maps rather than inventing or substituting home photos.



Completed route map



Five Sisters / Crestline route map



Crestline route map

total planned flyers: 400. Previous canvass: 352 delivered, 48 remaining.

.f7f523deu0d7f518c0ueebdd/5bd3/	2026-08-10T16:34:59.000Z	Paul	Reber
ib310d3ab5a2902062f21a3b7ebe7514	2026-08-09T20:30:22.000Z	Laura	Elliott
.4cfbc1fa081ad405b1b952639c5ce78	2026-08-08T22:48:41.000Z	Angelita	Antonelli
ibc770ec13d3c5b6447f8eaa347c94df	2026-08-08T22:35:30.000Z	Michael	Welker
.25f4b350d59618d03307b3568340b08	2026-08-08T22:21:28.000Z	Albrecht	Steve
ibba305e821c83789f268143044c69e6	2026-08-08T22:12:18.000Z	Nancy	Albrecht
.41bf8b350ee6beee0e978edccae74f7	2026-08-08T21:08:53.000Z	Tom	Brown
.0e0abad4bf52a7f6044b98a3675174c	2026-08-08T21:07:44.000Z	Lisa	Brown
ic2c132d4d5d5806df0aa6afa79dbd6	2026-08-08T19:38:09.000Z	Michelle	Prestwich
.7395173749c8681a679a25832c3875c	2026-08-08T17:55:52.000Z	Jeri	Yanke
iffca1ec7b602b046ae55995ec1166de	2026-08-08T17:54:30.000Z	Rodney	Yanke
.1e0308bba5b26aacdc1256db3afd42b	2026-08-08T17:41:47.000Z	Christa	Phelps
ibb0f12840f209cd40273940f872fdb7	2026-08-08T16:59:24.000Z	Samantha	Blake
.1943f2eb58511f86de3b9d887b6a2b1d	2026-08-08T16:17:31.000Z	Tyler	Sanders
ibcd7509e342ef1087807d0119b45a7e	2026-08-08T00:48:49.000Z	Michele	Benitez
.07788fb3a1a062cdf45dc2c34043114	2026-08-08T00:16:31.000Z	Rhanda	Todd
Id0113879a62c6ab3d10966b106c79c8	2026-08-07T23:56:46.000Z	Janell	Gardner
.7f6ac5c6e77e4f3a49d89f4d80e566a	2026-08-07T23:41:42.000Z	Anna	Oaks
.47659c87252b954dec9474797e79d35	2026-08-07T23:13:51.000Z	Christine	Dixon
.cb945e52e6f62260d607c241c38eda2	2026-08-07T23:12:12.000Z	Steve	Dixon
.33d4ac695b2d0541654358113c4d321f	2026-08-07T22:48:10.000Z	Betty	Kincaid
.7d90d4f8b9e7ad64e353b0c1577c0536	2026-08-07T22:47:12.000Z	BobbieLee	Kosuae
.ic15ae0907445f574fddff6aa31a4f8	2026-08-07T22:12:19.000Z	Joseph	Henderson
d970c67c04aebb238677186e174c7a	2026-08-07T22:08:38.000Z	Bob	Dalton
.3ce559a88406779d9a485c2ad71b1543	2026-08-07T21:55:13.000Z	Holly	Chan
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.114940d4d0f8b50714cfcc264cf1fd0	2026-08-07T19:48:19.000Z	Rochelle	Klotz
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.99aa75ed604d7ffafdfabbb0df8d9ffa	2026-08-07T19:10:48.000Z	Jeanette	Golding
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.10b3bf346a34cb0f8ba39b1fdbeeb466	2026-08-07T18:34:21.000Z	Christine	Daoust-Jensen
.10470df868010b1763cd3a86bd1d545	2026-08-07T18:06:18.000Z	Nannette	Wride-Zeeman
.3ced0d450938bcd5169e29cf2a3826df	2026-08-07T17:02:22.000Z	Richard	Falconer
.8c4d974df618603fd4867fa9a062705	2026-08-07T16:56:51.000Z	Paula	Smith
.ff13701a3515d52d25114146c53415fe	2026-08-07T13:12:57.000Z	Brecken	Snow
.1448d9924e2e3663e4c93fa0751403f6	2026-08-07T05:59:04.000Z	Lauren	Snow
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.662071c419443909bd68728d0fa9290	2026-08-06T18:42:30.000Z	Calla	Day
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.e9549bb6f7f284cd29682aedceff9d	2026-08-06T11:13:13.000Z	Pranab	Z
.6be2e3ef4abc6cbf3679919878c430e	2026-08-06T03:57:04.000Z	Jim	Hefty
.6db6f5b47563e46909d88e5962e9f0e	2026-08-06T03:55:57.000Z	Jim	Hefty
.27d131361c18703c2d141c2298da895	2026-08-06T03:22:52.000Z	Gary	Clayburgh
.i21e92aaaeec76f294cf0653ae3ee73b	2026-08-06T03:20:23.000Z	Merete	Russon-Clayburgh
.14d14a397bd6747d13383823e5110d45	2026-08-06T02:19:11.000Z	Tara	Snow
.6be4362915d71701e817625550ecf4	2026-08-06T00:14:04.000Z	Travis	Graff
.f8aa739069a037a93e4c843825d13503	2026-08-05T23:07:34.000Z	Elizabeth Ann	McFarland
.9ab376ef7d827ee0bad4a345e75a8e4	2026-08-05T22:35:09.000Z	Rex	Davis
.1a5b43e16558b3e79607b43a34f154c9	2026-08-05T22:34:31.000Z	Danine	Davis
.32b2b1d024b5dad03642bc801e5d10c	2026-08-05T22:22:46.000Z	Stephanie	Bateman
.66464e14c89d873fd4a16b5f0b40965	2026-08-05T22:22:05.000Z	Jay	Bateman
.e9de82c3552e10764713ef4ecfef1d9	2026-08-05T22:10:01.000Z	Matt	Paulson
.l6ae144d3074c9c8917ca19d087a689b	2026-08-05T21:42:22.000Z	Jonnie	Hefty

