

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

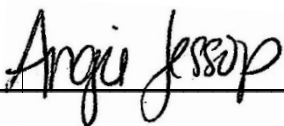
1. **CONDITIONAL USE PERMIT Anthemnet/VZW White Dome** – Consider removal of a condition placed on a conditional use permit for a 100 ft. cell tower approved 01/15/2026. The applicant is Powder River, and the representative is Jared White. Case No. 2026-CUP-006 (Staff – Dan Boles)
2. **ZONE CHANGE- Strap 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1. 2026-GPA-010 Utah Tech Foremaster Ridge (withdrawn)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.

PLANNING COMMISSION AGENDA REPORT: 09/08/2026

Anthemnet/VZW White Dome Cell Tower Conditional Use Permit (Case No. 2026-CUP-006)	
Request:	Consider removal of a condition placed on a conditional use permit for a 100 ft cell tower approved 01/15/2026.
Applicant:	Powder River
Representative:	Jared White
Location:	Approximately 1001 East White Dome Drive
General Plan:	PD (Planned Development)
Zoning:	R-1-10 (Residential, Single-Family, 10,000 ft ² minimum lot size)
Land Area:	Approximately 4,000 ft ²



ANTHEMNET/VZW WHITE DOME CELL TOWER

0 105 210 420 630 840 Feet



BACKGROUND:

On January 15, 2026, the City Council approved a conditional use permit for a new cell tower on the subject property. As part of that approval, the City Council imposed the following condition:

“That they provide red aviation notification lighting on the top of the tower.”

The applicant was not in attendance at the meeting and, therefore, was unable to provide information regarding Federal Aviation Administration (FAA) requirements for lighting on the proposed tower.

Since the City Council meeting, the applicant has consulted with the FAA and determined that aviation lighting is not required for the proposed tower. The following screenshot from the FAA's website confirms that no lighting requirement applies to the proposed tower:

UT White Dome – NFD

Pre-Screening Tool

Use this tool to pre-screen your structure to determine if your proposed construction or alteration project requires notice to FAA. Select structure type and enter the point information to run the Pre-Screening Tool.

Structure Type: Monopole

☐ On Airport ☐ This structure is a frequency emitter

Latitude: 37.009533 Longitude: -113.564531 Datum: NAD83 Height: 110 Site Elevation: 2812

[Find Coordinates by Address](#)

Based on the information you provided, you are not required to file notice with the FAA.

[Clear](#) [Submit](#) [Print](#)

☐ Show Obstacles (known obstacles (of interest to aviation) display once a location point is set on the map)

Zoom to address or location

Map of the United States showing various cities and states.

Based on this information, the applicant is requesting that the condition requiring red aviation notification lighting be removed from the conditional use permit. Because the condition was imposed as part of the original approval, its removal requires review and approval by both the Planning Commission and City Council.

The following information is from the original conditional use permit application and has been included for the convenience of the Planning Commission. No changes are being proposed. Staff recommends removing the previously mentioned condition while maintaining the original conditions listed below.

This application is for a new cell tower to be located at approximately 1001 East White Dome Drive. The property is being leased by the applicant by the Washington County School District as it is on the Career Tech High School property. According to Title 10-17B-1, a “*communication transmission facilities, including wireless, primary, height over 50 feet*” requires a Conditional Use Permit approval. The proposed structure is proposed to be 100 ft tall and the site on which the tower would be constructed is approximately 4,000 ft².

A conditional Use Permit requires the following standards (10-17B-3 and 10-17B-4) be met:

Review Criteria		
Regulation	Proposal	Staff Comments
Maximum Intensity and use	The proposed tower is in an area that is only occupied by a high school and a Church of Jesus Christ of Latter-Day Saint seminary building. The tower will not be occupied except on rare occasions for maintenance and will be relatively innocuous.	This intensity and uses are compatible with the surrounding area.
Complies with all Provisions of Code	See attached plans	Staff will ensure the project complies with any applicable codes at the site plan review process.
Compared to Permitted Uses, Mitigates Adverse impacts through:		
Size and Location	The proposed site will be just over 4,000 ft². The tower will stand 100’ tall.	The proposed use is a cell tower and will be very visible but to the extent it can blend it, it will.
Traffic Generation	No additional traffic is expected with this cell tower.	The roads are sufficient.
Utility / Public Infrastructure Demand	This project is expected to use the existing electrical and fiber needed to run the tower.	City infrastructure is sufficient to handle this increased demand.

Review Criteria		
Regulation	Proposal	Staff Comments
Emergency Vehicle Access	Emergency vehicle access will be via a 20' access point from White Dome Drive.	The proposal is compliant
Off-Street Parking	Off-street parking is not required.	There will space for a couple of vehicles to park off street if needed.
Vehicle and Pedestrian Circulation	Please see site plan	This is not required.
Fencing, Screening, Landscaping	The applicant is proposing a 6' tall white PVC fence. No landscaping is shown.	In order for fencing to remain in good repair and be more durable, long term, staff recommends a block wall. Staff also recommend that they landscape the area directly adjacent to the site lease area in order to be consistent with other cell sites.
Usable Open Space	N/A	N/A
Signs and Lighting	Lighting is not shown on the concept site plan. No signs are proposed at this time.	It is not anticipated that either of these will be necessary.
Compatibility with Surrounding Structures	The proposed tower is in an area that is only occupied by a high school and a Church of Jesus Christ of Latter-Day Saint seminary building. The tower will not be occupied except on rare occasions for maintenance and will be relatively innocuous.	This use is as compatible with the surrounding area as a cell tower can be.
Noise, Odors, and Other Factors	No new vibrations, odors, or other factors of significance will be introduced.	The proposal is compliant with these factors.

Review Criteria		
Regulation	Proposal	Staff Comments
Delivery, loading and unloading operations	This new structure is expected to have normal delivery operations for a live theater.	These operations are appropriate for this location.
Trash Generation, Screening, & Recycling	There will be no need for trash facilities.	N/A
Potential Impacts of Patrons/Employees	No impacts are anticipated by patrons or employees.	There is not expected to be any negative impact in this way.
Impacts of the Use on Public Property Adjoining the Site	There is open space to the north of this property. The tower will be over 300 feet away from the closest point of that open space parcel.	There are expected to be no negative impacts to open space.
Hours of Operation and Delivery	The facility is proposed to be always operational.	There will be no adverse impacts due to the tower running.
Special Hazards Arising from the Use	No anticipated special hazards.	Staff have no concerns
Demand for public infrastructure or services	The site will use public streets and will utilize other utilities such as power and fiber.	No concerns

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

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

A. Be compatible in use, scale, and design with allowed uses in the zone; and

B. Not compromise the health, safety, or welfare of:

a. Persons employed within or using the proposed development.

b. Those residing or working in the vicinity of the proposed use or development.

c. Property or improvements in the vicinity of the proposed use or development; or

- d. Not imposed disproportionate burdens on the citizens of the city.*
- C. The land use authority shall issue a conditional use permit, if the applicant has proposed, or if the land use authority can propose, conditions of approval to substantially mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards and criteria herein. The conditional use permit shall describe the scope of the permit, and the conditions of approval.*
- D. If the land use authority determines that the applicant has not proposed, and the land use authority cannot impose additional, reasonable conditions of approval to comply with the standards and criteria herein, the land use authority may deny the conditional use permit application.*

RECOMMENDATION:

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

1. That the 6-foot perimeter fence is constructed of masonry and not PVC as proposed. The fence and the facility shall not be located in the front yard setback, within any required landscape or buffer area, or within required parking area.
2. All power lines on the lot leading to an antenna structure and accessory structures shall be underground.
3. That the area between the fencing and the right of way that are not taken up by driveway is landscaped per section 10-23.
4. That all other facility structures are located within the fenced area.
5. That the maximum height of the tower is 100 feet not including the lightning rod.
6. That it is constructed as depicted in this staff report.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend approval with additional conditions.
3. Recommend denial.
4. Continue the proposed conditional use permit to a later date.

POSSIBLE MOTION:

"I move that we forward a positive recommendation to the City Council to remove the condition regarding lighting on the cell tower as described in the staff report, for Anthemnet/VZW White Dome Cell Tower Conditional Use Permit request, application number 2026-CUP-006, based on the findings and subject to the original conditions noted 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 applicant has provided documentation that the FAA will not require safety lighting on the cell tower and therefore removal of that condition is warranted.
4. That the adoption of this Ordinance will not negatively impact the health, stability, and/or formation of families within the city.

PC 2026-CUP-006
Anthemnet/VZW White Dome Cell Tower
CUP Amendment

EXHIBIT A

Applicant's Narrative

CUP Narrative Anthemnet/VZW cell tower

Anthemnet is requesting to amend the previously approved CUP application for the cell tower at Career Tech High school to remove the lighting requirement that was added as a condition of approval to the CUP application. Since the CUP was approved it has been determined that the FAA does not require the tower to be lit as its location and height would not create a potential risk. Lighting the tower would therefore create a visual impact on the area that is unnecessary.

As far as processing, all cell towers are required to have FAA clearance as part of federal law. The first step to that is the pre-screen. That is a tool the FAA provides, you enter the coordinates and height of the tower. If no filing is required a report like the one provided for this site is generated.

If the tower is in a higher risk area the tool will say that filing is required. At that point we would submit a study request to the FAA they would then give us the max height we can build and the lighting requirements.

Since this site had no filing required that means the FAA does not have an issue with a tower of this height in this location and will not have any light requirements or other restrictions.

