

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

Public Notice

Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold a **Planning Commission** meeting in the City Council Chambers, 61 S Main St, St George, Utah, on **Tuesday, September 8, 2026**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order

Flag Salute

Call for Disclosures

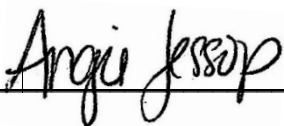
1. **CONDITIONAL USE PERMIT Anthemnet/VZW White Dome** – Consider removal of a condition placed on a conditional use permit for a 100 ft. cell tower approved 01/15/2026. The applicant is Powder River, and the representative is Jared White. Case No. 2026-CUP-006 (Staff – Dan Boles)
2. **ZONE CHANGE- Strap Tank Restaurant & Brewery – PUBLIC HEARING** Consider a request to change the City Zoning Map from C- 3 (General Commercial) to PD-C (Planned Development Commercial) with a proposed use list on approximately 1.68 acres. The applicant is Strap Tank Brewery St George LLC, and the representative is Chris Salisbury. Case No. 2026-ZC-015 (Staff – Lonnie Olson)
3. **ZONE CHANGE- Sullivan Commercial Parcel – PUBLIC HEARING** Consider a request to change the City Zoning Map from A-1 (Agriculture, one-acre minimum lot size) to PD-C (Planned Development Commercial) on approximately 8.48 acres. The property is generally located north of 2450 South and west of 3210 East. The request is for the Planned Development Initial Zone Change only. The applicant is Bush & Gudgeon, Inc. and the representative is Bob Hermandson. Case No. 2026-ZC-016 (Staff – Dan Boles)
4. **MINUTES**

Consider a request to approve the meeting minutes from the August 25, 2026, meeting.

5. **CITY COUNCIL ACTIONS**

Report on items heard at the September 3, 2026, City Council meeting.

1. 2026-GPA-010 Utah Tech Foremaster Ridge (withdrawn)
2. 2026-PDA-017 Pioneer Office Building
3. 2025-ZRA-011 Title 9 Sign Ordinance
4. 2026-CUP-005 Flightline RV Storage



Angie Jessop – Community Development Office Supervisor

September 4, 2026

Date

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