Saint George	84790	7
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Santa Clara	84765	
Saint George	84790	23
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Washington	84780	
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St George	84790	38
St. George	84790	39
Chennai	11111	
St. George	84790-4115	40
St. George	84790-4115	41
St George	84790	42
St George	84790	43
	84790	44
SAINT GEORGE	84790	45
St George	84790	46
	84790	47
	84790	48
	84790	49
Saint George	84790	50
St George	84790	51
St. George	84790-4115	52

MARK
YOUR
CALENDAR!

IMPORTANT COMMUNITY MEETING

PLANNING COMMISSION PUBLIC HEARING



DATE & TIME

Monday
August 11, 2026
5:00 PM



LOCATION

St. George City Offices
City Council Chambers
61 S. Main Street
St. George, UT 84770



CASE INFORMATION

Case No. 2026-GPA-010
"Utah Tech Foremaster Ridge"
Applicant: Utah Tech
University Foundation
Representative: Wendi Bulkey
Area: Approximately 14.4 acres
between 800-900 South and
1450 East / Foremaster Drive

BE HEARD. BE COUNTED. BE STRONG.

ATTEND THE MEETING • SPEAK UP • SUBMIT WRITTEN COMMENTS

5 WAYS YOU CAN HELP RIGHT NOW



1 ATTEND THE MEETING

Be there on August 11. Your presence matters.



2 SIGN THE PETITION

Show the City we are united.



3 TALK TO YOUR NEIGHBORS

Every homeowner needs to know.



4 SUBMIT COMMENTS

Written comments make an impact.



5 STAY ENGAGED

Follow updates and keep showing up.



Our Community. Our Views. Our Future.

SHOW UP FOR ST. GEORGE. AUGUST 11TH!

TOGETHER

recommendation and make the
final decision.



THE CITY COUNCIL MAKES THE FINAL DECISION.

If we don't speak up now, our Council may not
fully understand how this impacts our community.

IF YOU DON'T PARTICIPATE, YOU LOSE YOUR VOICE.

HOW TO SUBMIT YOUR COMMENTS



SPEAK AT THE MEETING

Sign up to speak
in person on
August 11.



SUBMIT IN WRITING

Email or deliver written
comments before
the meeting.



STAY INFORMED

Sign up for updates at
[sgcityutah.gov/
public-notices](http://sgcityutah.gov/public-notices)

All comments become part of the official public record.

AUGUST 5, 2026

WE NEED EVERY NEIGHBOR. TOGETHER, WE CAN PROTECT OUR FUTURE.

NAME (PRINT)

ADDRESS

EMAIL

PHONE

SIGNATURE

Ray L. ARSEN
Loli's Concepcion
4 Sydney Applewhite
Brian Applewhite
BERILYN FAWSON
EILEEN M. SIGURD

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AUG 5, 2026

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NAME (PRINT)

ADDRESS

EMAIL

PHONE

SIGNATURE

Donna Coker
Angela Stough
in 570
Nancy M. ...



DATE & TIME

Monday
August 11, 2026
5:00 PM



LOCATION

St. George City Offices
City Council Chambers
61 S. Main Street
St. George, UT 84770



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NAME (PRINT)

ADDRESS

EMAIL

PHONE

SIGNATURE

TRACY L. ARSALIS
LOUIS CONCEPCION
SYDNEY APPLEBY
BRAD APPLEBY
JERILYN FAWSON
EILEEN M. SIGURD

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NAME (PRINT)

ADDRESS

EMAIL

PHONE

SIGNATURE

Donna Cohen
Jaslene Stough
Marilyn M. M.

Our Community. Our Views. Our Future.

SHOW UP FOR ST. GEORGE. AUGUST 11TH!



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, sweeping tail that extends downwards and to the right. The "l" is simple and vertical. The "e" is small and loops back to the "l".

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,



Teresa Hunnewell McCaulie

[Redacted address information]

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY GENERAL PLAN FUTURE LAND USE MAP FROM OS (OPEN SPACE), COM (COMMERCIAL), AND LDR (LOW DENSITY RESIDENTIAL) TO COM (COMMERCIAL) AND OS (OPEN SPACE) GENERALLY LOCATED BETWEEN 800 AND 900 SOUTH AND BETWEEN 1450 EAST AND FOREMASTER DRIVE ON APPROXIMATELY 14.4 ACRES TO BE KNOWN AS UTAH TECH FOREMASTER RIDGE.