Thank you
Jared White

PC 2026-CUP-006
Anthemnet/VZW White Dome Cell Tower
CUP Amendment

EXHIBIT B

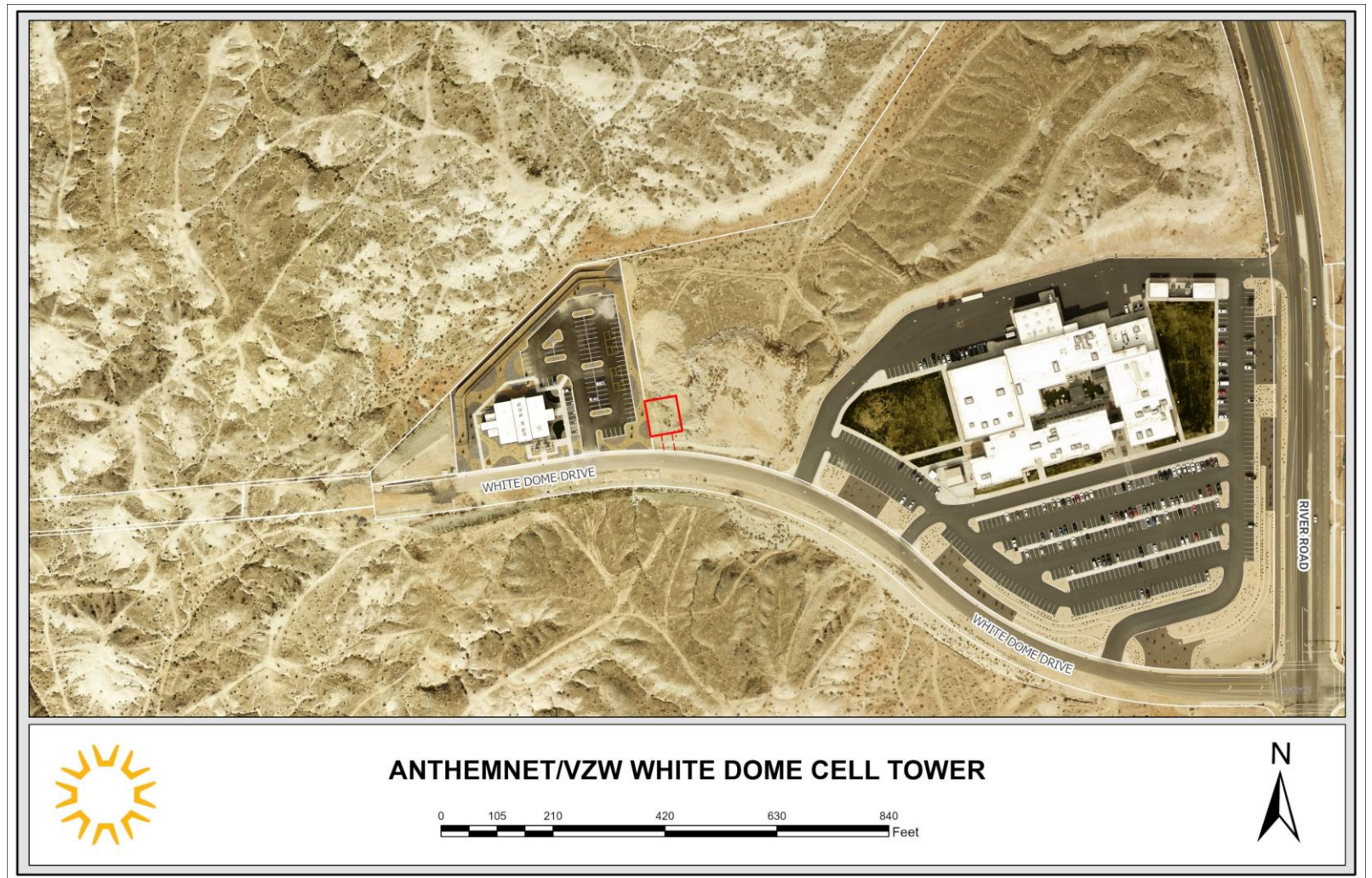
Power Point Presentation



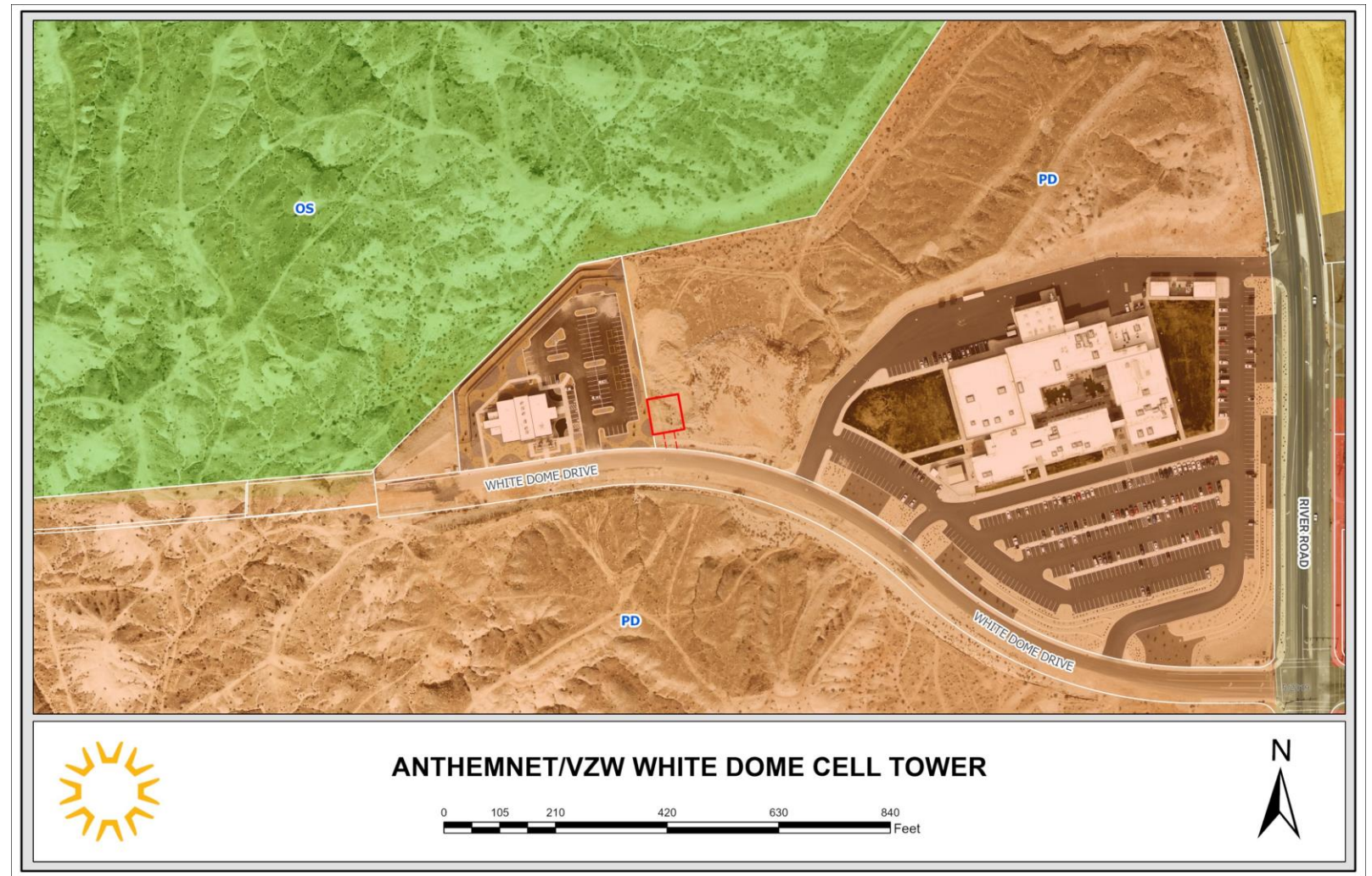
ANTHEMNET/VZW WHITE DOME CELL TOWER CUP

2026-CUP-006

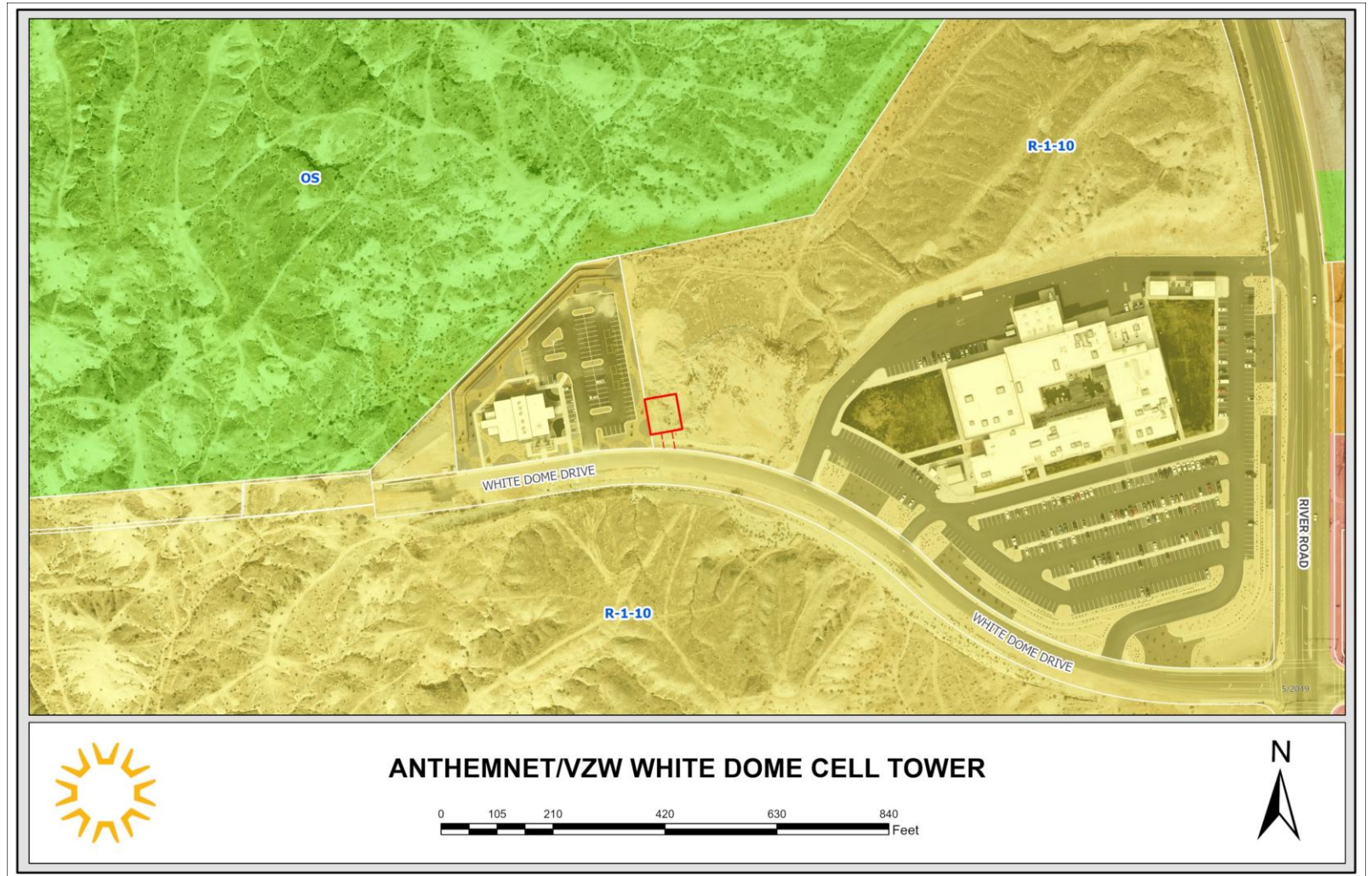
AERIAL MAP



LAND USE MAP



ZONING MAP



CONDITION PROPOSED TO BE REMOVED

“That they provide red aviation notification lighting on the top of the tower.”

FAA COMMUNICATION

UT White Dome – NFD

Pre-Screening Tool

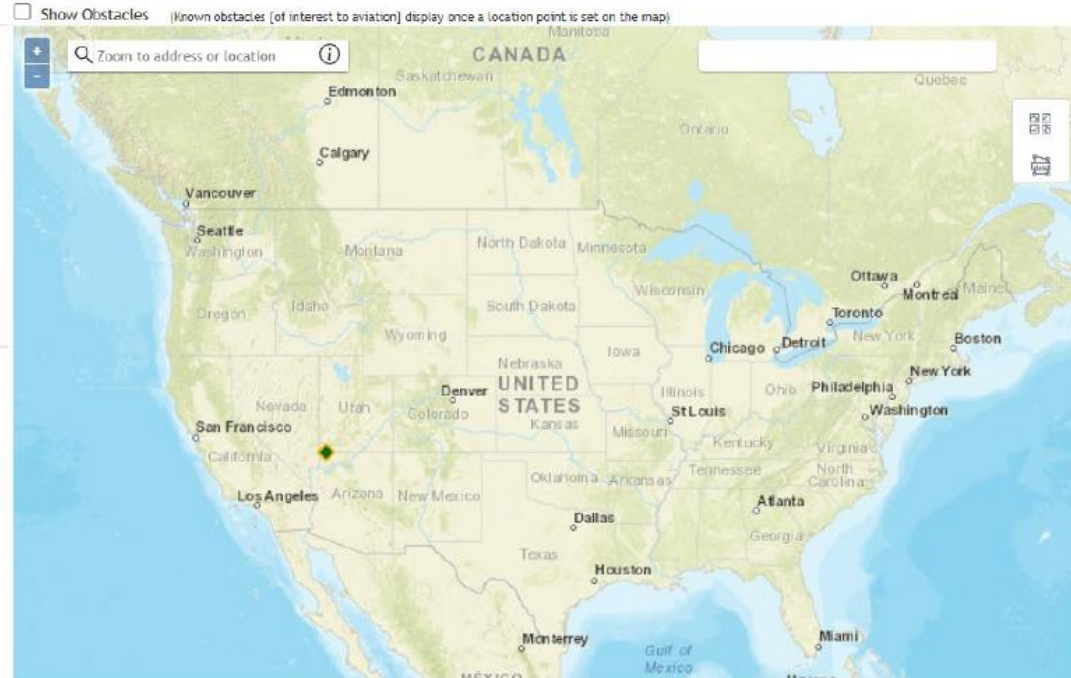
Use this tool to pre-screen your structure to determine if your proposed construction or alteration project requires notice to FAA. Select structure type and enter the point information to run the Pre-Screening Tool.

Structure Type:

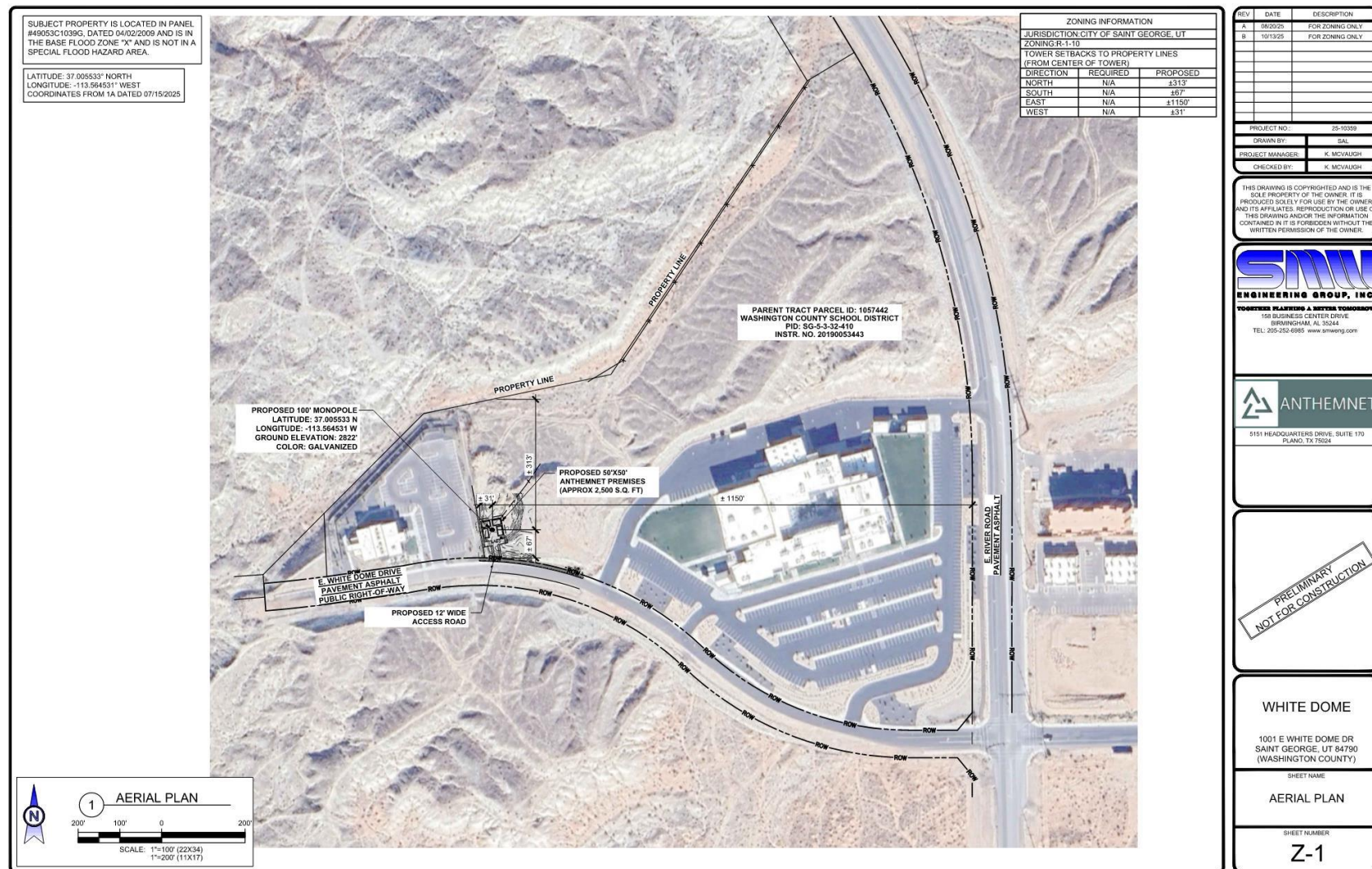
☐ On Airport ☐ This structure is a frequency emitter

Latitude	Longitude	Datum	Height	Site Elevation
37.005533	-113.564531	NAD83	110	2812

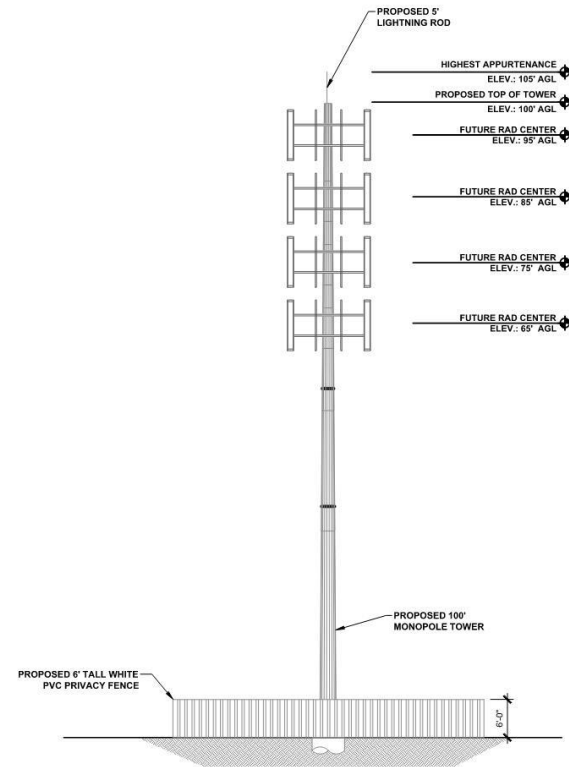
Based on the information you provided, you are not required to file notice with the FAA.



SITE PLAN



TOWER ELEVATIONS



1 TOWER ELEVATION
SCALE: NOT TO SCALE

STRUCTURAL ANALYSIS TO BE PROVIDED AT LATER DATE

SUBJECT PROPERTY IS LOCATED IN PANEL #49053C1039G, DATED 04/02/2009 AND IS IN THE BASE FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LATITUDE: 37.005533° NORTH
LONGITUDE: -113.564531° WEST
COORDINATES FROM 1A DATED 07/15/2025

NO MAPPING OR ANALYSIS HAS BEEN PERFORMED ON SECTOR MOUNTS, AND STRUCTURAL INTEGRITY OF MOUNTS UNDER NEW LOADING IS UNDETERMINED

[illegible]

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PLANO, TX 75024

PRELIMINARY
NOT FOR CONSTRUCTION

WHITE DOME
1001 E WHITE DOME DR
SAINT GEORGE, UT 84790
(WASHINGTON COUNTY)