(Utah Tech Foremaster Ridge)

WHEREAS, the applicant has requested an amendment to the General Plan Future Land Use Map from OS (Open Space), COM (Commercial), and LDR (Low Density Residential) to COM (Commercial) and OS (Open Space) on approximately 14.4 acres generally located between 800 and 900 South and between 1450 East and Foremaster Drive; and

WHEREAS, the City Council held a public meeting on the requested change to the General Plan Future Land Use Map on September 3, 2026; and

WHEREAS, the Planning Commission held a public hearing on this request on August 11, 2026, and recommended approval with a 5-2 vote; and

WHEREAS, the City Council has determined that an amendment to the General Plan Future Land Use Map is consistent with the goals and objectives in Chapter 4, and the policies in Chapter 6 of the General Plan and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

WHEREAS the City Council has determined that the adoption of this Ordinance will not negatively impact the health, stability, and/or formation of families within the city.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Enactment. The City General Plan Future Land Use Map is hereby amended by changing the land use designation from OS (Open Space), COM (Commercial), and LDR (Low Density Residential) to COM (Commercial) and OS (Open Space) on approximately 14.4 acres generally located between 800 and 900 South and between 1450 East and Foremaster Drive and more specifically described on Exhibit "A" attached hereto and incorporated herein.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately on the date executed below, and upon publication or posting in the manner required by law.

APPROVED AND ADOPTED by the St. George City Council, this 3rd day of September 2026.

ST. GEORGE CITY:

ATTEST:

Jimmie B. Hughes, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:

VOTING OF CITY COUNCIL:

City Attorney's Office

Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____
Councilmember Anderson _____

Jami Brackin, Deputy City Attorney

Exhibit "A"

Location of General Plan Amendment for Utah Tech Foremaster Ridge

Legal S: 32 T: 42S R: 15W BEG NE COR NE1/4 NE1/4 SEC 32 T42S R15W, TH S 1320 FT; TH W 1320 FT; TH N 412 FT; TH E 721.5 FT; TH N 908 FT; TH E 598.5 FT TO POB.

LESS: LAND IN FOREMASTER DR.

LESS: BEG S88°49'50 W 1051.68 FT ALG SEC/L & S 1275.81 FT FM NE COR SEC 32 T42SR15W BEING ON ELY R/W PROP 60 FT RDWY; TH N89°28'23 E 220.93 FT; TH S0°31'37 E 100 FT; TH S89°28'23 W 235.88 FT TO PT ON ELY R/W/L ALSO BEING ON CUR RGT RAD BEARS S85°0'30 E 970 FT; TH NELY ALG R/W & ARC SD CUR THRU CTRL ANG 05°58'31 101.16 FT TO POB.

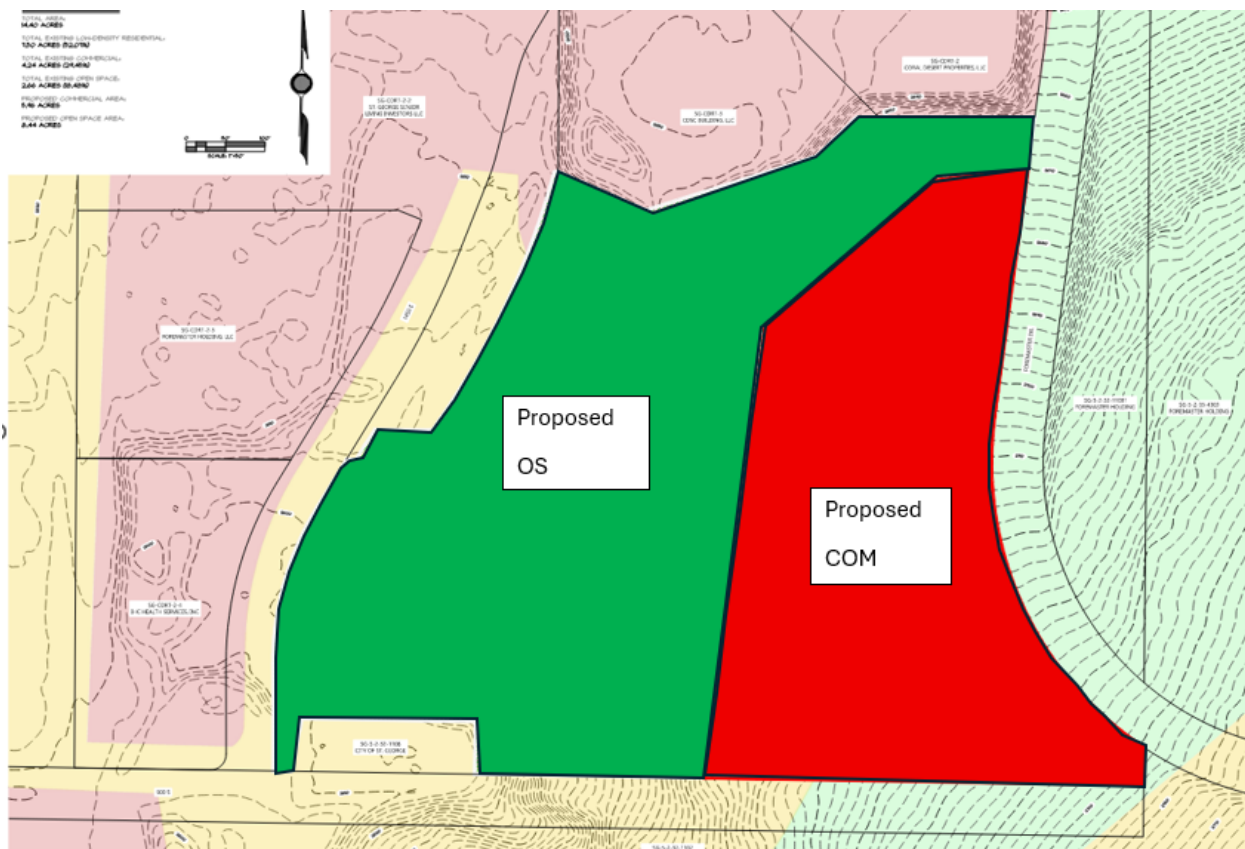
ALSO: BEG S88°49'50 W 612.57 FT ALG SEC/L FM NE COR SEC 32 T42S R15W TH S01°10'10 E 908 FT; TH S88°49'50 W 142.36 FT; TH N01°10'10 W 908 FT TO PT ON N LN SEC 32; TH N88°49'50 E 142.36 FT ALG N LN TO POB.