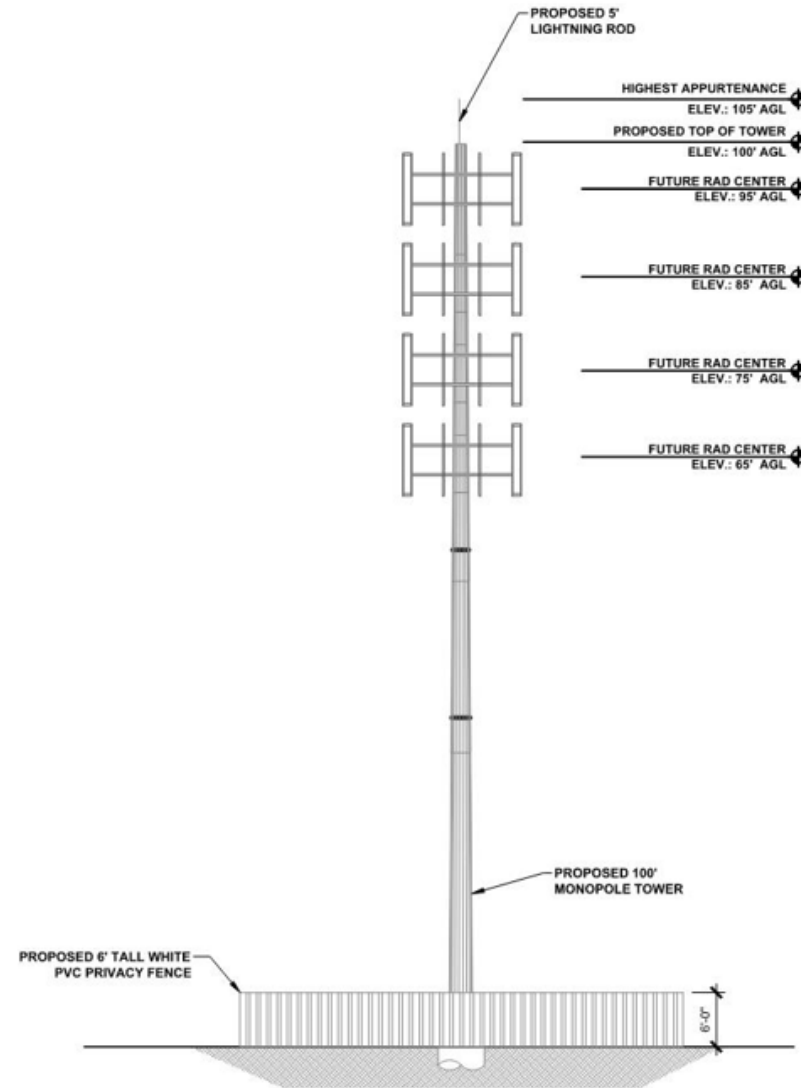
SHEET NAME

TOWER ELEVATION

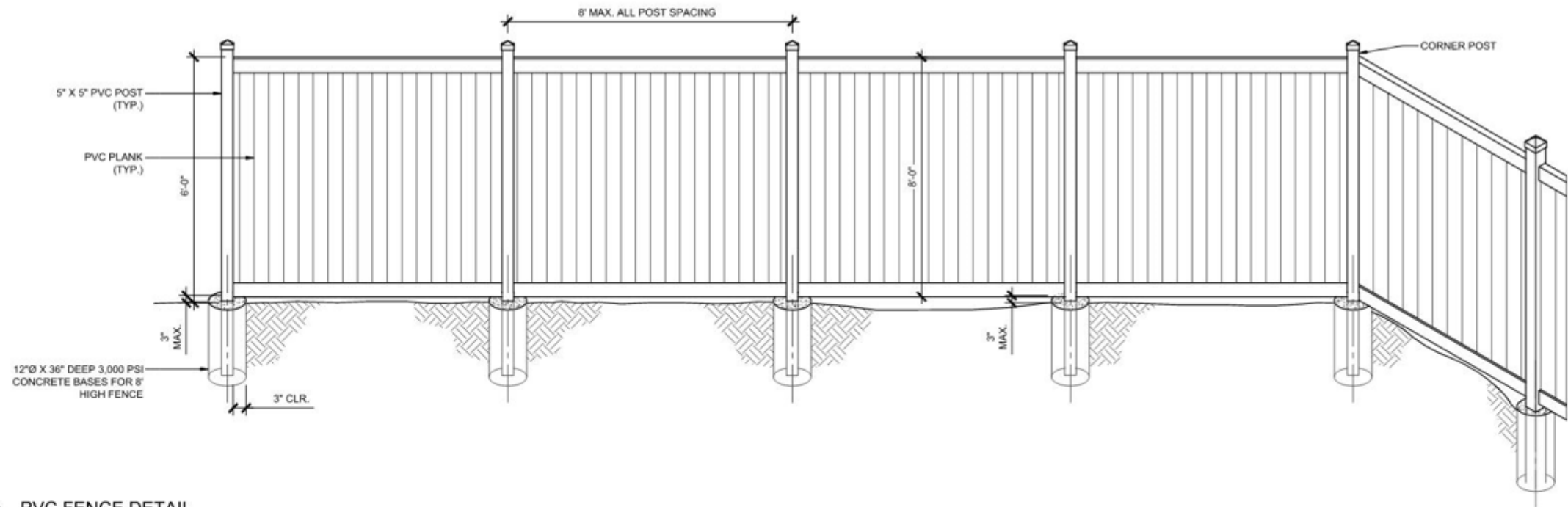
SHEET NUMBER

Z-4

TOWER ELEVATIONS



FENCING



1 PVC FENCE DETAIL
SCALE: N.T.S.

CONDITIONS

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

1. That the 6-foot perimeter fence is constructed of masonry and not PVC as proposed. The fence and the facility shall not be located in the front yard setback, within any required landscape or buffer area, or within required parking area.
 2. All power lines on the lot leading to an antenna structure and accessory structures shall be underground.
 3. That the area between the fencing and the right of way that are not taken up by driveway is landscaped per section 10-23.
 4. That all other facility structures are located within the fenced area.
 5. That the maximum height of the tower is 100 feet not including the lightning rod.
 6. That it is constructed as depicted in this staff report.
-

PLANNING COMMISSION AGENDA REPORT: 09/08/2026

Strap Tank Restaurant & Brewery Zone Change Zone Change (Case No. 2026-ZC-015)		
Request:	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.	
Applicant:	Strap Tank Brewery St. George LLC	
Representative:	Chris Salisbury	
Location:	Generally located north of Crosby Way and east of 120 E Street.	
General Plan:	SL (Sensitive Lands)	
Existing Zoning:	C-3 (General Commercial)	
Surrounding Zoning:	North	C-3 (General Commercial)
	South	C-3 (General Commercial)
	East	C-3 (General Commercial)
	West	C-3 (General Commercial)
Land Area:	Approximately 1.68 acres	



BACKGROUND:

The property, which is approximately 1.68 acres total, is currently zoned C-3 (General Commercial). This application is to change the zone to PD-C (Planned Development Commercial) to allow for a bar establishment on the second level of the existing structure. The property has a restaurant and brewery, Strap Tank, in the existing structure.

In June of 2025, City Council updated City Code to defer to state code when determining how many liquor licenses will be issued, outlined in 32B-6-403(3) of the state code. With the update, the use “Bar Establishment” was removed from the C-2, C-3, and C-4 zones and the use was placed in the PD-C (Planned Development Commercial) and PD-MU (Planned Development Mixed Use) zones, allowing it as a permitted use.

The applicant, in compliance with city code, is proposing a use list to accompany the request. The applicant reviewed the Commercial zones and picked various uses that would be in harmony with existing adjacent land-use patterns and their vision for the site as allowed by city code. The proposed use list is attached to this staff report.

ZONE CHANGE RECOMMENDATION:

Staff recommends approval of this Zone Change along with the proposed use list.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Continue the proposed zone change to a later date.

POSSIBLE MOTION:

“I move that we forward a positive recommendation to the City Council for the zone change for Strap Tank Restaurant & Brewery, Case No. 2026-ZC-015, based on the findings in the staff report. The bar establishment shall comply with all City of St. George and State of Utah requirements for a liquor license and operating a bar establishment.”

FINDINGS FOR APPROVAL:

1. The proposed PD-C zoning designation and accompanying use list are consistent with the General Plan’s PD (Planned Development) designation.
2. The requested zone change from C-3 to PD-C, together with the proposed use list, maintains commercial-only development on the site.
3. The requested zone change does not significantly change the existing use of a restaurant and brewery that already operates on the site.
4. The proposed project will not negatively impact the health, stability, and/or formation of families within the City.

PC 2026-ZC-015
Strap Tank Restaurant & Brewery
Zoning Map Amendment

EXHIBIT A

APPLICANT NARRATIVE & PROPOSED USE LIST

We currently have a Full Restaurant, Manufacturing, and Package Agency License with the DABS. We're requesting the zone change on our lot from a C-3 to a PD-C so that we can submit an application for a Bar License with the city and the DABS. (It's our understanding that a Bar License is only available in the PD-C zone per city requirements.) The ultimate goal is to provide a 21+ years old sports bar on the second level as part of our restructuring.

Strap Tank Restaurant & Brewery
A Commercial Planned Unit Development
Allowed uses

- Bar establishment
- Catering establishment
- Microbrewery or micro-winery (with restaurant or bar establishment)
- Office
- Off-Premise Beer Retailer
- Restaurant

PC 2026-ZC-015
Strap Tank Restaurant & Brewery
Zoning Map Amendment

EXHIBIT B

POWERPOINT PRESENTATION

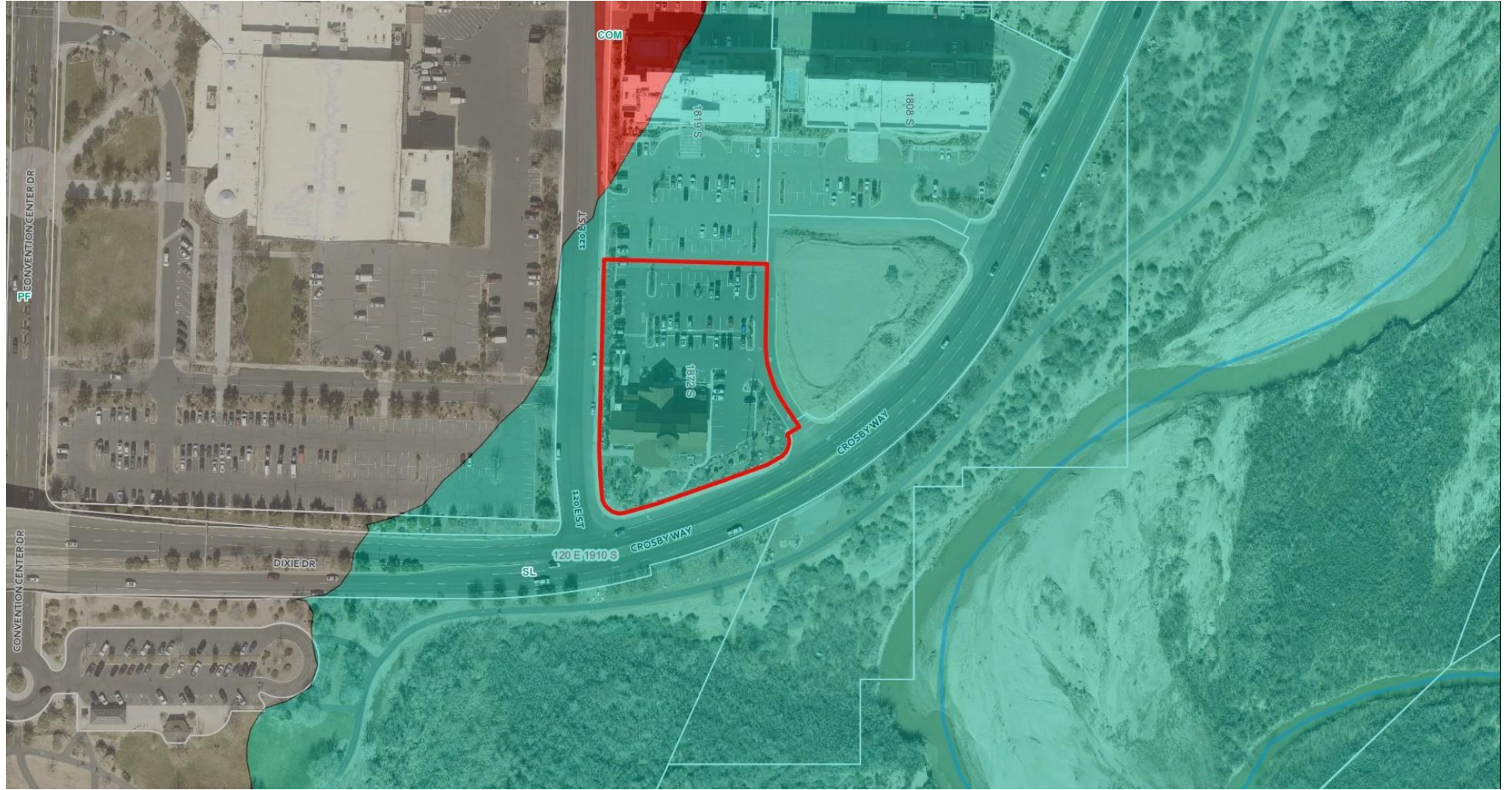
STRAP TANK RESTAURANT & BREWERY

2026-ZC-015

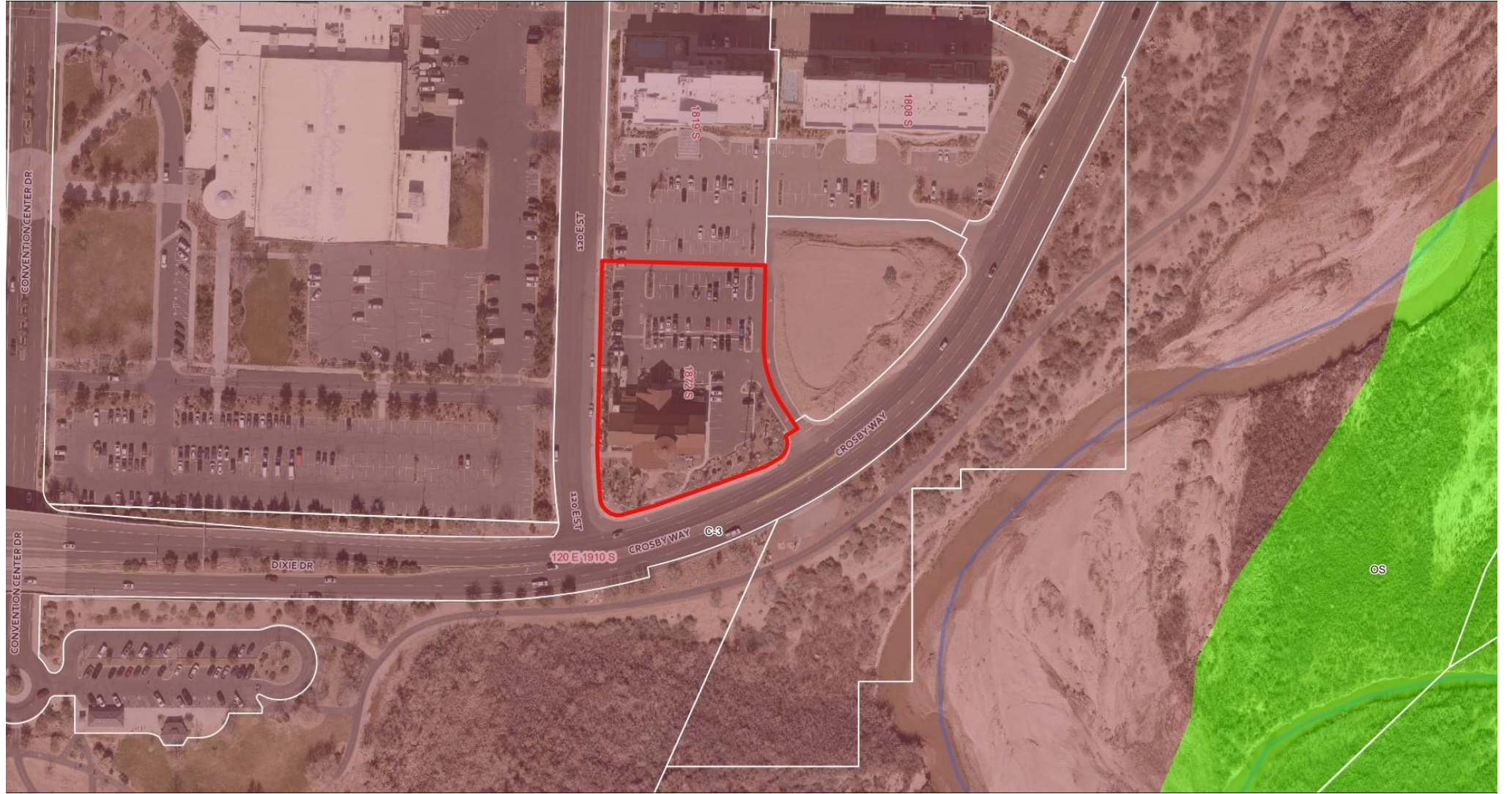
AERIAL MAP



LAND USE MAP



ZONING MAP



PROPOSED USE LIST

Strap Tank Restaurant & Brewery A Commercial Planned Unit Development Allowed uses

- Bar establishment
 - Catering establishment
 - Microbrewery or micro-winery (with restaurant or bar establishment)
 - Office
 - Off-Premise Beer Retailer
 - Restaurant
-

Recommendation

Staff recommends approval of this Zone Change

Possible Motion

“I move that we forward a positive recommendation to the City Council for the zone change for Strap Tank Restaurant & Brewery, Case No. 2026-ZC-015, based on the findings in the staff report. The bar establishment shall comply with all City of St. George and State of Utah requirements for a liquor license and operating a bar establishment.”



Sullivan Commercial Zone Change (Case No. 2026-ZC-016)	
Request:	Consider a request to amend the City Zoning Map by amending the zone from A-1 (Agriculture 40,000 ft ² minimum) to PD-C (Planned Development Commercial) on approximately 8.48 acres generally located north of 2450 South and west of 3210 East.
Applicant:	Bush & Gudgell – Bob Hermandson
Location:	Generally located north of 2450 South and west of 3210 East.
General Plan:	COM (Commercial)
Existing Zoning:	A-1 (Agricultural, 40,000 ft ² minimum lot size)
Surrounding Zoning:	North A-1 (Agricultural, 40,000 ft ² minimum lot size)
	South RE-12.5 (Residential Estates, 12,500 ft ² minimum lot size)
	East A-1 (Agricultural, 40,000 ft ² minimum lot size)
	West PD-C (Planned Development Commercial)
Land Area:	Approximately 8.48 acres



BACKGROUND:

The applicant is seeking to change the zone from A-1 (Agricultural, 40,000 ft² minimum lot size) to PD-C (Planned Development Commercial). Currently, this is part of a larger piece of property. It is often identified as the property that has the three large radio antennae. The applicant owns this entire piece of property. The zone of the property to the west is PD-C (Planned Development Commercial) and received this approval in February of this year. The purpose of this zone change is to increase the size of the existing commercial zone due to the demand for commercial businesses in this part of the city. This commercial area will bring commercial uses closer to the neighborhoods which would reduce the number and length of trips closer to town. Improvements to both 2450 South and 3000 East have recently been completed, helping facilitate movement to and around the subject property.

The property, which is 8.48 acres total, is currently zoned A-1 (Agricultural, 40,000 ft² minimum lot size). This application is to change the zone to PD-C (Planned Development Commercial) for development in the future with the Commercial designation. This zone request is consistent with the Commercial Land Use Designation.

The applicant, in compliance with City Code, is proposing a use list to accompany the request. The applicant reviewed the C-2 and C-3 zones, and handpicked various uses that they felt would work well with the neighborhood and their vision for the site as allowed by City Code. The proposed use list is attached to this staff report. They have also submitted a basic conceptual site plan.

The proposed zone change from A-1 (Agricultural, 40,000 ft² minimum lot size) to PD-C (Planned Development Commercial) would likely increase water demand compared to current conditions, as the property has not been actively used for agricultural purposes in recent years. However, the existing radio towers are scheduled to be removed this summer, allowing the property to reasonably return to agricultural production under its current zoning designation. Agricultural uses typically require significant irrigation water to sustain crops or pasture, whereas commercial is generally characterized by substantially lower outdoor irrigation demands and more efficient indoor water use through modern plumbing fixtures and water conservation standards. As a result, commercial development is expected to consume less water than full agricultural production that could otherwise occur on the property.

RECOMMENDATION:

Staff recommends approval of the zone change for Sullivan Commercial from A-1 to PD-C with no conditions.

ALTERNATIVES:

1. Recommend approval as presented.

2. Recommend denial.
3. Continue the proposed zone change amendment to a future date.

POSSIBLE MOTION:

"I move that we forward a positive recommendation to the City Council for the zone change for Sullivan Commercial, case number 2026-ZC-016, based on the findings listed in the staff report."

FINDINGS FOR APPROVAL:

1. The proposed zoning is consistent with the general plan designation on the property.
2. The approval of the zoning map amendment is in the best interest of the health, safety and welfare of the citizens of St. George.
3. A Planned Development Amendment will be required prior to approval of any site plans or building permits.
4. Recent improvements to 3000 East have increased roadway capacity and improved access to and from the property, making the proposed commercial designation more appropriate.
5. The proposed project will not negatively impact the health, stability, and/or formation of families within the city.
6. Commercial development generally requires substantially less irrigation water than agricultural production and incorporates modern water-efficient landscaping and plumbing fixtures that reduce overall water consumption.

Exhibit A

Public Comment

Planning commission member

My name is Chuck Spilker, I am writing this in concern of the requested commercial zone change on 2450 south and 3210 East. from LDR to commercial . I own the 7 acres kiddie corner of this request.