ALSO: BEG S88°49'50 W 743.48 FT ALG SEC/L & S 561.19 FT FM NE COR SEC 32 T42S R15W PT BEING ON ELY R/W PROP 60 FT RDWY; TH S 01°10'10 E 346.92 FT; TH S88°49'50 W 158.32 FT TO PT ON ELY R/W PT ALSO BEING ON CUR LFT RAD BEARS N55°58'15 W 1030 FT; TH NELY ALG SD R/W & ARC SD CUR THRU CTRL ANG 21°20'10 383.56 FT TO POB.

LESS: BEG NE COR SEC 32 T42S R15W TH S0°54'47 E 1225.38 FT ALG E LN SEC 32 TO PT ON ELY R/W/L PROP 66 FT WIDE RDWY BEING ON CUR RGT RAD BEARS N38°55'26 E 367 FT; TH ALG SD R/W & ARC SD CUR THRU CTL ANG 57°18'13 367.05 FT TO PT TNGY; TH N06°13'39 E 478.61 FT ALG SD R/W TO PT OF 433 FT RAD CUR LFT; TH ALG SD R/W & ARC SD CUR THRU CTRL ANG 65°20'45 493.84 FT TO PT ON N LN SEC 32; TH N88°49'50 E 271.07 FT TO POB.

LESS: BEG S88°49'50 W 967.78 FT ALG SEC/L & S 908.19 FT FM NE COR SEC 32 T42S R15W BEING ON WLY R/W PROP 60 FT RDWY & ON CUR LFT RAD BEARS S57°28'13 E 1030 FT; TH SWLY ALG R/W & ARC SD CUR THRU CTL ANG 02°29'59 44.94 FT; TH S88°49'50 W 323.64 FT; TH N01°10'10 W 37.92 FT; TH N 88°49'50 E 347.75 FT TO POB.

LESS: LAND IN CORAL DESERT SUBDIVISION..





Agenda Date: 09/03/2026

Agenda Item Number: 09

Subject:

Consider approval of Ordinance No. 2026-071 amending portions of Title 9 of City Code as it relates to animated signs.

Item at-a-glance:

Staff Contact: Brian Dean

Applicant Name: YESCO LLC

Reference Number: 2025-ZRA-011

Address/Location:

N/A

Item History (background/project status/public process):

On April 2, 2026, in a public joint work meeting, City Council, staff, and the applicant discussed allowing Electronic Message Signs (EMS) adjacent to residential zones. Staff took the information discussed in the meeting along with the previously submitted material from the applicant and created Exhibits A and B. The Planning Commission held a public hearing on August 11, 2026, and recommended approval with a 7-0 vote and no conditions.

Staff Narrative (need/purpose):

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

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

At their meeting held on August 11, 2026, the Planning Commission held a public hearing and recommended approval with a 7-0 vote with no conditions. There were no public comments made at this hearing.

Attachments

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
CITY COUNCIL AGENDA REPORT:	09/03/2026

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:

The Planning Commission held a public hearing on August 11, 2026, and recommended approval of the proposed zoning regulation amendment with a 7-0 vote 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’.

There were no public comments made at this meeting.

ALTERNATIVES:

1. Approve as presented.
2. Approve with modifications.
3. Deny the request.
4. Continue the proposed zoning regulation amendment to a specific date.

POSSIBLE MOTION:

“I move that we approve the changes to Title 9-13-2 and 9-13-4 as proposed by staff and contained in exhibit ‘A’ and ‘B’, Case No. 2025-ZRA-011, based on the findings listed in the staff report.”

FINDINGS:

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

EXHIBIT A

PROPOSED CHANGES TO TITLE 9-13-2

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

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

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

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

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

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

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

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

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

- (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.~~

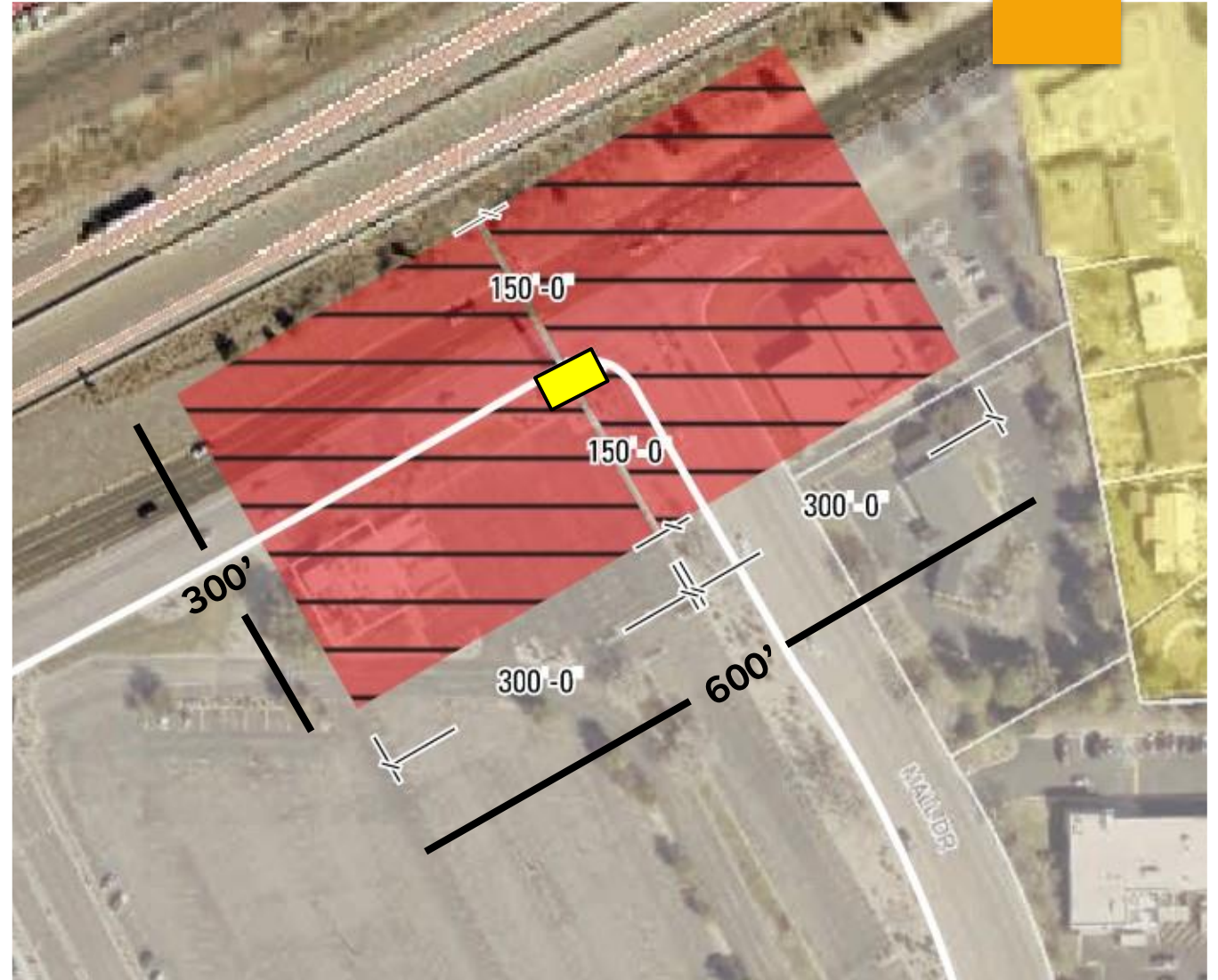
~~SIGN, ELECTRONIC MESSAGE CENTER: Any sign or portion of a sign, that uses changing lights to form a sign message or messages in text form wherein the sequence of messages and the rate of change is electronically programmed.~~

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
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.



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 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.**

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

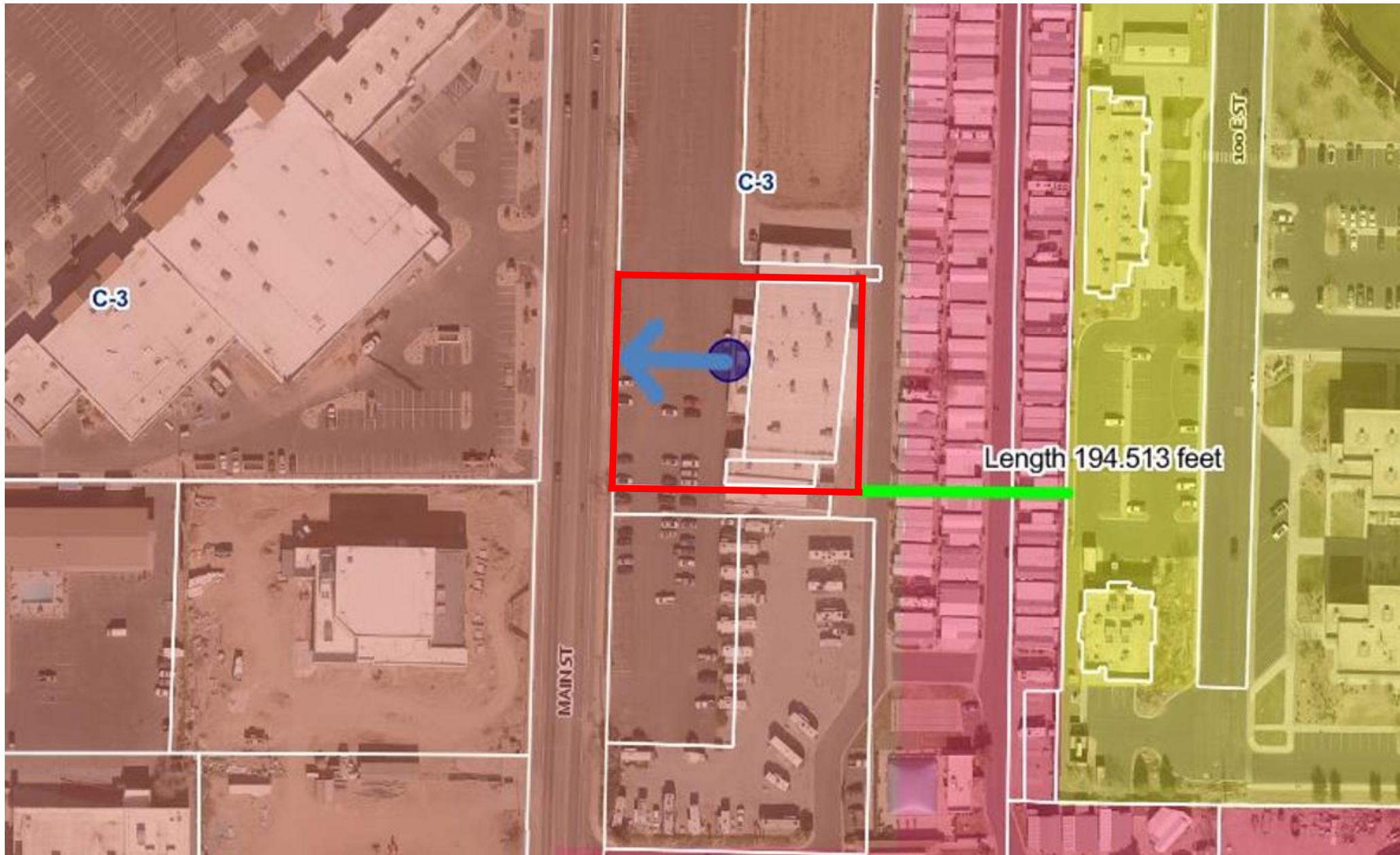
9-13-4B-3d. Certifications: The following certifications are additional standards of approval or continuation of any electronic message center or electronic display screen:

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.

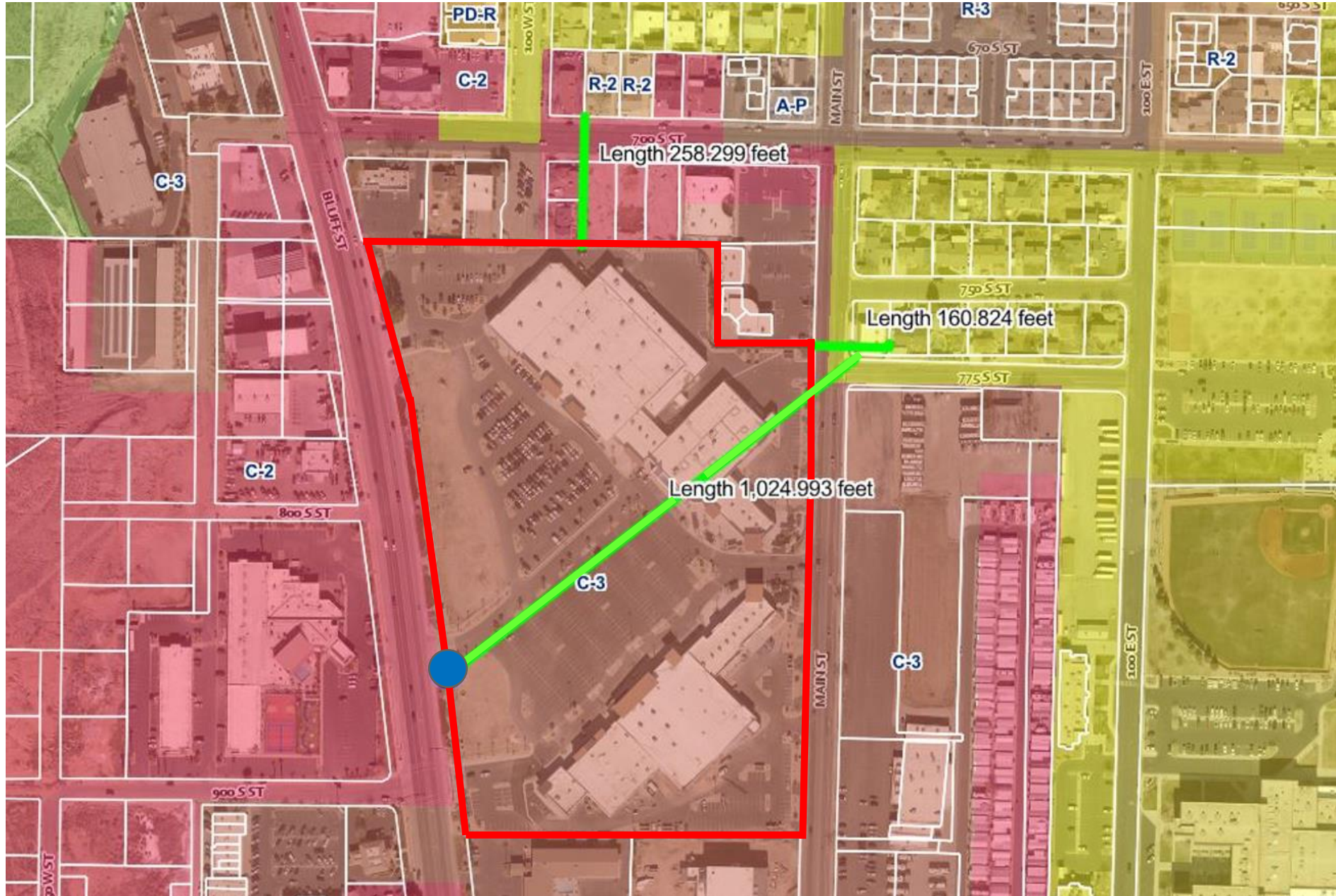
Based on complaints received, or for other reasonable cause, the city may from time to time require the owner or operator of an electronic message center or electronic display screen to provide, within (10) working days after receipt of the city's written request, an updated written certification that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