I am requesting that you turn down his request for the following items

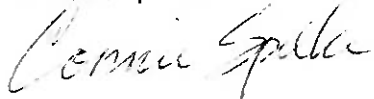
1. There is still at this time a lot of livestock that are grazing pastures in this area, I have as many as 10 head on my place at times, my neighbors have as many as 5 to 6 head. Bringing a commercial venture so close to grazing livestock is a safety hazard, Should animals get out on the road. And as hard as we try to keep our fences secure, they seem to find a way.
2. I irrigate on early morning on this property , and find myself quite often at the corner of 3210 E. and 2450 S. This is a busy corner with student drivers going to and from the crimson cliffs schools. With an intermediate school so close there are many children on bikes and scooters. I do not feel we should be putting so much more traffic in this spot with a commercial venture.
3. My wife and I have enjoyed our farm in this area for many years going on 30 years now and have seen so much move in around us. And have not complained to you for the growth, We understand St. George is a desirable place and others should have their opportunities . But strongly feel this is pushing to much
4. It seems so much more appropriate to place the commercial on this parcel out on 3000 E. or the south west corner , rather than so closer to a low density residential zone .

I would appreciate so much your serious consideration of my feelings .I have talked with many others in the area that have the same concerns.

Thank Chuck Spilker



Connie spilker



Adjacent neighbors

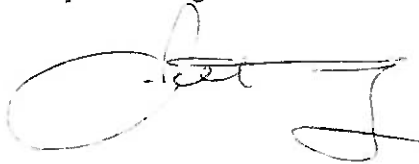
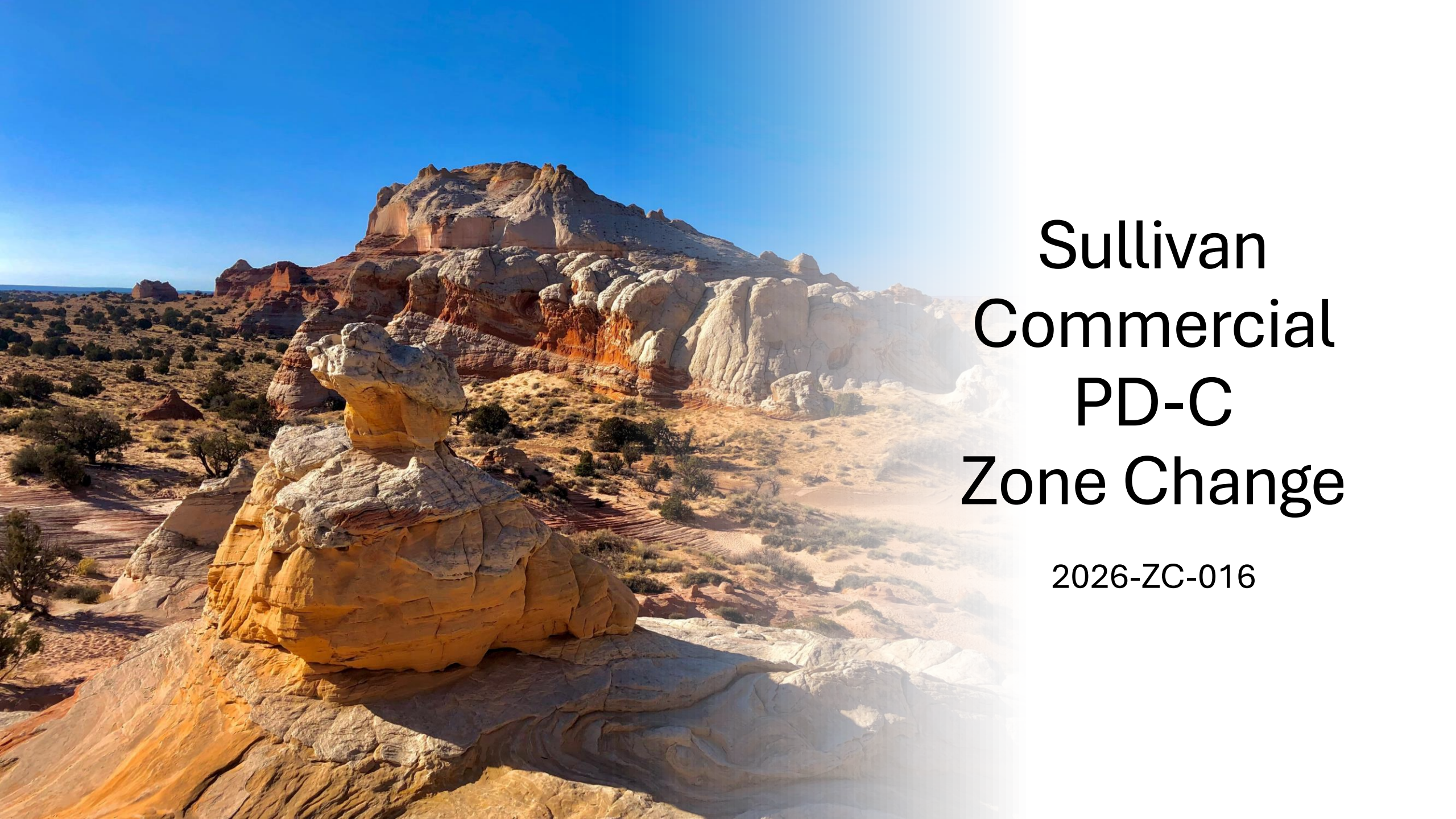


Exhibit B

PowerPoint Presentation



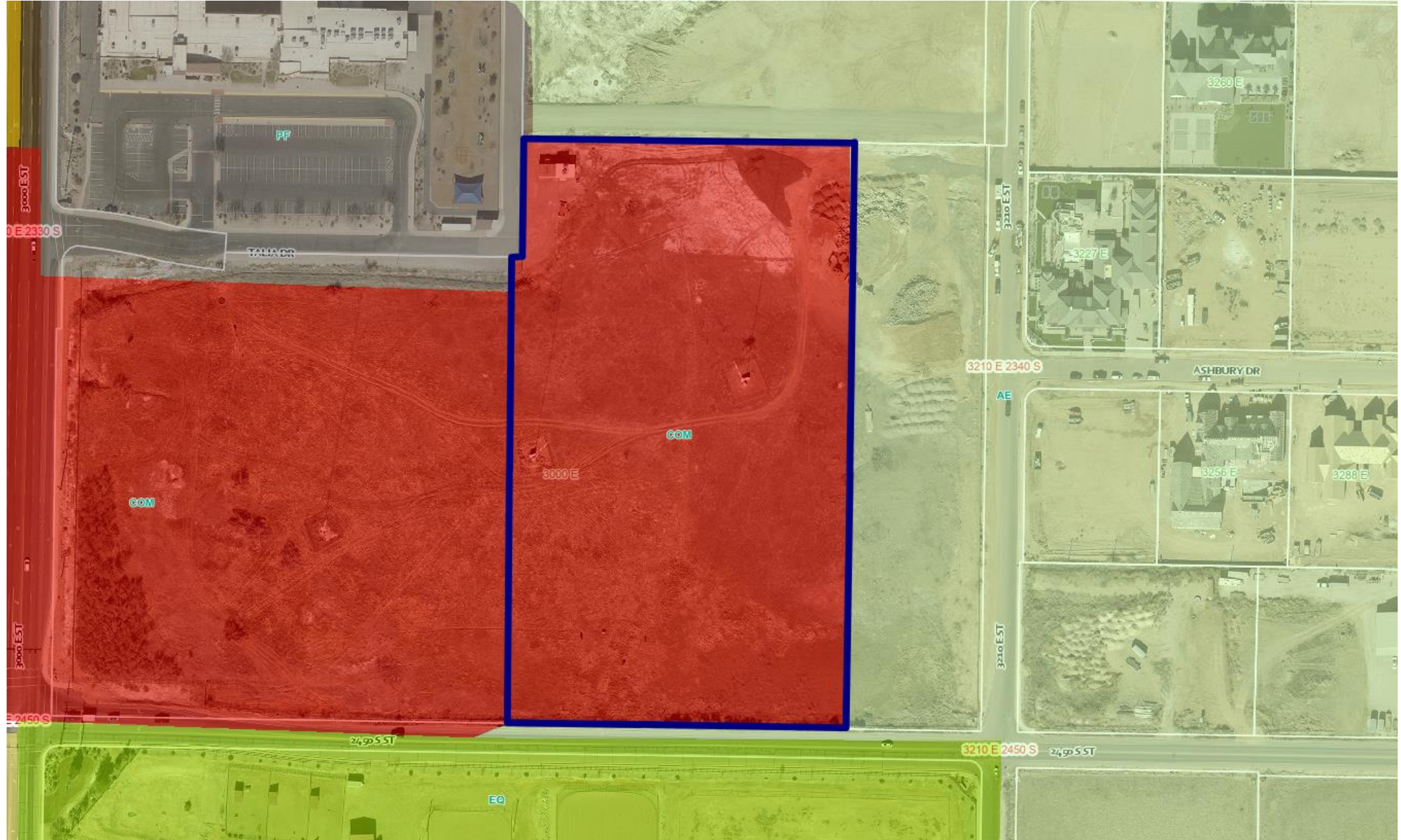
Sullivan Commercial PD-C Zone Change

2026-ZC-016

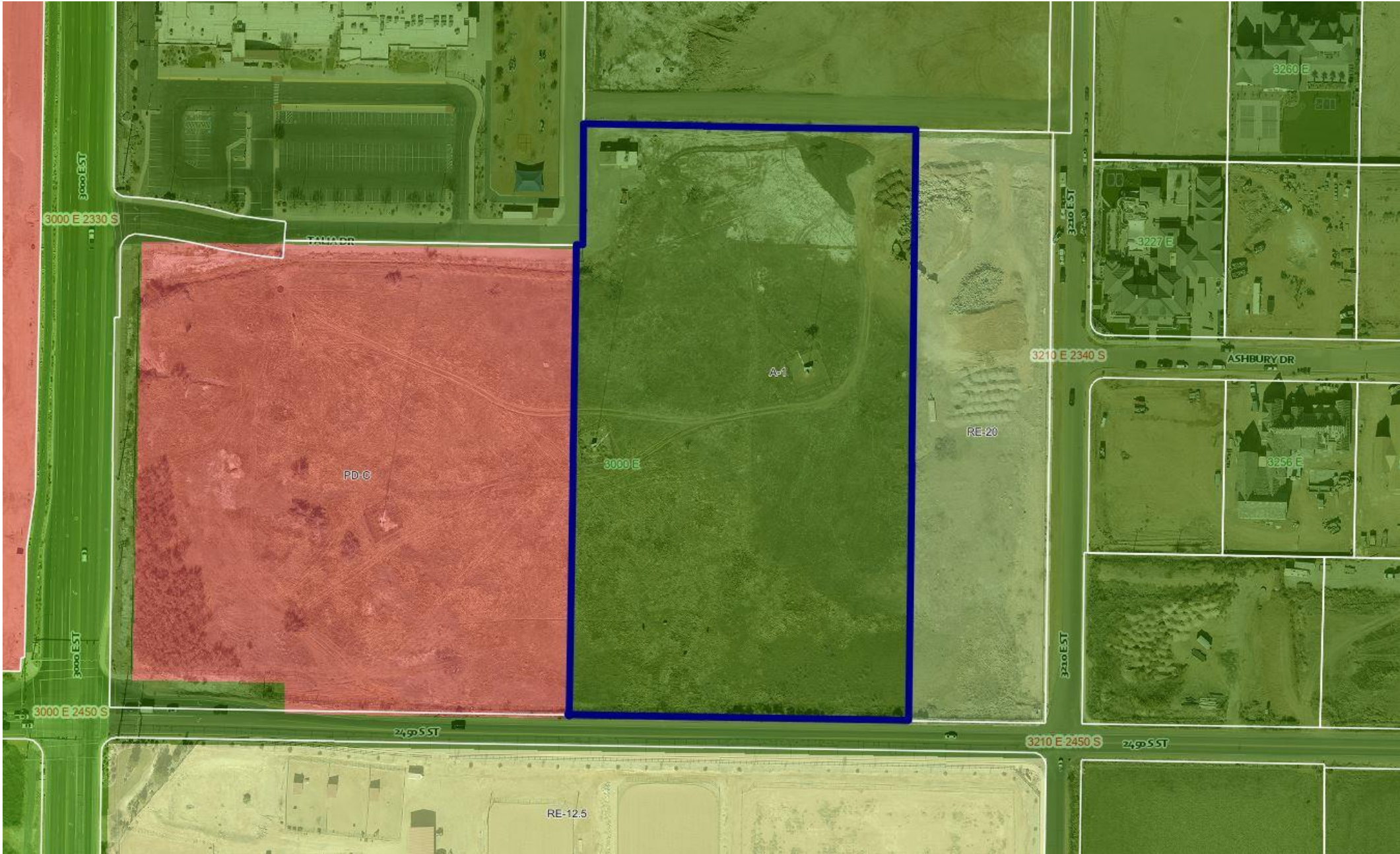
Aerial Map



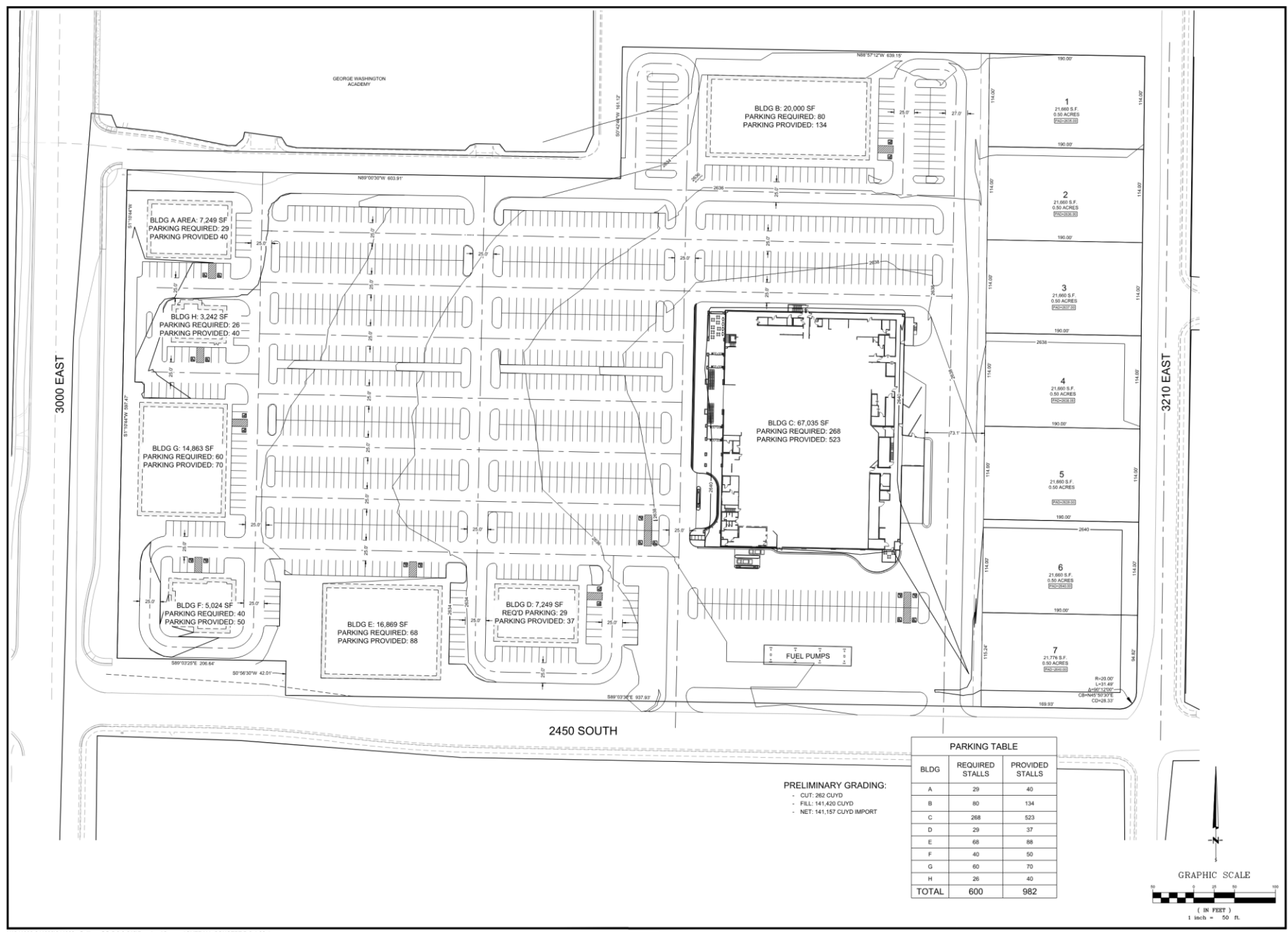
Land Use Map



Zoning Map



Conceptual Site Plan



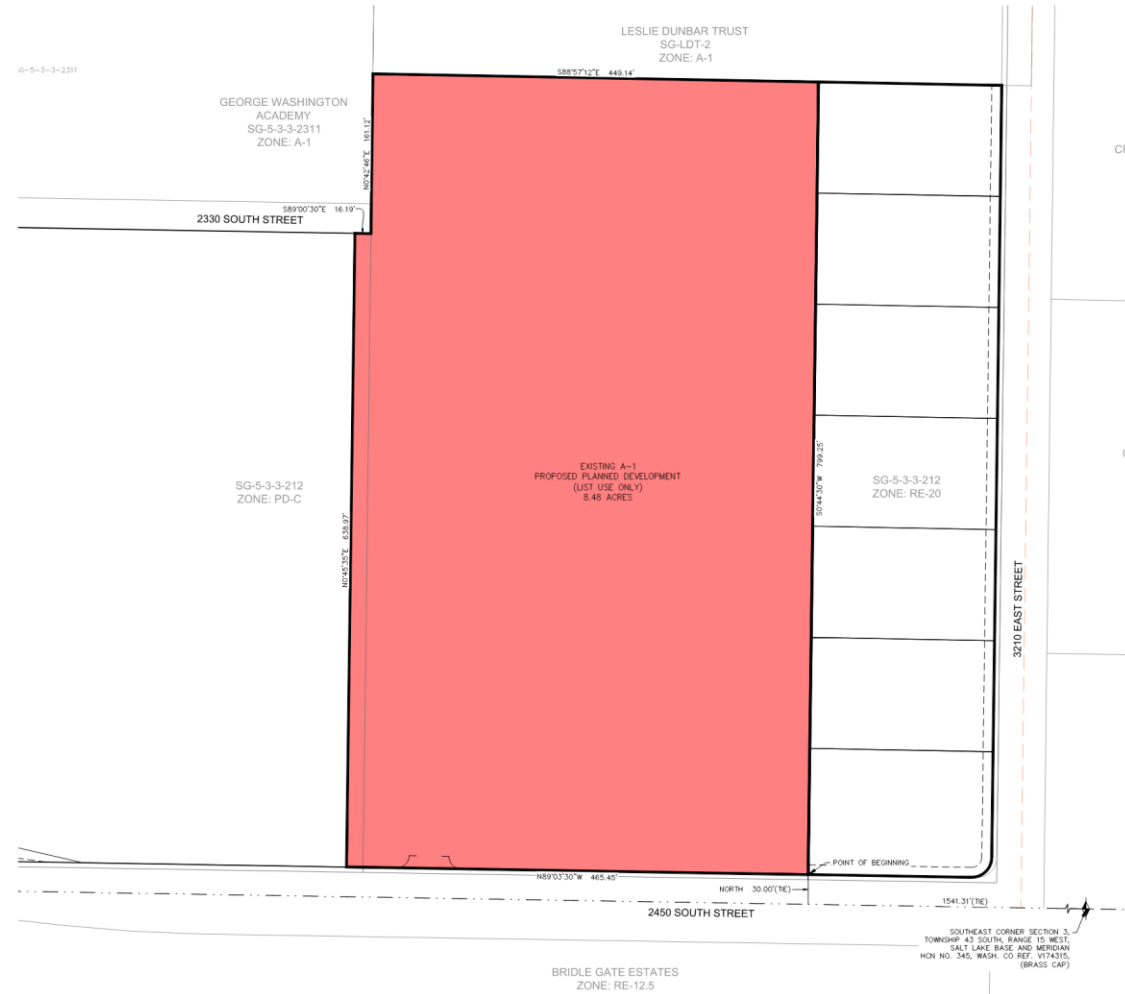
Preliminary.
For Review Only.
Not For Construction.