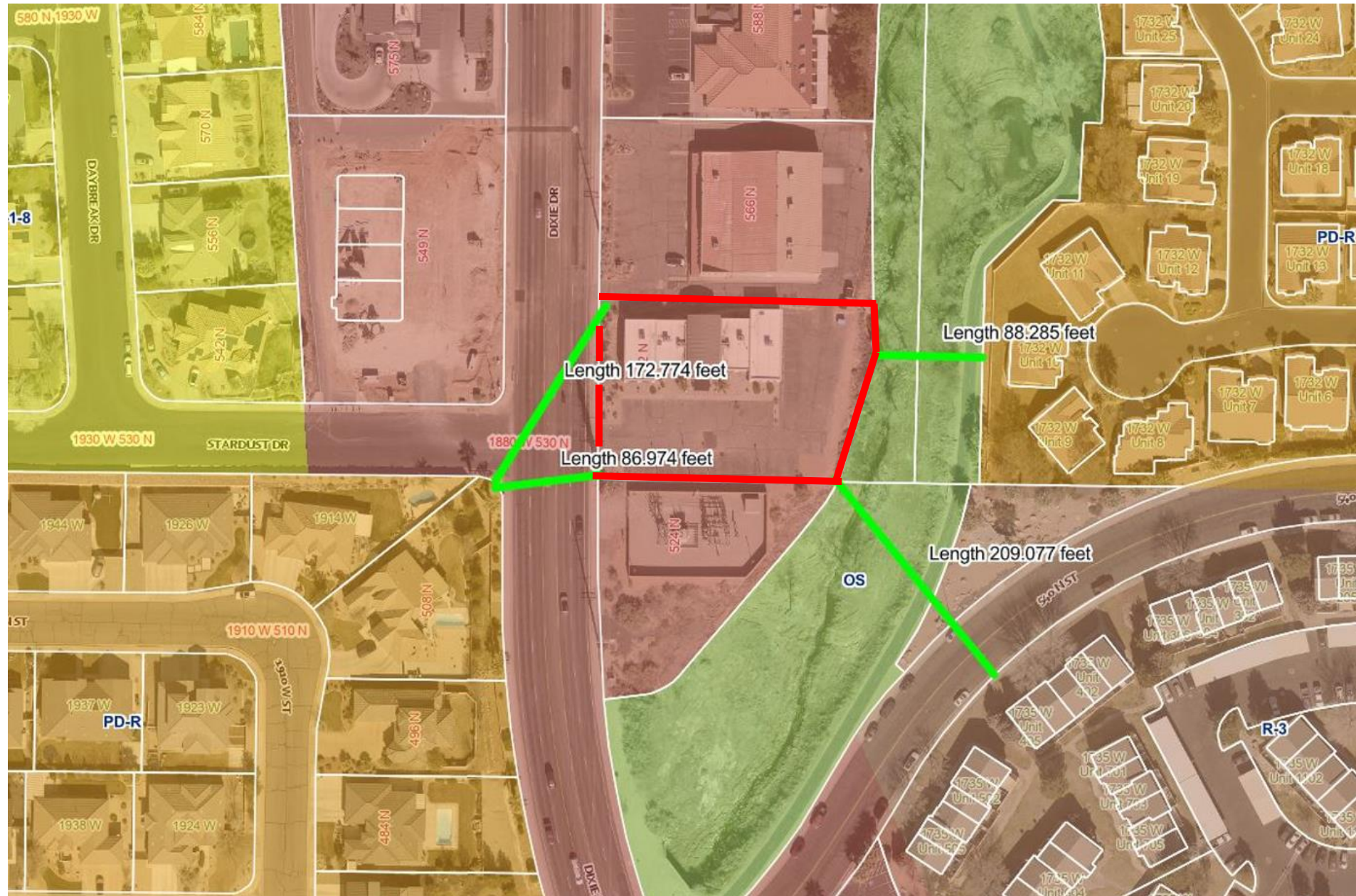
Main Street Performing Arts Campus



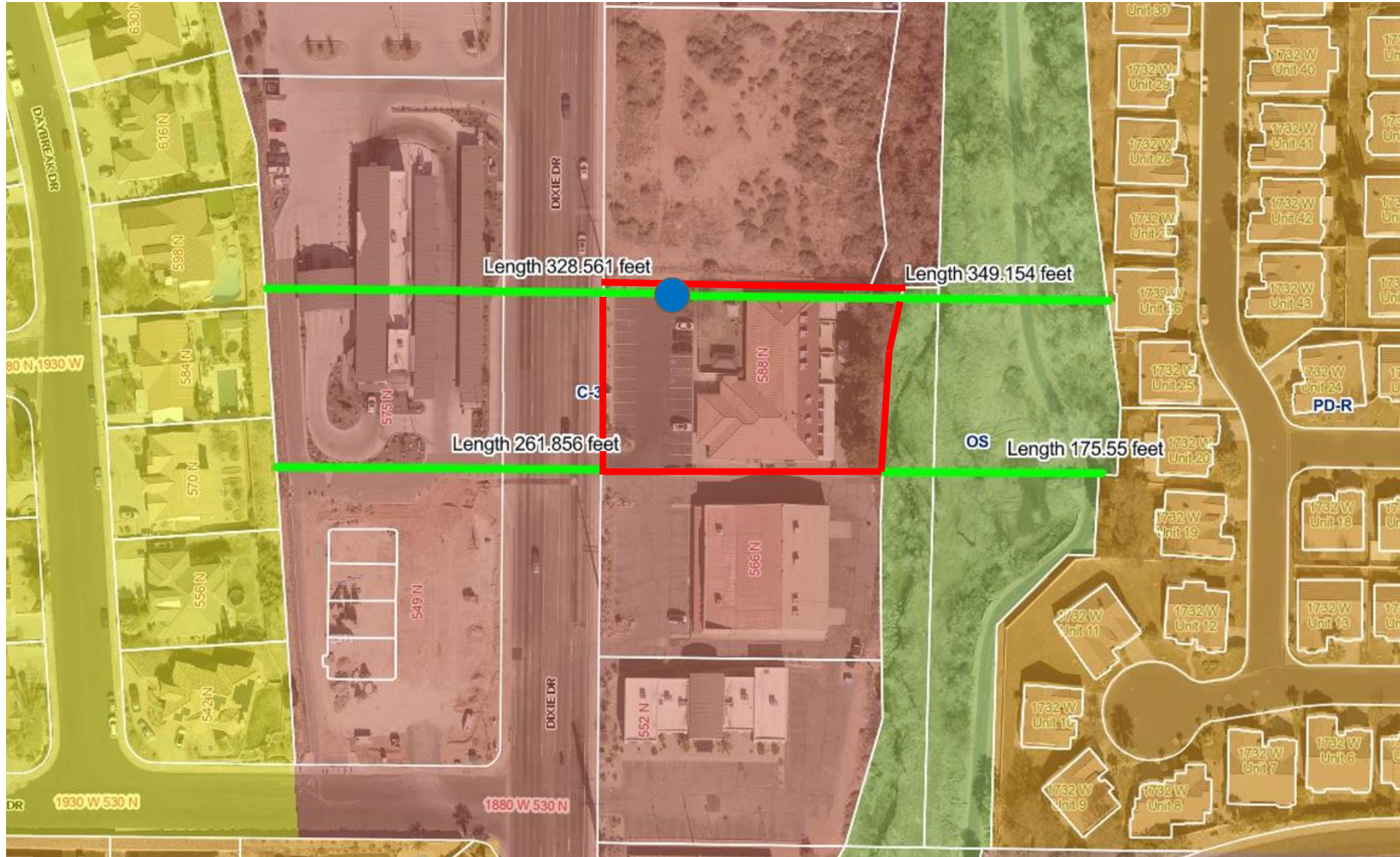
St. George Place



Stardust DR and Dixie DR



Stardust DR and Dixie DR



Possible Motion

- ▶ I move that we approve 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.

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 9 OF THE ST. GEORGE CITY CODE TO REVISE THE DEFINITIONS FOUND IN SECTION 9-13-2 AND THE STANDARDS FOR ANIMATED SIGNS FOUND IN SECTION 9-13-4. CASE NO. 2025-ZRA-011.

WHEREAS, after careful consideration, the City Council has determined that amending Title 9-13, by revising the definitions found in Section 9-13-2 and the standards for animated signs found in Section 9-13-4 is in the best interest of the health, safety and welfare of the citizens of St. George; and

WHEREAS, the City Council has determined that amending Title 9-13, by revising the definitions found in Section 9-13-2 and the standards for animated signs found in Section 9-13-4 does not negatively impact the health, stability, and/or formation of families within the City; and

WHEREAS, the City Council held a public meeting on September 3, 2026, on the requested code amendment; and

WHEREAS, the Planning Commission held a public hearing on August 11, 2026, and thereafter forwarded a recommendation for approval of the requested zoning regulation amendment to the City Council with a 7-0 vote; and

WHEREAS, the Planning Commission held a public hearing on July 28, 2026, and voted 3-2 in favor of the requested zoning regulation amendment; and

WHEREAS, the City Council held a work meeting on April 2, 2026, and discussed the requested code amendment; and

WHEREAS, the City Council held a public meeting on October 9, 2025, and requested a continuation of the item with a 4-0 vote on the requested code amendment; and

WHEREAS, the Planning Commission held a public hearing on September 9, 2025, and thereafter forwarded a recommendation for approval of the requested zoning regulation amendment to the City Council with a 5-0 vote; and

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George city code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Enactment. The St. George city code is hereby amended by adopting changes and revisions to Title 9 for the protection of the City and the public, as set forth in Exhibit 'A' and 'B' attached hereto and incorporated herein.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon execution below and upon posting in the manner required by law.

APPROVED AND ADOPTED by the St. George City Council, this 3rd day of September 2025.

ST. GEORGE CITY:

ATTEST:

Jimmie B. Hughes, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

VOTING OF CITY COUNCIL:

Jami Brackin, Deputy City Attorney

Councilmember Larkin	_____
Councilmember Larsen	_____
Councilmember Tanner	_____
Councilmember Kemp	_____
Councilmember Anderson	_____

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.

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

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

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

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

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