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
204 East Tennessee Suite 44
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

SULLIVAN CONCEPT B
SULLIVAN PARCEL
LOCATED IN ST. GEORGE, UT

SHEET 1 OF 1
FILE: 2411062

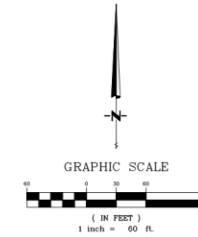
Property Survey



BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF A PARCEL OF LAND MORE PARTICULARLY DESCRIBED IN A CERTAIN DEED OF RECORD, TO-WIT: DEED OF RECORD NO. 20030027191, TRUST SUBDIVISION, DOCUMENT NO. 20030027191, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH; THENCE NORTH 89°03'30" WEST ALONG THE SECTION LINE 1541.31 FEET AND DUE NORTH 30.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE COUNTY, UTAH, TO THE POINT OF BEGINNING; OR, ALTERNATELY, BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF A PARCEL OF LAND MORE PARTICULARLY DESCRIBED IN A CERTAIN DEED OF RECORD, TO-WIT: DEED OF RECORD NO. 20030027191, TRUST SUBDIVISION, DOCUMENT NO. 20030027191, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH; THENCE NORTH 00°43'35" EAST 638.97 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE 100' WIDE STATE HIGHWAY 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE COUNTY, UTAH, TO THE POINT OF BEGINNING; OR, ALTERNATELY, BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF A PARCEL OF LAND MORE PARTICULARLY DESCRIBED IN A CERTAIN DEED OF RECORD, TO-WIT: DEED OF RECORD NO. 20030027191, TRUST SUBDIVISION, DOCUMENT NO. 20030027191, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH; THENCE NORTH 89°03'30" EAST 16.19 FEET, AND (2) NORTH 00°43'35" EAST 161.97 FEET, TO THE POINT OF BEGINNING; OR, ALTERNATELY, BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF A PARCEL OF LAND MORE PARTICULARLY DESCRIBED IN A CERTAIN DEED OF RECORD, TO-WIT: DEED OF RECORD NO. 20030027191, TRUST SUBDIVISION, DOCUMENT NO. 20030027191, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH; THENCE NORTH 89°03'30" WEST 1449.10 FEET, THENCE NORTH 00°43'35" WEST 799.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 369,505 SQUARE FEET OR 8.48 ACRES.



LEGEND

EXISTING A-1
PROPOSED PLANNED DEVELOPMENT (USE LIST ONLY)
CONTAINING 8.48 ACRES

PROPOSED ZONE CHANGE FROM A-1 TO
PLANNED DEVELOPMENT (USE LIST ONLY)

LOCATED IN
SOUTHEAST QUARTER OF SECTION 3,
TOWNSHIP 43 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com



DRAWN: BRS
APPROVED: _____
SCALE: 1" = 50'
JOB NO. 241062

PROPOSED ZONE CHANGE FROM A-1 TO
PLANNED DEVELOPMENT (USE LIST ONLY)
LOCATED IN ST. GEORGE UT, 84790

1 of 1 SHEETS

Proposed Uses

ALLOWED USES:

Any use not specifically permitted, permitted with standards, or conditionally permitted is prohibited. Only the following uses are allowed:

- A. Uses indicated by the letter "P" below are permitted in the designated zone.
- B. Uses indicated by the letters "PS" are permitted uses with required standards in this zone. Uses must com with the standards and evaluation criteria established in chapter 17 of this title in the St. George City Code.
- C. Uses indicated by the letter "C" are conditional uses in the designated zone.

Allowed Uses	
	PD-C
Alcohol establishments, including the following:	
Off-premises beer retailer	P
Ambulance service	P
Amusement centers (with no water activity)	
Indoor	P
Outdoor	C
Amusement centers (with water activity)	PS
Animal services, including the following:	
Animal boarding/care for small animals only and boarded for less than 30 days a year; provided, conducted completely within enclosed building	P
Animal hospital and veterinarian clinic, including overnight care of large animals (no boarding)	PS
Automobile and vehicle services, limited to the following uses:	
Automobiles and other similar vehicle sales lots	PS
Automobile parts sales (new parts only); provided, conducted within completely enclosed building	P
Automobile rental (vehicles up to 26' in length)	P

Allowed Uses	
	PD-C
Automobile repair, storage, including paint, body and fender, brake, muffler, upholstery or transmission work; provided, conducted within completely enclosed building (GVW 14,000 lbs or less)	P
Tire sales and service; provided, conducted within completely enclosed building	P
Financial, medical and professional services	P
Food service establishments, including the following and similar uses:	
Catering establishment	P
Restaurant	P
Lodging, temporary, limited to the following uses:	
Bed and breakfast	P
Hospitals	P
Counseling center, mental health, alcohol, drugs (nonresidential, less than 24 hours)	P
Mental health treatment center, with overnight stay	C
Nursing home	P
Office	P
Religious facility	P
Residential, limited to the following use:	
Living quarters for manager or security personnel for business which requires 24-hour assistance or security – Up to 600 sf with occupancy limited to 4 people	PS
Large floor area building or site (20,000 sf or more ground floor aggregate)	C
Retail shops:	
Antique store	P
Athletic and sporting goods store	P

Proposed Uses

Allowed Uses	
	PD-C
Department store	P
Drive-through sales (pharmacy, dairy products, etc.)	P
Furniture and large appliances sales (used)	P
Furniture sales (new) and repair	P
Household appliance sales and service	P
Office supply, office machines sales and service	P
Paint or wallpaper store	P
Pawnshop	P
Seed and feed store, retail	P
Supermarket/grocery store	P
Thrift shop/secondhand store/consignment store (no outside storage and no drop-off of items during the hours the business is closed)	P
Vegetable stand	P
Payday lending/title loans	P
Retail sale of goods with some operations outdoors, limited to the following uses:	
Building materials sales	P
Convenience markets with gas pumps/gas station	P
Farm implement sales (outdoor display)	P
Fence, sales and service	P
Garden supplies and plant material sales	P
Greenhouse and nursery; soil and lawn service	P
Service businesses, limited to the following uses:	
Body piercing, ancillary to a permitted use	P
Carpet and rug cleaning	P
Child care center	P
Communication transmission facilities, including wireless, primary	PS

Allowed Uses	
	PD-C
Communication transmission facilities, including wireless, primary, height over 50'	C
Construction trade services, plumbing shop, electrical shop, etc.	P
Crematorium, independent human	P
Educational institutions, schools, college, learning centers, trade schools (no residential or 24-hour facilities)	P
Gunsmith	P
Janitor service and supply	P
Locksmith	P
Mortuary	P
Permanent cosmetics, a secondary use to an establishment employing cosmetologist(s)/barber(s), aesthetician(s), electrologist(s), or nail technician(s) licensed by the state under 58-11a-101 et seq., Utah Code Annotated, 1953, as amended, excluding tattoo establishments and home occupations	P
Personal care service	P
Personal instruction service	P
Pest control and extermination	P
Pet grooming	P
Printing, lithographing, publishing or reproduction sales and service	P
Psychic, tarot card reader, fortune teller, occult art practitioners, hypnotist	P
RV storage	PS
Tattoo establishment	P
Taxidermist	PS
Transportation, limited to the following uses:	
Bus terminal	P
Taxi/shuttle	P

Allowed Uses	
	PD-C
Government, public services and facilities, limited to the following uses:	
City, all facilities	P
Public utility facilities, primary	PS

Recommendation

Staff recommends approval with no conditions.

Recommendation

“I move that we forward a positive recommendation to the City Council for the Sullivan Commercial Zone Change, case number 2026-ZC-016, based on the findings listed in the staff report.”

ST. GEORGE PLANNING COMMISSION MINUTES
August 25, 2026, 5:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

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

EXCUSED:

STAFF MEMBERS PRESENT:

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

OTHERS PRESENT:

Applicant Curt Gordon

CALL TO ORDER:

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

Link to call to order and flag salute: [00:00:22](#)

Link to call for disclosures [00:00:50](#)

Commission Chair Rogers recused himself on Item #2.

ITEM 1

ZONE CHANGE- Horizon Ridge – PUBLIC HEARING Consider a request to change the zoning from R-1-8 (Single-Family Residential, 8,000 ft² minimum lot size) and R-1-10 (Single-Family Residential, 10,000 ft² minimum lot size) to R-1 (Single Family Residential, no minimum lot size) on approximately 35.76 acres. The property is generally located north of the Dixie Intermediate School and south of Province Way. The applicant is American Consulting & Engineering, and the representative is Austin Chappell.

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

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

Link to Presentation by Lonnie Olson [00:01:13](#)

Link to question by Commission Chapman and discussion with Mr. Olson [00:03:14](#)

Link to comment by Community Development Director Carol Winner and discussion with Commission members [00:04:34](#)

Link to public hearing [00:07:03](#)

Link to comment by Joel Alberts [00:07:45](#)

Public Hearing Closed

Link to discussion by Commission Members and Ms. Winner [00:08:18](#)

Link to motion [00:09:29](#)

MOTION:

A motion was made by Planning Commission Member Casey to forward a positive recommendation to City Council for the zone change for Horizon Ride, based on the findings listed in the staff report.

SECOND:

The motion was seconded by Planning Commission Member Fisher.

VOTE:

Commission Chair Rogers called for a vote, as follows:

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

The vote was unanimous. Motion carries.

ITEM 2

CONDITIONAL USE PERMIT Flightline RV Storage – Consider a request for a conditional use permit for a development with an aggregate ground floor footprint square footage of 20,000 square feet or more. The applicant is Desert Canyon Development Inc., and the representative is Curt Gordon.
Case No. 2026-CUP-005 (Staff – Brian Dean)

Agenda Packet [\[Page 11\]](#)

Commission Chair Rogers recused himself on this item.

Link to Presentation by Brian Dean [00:10:25](#)

Link to question by Commission Member Fisher [00:16:58](#)

Link to question by Commission Vice Chair Chapman [00:17:20](#)

Link to motion [00:18:10](#)

MOTION:

A motion was made by Planning Commission Member Draper to forward a positive recommendation to City Council for the Conditional Use Permit for Flightline RV Storage, based on the findings listed in the staff report.

SECOND:

The motion was seconded by Planning Commission Member Taysom.

VOTE:

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

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

The vote was unanimous. Motion carries.

APPROVAL OF MINUTES:

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

Agenda Packet [\[Page 38\]](#)

Link to motion [00:19:19](#)

MOTION:

A motion was made by Planning Commission Member Draper to approve minutes of August 11, 2026 meeting.

SECOND:

The motion was seconded by Planning Commission Member Taysom.

VOTE:

Commission Chair Rogers called for a vote, as follows:

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

The vote was unanimous and the motion carried.

CITY COUNCIL ITEMS:

Carol Winner, the Community Development Director, will report on items heard at the August 20, 2026, City Council Meeting.

1. 2026-PDA-009 Bucks Ace Sun River
2. 2026-ZRA-006 Detached ADU on 11,000 sf
3. 2026-CUP-003 Barefoot Montessori

ADJOURN:

Link to motion: [00:21:38](#)

MOTION:

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

SECOND:

The motion was seconded by Planning Commission Member Draper.

VOTE:

Commission Chair Rogers called for a vote, as follows:

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

The vote was unanimous, and the motion carries.

/s/
Angie Jessop, Development Services